

**FARMINGTON CITY
PLANNING COMMISSION
August 03, 2023**

WORK SESSION

Present: Chair Erin Christensen; Vice Chair John David Mortensen; Commissioners Larry Steinhorst, Frank Adams, and Mike Plaizier.

Staff: Planning Director Lyle Gibson and City Planner/GIS Specialist Shannon Hansell. Excused: Community Development Director David Petersen; Planning Secretary Carly Rowe; Commissioners Samuel Barlow and Tyler Turner; and Alternates Clay Monroe and Alan Monson.

City Planner/GIS Specialist **Shannon Hansell** said the maximum required driveway width for three or more properly designated spaces is 30 feet. The applicant wants to extend it by 7.5 feet. Planning Director **Lyle Gibson** said there is no requirements as to how far from the drain the curb cut needs to be. It can be close to the drain and not alter the storm drain function. It is more an aesthetic question than a functional one.

Gibson said on the next agenda item, all 122 units have been approved, but sections of the whole will be platted one at a time. It is being paved this week. They can get permits to build the public improvements based on the overall plat approval. They want to record 40 units at a time, which they typically know at preliminary plat. Before they can record the plat, the City charges impact and inspection fees. They wanted to financially be ready for the next phase, and not pay all 122 up front.

Gibson said normally there is training conducted the first meeting of the week. However, this month it will be pushed to August 17, 2023, instead. There will be a road status update on that agenda.

Gibson said there is a recent example of a garage in the Original Townsite Residential (OTR) zone. They are building a side-load garage, as the garage doors don't face the street. The OTR ordinance has a limitation on seeing garage doors to maintain the residential character of the area, and there is a percentage limit on the amount of frontage that can be garage doors. The typical standard is 30%. In the event that it doesn't architecturally look like a garage, could there be an exception? This will be an item on a future agenda, possibly on Aug. 17, 2023. There is an existing home that is 40% garage. Side-loaded garages are becoming more popular.

REGULAR SESSION

Present: Chair Erin Christensen; Vice Chair John David Mortensen; Commissioners Larry Steinhorst, Frank Adams, and Mike Plaizier.

Staff: Planning Director Lyle Gibson and City Planner/GIS Specialist Shannon Hansell. Excused: Community Development Director David Petersen; Planning Secretary Carly Rowe; Commissioners Samuel Barlow and Tyler Turner; and Alternates Clay Monroe and Alan Monson.

Chair **Erin Christensen** opened the meeting at 7:01 PM.

SPECIAL EXCEPTION – public hearing

Item #1 David and Natalie Jackson – Applicant is requesting a special exception approval to exceed the standard width allowance for a driveway, located at 306 S. 1400 W., in the AE (Agricultural Estates) zone.

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. The applicant is requesting a special exception to allow for the width of their driveway to exceed the standard allowed width per frontage (30 feet). It is 30 feet for any properly designated parking spots of three spots or more. This poses a problem when people want to have an RV pad next to their home. The applicant would like an additional 7.5 feet. Staff does not see this negatively impacting pedestrians or vehicular neighborhood traffic. It is in the purview of the Planning Commission to consider how wide the driveways may be when exceeding 30 feet per FCC 11-32-060 (A)(1).

11-32-060 (A)(1): Residential driveways shall be not more than twenty feet (20') in width when serving as access to two (2) properly designated spaces, or thirty feet (30') in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line. "Properly designated parking spaces" shall include spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the minimum front yard setback. Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments, may be reviewed by the planning commission as a special exception. Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

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.

Christensen said the code calls for the minimum necessary to access properly designated parking spaces, and asked if Staff had considered this. Hansell said that sentence is subjective and determined by the Planning Commission.

Applicants David and Natalie Jackson (306 S. 1400 W., Farmington, Utah) addressed the Commission. They are preparing their side yard for an RV pad, and removing a section of the curb would allow them to pull their trailer in at a less steep angle. It will create more ease to park the RV. There is a lot of grass right there, and it would be difficult to maintain watering it after cement is laid. There is a 7.5-foot chip in the curb there already. The property line is beyond that.

Christensen said that several of their neighbors do have cement on the side of their homes, but it doesn't look like their curb cuts have been extended. Natalie Jackson said one neighbor has extended the curb cut all the way to their property line so they can pull straight in. David Jackson said their neighbors to the south have a steep curb to get to their side yard. They want theirs a little more straight since there is an incline. The cement will avoid the utilities and the contractor will be putting a retaining wall around them.

Chair Erin Christensen opened and closed the Public Hearing at 7:08 due to no comments received.

Commissioners noted that this would cut down water needed to maintain grass. The steep incline makes it difficult to manipulate a larger RV into the side yard, so the extra space is needed.

MOTION

Frank Adams made a motion that the Planning Commission approve the special exception for an additional 7.5 feet to the driveway curb cut, subject to all applicable Farmington City development standards and ordinances and the condition that the applicant must receive an Excavation Permit from Public Works.

Findings 1-3:

- 1. The driveway is located on a lot of sufficient size to accommodate the special exception.
- 2. It is reasonable to assume that the extra width will not create unreasonable traffic hazards, as the purpose of the extension is to better maneuver an RV to an RV Pad.
- 3. It 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.

Mike Plaizier seconded the motion, which was unanimous.

