

**FARMINGTON CITY**  
**PLANNING COMMISSION MEETING**  
February 4, 2016

---

**STUDY SESSION**

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

**Item #3. Jerry Preston – Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D.) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential-Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with the zone designation LR-F.**

Eric Anderson said the borings have not yet been completed by GeoStrata due to weather. He said it is the Planning Commission's decision; however, staff would be in favor of tabling the item until the borings are completed. Heather Barnum asked if the item will be a public hearing on the meeting's next agenda. Eric Anderson explained the item previously had a public hearing that was opened, comments were received, and then the item was closed for public comment. The motion for the item was then tabled. Due to the tabling, the public hearing would remain closed. Rebecca Wayment expressed concern that the Planning Commission may want the public to hear the boring results and have the opportunity to comment on the results to ensure there is full transparency in the public's eye as the community has been very involved in this item. The commissioners and staff discussed the option of holding another public hearing. It was expressed that comments that may be received will be what has already been stated, despite what any geotech report may state. Some commissioners felt it is still important for the public to be able to voice their opinion one more time.

**Item #4. Tim Matthews (Public Hearing) – Applicant is requesting condition use permit approval for a commercial outdoor recreation (reception center facility) located at 495 West Glover Lane in an AE (Agriculture Estates) zone.**

Eric Anderson said he sent an email to the Planning Commissioners for their input as to if this proposed use falls under the "commercial outdoor recreation, minor (i.e. family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.). He said five of the commissioners felt this proposed use did fall under the minor outdoor recreation use. With this proposal being in the AE zone, the item is requested as a conditional use permit. He said the added conditions can be amended based on what the commissioners would like to include.

The commissioners discussed the traffic impact this facility might have on the surrounding area. David Petersen said, in his experience working with the City Traffic Engineer, he feels the results would show the impact would be manageable. He also said the School District's conditional use permit may also come before the Commission shortly; further traffic patterns will be discussed in more depth at that time. Staff also added that an extension agreement for public road improvements will need to be made. They also added that the commissioners may want to include an asphalt extension as part of the extension agreement.

**Heather Barnum** felt 10 p.m. seemed a little early as a close time for a reception center. She asked if it would be appropriate to match the noise ordinance, which is 11 p.m. Staff and the commissioners are comfortable with the amendment to the condition for the motion.

---

## **REGULAR SESSION**

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

### **Item #1. Minutes**

**Heather Barnum** made a motion to approve the Minutes from the January 21, 2016 Planning Commission meeting. **Dan Rogers** seconded the motion which was unanimously approved.

### **Item #2. City Council Report**

**Eric Anderson** gave a report from February 2, 2016 City Council meeting. He said the Residences at Farmington Hills Subdivision was tabled as the Council is waiting for the borings to be completed. Also, The Haws Companies (THC) Development Agreement amendment regarding the pylon signs was also approved; the City Council approved the Planning Commission's recommendation of Option 1 which included the 3 sign overlays. **Heather Barnum** asked about the update that was presented for the pedestrian overpass on Park Lane. **Eric Anderson** said Amy Shumway, the resident that has started the petition for the overpass, and has presented to the Commission in the past, has been able to gain a lot of community support for the overpass. She and her family have raised over \$1,000 at this point; however, the overpass cost would be approximately \$12 to \$13 million in total costs.

## **SUBDIVISION APPLICATIONS**

**Item #3. Jerry Preston (Public Hearing) – Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D.) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential-Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with the zone designation LR-F. (S-8-15 & A-1-15)**

As was discussed in the Study Session, **Eric Anderson** said the borings have not yet been completed by GeoStrata due to weather related events. He said the Planning Commission may want those completed in order to make a more informed decision so staff is recommending tabling the item until those are completed.

**Rebecca Wayment** asked if the item will be a public hearing when it returns. **Eric Anderson** said the public hearing was previously held and closed. As was also discussed in the Study Session, some commissioners feel it might be appropriate to hold another public hearing once the borings are completed.

