

WORK SESSION: A work session will be held at 5:30 p.m. at Centerville City Hall, 250 North Main Street to discuss Davis/SLC Community Connector Alternatives with the Centerville City Council and UTA. At 6:30 p.m. the City Council will take a site tour of 450 North 1725 West. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Wednesday, November 5, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PUBLIC HEARINGS:

7:05 Request for Zoning Map Amendment for Property Located at 450 North 1725 West

7:15 Taylor Minor Subdivision Schematic Plan

SUMMARY ACTION:

7:25 Minute Motion Approving Summary Action List

1. Approval of Minutes from October 21, 2014
2. Vacation of a Small Portion of Moon Park Due to Boundary Dispute

GOVERNING BODY REPORTS:

7:30 City Manager Report

1. Executive Summary for Planning Commission held October 23rd
2. Election Results of GO Bond and RAP Tax
3. Rent Waiver Request from CRS

7:40 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 30th day of October, 2014.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
November 5, 2014

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that Mayor Talbot give the invocation/opening comments to the meeting and it is requested that City Manager Dave Millheim lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
November 5, 2014

PUBLIC HEARING: Request for Zoning Map Amendment for Property Located at
450 North 1725 West

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Move that the City Council approve the proposed rezone from A (Agriculture) to AE (Agriculture Estates) including findings 1-3.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: October 24, 2014

SUBJECT: **REQUEST FOR ZONING MAP AMENDMENT FOR PROPERTY
LOCATED AT APPROXIMATELY 450 NORTH 1725 WEST**

RECOMMENDATION

- 1) Hold a Public Hearing;
- 2) Move that the City Council approve the proposed rezone from A (Agriculture) to AE (Agriculture Estates).

Findings for Approval:

1. The proposed rezone is consistent with the General Plan;
2. The proposed rezone is consistent with the zoning for the surrounding area;
3. The proposed rezone will better enable other property owners to also rezone their property to AE in the future.

BACKGROUND

The applicant is seeking to expand the Meadow View Subdivision into Phase II development. In order to do that, the applicant will need to receive a zone change from A (Agriculture) to AE (Agriculture Estates) which will allow for higher density and will be consistent with all of the surrounding neighborhoods, including Meadow View Phase I. The general plan designates this property as RRD (Rural Residential Density) which sets a threshold between ½ acre and 5 acre lots as represented on a “preliminary sketch plan” or a residential density based on a subdivision yield plan.

The Planning Commission recommended that the City Council approve this rezone. A rezone usually occurs simultaneously with the subdivision application. This project, however, is unique because the applicant’s subdivision application was grandfathered in under the old conservation subdivision ordinance. Therefore, there was a delay between the initial application for rezone and the subdivision application, and the planning commission tabled the item until they could see a concept plan on what the applicant would do with a rezone from A to AE. Subsequently, the schematic plan was later

reviewed at two different Planning Commission meetings, but at the first meeting, on October 9th, the Commission recommended approval on the rezone but tabled the schematic plan. At the October 23rd Planning Commission meeting, the Commission ultimately recommended that the City Council deny the schematic plan. This notwithstanding, the issues that gave pause to the Commission (i.e. connectivity, a non-conforming cul-de-sac, and a TDR transaction in lieu of open space, to name a few) do not affect this rezone application, as this application is still consistent with the surrounding areas and the general plan. Additionally, even under the alternative schematic plan with the highest proposed density, these densities mirror those in the surrounding areas, but this density can only be obtained through a discretionary TDR transaction. Therefore, staff is still recommending that this rezone application be approved and is confident that the rezone will not entitle the developer to any higher densities than those granted to surrounding areas.

