FARMINGTON CITY
PLANNING COMMISSION
JANUARY 24, 2019

STUDY SESSION

Present: Chair Connie Deianni, Commissioners Roger Child, Rulon Homer, Shawn Beus, Amy Shumway, Greg Wall, Mike Plaizier, Community Development Director Dave Petersen, Associate Planner Meagan Booth, and Recording Secretary Brittney Whitecar. Commissioner Russ Workman was excused.

SUBDIVISION

3. Craig North – Applicant is requesting a recommendation for the preliminary (PUD)/ or schematic plat approval for the proposed North Cottonwood Creek Subdivision consisting of 16 lots on 5.01 acres located at approximately 35 North 400 West in the OTR (Original Townsite Residential) zone. (S-27-18)

Dave Petersen discussed the 3 plans previously considered by the Planning Commission for this subdivision and detailed that a 4th, modified plan which includes no State Street access or lots was selected and is now up for review. The new plan has one less lot; now equaling 15. State Street neighbor Dorothy Arnold verbally agreed with Craig North to shorten her back yard, allowing for a lot behind her home in order not to have a lot put on State Street next to her home.

The local historic district standards set in 2009 affect this entire subdivision, so all homes built and/or remodeled in this subdivision will require a certificate from the Historic Preservation Commission.

It was requested in the Planning Commission meeting on January 10th, 2019 to consult the City's traffic engineer about whether or not a left turn should be allowed on 400 West, to which it was discovered that the double yellow line should be removed allowing a left turn off of 400 W. into the subdivision.

Greg Wall asked how some of the lots could have less than the required 70 ft. street frontage. **Dave Petersen** said it is because this is a PUD, which allows the developer to deviate from the standards as approved by the City.

4. Taylor Spendlove/Brighton Homes – Applicant is requesting preliminary plat approval for the Brookside Hollow PUD subdivision consisting of 16 lots (including an assisted living facility) on 5.3 acres of property located at 411 S. 200 W. in a BP (business park) and AE (agricultural estates) zone. (S-11-18)

Dave Petersen said the Planning Commission approved the schematic plan so this application will be familiar. The biggest issue with this plat has been the ingress/egress onto the frontage road because of the corner. The transportation engineer provided instructions which have been followed.

ZONE TEXT AMENDMENT

5. Jordan Sorensen – (Public Hearing) Applicant is requesting Zone Text Amendment for section 11-24-210 regarding small auto dealership standards related to lot size, etc. (Z-6-18)

Dave Petersen said years ago the City used to allow small car dealerships. The code is currently very restrictive, allowing no signs or flashy advertising. The applicant would like to add a small dealership on Main Street at the current Farmington Towing business. The lot is under half acre which is the current minimum size for a small auto dealership.

OTHER

6. Miscellaneous, correspondence, etc.

A. Petersen Garage – (Public Hearing) Applicant is requesting approval to locate an accessory building (garage) in the side yard at 349 East Oak Lane in a LR-F zone. (M-1-19)

Dave Petersen said this requires PC approval mainly to alert neighbors of upcoming construction. The garage meets setback requirements. **Amy Shumway** asked if the Planning Commission can ask the applicant what his intention is for the garage. **Dave Petersen** said yes but that the use wouldn't be a reason to deny.

B. Parking issue for upcoming Conditional use application

No comments were made

REGULAR SESSION

Rulon Homer made a motion to approve the minutes from the January 8th, 2019 Planning Commission meeting. **Amy Shumway** seconded the motion, which was unanimously approved.

Connie Deianni welcomed Mike Plaizier to his first Planning Commission meeting as an alternative member.

Dave Petersen reviewed the City Council Report from the January 22nd, 2019 meeting. The Schematic Plan for the Creekside Manor was approved with the trail along a portion of the creek.

SUBDIVISION

3. Craig North – Applicant is requesting a recommendation for the preliminary (PUD) master plan and/or schematic plan approval for the proposed North Cottonwood Creek Subdivision consisting of 16 lots on 5.01 acres located at approximately 35 North 400 West in the OTR (Original Townsite Residential) zone. (S-27-18)

Dave Petersen showed the alternative plans as presented in previous PC meetings. The plan being presented currently is a modified version of the 3rd option as previously presented. It is down from 16 lots to 15 and has no lots facing state street and no State Street access, only accessible through 400 West. Sidewalks do not exist on the presented plan. Dave said the PC is welcome to add a condition to include a sidewalk if they see fit, especially considering that the road may develop farther East in the future. Dave also said that a condition was added that the developer must consult with the Historic Commission at the preliminary plat stage – tabling this application until that has been done as an option for the Planning Commission.

Rulon Homer asked if there is a city ordinance requiring sidewalks or curb/gutter? Dave said there is a chapter in the subdivision ordinance that allows the Commission to recommend the need for sidewalk on an individual subdivision basis.

Craig North, 6161 S. 1375 E., South Ogden, UT said he feels like he has come up with a good solution to many of the concerns expressed by the public and the Planning Commission.