**Bret Gallacher** said he feels it would be appropriate to table the item until the borings are completed, as suggested, to ensure all safety concerns have been addressed. The commissioners agreed.

**Motion:**

**Dan Rogers** made a motion that the Planning Commission table the preliminary plat for the Residences at Farmington Hills subdivision until the borings have been completed, the commissioners have had time to review the borings, and that a public hearing can be arranged for the next meeting. **Heather Barnum** seconded the motion which was unanimously approved.

**CONDITONAL USE PERMIT APPLICATION**

**Item #4. Tim Matthews (Public Hearing) – Applicant is requesting condition use permit approval for a commercial outdoor recreation (reception center facility) located at 495 West Glover Lane in an AE (Agriculture Estates) zone. (C-1-16)**

**Eric Anderson** said he sent an email to the Planning Commissioners for their input to determine if this proposed use falls under the “commercial outdoor recreation, minor (i.e. family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.) He said five of the commissioners felt this proposed use did fall under the minor outdoor recreation use. With this proposal being in the AE zone, the item is a conditional use.

**Eric Anderson** said the applicant did provide a new description of what he would like to do with the property. He said the applicant is proposing the two existing buildings, which are barn type structures, be used as reception centers for family reunions and weddings. He said the applicant is proposing the back half of the property as a parking lot and the pasture as overflow parking. Staff feels parking is ideal as it is away from Glover Lane. **Eric Anderson** said staff is recommending approval with the listed conditions. He said the commissioners discussed amending the hours of operation and adding asphalt extension as part of the extension agreement during the Study Session.

**Tim Matthews**, 1563 Oakridge Park Way, said they have owned this small family mini-ranch for some time and have been recently repairing the barns. He said their idea for the property has evolved over time as people have mentioned to them that the facility would be a nice place for family events, reunions, weddings and more. He said he contacted the City to see what the zoning would allow, including being able to rent the facility out for events.

**Heather Barnum** asked the applicant if he had any issues with the suggested hours of operation of 8 a.m. to 10 p.m. **Tim Matthews** said he has not thought about the time in depth as he is in the beginning stages of his plans; however, he feels many weddings end around 10 p.m. **Heather Barnum** asked if he would like an extended time to allow for exit and clean-up. **Tim Matthews** said he would as it would allow a buffer for those renting the facility.

**Connie Deianni** asked the applicant if he has talked with the similar establishment in west Kaysville of any of the positives or negatives of a facility like he is proposing. **Tim Matthews** said he has not spoken with that establishment.

**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.**

**Heather Barnum** said she likes the idea of extending the hours of operation to 8 a.m. to 11 p.m., especially as it is consistent with the City’s noise ordinance. The commissioners agreed.

**Rebecca Wayment** said she likes the proposed plans and feels it fits with the area and the feel of Farmington. The commissioners agreed.

***Motion:***

**Bret Gallacher** made a motion that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. The hours of operation are limited to 8 a.m. to 11 p.m.;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable buildings codes;
5. The applicant must enter into an extension agreement with the City for all improvements related to Glovers Lane, including sidewalk, curb and gutter, park strip, asphalt extension, and road improvements.

**Connie Deianni** seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing neighborhoods.
5. 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.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking, and that parking has been removed from Glovers Lane.

**ZONE TEXT CHANGES**

**Item #5. Farmington City – Applicant is requesting miscellaneous Text Amendments to Chapters 7 and 28 of the Zoning Ordinance regarding: a) Defining Small Cell Networks, DAS, and Similar Wireless Networks in Section 11-28-190 and including these in Table 1, the Summary of Conditional and Permitted Uses; b) Amending Section 11-7-107(7)(b) of the Zoning Ordinance clarifying the language regarding the buffer requirement between a commercial and residential use.**

**Eric Anderson** said this item is a carry-over from the omnibus zone text changes at the last Planning Commission meeting. Part **a** was pulled from the prior meeting as there is no other ordinance in the state that's similar to what was being addressed. Since then, staff has worked with one of Verizon's lawyers to adequately define, expand, and add what is needed to ensure it is appropriately addressed. **Eric Anderson** reviewed the proposed changes, as written in the staff report, including adding Section **P** to the Ordinance under 11-28-190 explaining Small Cell Networks and its requirements within the Ordinance. He also said Table 1: Summary of Permitted and Conditional Uses (as shown in the staff report) has been amended to match Monopoles lower than 60' tall as the max height of a small cell network is 50'.

