FARMINGTON CITY
PLANNING COMMISSION
November 21, 2019

STUDY SESSION

Present: *Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Russ Workman, Amy Shumway and Alternate Commissioner Mike Plazier. Community Development Director Dave Petersen, City Planner Meagan Booth and Recording Secretary Carly Rowe.*

Item #4 Ernie and Theresa Hill – Requesting schematic plan approval for two lots.

Chad Boshell, City Engineer was unable to attend the regular session due to prior obligations. He stopped by to answer questions from our Planning Commissioners regarding sidewalk requirement and the extension agreement that took place in the past.

REGULAR SESSION

Present: *Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Russ Workman, and Amy Shumway. Community Development Director Dave Petersen, City Planner Meagan Booth and Recording Secretary Carly Rowe.*

Item #1 Minutes

Amy Shumway made a motion to approve minutes from the November 7, 2019 Planning Commission Meeting. **Russ Workman** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen provided a summary on the City Council meeting, which was held on November 12, 2019. There was a presentation of a check given to Elora's Lights from Charity Bike Race and another check presented to Gordon Crabtree from the University of Utah. The City Council tabled Brentwood Estates. However, the subdivision ordinance for sidewalk waiver was approved.

SUBDIVISION

Item #3 JD Tyrell/Wasatch West Contracting– (Public Hearing) Applicant is requesting a metes and bounds subdivision (lot split) creating 2 parcels, on approximately 16.08 acres of property, located at 1271 South 650 West in a LM&B (Light Manufacturing &Business) zone (S-7-19)

In November of 2017, UDOT acquired 33.02 acres of property from the Pack family for the future West Davis Corridor (WDC). In so doing, UDOT did not acquire a small area approximately 0.025 acres in size, or approximately 1,126 square feet in area (79 X 14.25 = 1,126), where the long west boundary of which (79 feet) abuts 650 West Street (see enclosed vicinity map/subdivision plan). This small area is currently part of a much larger 16.08-acre property presently owned by the Pack's, the remainder of which, 16.055 acres (16.08 – 0.025 = 16.055), is not necessary for the WDC. The purpose of the subdivision application is to separate the 0.025 acres for the future WDC.

Connie Deianni opened the public hearing at 7:44 PM.

No comments were received.

Connie Deianni closed the public hearing at 7:44 PM.

Greg Wall made a motion that the Planning Commission approve the proposed lot split by metes and bounds subject to all applicable Farmington City development standards and ordinances and the property owner must enter into an agreement with the city to "run" with the remnant area, which agreement shall state in part "that in the event of the larger parcel to the east develops in the future (parcel 08-080-0100) the remnant shall not be used in such a way to prevent access or utilities to cross said remnant to 650 West Street from and to parcel #08-080-0100."

Shawn Beus seconded the motion, which was unanimously approved.

Findings for approval:

1. The two-lot subdivision better enables the future West Davis Corridor (WDC) and resolves connectivity/adjacency issues related to 650 West Street---and should have been purchased by UDOT in its efforts to acquire right-of-way for the WDC.
2. The subdivision will result in a 14.25-foot-wide remnant property not reasonably cable of accommodating a building/structure even though it is located in the LM&B zone which does not have a specified minimum lot size; however, the City's Subdivision Ordinance allows for remnants of property for public purposes, such as the WDC. Section 12-7-030 G states: "Remnants of property shall not be left in [a] subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility or public purpose".

Item #4 Ernie and Theresa Hill – Applicant is requesting a recommendation for schematic plan approval for the Theresa's Estates Subdivision consisting of 2 lots on 2.07 acres of property located at 753 West Glover Lane in the AE (Agricultural Estates) zone. (S-12-19) Continued from: November 5th, 2019

The Planning Commission tabled this item on November 5, 2019 to allow Planning Staff to discuss the onsite improvements with the City Engineer. The Planning Commission also wanted to invite the City Engineer, Chad Boshell to the next meeting.

The property owners desire to split their existing parcel, located at 753 W Glover Lane, separating their existing home from the pasture property to the south, creating a two-lot subdivision. Per the attached drawing, each parcel would meet the minimum lot size in the AE Zone of one acre. However, this minor subdivision cues the requirement of improvements along "Sheep Road" (725 West). It is the DRC's recommendation that improvements only be required along the frontage of the existing home along "Sheep Road", reserving the pastureland as an agricultural parcel to be developed later.

