

FARMINGTON CITY
PLANNING COMMISSION MEETING
September 19, 2019

STUDY SESSION

***Present:** Commissioners Rulon Homer, Mike Plazier, Amy Shumway, Greg Wall, Russ Workman, Shawn Beus, and City Attorney Todd Godfrey. Community Development Director, Dave Petersen, Associate City Planner Meagan Booth, and Recording Secretary Carly Rowe. Commission Chair Connie Deianni and Vice Chair Roger Child were excused.*

Dave Petersen explained that both the Chair and Vice Chair are excused tonight. **Amy Shumway** made a motion to select **Russ Workman** to conduct the planning commission meeting and **Mike Plazier** seconded the motion, which was unanimously approved.

Todd Godfrey provided training on the duties of Planning Commission members and led a lengthy discussion as to the administration and legislative role related to the planning process. Several examples were shared and many questions answered as part of the study session.

REGULAR SESSION

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

Item #1 Minutes

Rulon Homer made a motion to approve minutes from the August 6, 2019 Planning Commission meeting with the suggested changes discussed as a part of this agenda item, and to table minutes from the August 22, 2019 Planning Commission meeting. **Shawn Beus** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen gave a report from the City Council meeting on September 17, 2019. The City Council approved the Rice Farms Phase 7 PUD plat amendment. Additionally, they approved amendments to Title 11 Chapter 31 regarding Flood Damage Prevention. Lastly, the council considered a zone map amendment application for the Cook Property located at Station Parkway and Burke Lane from A to

GMU. They reviewed a concept plan for the property which included 2 hotels and 50 townhomes instead of the 119 townhome concept presented to the Planning Commission. The City Council tabled action to allow time for the applicant to submit a schematic plan to be reviewed by the Planning Commission.

CONDITIONAL USE PERMIT

Item #3 Davis County Medical Expansion (Public Hearing) – Applicant is requesting a conditional use for an addition at the jail, to add more beds for medical purposes, located at 800 West State Street, in the BP (Business Park) zone. (C-15-19)

In April of this year, Davis County approached the Farmington City Council to tour their current medical unit at the Davis County Jail. The conversation surrounding the tour included the need to provide basic medical care to individuals who enter the facility with addiction, mental illness and other medical issues/basic needs. The addition includes 26 medical beds with no extension of inmate capacity. The addition is a modification of an existing site and therefore requires a conditional use in the BP (Business Park) Zone.

Arnold Butcher (1154 W 2600 N. Clinton UT) chief deputy sheriff for corrections and **Mitch Matern** (1524 Misty Breeze Circle. Kaysville), facility manager, attended the meeting on behalf of the staff for the Davis County Jail. **Mr. Butcher** said the addition would make it easier for medical staff to pull the ambulance around for drop-offs and will avoid going through security in the front of the building. Additionally, the project will not increase the number of inmates.

Motion:

Rulon Homer made a motion that the Planning Commission approve the conditional use for Davis County Jail subject to all applicable codes, development standards and ordinances and with the following conditions:

1. The site plan must meet all recommendations and requirements established by the DRC Review.
2. All further review of the site plan will be dedicated to staff.

Shawn Beus seconded the motion, which was unanimously approved.

Findings for approval:

1. The use is necessary to provide medical services for the population at the jail.
2. The addition is not contrary to the general plan and is compatible with the existing jail site.
3. The onsite improvements will provide better access for emergency relocations including ambulance.
4. The addition does not encroach any closer to the east property line and is located toward the interior of the site.
5. The use is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity.
6. The site plan must meet all requirements established by the DRC.

ZONING TEXT CHANGES

Item #4 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance regarding building height in the OMU zone. (ZT-3-19).

Dave Petersen stated that the City hereby withdraws its application.

OTHER

Item #5 Miscellaneous, correspondence, etc.

- a. **Vandermeiden Garage Conditional Use (Public Hearing) – The applicant desires to construct a detached garage within 1 foot of the property line, at 1928 West Buffalo Circle, in the AE (Agricultural Estates) zone. (M-4-19/C-16-19)**

The applicant wishes to place a 19 foot high detached garage in the rear yard of his lot. The property is zoned AA and subject to the standards set forth in Chapter 10 (Agricultural) of the zoning ordinance, but because the garage is subordinate in height and area to his home (the main building); he is able to follow the standards for accessory buildings in Chapter 11 (Single Family Residential Zones). Accordingly, the maximum height for such buildings is 15 feet “unless an increased height is approved by the planning commission after a review of a conditional use application filed by the property owner” (Section 11-11-070 B).

