

**FARMINGTON CITY
PLANNING COMMISSION MEETING
August 18, 2016**

STUDY SESSION

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

Paul Johnson, representative from Utah Risk Management Mutual Association (URMMA), provided a training on Land Use Legal Issues for staff and the Planning Commission.

REGULAR SESSION

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

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the August 4, 2016 Planning Commission meeting. **Alex Leeman** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the August 16, 2016 City Council meeting. He said the City Council approved the Street Cross-Section Modification proposal for Residences at Farmington Hills road, but that the Council is still determining which side of the road to put the sidewalk on. He said the reason for the modification is that sidewalks on both sides of the street will result in excessively large cuts and fills, which will create negative impacts to the hillside. **Eric Anderson** also said the Chestnut Farms Phases IV and V Rezone Application was approved. **David Petersen** said two homes, the Robinson (now Gregson and Tidwell) homes were placed on the Local Historic Register.

David Petersen also informed the commissioners on the Council's direction regarding the revised boundaries and public improvements for the proposed Special Assessment Area (SAA). **David Petersen** the City is looking for ways to fund sidewalks around the future high school that will open in the fall of 2018. He said the streets the City is looking to improve are 650 W., State St. to Glover's Lane, and from Glovers Lane overpass to the D&RG trail as these areas will result in a significant amount of vehicle and pedestrian traffic once the high school is completed. He said the total estimated cost of this project is \$2.9 million. **David Petersen** said in the past, in order to obtain a building permit, a property owner needs to meet one of three criteria that includes the lot must front a fully improved street, the applicant posts a cash bond for the improvements, or the applicant enters into an extension agreement.

He said when the City calls upon an extension agreement to complete road improvements the applicant has 90 days to pay what is required as per their extension agreement. **David Petersen** explained that for the proposed SAA area the City is looking to improve has approximately 32 extension agreements with property owners already in place. Each of those agreements range from \$15,000 – \$19,000 of total costs to improve their lots.

David Petersen said the City may enter into a special assessment for the area. To do so, 60% of property owners must be willing to pay for their improvement costs. State law may then allow a City to enter into a Special Assessment Area, which would mean the additional 40% of the property owners would also have to pay improvements for their property. **David Petersen** said the City currently has 64% participation of property owners; however, it is still a very heated debate. He said property owners would have the opportunity to pay off their portion of the improvements over 10 years under the Special Assessment Area. **David Petersen** said the City is trying its best to look for alternative help with the improvements; the City has applied for four grants in hopes of seeking additional assistance.

SUBDIVISION

Item #3. Russell Wilson / Symphony Homes – Applicant is requesting final plat approval for the Pheasant Hollow Subdivision consisting of 10 lots on 4.55 acres located at approximately 700 South and 50 East in an R (Residential) zone. (S-4-16)

Eric Anderson said this is the final plat for the Pheasant Hollow Subdivision. He said this is the applicant's third iteration of this subdivision, but feels it is the best option. He said the subdivision improves connectivity as it will close the unfinished gap on 700 S. He said it is a 10 lot subdivision. Lot 9 includes the designated wetlands. He said lots 6, 7, and 8 front a private drive. The private drive "T" has been reviewed and approved by the Developmental Review Committee (DRC), which includes the Fire Department. **Eric Anderson** said all lot sizes meet the standards for the R zone, so no TDR or waiver is required. He said the only outstanding issues were sewer line easements and details for the manhole, but the applicant is working out the final details with Central Davis Sewer District (CDSD).

Dan Rogers asked if there are still drainage concerns with the property as has been discussed in previous meetings for this property. **Eric Anderson** said there was more drainage concerns with previous iterations as the applicant was proposing additional lots. He said by making larger lots some of the potential impacts are mitigated.

Russell Wilson, 526 N. 400 W., North Salt Lake, said Symphony Homes is excited to move forward with the final plat for this subdivision. He said he reviewed the conditions and would like to move forward with them. He said he is working to tie up the loose ends regarding easements.

Rebecca Wayment asked if there will be sidewalk along both sides of the 700 S. connection. **Eric Anderson** said yes, 700 S. will be fully improved with curb, gutter, park strip and sidewalk.

Dan Rogers asked if the wetlands located on Lot 9 will be fenced. **Russell Wilson** said yes, the Army Corps of Engineers places restrictions on the land, including fencing around the wetlands. **Eric Anderson** also added that the wetlands will become part of Lot 9 so the wetlands will technically remain private property as they will be owned by the property owners of Lot 9.

Kent Hinckley referenced the wording on Condition #5 to the motion that states, "the applicant shall repair the road to staff's satisfaction;" however, **Kent Hinckley** pointed out the training in the Study

Session advised against such wording. He asked if that could be amended. **David Petersen** said the City has specific standards that can be used as a reference. **Kent Hinckley** asked that Condition #5 be amended to state, “City standards” in lieu of “staff’s satisfaction.” **Heather Barnum** also pointed out that the Motion should state “final plat” in lieu of the “preliminary plat.”

Heather Barnum asked how the private street will be maintained for snow removal and upkeep. **Eric Anderson** said Lots 6, 7, 8, and 9 will have an HOA and CC&Rs to maintain the private street.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the final plat subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide a reciprocal access easement and private street for Lots 6, 7, 8, and 9 and have this easement recorded against the property prior to recordation;
2. The applicant shall provide all recorded easements in favor of Central Davis Sewer District and Farmington City as requested by the DRC prior to recordation or a pre-construction meeting, whichever comes first;
3. If any changes are required from the pending survey review, those changes shall be made prior to recordation;
4. Either a quit claim deed shall be recorded for the property between Lot 5 and the Rawl Rice property, or the survey boundary shall be amended to reflect the change;
5. Where the sewer line is being extended in Continental Drive, the applicant shall repair the road to meet City’s standards;
6. All outstanding comments from the DRC shall be addressed prior to the scheduling of a pre-construction meeting.