Shawn Beus asked Dave to clarify the left turn over the double yellow line on 400 West. **Dave Petersen** said the traffic engineer said it is common to create a break in the solid yellow line to allow left turns into a street. This issue is currently condition #6 on this development.

Connie Deianni asked about the strip of land on Lot #7 that would be acquired from the Arnold family, cutting into their backyard. **Craig North** said the Arnolds have agreed verbally to sell part of their back yard but no contract is in place.

Connie Deianni asked if Craig North was opposed to adding sidewalk, he said no, but the sewer is going to be so expensive that he was trying to save money and would like to see nice deep lots lining the creek, a sidewalk would sacrifice a couple of feet off from each yard.

Amy Shumway said she would prefer if sidewalks were added on least one side of the road. **Greg Wall** said his neighborhood only has sidewalks on one side of the road and says it concerns him from a safety standpoint regarding street parking and children. **Dave Petersen** reminded the commission that this is the schematic plan and there will also be time in the preliminary phase to discuss sidewalk requirements.

Connie Deianni said she is ok without sidewalks in keeping with the historic feel of the subdivision. **Amy Shumway** disagreed because of the proximity of the Lagoon trail – believing the sidewalks would be

used frequently. **Greg Wall** said he prefers the new plan without the lots on State Street but would like to see sidewalks at least on the North side of the street where the lots are larger.

Shawn Beus made a motion that the Planning Commission recommend that the City Council approve the schematic plan alternate #4 and preliminary PUD master plan for the North Cottonwood Creek PUD, including conditions 1-7 plus the recommendation for sidewalks and park strip on the North Side of the street, as well as the findings as described in the packet. **Greg Wall** and **Amy Shumway** seconded in sync, and the motion was unanimously approved.

Conditions

1. The applicant present findings from consultation with Historic Preservation Commission at Preliminary Plat.
2. The applicant must address all DRC Comments on Preliminary Plat.
3. The applicant must present general location and size of dwelling units and structures in the Planned Unit Development.
4. The applicant must show the flood plain on the Preliminary Plat and obtain Davis County Flood Control Permit.
5. 50 North Street must stub to the east boundary of the project.
6. Restripe 400 west as approved by the City's Transportation Engineer.
7. The applicant will meet all design guidelines for Design Standards for the Old Townsite Residential Zone.

Findings

1. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed Schematic Plan accesses the site from 400 west addressing the public's concern about state street access and the City's Transportation Engineer will provide a recommendation regarding restriping.
3. The proposed plans are consistent with the General Plan and underlying zone.
4. The site is located in the Clark Lane Historic Landmark District and as such each future lot owner must receive a certificate of appropriateness prior to receiving a building permit for any home or structure with in the subdivision. This is in addition to the PUD and OTR Requirements.
5. A successful project will better enable the Clark Family to preserve the historic family home at 368 W State Street.
6. Preservation of the Clark Home will provide a way for the developer to meet the open space requirements of the PUD zone, which in term gives greater flexibility for lot sizes, building setbacks and lot widths for a better development on 50 North street

4. Taylor Spendlove/Brighton Homes – Applicant is requesting preliminary plat approval for the Brookside Hollow PUD subdivision consisting of 16 lots (including an assisted loving facility) on 5.3 acres of property located at 411 S. 200 W. in a BP (business park) and AE (agricultural estates) zone. (S-11-18)

Dave Petersen said that the schematic plan for this subdivision has been approved. Tim Taylor, the traffic engineer, did a traffic study and made suggestions regarding the curve where the frontage road meets 200 W. Drainage was an issue that has been solved. Staff recommends at this time that the Planning Commission recommend approval for this preliminary plat.

Taylor Spendlove, 1152 N Havenwood Dr. Kaysville, UT Said that the lots have been made larger and dropped down from 15 to 12. Parking spaces have been added to the assisted living facility as has a sidewalk surrounding the facility, which includes a bridge that crosses the creek and connects to the church parking lot next door. The Church has approved of the bridge.

Greg Wall asked the applicant how large the assisted living facility would be. **Taylor Spendlove** said it has 30 Beds and a site plan will be provided in the near future. **Greg Wall** asked how deliveries would be trucked into the Assisted Living Facility. **Taylor Spendlove** said the turnaround shown on the plan will provide that.

Connie Deianni asked, regarding the bridge – if someone stumbled on the bridge, who would be liable. **Taylor Spendlove** said it is on the assisted living facility property so it would be their liability. He said it would be a stable concrete bridge with a handrail/fence and would be ADA compliant. The site plan for the assisted living facility will show more detail.

Amy Shumway made the motion that the Planning Commission recommend that the City Council approve the preliminary plat for the Brookside Hollow Subdivisions subject to all applicable Farmington City ordinances and development standards as well as conditions 1-6 and findings 1-3. **Rulon Homer** seconded the motion, which was unanimously approved.