Brad Vandermeiden (1928 West Buffalo Cir) reviewed with staff and the commission that the garage is designed to match the home, which home is 27 feet in height. The garage will be used for storage.

Motion:

Shawn Beus made a motion that the Planning Commission approve the conditional use application and increase the height of the accessory building to 19 feet, subject to all applicable codes, development standards and ordinances and the following condition:

1. Any eave, or part of the accessory building, shall not overhang or extend past a property line.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for approval:

1. The subject property is large enough that a detached garage will fit on the property without any foreseeable adverse effects.
2. The accessory buildings is subordinate in height to the main building.
3. Is located at least fifteen feet (15') from any dwelling on an adjacent lot;
4. The detached garage will not encroach on any recorded easement;
5. The proposed structure is compatible with the character of the site, adjacent properties and surrounding neighborhoods.

b. Merrill Law Special Exception (Public Hearing) – The applicant is requesting a special exception to the flag lot standards set forth in Chapter 7 of the Subdivision Ordinance. (M-3-19).

On April 16, 2010, the applicant was approved for a metes and bounds flag lot subdivision with the front lot at 20,000 square feet and a rear or flag lot at approximately 50,000 square feet, which meet the requirements of the underlying zone. At the time of the subdivision approval, the applicant also met the Flag Lot Standards set forth in Chapter 7 of the zoning ordinance. The applicant is currently requesting a lot line adjustment to move the property line straight across the back to match the neighbor's fence line per their survey. However, in doing so, the stem portion would be longer than one hundred fifty feet (150') requirement, at one hundred sixty five (165') feet. The applicant is requesting a special exception from the Planning Commission to deviate from the standard stem length to square up the lot. At the time of the original approval, a special exception option was not available to the applicant but it is now.

Dave Petersen said that when **Merrill Law** originally applied for this, the ordinance required that the flat lot be on an angle. Since then, the City adopted the special exception ordinance, and it is possible to modify the dimensions. **Mr. Law** is looking to straighten the line out and square it off so he can sell that portion of the property.

Motion:

Rulon Homer made a motion the Planning Commission approve the special exception as set forth in 11-3-045 of the Zoning Ordinance, subject to all applicable Farmington City Ordinances and the development standards and subject to the following condition:

1. The applicant shall submit a survey/legal description to the city for review and approval.

Greg Wall seconded the motion, which was unanimously approved.

Findings for approval:

1. A special exception does not authorize the establishment of any use nor the development, construction, reconstruction, alteration or moving of any building or structure.
2. The proposed special exception is not detrimental to the health, safety and general welfare of the persons residing or working in the vicinity. Fire or other emergency access will not be negatively impacted by the approval of a special exception/lot line adjustment.
3. The resulting lots meet the minimum lot area required by the underlying zone.

c. Mountain View Subdivision Sidewalk

Dave Petersen the Planning Commission approved a standard local street cross-section for the road leading to the first phase of the Mountain View Subdivision east from 650 West Street. The developer desires to modify the location of the park strip, and sidewalk and is reviewing five alternatives.

1. No sidewalk;
2. The standard side walk placed along the property line, but a retaining wall will be necessary;
3. Six foot sidewalk at the back of the curb;
4. A narrower park strip from 7.5 feet to 4 feet; and

5. A meandering sidewalk (note: the meander will be very subtle).

Greg Wall made a motion to recommend the City Council alternate two through five, but option 5 is the preferred alternative (and under no circumstance is alternate one acceptable). **Amy Shumway** seconded the motion, which was unanimously approved.

d. John Stathis Trucking

Amy Shumway made a motion to approve an extension on the conditional use permit C-1-18, all conditions and findings apply. **Rulon Homer** seconded the motion, which was unanimously approved.

ADJOURNMENT

Motion:

At 8:27 PM **Rulon Homer** made a motion to adjourn the meeting, which was unanimously approved.

A handwritten signature in black ink, appearing to read 'R. Workman', is written above a horizontal line.

Russ Workman, Acting Planning Commission Chair