Dan Rogers seconded the motion, which was unanimously approved.

Findings for Approval:

1. As part of a previous approval, the applicant has provided geotech reports that exceed what is normally required for a subdivision of this size.
2. The decrease in density and removal of the cul-de-sac road is preferable due to the potential impact from poor soils and topographic issues.
3. The bridging of the 700 South gap is beneficial to the City and provides much needed east-west connection, and will help alleviate pressures on 620 South, Glover Lane, and 450 South.
4. Although the applicant is utilizing the alternative lot size, he is not requesting any TDRs to meet that minimum standard.
5. The densities requested are comparable or exceed those of surrounding neighborhoods, and by clustering the smaller lots along 700 South and placing the larger lots on the interior of the project, the subdivision is context sensitive to the area.
6. The private street allows the developer reduced density, which is better for the soils types in the area, higher density results in greater storm water runoff, which may also exasperate these soil types, meanwhile lower density that is proposed by the applicant results in less storm water runoff.
7. The private street will assist Central Davis Sewer District in terms of the sewer line’s location and accessible manholes.

Item #4. Scott Harwood / The Haws Companies (Public Hearing) – Applicant is requesting a recommendation for schematic plan and plat amendment approval for the Park Lane Commons Phase

IV Subdivision consisting of 3 lots on 11.58 acres located at the northwest corner of Station Parkway and Cabela's Drive in a GMU (General Mixed Use) zone. (S-14-16)

Eric Anderson said the applicant is seeking a recommendation for schematic plan and plat amendment approval for the Park Lane Commons Phase IV subdivision. He said the applicant is proposing to subdivide Lot 201 (in Phase II) into 2 lots, 401 and 402. Since this change involves a subdivision and amending the existing Park Lane Commons Phase II and Phase III subdivision plats, the applicant must seek a plat amendment and minor subdivision approval.

Eric Anderson said the applicant proposed removing the pedestrian access easement and have it be placed alongside the access drive that straddles Lots 401 and 402, which would line up with the driveway entry to the future Western States Assisted Living Facility. **Eric Anderson** said staff would prefer the pedestrian access line up with the future Market Street as originally platted in Phase II, and not a private driveway. He said staff and the applicant met and reached a compromise whereby the pedestrian access, drive approach, and lot line, as proposed in Phase II would all remain.

Eric Anderson said the future Market Street ROW dedication was included in Phase II; however, it has been requested that the applicant show that dedication on Phase IV so Phase II does not have to be continually referenced. He also said that the future Market Street does not currently have plans to be built, as it is not needed at this time; however, in the event the Evans' Family decided to develop, the road would become necessary. **Eric Anderson** said the City is requesting that the applicant enter into an extension agreement for half of the Market Street ROW so when its construction does happen, the property owner is responsible to pay for half of the improvements.

Scott Harwood, 33 S. Shadow Breeze Rd., said he is looking forward to moving forward on this project. He said they have some exciting new leases, including a proposal for a Mountain America Credit Union for Lot 401. He said he met with staff to discuss the pedestrian access easement and a resolution has been met. He said he is looking forward to obtaining this approval so he can build out these lots.

Alex Leeman said the applicant referenced Mountain America Credit Union for Lot 401, but wondered if a tenant has been solidified for lot 402. **Scott Harwood** said they have a lot of interested parties, including a traditional sit-down restaurant, as well as office uses too.

Rebecca Wayment opened the public hearing at 7:36 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:36 p.m.

Heather Barnum asked if the proposal deviates from the City's Regulating Plan. **David Petersen** provided a brief history on how the Regulating Plan has been amended with the building of Cabela's. He said the applicant's proposal still meets the Regulating Plan with the inclusion of a pedestrian access easement at its present location.

Heather Barnum asked for clarification on the re-showing of the dedication for the Market Street ROW on the final plat. **Eric Anderson** said there was a note included on the plat that stated "10.0' pedestrian access easement (to be vacated)." He said Condition #3 clarifies that the pedestrian access easement will not be vacated and will be included on the Phase IV final plat.

Kent Hinckley said that he understands the Regulating Plan originally called for a road where the pedestrian access has now been approved. He asked how the Regulating Plan was agreed upon to change. **David Petersen** said the City approved the amendment when Cabela's was approved through the Planning Commission and City Council.

Motion:

Dan Rogers made a motion that the Planning Commission recommend that the City Council approve the schematic plan and plat amendment subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall re-show the dedication for the Market Street right-of-way on final plat;
2. The applicant shall enter into an extension agreement to improve the half-street and side treatments for Market Street.
3. The applicant shall leave the pedestrian access easement, as shown on the Park Lane Commons Phase II plat on the Park Lane Commons Phase IV final plat.

Connie Deianni seconded the motion, which was unanimously approved.

Findings for Approval:

1. As part of Phases II and III, all improvements were installed, inspected, and approved by the City.
2. The City always anticipated that the Cabela's out-parcel would be subdivided and planned accordingly.
3. The lot dimensions and all improvements meet Farmington City development standards and ordinances.
4. The proposed subdivision and plat amendment are compatible with and conform to the approved Park Lane Commons Project Master Plan and related development agreement with the City, and the underlying zone.

ADJOURNMENT

Motion:

At 7:45 p.m., **Heather Barnum** made a motion to adjourn the meeting, which was unanimously approved.



Rebecca Wayment
Chair, Farmington City Planning Commission