CONDITIONS:

1. All outstanding conditions of schematic plan and Preliminary PUD Master Plan Approval.
2. The applicant shall follow the recommendation of Tim Taylor, the City's Traffic Engineer.
3. Following Council discussion and recommendation the west side trail shall be ended an appropriate distance from the intersection to provide a safe east west crossing via a relocated crosswalk on the frontage road.
4. All outstanding DRC Comments will be addressed prior to final plat or recording
5. The applicant shall obtain a Davis County Flood Control Permit to build near Steed Creek.
6. Straighten out the sidewalk on the Frontage Road. (no meander)

FINDINGS:

1. The proposed plans meet the requirements of the subdivision and zoning ordinance for the BP Zone and is consistent with the general plan.
2. The Preliminary Plat is consistent with the schematic and Preliminary PUD Master Plan.
3. The trees illustrated on the Preliminary Plat are consistent with the Tree Preservation Plan.

ZONE TEXT AMENDMENT

5. Jordan Sorensen – (Public Hearing) Applicant is requesting Zone Text Amendment for section 11-24-210 regarding small auto dealership standards related to lot size, etc. (Z-6-18)

Dave Petersen reviewed the staff report. The applicant would like to add a small car dealership to the Farmington Towing building on 92 N. Main Street. The OTR (old townsite residential) and the C (commercial) area are the only zones in the City that allow for small auto dealerships, but the minimum lot size is ½ acre. This proposal is necessary to bring to the Planning Commission because the lot in question is under 1/2 acre.

Jordan Sorensen, 902 W Deer Clover Street, Farmington UT said he has been working on a car lot in Murray and wants to have a small one closer to home to show cars on weekends and evenings. Regarding ordinance 11-28-210 Section C – The towing company is a compatible business. He currently fixes cars at the existing business and would like to be able store a few for-sale cars on the property. He feels his proposal is in line with the current business.

Shawn Beus asked if Jordan knew the size of the lot. **Jordan Sorensen** said it is about .24 acres. Shawn expressed concern decreasing the minimum lot size for auto dealerships and thinks a more tangible route may make more sense regarding this proposal.

Greg Wall asked Dave how the cars could be advertised via sign. **Dave Petersen** said that signs have to be less than 1 sq. foot and must include the dealer license number.

Greg Wall asked if a conditional use could be given to this particular item without changing the wording in the ordinance. **Dave Petersen** said no.

Connie Deianni opened the public hearing at 8:07 PM, and with no comments, closed the hearing at the same time.

Amy Shumway and **Connie Deianni** both expressed concern that there are already a lot of cars on that lot at all times and adding more would not be conducive to the feel of Main Street.

The commission showed favor in tabling the item until a sensible solution can be found. Changing the ½ acre lot size to ¼ acre lot size on the ordinance would not apply here because

the lot in question is .24 acres. There isn't really a sensible minimum lot size presented by this application to change the code to.

Greg Wall made a motion to table the item until concerns are addressed and a solution is discovered. **Rulon Homer** seconded the motion, which was unanimously approved.

OTHER

6. Miscellaneous, correspondence, etc.

   a. Petersen Garage – (Public Hearing) Applicant is requesting approval to locate an accessory building (garage) in the side yard at 349 East Oak Lane in a LR-F zone. (M-1-19)

Meagan Booth introduced the item and site plan. The garage is located to the side of the home.

Bill Petersen 373 Oak Lane, Farmington, UT said the garage sits back on the lot and won't be very visible from the street. It will be identical to the new home in construction style.

Amy Shumway asked what the intended use would be for the new garage. **Bill Petersen** said his old firetruck and '57 Chevy will be stored there.

Greg Wall asked if the applicant would do business out of the garage, to which he replied that he would not conduct business in the garage.

Connie Deianni opened the public hearing at 8:22 PM and, with no comments, closed the hearing at the same time.

Rulon Homer made the motion that the Planning Commission approve the detached accessory building subject to all applicable Farmington City ordinances and development standards and findings 1-4. **Greg Wall** seconded the motion, which was unanimously approved.

FINDINGS:

1. The subject property is large enough that a detached garage will fit on the property without any foreseeable adverse effects.
2. The proposed structure is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
3. All requirements as set forth in Section 11-11-050 and 11-11-060 will be met during the building permit review process, including applicable setbacks, required separation from the main building, etc.
4. The detached accessory building is predominantly to the rear of the dwelling and will not adversely impact any neighbors, as the only abutting property is owned by the

applicant and garage will be approximately 31 feet away from the neighbors' rear property line preserving the neighbors rear setback.

b. Miscellaneous item – Schematic plan for recreation (indoor tennis court) building at 1100 W. Glovers Ln.

Dave Petersen said the applicant intends to construct 3 indoor tennis courts in the building. At this point, parking is the consideration for the Planning Commission. The applicant would like feedback on parking spaces. The current parking spaces provided is 18.

Rulon Homer recalled that a 2 lot subdivision and a 4 lot subdivision have been presented here in the past. **Dave Petersen** said that drainage and lack of sewer lines to 1100 West have halted past proposals.

Dave Petersen asked if the PC is concerned about the number of parking stalls. No Concerns were expressed.

At 8:33 PM **Amy Shumway** made a motion to adjourn the meeting. **Greg Wall** seconded the motion, which was unanimously approved.

Connie Deianni
Planning Commission Chair