

**FARMINGTON CITY
PLANNING COMMISSION**

July 06, 2023

SPECIAL MEETING

REGULAR SESSION

Present: Vice Chair John David Mortensen; Commissioners Larry Steinhorst, Tyler Turner, and Frank Adams. Staff: Assistant Community Development Director/City Planner Lyle Gibson and Planning Secretary Carly Rowe.

Vice Chair **John David Mortensen** opened the meeting at 6:05 PM.

SPECIAL EXCEPTION APPLICATION – public hearing

Item #1 Adam Trump – Applicant is requesting Special Exception approval, to exceed the standard height allowance for a detached accessory building, located at 251 East State Street, in the OTR-F (Original Townsite Residential - Foothill) zone. (M-6-23)

Planning Director, **Lyle Gibson** presented the item, the owner/applicant, **Adam Trump**, is requesting a special exception to construct an accessory building which measures 18 ft. to the midpoint of the pitched roof. Section 11-17-070 (E)(4) of the OTR zone specifies that *'Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed fifteen feet (15') in height unless approved by the planning commission after a review of a special exception application filed by the property owner.'*

The consideration for a Special Exception is outlined by Section 11-3-045 which provides the criteria for such requests under subsection E(2) as follows:

2. *The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:*
 - a. *Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;*
 - b. *Will not create unreasonable traffic hazards;*
 - c. *Is located on a lot or parcel of sufficient size to accommodate the special exception*

The Planning Commission may only authorize an adjustment of 20% as a special exception (see sub-paragraph B below). The proposed 18' building height does not exceed this standard.

- B. *Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section. When pertaining to an adjustment to the height of a building, the Planning Commission may authorize an adjustment of up to twenty percent (20%) of the prescribed requirement.*

Larry Steinhorst asked if the home was a one-story home, **Adam Trump** replied that it is a two-story home. **Steinhorst's** question was if the main home is measured and if this will be conforming, as ADU's must be subordinate in height to the main dwelling.

Adam Trump, the applicant (251 E State St) – stated that they did do an extensive remodel on the home and it is two-stories. The tallest point, could be upwards of 30 feet.

John David Mortensen opened the public hearing at 6:15 PM.

Jeff Fletcher (34 N 200 W) – He backs the property and after seeing the plans, there are no concerns.

John David Mortensen closed the public hearing at 6:15 PM.

Tyler Turner asked for clarification, the only thing we are looking at tonight is the extra 3 feet on the ADU? To which **Gibson** answered "yes," **Steinhorst** asked if there was a driveway being poured, **Trump** answered no additional curb cut but the gutters on State St. are very deep, so there are steel plates over those, and there will be a driveway on the east side of the property for the ADU, likely asphalt. **Frank Adams** had no questions for the applicant.

Mortensen wanted to clarify that the ADU is subordinate in height to the main dwelling. It was also asked if we were aware of the height of the property to the north which, looks just as tall. **Gibson** explained how we measure homes (to the mid-point) but we are not aware of the property to the north at this time. **Mortensen** asked for clarification if it was an ADU or a detached garage, as it was referred to as both. **Trump** clarified that it is an ADU on the 2nd story of the garage, for his mother-in-law. **Gibson** flashed over the elevation(s) for the building which show the two-stories, which will be able to fit large vehicles such as an RV, regarding the extra height. **Trump** mentioned he may store his own personal equipment in there and for the roof structure, they are hoping to match what is on the current home itself. **Mortensen** asked if a building permit was issued for this, **Gibson** clarified that this was part of the review so we have not completed it just yet.

Turner appreciates the site visit and the findings that **Dave Petersen** did on the staff report, he said he thinks it is a great use. **Adams** has no comments or questions. **Steinhorst** agrees with **Turner**, said he loves seeing ADU's go in and add affordable housing in the City and mentioned the design looks great.

MOTION

Tyler Turner made a motion to move that the Planning Commission approve the special exception allowing the accessory building height to exceed 15 feet by as much as 3 feet as measured by Farmington City ordinance to the midpoint of the pitched roof, subject to all applicable Farmington City standards and ordinances.

Frank Adams seconded the motion, which was unanimously approved.

Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Tyler Turner	X Aye _____ Nay
Commissioner Frank Adams	X Aye _____ Nay

Findings for Approval:

1. Additional building height is compatible with the use of the property
2. The additional building height would not be detrimental to the health and safety of neighboring properties.
3. The building will not create unreasonable traffic hazards.
4. The building is located on a parcel of sufficient size (1.03 acres) to accommodate the special exception.
5. The proposed height of the accessory building of 18' remains significantly subordinate to the height of the main building (or existing single-family dwelling located on site).

OTHER BUSINESS

Item #2 Miscellaneous, correspondence, etc.

- a. Other

ADJOURNMENT

Larry Steinhorst made a motion to adjourn at 6:25 PM.

Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Tyler Turner	X Aye _____ Nay
Commissioner Frank Adams	X Aye _____ Nay



John David Mortensen, Vice Chair