SUPPLEMENTAL INFORMATION

1. Vicinity Map/Zoning Map
2. General Plan Future Land Use Map
3. General Plan Page 10-6
4. Schematic Plan
5. Enabling Legislation

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur

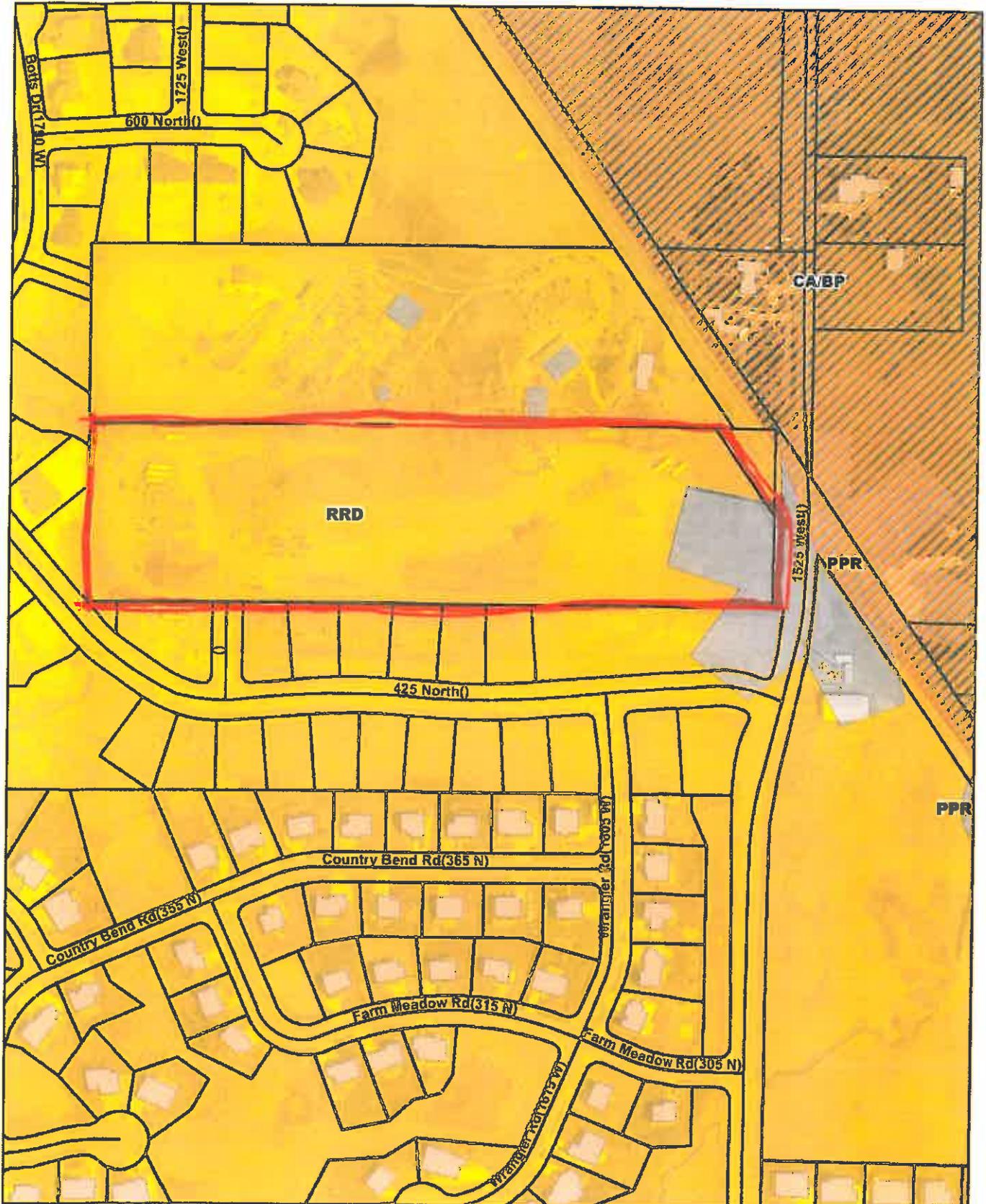


Dave Millheim
City Manager

Farmington City



Farmington City



RESIDENTIAL DISTRICT(S) STANDARDS AND DEFINITIONS

1. Residential Densities and Minimum Lot Sizes

The Farmington General Plan and the accompanying Future Land Use Plan Map classify relative residential densities as Very Low, Rural Residential, Low, Medium, High and Very High. Depending on the type of residential land uses proposed, this general characterization is based on either minimum lot sizes, or a range of unit/acre densities. As a distinction, Minimum Lot Size is the minimum size of actual lots as represented on a preliminary Sketch Plan. Residential Density is calculated based on the number of dwelling units per gross acre of