As for Part **b** of the item, **Eric Anderson** said the Planning Commission had directed staff in the last meeting to clarify the difference between industrial and commercial use with regards to Section 11-7-107(7)(b) of the Zoning Ordinance. The Planning Commission was concerned that the discussed 10' buffer was not enough separation for residential homes from industrial uses. **Eric Anderson** explained staff added (c) to Section 11-7-107(7) which is specific to industrial uses. It now requires an 8' high masonry fence and a 30' buffer zone with sufficient landscape to suppress the sound and light of the industrial use when that use is adjacent to or abutting residential. Additionally, (b) will now require commercial, office and institutional uses to have a 6' high masonry fence and a 10' buffer.

**Rebecca Wayment** asked what zones are considered industrial. **Eric Anderson** said the industrial zone within the City is the LM&B (Light Manufacturing and Business) zone. **Rebecca Wayment** asked if there are any other dense commercial zones elsewhere in the City that may result in a lot of traffic and noise. **Eric Anderson** said he does not feel there will be any other conflict with other commercial or business zones based on the General Map and the location of those proposed zones within the City. **Dan Rogers** asked if there is concern with the mixed use areas of downtown Farmington. **Eric Anderson** said the BR zones approved uses allow for light commercial uses; they cannot have commercial uses like large shopping centers.

**Connie Deianni** asked for clarification as to why the requirement for the masonry fence wind load is 100 mph winds when the requirement for signs is to withstand 150 mph winds. **Eric Anderson** said that does need to be amended to 150 mph. He said the requirement was 100 mph 5 years ago, but has since been increased. The City's building permit requirement is 150 mph so the fence would have to meet that requirement regardless; however, it would be important to amend it so it is consistent.

**Rebecca Wayment** said she is comfortable with how staff has matched the conditional and permitted uses for the small cell network. **Eric Anderson** suggested amending the Conditional Use (C) for the Small Cell Networks within the A (Agriculture) zone to a C# which would allow the small cell networks to only be allowed on schools, churches and institutional buildings. He feels if it is allowed in the AE/AA zone, it would be okay to have it allowed for the A zone. **Rebecca Wayment** said she is comfortable with the amendment.

**Connie Deianni** asked if the commissioners were comfortable leaving the "etc." as part of the "KEY" to the Summary of Permitted and Conditional Uses. She feels leaving it in may open the door to items the Commission may not want. **Eric Anderson** said staff interprets the "etc." as institutional use.

He said the motion could be amended to include changing the “etc.” to state “and other institutional uses.”

***Motion:***

**Heather Barnum** made a motion that the Planning Commission recommend approval of the proposed amendments to the Zoning and Subdivision Ordinances as set forth in the February 4, 2016 staff report, in addition to amending Section 11-7-107(7)(b) and (c) to increase fence wind loads from 100 to 150 mph and to amend Section 11-28-190 Table 1: Summary of Permitted and Conditional Uses to add a pound sign (#) to the Conditional Use (C) for Small Cell Networks in the A (Agriculture) zone and to amend the KEY on Table 1 for “#” to remove the “etc.” and added “and other institutional uses,” subject to all applicable Farmington City ordinances and standards. **Bret Gallacher** seconded the motion which was unanimously approved.

**ADJOURNMENT**

***Motion:***

At 7:28 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

  
Rebecca Wayment  
Chair, Farmington City Planning Commission