Chair Erin Christensen	X Aye _____ Nay
Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Frank Adams	X Aye _____ Nay
Commissioner Mike Plaizier	X Aye _____ Nay

Hansell said the applicant should now seek an online excavation permit from Public Works.

SUBDIVISION – no public hearing

Item #2 Segoe Homes – Applicant is requesting final plat approval for the Segoe Homes at Station Park Phase 2 Subdivision (S-12-21)

Planning Director **Lyle Gibson** presented this agenda item. This project is just off the south side of Burke Lane nearly as far west as the Denver and Rio Grande Western (D&RGW) Rail Trail. A handful of the townhomes are under construction and going vertical. The Planning Commission has previously approved the final plat for all 122 units of this project on May 5, 2022. Since then, the developer has decided to phase the project into three phases to manage the construction timing. The final plat for Phase 1 of the project (the first 31 units) was approved on December 8, 2022. The developer has completed improvements for Phase 1, begun vertical construction on the townhome units, been allowed to continue construction of subsequent phases based on the overall approval given in May of 2022 and full review of construction drawings. As the actual plat recording is being done in phases, the 43 units in the Phase 2 plat are back before the Planning Commission for approval. The applicant wants this platted in phases rather than platting all 122 at once because of the fee structure. Sales so far are going well on these units, and the developer is eager to construct more.

The development has remained consistent from the Project Master Plan/Schematic Subdivision, Preliminary Plat, full project Final Plat in its layout and design. Phase 2 includes 43 of the 122 townhome approved units. These units are three- and four-story townhomes with rooftop space on the larger units located primarily around the perimeter of the project including the live/work units along Burke Lane.

Gibson said Staff went back and forth on if re-approval is needed. However, it is technically a different plat than what was approved. Staff wanted to err on the side of caution, so it was brought back before the Commission. Nothing in the code has changed since it was originally approved. They are still compliant with all City codes and standards. They were vested when it was originally approved. Nothing has changed since it was originally approved except splitting it into three, which would change the timing of when they pay associated costs.

Applicant **Spencer Corbridge** with Segoe Homes was present online. It has been selling well and hits a needed \$400,000 price point. Nothing has changed from the original plat except dividing it into three. Dividing it helps reduce paying impact fees all up front, which helps make the project more affordable for them. Some lots are 4 to 5 feet below the streets. That is going to be filled in with a lot of fill that will be compacted to the correct height. Some townhomes are focused on affordability, especially the back-to-back townhomes. Phase 2 has this, and these are the most affordable price point starting at \$400,000. These would have 1,800 square feet, three stories, two-car garages, two-car driveways, and three bedrooms.

Gibson said to the northeast corner is The Burke project, two lots on the Romney property. It is an apartment building on the front with office on the end, and townhomes on the south end. On the other side of 1400 West is Lifetime.

MOTION

Frank Adams made a motion that the Planning Commission approve the final plat for Phase 2 Segoe Homes at Station Park, subject to all applicable Farmington City ordinances and development standards and any remaining Development Review Committee (DRC) comments, and the completion of any items from previous approvals.

Findings 1-2:

1. The Final plat for Phase 2 is consistent with the approved Final Plat, Preliminary Plat, Schematic Subdivision Plan, and Project Master Plan, and follows applicable ordinances and standards and the approved Development Agreement. The project continues providing for the anticipated housing, commercial uses, and live/work space within the general configuration and previously seen number of units.
2. The engineering and construction drawings have previously been approved, and the improvements are in place or will be guaranteed according to City ordinance before recordation of this Phase 2 plat.

Mike Plaizier seconded the motion, which was unanimous.

Chair Erin Christensen	X Aye _____ Nay
Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Frank Adams	X Aye _____ Nay
Commissioner Mike Plaizier	X Aye _____ Nay

OTHER BUSINESS

Item #3 Miscellaneous, correspondence, etc.

a. Minutes Approval of July 6, 2023, and July 13, 2023. **Christensen** has three changes to propose for the July 13, 2023, minutes including completion of the summary of the request for an Automated Teller Machine (ATM). Another change was editing the number from 108 to two parking spaces that were removed to make way for garbage receptacles.

i. **Frank Adams** made a motion to approve the minutes with the changes that Chair **Erin Christensen** proposed. **Mike Plaizier** seconded the motion, which was unanimous.

Chair Erin Christensen	X Aye ____ Nay
Vice Chair John David Mortensen	X Aye ____ Nay
Commissioner Larry Steinhorst	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay
Commissioner Mike Plaizier	X Aye ____ Nay

b. City Council Report for July 18, 2023, and Aug. 1, 2023.

i. **Gibson** presented this item. On July 18, 2023, the City Council considered the Monterra project by Myer's Mortuary and Cherry Hill. Initially townhomes were proposed there, and then the applicant received zoning approval to allow up to four lots. It has been on hold for a long time to prove a benefit to the City, which would allow them additional density beyond the two allowed by the underlying zoning. At the Aug. 1, 2023, meeting, Ace Athletics was up for consideration by the Council. The applicant committed to adding rock and timber to the exterior of the building, as well as securing a landscape contract with a reputable provider. The Council did grant the Agriculture Planned (AP) District overlay as requested. **Commissioner Adams** noted that the landowner cleaned up their landscaping a few weeks after the Commission suggested better maintenance.

ADJOURNMENT

John David Mortensen made a motion to adjourn at 7:29 PM.



Chair Erin Christensen