ground as projected through a City-reviewed/accepted "Subdivision Yield Plan". (A Subdivision Yield Plan identifies the maximum number of lots possible after constrained and sensitive lands have been identified and incorporated within the particular subdivision.)

Relative density classifications for Farmington City residential zones and residential/commercial mixed use zones are as follows:

Minimum Lot Sizes and/or Residential Units/Acre	Relative Residential Density
Five (5) acres and above	Very Low Density
Less than five (5) acres, but greater than or equal to one-half (½) acre	Rural Residential
Less than 20,000 s.f., but greater than or equal to 10,000 s.f.	Low Density
Between four (4) and nine (9) dwelling units per acre	Medium Density
Between ten (10) and fifteen (15) dwelling units per acre	High Density
Sixteen (16) or more dwelling units per acre	Very High Density

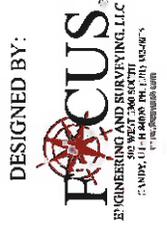
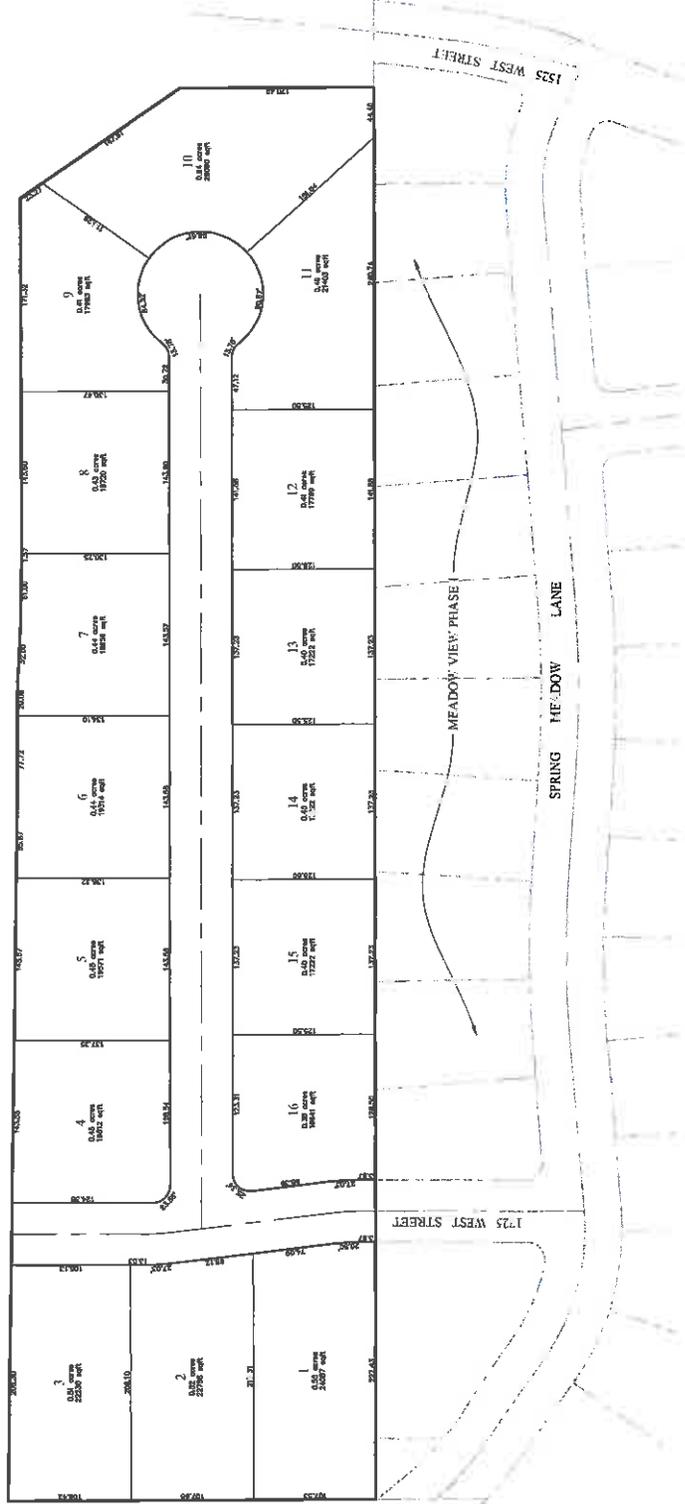