Greg Wall made a motion that the Planning Commission recommend the City Council approve the schematic plan for Theresa's Estates subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant, subject to City Engineer's recommendation and approval, shall install any improvements as set forth in Section 12-5-020 of the Subdivision Ordinance abutting the building

lot portion of the subdivision, including but not limited to sidewalk on the west side of "Sheep Road", curb and gutter (on both sides of the street ("Sheep Road"), and asphalt (the full width of "Sheep Road"); however, City shall not require the applicant to install sidewalk on the north side of the building lot adjacent to Glover's Lane at this time, and the applicant shall not install sidewalk on the east side of "Sheep Road".

2. The pastureland is to be designated as Parcel A with a note, "To be developed in the future, in order for this to occur, the plat must be amended to designate this parcel a building lot".
3. Any development of Parcel A requires a fully improved street "Sheep Road" adjacent to the entire frontage of this parcel.
4. The applicant shall address any outstanding DRC Comments.

Amy Shumway seconded the motion, which was unanimously approved.

Findings for approval:

1. The lot split is minor and will be consistent with other lots in the neighborhood, as well as, the General Plan.
2. The minimum area and dimensions of both parcels conform to the requirements of the zoning ordinance for the district in which the subdivision is located.
3. The subdivision provides a "place marker" to guide future development of Parcel A in a manner acceptable to the city.

Item #5 Andrew Hiller–Applicant is requesting preliminary plat approval for The Preserve at Farmington Creek subdivision consisting of 11 lots on 5.18 acres of property at approximately 90 West 675 North in the LR (Large Residential) zone. (S-6-19)

Regarding this application referenced above, the Planning Commission passed a motion to recommend the City Council approve a schematic plan and rezone the property on July 18, 2019. On August 6, 2019, the City Council approved the schematic plan, but tabled action on the zone change and Preliminary PUD Master Plan to allow time for input from Davis County Flood Control regarding Farmington pond and dam. Staff and the City Council are okay moving forward based thus far on the feedback from the County. The City Council has approved the Rezone and Preliminary PUD Master Plan as of October 8, 2019.

As a reminder, the development is proposed as a PUD, in order to allow for flexibility in lot size and setbacks as well as to preserve natural trees and vegetation on the site. Existing access to the site is via 90 west across an old wood bridge over Farmington Creek. 90 west, owned by Davis County is not a dedicated right of way or an improved street, as well as does not meet the city width standards. The developer is proposing a new concreate bridge, which meets city and county standards for a typical municipal street while keeping the old wood bridge for pedestrian access. The applicant will work with the county to dedicate the street prior to final plat.

Roger Child made a motion that the Planning Commission approve the Preliminary Plat for The Preserve at Farmington Creek Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The applicant shall provide a maintenance plan acceptable to the city for the common areas, internal private streets, the wood bridge etc.

3. Davis County must dedicate 90 west as a public right of way.
4. The "remainder parcel not approved for development" will be a landlocked parcel. The intent of the parcel must be shown or land deeded to adjacent property owners prior to final plat.
5. The applicant must obtain a Davis County Flood Control Permit, which shall accommodate, among other things, long term maintenance of the dam and access.
6. Issues related to the FEMA flood plain shall be resolved prior to consideration of the final plat, which includes but is not limited to CLOMR (Conditional Letter of Map Revision) by FEMA.
7. Any outstanding DRC issues shall be address prior to Final Plat.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for approval:

1. The proposed subdivision is consistent with the General Plan.
2. The PUD preserves the unique and beautiful environmentally sensitive area next to Farmington Creek, and an existing historic building found on site.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements as found in the City's Subdivision Ordinance.
4. Access will be improved at this location.
5. Schematic Plan approval enables Davis County to take the necessary steps as they consider the flood control permit for this application. Safety for Farmington Citizens and the protection of personal property is a top priority for the city.

Item #6 Miscellaneous, correspondence, etc.

a. **Dallas Nicoll** from Visionary Homes visited to provide updates to the Haight Creek Subdivision at approximately 2000 West 1000 North. Mr. Nicoll mentioned that the price-point for these townhomes would be in the high $300,000 range. **Connie Deianni** added that for the price of the home, one would hope to have a small outdoor living area to enjoy, such as a patio or balcony.

ADJOURNMENT

Greg Wall made a motion to adjourn at **8:37 PM**. **Rulon Homer** seconded the motion, which was unanimously approved.

Connie Deianni, Planning Commission Chair

12/12/19