CONCEPT NARRATIVE

LOCATED AT: FARMINGTON CITY
 ORIGINAL PROPERTY: 6.89 ACRES
 SINGLE FAMILY LOTS: 25
 TOTAL DENSITY: 2.81 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: AE (AGRICULTURE ESTATES)
 LOT SIZE: 8000 SF
 FRONTAGE: 100'
 CUL-DE-SAC RADIUS: 50'
 ROW WIDTH: 65'



GENERAL NOTE:
 INFORMATION PROVIDED IS THE FROM THE BEST AVAILABLE DATA AT TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.

FARMINGTON, UTAH

ORDINANCE NO. 2014 -

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW
A CHANGE OF ZONE FROM A TO AE FOR PROPERTY
LOCATED BETWEEN 1525 WEST AND 1800 WEST, NORTH
OF SPRING MEADOW DRIVE AND SOUTH OF STEPHEN
FLANDERS PROPERTY**

WHEREAS, the Farmington City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to the Farmington City Zoning Ordinance and has found it to be consistent with the City's General Plan; and

WHEREAS, a public hearing before the City Council of Farmington City was held after being duly advertised as required by law; and

WHEREAS, the City Council of Farmington City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Farmington City, Utah:

Section 1. Zoning Change. The property described in Application # Z-1-14, filed with the City, and located between 1525 West and 1800 West, north of Spring Meadow Lane and south of the Stephen Flanders' property, identified by parcel number: 080590030.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect immediately.

DATED this 5th day of November, 2014.

FARMINGTON CITY

H. James Talbot
Mayor

ATTEST:

Holly Gadd
City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
November 5, 2014

PUBLIC HEARING: Taylor Minor Subdivision Schematic Plan

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See enclosed staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: October 10, 2014

SUBJECT: **TAYLOR MINOR SUBDIVISION – SCHEMATIC PLAN**

RECOMMENDATION

1. Hold a Public Hearing;
2. Move that the City Council approve the schematic plan for the Taylor Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:
 1. Prior to Final Plat submittal, staff will determine whether sidewalk is recommended as part of the improvement drawings and the Final Plat will reflect that recommendation;
 2. A sewer easement be shown on the Final Plat;
 3. The driveway elevation be shown on Final Plat;
 4. At Final Plat the applicant will provide evidence that the strip of land on the westerly portion of the property will be conveyed to that property owner prior to plat recording;
 5. At Final Plat the applicant will provide a reciprocal access easement on the shared driveway and that easement will be memorialized on the plat.

Findings:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-17-040.
2. The proposed schematic plan meets all of the requirements for a minor plat as determined through the subdivision ordinance.
3. The remaining issues will be addressed more appropriately at Final Plat.

BACKGROUND

The applicant, Jerry Preston, is requesting a recommendation for schematic plan approval for a 3-lot minor subdivision on property located at approximately 700 North 100 East. The underlying zone for this property is an OTR zone, on which the developer is proposing a conventional minor subdivision.

Section 12-5-020 of the Subdivision Ordinance sets out the requirements for minor subdivisions, and the proposed subdivision meets all 7 criteria. Minor subdivisions consist of a two step process, schematic plan and preliminary/final plat. The proposed subdivision would add curb and gutter along Skyline Drive, but may not add sidewalk. The shoulder of the road is very narrow and there is a sharp drop between the road and the proposed lots, and in order to construct a sidewalk the applicant may need to bring in a significant amount of fill. The DRC has determined that a sidewalk in this location is not necessary and requiring this of the applicant may be exorbitant. Additionally, 100 East north of the property does not have sidewalk, nor do the properties along 600 North between 100 East and Main. However, when the applicant comes in at Final Plat, he will provide improvement drawings including curb and gutter. At that time, the cost of providing sidewalk will be better understood, so staff is recommending delaying any requirements or waiving of requirements until Final Plat.

The Planning Commission also added some conditions for approval that include information be memorialized on the Final Plat that addresses the remnant piece of ground to the west, a required sewer easement, and how the driveway will function as a shared driveway.

SUPPLEMENTAL INFORMATION

1. Vicinity Map
2. Schematic Plan

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager

Farmington City



CITY COUNCIL AGENDA

For Council Meeting:
November 5, 2014

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes from October 21, 2014
2. Vacation of a Small Portion of Moon Park Due to Boundary Dispute

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY COUNCIL MEETING

October 21, 2014

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Cory Ritz and Jim Young, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Brigham Mellor and City Manager Dave Millheim were excused. Youth City Council Members Danielle Pace & Rebecca Workman attended the Regular Session.

Discussion

The Mayor and City Council briefly discussed several of the Summary Action items and the proposed 1000 North Street Vacation.

Presentation regarding fenced dog parks

Lori Hills said a fenced dog park near the Legacy Events Center opened several weeks ago—its intended use is for patrons of the dog shows which are held at the Center each year. The park is $\frac{1}{4}$ acre in size which is not enough space to separate small and dogs—an acre would be adequate. She listed some of the benefits of dog parks and said they can be a source of revenue for the businesses and communities. The Mayor and Council were not opposed to the idea but were unsure how such a project would be funded.

REGULAR SESSION

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by **Cory Ritz** and the Pledge of Allegiance was led by local Boy Scout **Jack Neider** of Troop 1830.

PUBLIC HEARING:

Public Hearing to allow public input for and against: (i) the issuance of the not to exceed \$6 million General Obligation Bond to finance the construction of a Public Park and Recreational Facility and related improvements; and (ii) the approval of a Local Sales and Use Tax of up to 0.1% to fund and support recreational, cultural and other organizations.

Jim Young read the arguments against the G.O. Bond and the RAP Tax, and **John Bilton** read the arguments for the G.O. Bond and the RAP Tax.

Public Hearing:

Mayor Talbot opened the Public Hearing at 7:25 p.m. There were no public comments, and the Public Hearing was closed.

SUMMARY ACTION

Summary Action List

1. Approval of Minutes from October 7, 2014
2. Ratification of Approval of Storm Water Bond Log
3. Ordinance Amending and Recodifying Title 6 of the Municipal Code regarding Business Regulations
4. Sales Trailer for Brighton Homes (Kestrel Bay)

Motion:

Jim Young made a motion to approve items 1, 2 and 4 and to table item 3 to allow additional time to review several minor issues. **Cory Ritz** seconded the motion which was unanimously approved.

NEW BUSINESS:

Completion of Frontage Road Trail

Chad Boshell explained that the Kestrel Bay project required two 42” storm drain lines to be buried underneath the existing trail on the west side of Frontage Road. Farmington City and Kestrel Bay split the cost of the pipe 50-50 and Davis County installed it. The cost to replace the trail is \$21,000, but staff is proposing another option—that the City install asphalt sidewalks (due to the high cost of concrete) along the east side where there is currently no sidewalk or trail. It would increase pedestrian safety and connect the trail from Centerville to State Street.

Doug Anderson said he did not like the “patchwork” concept of connecting the existing sidewalks with asphalt on the east side—he would like to finish the trail on the west side. **Cory Ritz** agreed and said he values staff’s input, but the plan from the beginning was to restore the trail. **John Bilton** said while the 200 West and Glover Lane cross points are not great, he would like to restore the trail on the west and revisit the east side issue at a later time.

Motion:

John Bilton made a motion to approve Option 1 to replace the 1350 feet of trail that was damaged or removed to install the storm drain lines. The total cost of \$21,000 will be split between the City and **Scott Balling**, and Davis County will install the improvements. **Doug Anderson** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager

- The September Building and Fire Activity Reports were in the staff report.
- The Executive Summary for the Planning Commission meeting held on October 9, 2014 was in the staff report, and there were no questions and/or discussion.
- The **Mayor** said the City will require **Jared May** (who is developing the 3 lots) to pay off his assessments prior to construction, and sidewalk, curb and gutter will be installed to ensure better connectivity. **John Bilton** agreed and is looking forward to an improved situation.

Mayor – Jim Talbot

- He thanked **Cory Ritz** for attending the U of U medical center groundbreaking event.
- CenterCal is finalizing plans for a hotel on their site and met with two major high-tech companies regarding office space.
- He would like to add an archway to increase the function of the Mayor/City Council office, and the cost will be \$500.

City Council

Cory Ritz

- He questioned staff's handling of the reconstruction of the 1100 West roundabout and the 650 West intersection. There is plenty of room to make the connections, and residents in the area are very much for it. He asked when Park and Clark Lanes would be reconnected.
- On 650 West Glover Lane the developer has installed a curb and gutter which is 2-3 feet into the roadway and narrows the street at its heaviest traffic point.
- The street cuts on 1100 West in front of the Henry Walker Homes and the Westwood development have not been patched.
- Drainage issues continue on the west side—resident **Joel Cook** plans to meet with the City Engineer. The Bybees have a pond in their backyard because Symphony Homes was allowed to dig their detention basin to the lot line. He stressed the importance of maintenance agreements, and the **Mayor** said the Council and staff need to pay more attention to detail and possibly make additional site visits.

ADJOURNMENT

Motion:

Cory Ritz made a motion to adjourn the meeting which was seconded by **Doug Anderson** and unanimously approved. The meeting was adjourned at 8:30 p.m.

Holly Gadd, City Recorder
Farmington City Corporation

DRAFT



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: October 29, 2014

SUBJECT: REQUEST FOR VACATION OF A SMALL PORTION OF MOON PARK DUE TO BOUNDARY DISPUTE

RECOMMENDATIONS

1. Direct staff to have prepared and approve deeds and legal descriptions relating to property on the north side of the existing fence with the Ball Estate so that the area being used by the Ball family for a portion of their driveway will go to them in fee title. .
2. Approve an administrative fee of \$1,000 to be paid to the City once the deeds are in order and prior to the property vacation being signed by the City Manager.

BACKGROUND

In 1999, a boundary dispute was discussed with a previous City Council regarding property on the north side of Moon Park being used by the Ball family for a portion of their driveway. At the time, it was decided by the City to surplus that property to the Ball family and use the existing fence line (said fence having been installed many years earlier) for the new property line. The Ball family was to pay \$1,000 for the work the City would have to perform to have the needed survey and deed prepared (see attached). Unfortunately, the family never followed through on the request and the approval lapsed. The estate recently brought this item back in front of the City Council and Council directed the City Manager to meet with the family and come up with a new recommendation. I have done so and rather than the City bear the cost of preparing the needed survey and deed, the family has agreed to prepare the survey and deed at their cost with the City charging a \$1,000 processing fee for this transaction. This will resolve the property dispute with no impacts to the existing park.

Respectfully Submitted

Dave Millheim
City Manager

Historic beginnings



GREGORY S BELL
Mayor

MAX FORBUSH
City Manager

DONA SCHARP
Finance Director/Recorder

LYNETTE BINGHAM
Treasurer

PATRICIA N. ACHTER
DAVID J. DIXON
DAVID M. CONNORS
GARY E. ELLIOTT
LARRY W. HAUGEN
Council Members

130 North Main
P. O. Box 160
Farmington, Utah 84025-0160
Telephone (801) 451-2383

February 4, 1999

Connie Ball
1389 North Main
Farmington, UT 84025

Re: Moon Park Property Boundary Concerns.

Dear Connie:

As you recall, in a recent City Council meeting the Mayor and Council Members were sympathetic towards solving the property line dispute between you and the City. Now that the Moon Park improvements are well underway and a fence line has been established between your place of residence and Moon Park, it is important that the boundary line disputes be resolved. In previous conversation between yourself and employees of the City Public Works Department the City's position should have been presented to you. I believe that it has been. In case that it has not, I have been directed by the Mayor and members of the City Council to send this letter.

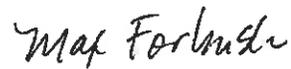
Farmington City is very willing to convey any property north of the recently established fence line separating Moon Park from your premises. As you will recall, there is a question on actual ownership of your driveway and areas west of your driveway. As a way to resolve the matter, Farmington City is willing to convey all property north of the fence to abutting property owners. To cover the cost of drafting legal descriptions and surveying, the City is asking that payment be made in the amount of \$1,000. Once this payment has been made, the City will make arrangements for the survey and preparation of the deeds conveying property ownership to abutting owners. This offer is extended to you until June 30, 1999. This date is the end of the City's fiscal year. Keep in mind that a municipal election will be held in the fall of 1999 and the makeup of the City Council may change thereafter. Presently you have a commitment with the current City Council. I urge you to make arrangements to pay the \$1,000 if it is your desire to resolve this matter. The governing officials of the City believe this is a reasonable offer.

If you choose not to avail yourself of this opportunity, future City Councils may take a different position regarding ownership of the property. Should you ever decide to sell your

Connie Ball
February 4, 1999
Page 2

property and future surveys are made which substantiate the current City claim, the sale of the property may be placed in jeopardy until the dispute is resolved. We believe it is in your best interest to take care of this matter prior to June 30th. If you would like to discuss the matter further, please feel free to call me at my office at 451-2383.

Sincerely,



Max Forbush
City Manager

MF/ml



CITY COUNCIL AGENDA

For Council Meeting:
November 5, 2014

SUBJECT: City Manager Report

1. Executive Summary for Planning Commission held October 23rd
2. Election Results of GO Bond and RAP Tax
3. Rent Waiver Request from CRS

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate Planner

Date: October 24, 2014

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION HELD ON
OCTOBER 23, 2014

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on October 24, 2014 [note: four commissioners attended the meeting—Chair Brett Anderson, Rebecca Wayment, Kris Kaufmann, and Heather Barnum; excused commissioners were Karolyn Lehn, Kent Hinckley, and (alternate) commissioner Michael Nilson.

Item #3 - Jerry Preston (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Taylor Minor Subdivision consisting of 3 lots on 1.64 acres located at approximately 629 North 100 East in an OTR (Original Townsite Residential) zone. (S-11-14)

Voted to recommend the schematic plan for minor subdivision approval as written in the staff report, with the added conditions as follows:

- 1. The sidewalk issue be resolved at Final Plat;*
- 2. The sewer easement be shown on Final Plat;*
- 3. The driveway elevation be shown on Final Plat;*
- 4. At Final Plat the applicant shall provide evidence that the western strip behind the existing house will be conveyed to that homeowner;*
- 5. At Final Plat applicant shall provide a reciprocal access easement for the shared driveway on the plat.*

Vote: 4-0

Item #4 – Larry Jung (Public Hearing) – Applicant is requesting approval of a metes and bounds subdivision (lot split) on 14.33 acres located at 406 South 1525 West in an A (Agriculture) zone. (S-13-14)

Voted to recommend the metes and bounds subdivision for approval as written in the staff report with the added condition that the approval be conditioned on an extension agreement being recorded against the property for all frontage on 1525 West.

Vote: 4-0

Item #5 – Jared Darger/Clearwater Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Meadow View Phase II Conservation Subdivision consisting of 24 lots on 8.89 acres located at approximately 1725 West Spring Meadow Lane. (S-10-14)

The Planning Commission recommended denial of all of the alternative schematic plans presented. Although the commissioners agreed on many elements there were a few issues that caused the planning commission to arrive at the recommendation for denial. They could not obtain a clear majority for approval, and wanted to forward the application to the Council.

- 1) A stub road to the Flanders' property. All of the commissioners agreed that requiring the applicant to stub 1725 West to Flanders was necessary.*
- 2) The proposed cul-de-sac extending beyond the 1000' dead-end street limitation as regulated through City code. The applicant was proposing as a second point of access the potential for a fire access road that could second as a trail and would be built to fire department standards. However, some of the commissioners felt that this solution inadequately addressed the circulation and connectivity issues that a long dead-end road present, beyond fire access and safety issues. If and when the Flanders' property develops, the stubbed street to that property will bring the cul-de-sac into compliance, but as it exists now, the plan has a non-conforming dead-end street. Even though the commissioners felt the best solution would be to punch a second road through lot 117 and lot 21 of Phase I (one of the five TDR lots that the City previously approved) to Spring Creek Lane, they concluded that this solution may prove difficult as the developer has already paid for these lots, although they have not been recorded yet, and the commission didn't feel it within their purview to discuss something that may not be feasible to require of the applicant.*
- 3) The largest issue for the planning commission was the treatment of open space. The applicant is proposing a conservation subdivision with a 30% open space provision. The applicant is proposing another TDR to increase his density by 5 lots, and to subsequently pay the city compensation for the increased density. Two commissioners were opposed to the TDR but one of these was in favor of an open space waiver (which would create 19 larger lots with no on-site open space), and the other was in favor of a partial waiver with a better trail connection. One commissioner was in favor of the TDR and one commissioner was opposed to both the TDR and the waiver and felt that the applicant should provide his 30% open space on site, as per the ordinance.*

Although the commissioners couldn't come to complete consensus on all of the above issues, they did come to a consensus that the proposed schematic plans should be recommended for denial as presented to the planning commission. The commissioners also felt that it was only fair to the applicant to push this item forward to City Council so that they could make the final decision on the schematic plan.

Vote: 4-0

Item #6 - Michele Rogers (Public Hearing) – Applicant is requesting conditional use permit approval for a secondary dwelling on property located at approximately 83 East 200 North in an OTR (Original Townsite Residential) zone. (C-19-14)

Voted to approve the conditional use permit as written in the staff report.

Vote: 4-0

Item #7 - Farmington City (Public Hearing) – Applicant is requesting a recommendation for approval of a Text Amendment of Chapter 15 of the Zoning Ordinance regarding permitted and conditional uses in the BR Zone. (ZT-10-14)

Voted to continue this item until the November 13 planning commission meeting due to the late hour and to give the Planning Commission more time to review the proposed use changes in the BR Zone.

Vote: 4-0

Respectfully Submitted



Eric Anderson
Associate Planner

Review & Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
November 5, 2014

SUBJECT: Mayor Talbot & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.