

**FARMINGTON CITY
PLANNING COMMISSION**

August 08, 2024

WORK SESSION: Present: Chair John David Mortensen; Vice Chair Frank Adams; Commissioners Tyler Turner, Kristen Sherlock, George "Tony" Kalakis, and Spencer Klein. *Staff:* Assistant Director/City Planner Lyle Gibson & City Planner/GIS Specialist Shannon Hansell. **Excused:** Commissioners Samuel Barlow, Joey Hansen & Alternate Commissioner Brian Shepard. Community Development Director David Petersen and Planning Secretary Carly Rowe.

6:45 Work Session: City Planner **Shannon Hansell** explained the regular agenda item; the applicant is hoping to be able to expand their driveway to a 50' total width (aiming higher just in case). Planning Director/City Planner **Lyle Gibson** explained that there are other wide driveways in the area as well. He said that some may or may not have the full curb cut but the driveways themselves are large. **Hansell** explained the code which allows for more garage/driveway space per so much acreage/frontage. Gibson said that they are not concerned about traffic but wants the planning commission to verify if the request is appropriate for the property. Commissioners asked if the applicant has considered doing a circular drive onto Miller Way.

Gibson "teased" items that are coming for future meetings. **Hansell** showed the drone footage from Maker Way & Innovator, they are done but just being asphalted. They are hoping everything is finished at the end of 2025 for the 950 / Shepard Lane interchange with the pedestrian bridges being completed at the beginning of 2026. STACK has indicated that retailers are starting to reach out with interest and are hoping to start construction in 2025 to be open in 2026 when the interchange opens. STACK will be on a future meeting. Innovator will likely open once traffic infrastructure is installed. CW Homes update: they have proposed a few items near West Davis and Buffalo Ranch, however there has been no official application submitted to the City. It was suggested that they hold a neighborhood meeting with the surrounding residents before submitting. We understand that it did happen, however; City staff did not attend as there is no formal application.

Kristen Sherlock suggested for future developers that she is interested in seeing more patio homes for older residents who need to downsize and/or move to single-level homes.

REGULAR SESSION: Present: Chair John David Mortensen; Vice Chair Frank Adams; Commissioners Tyler Turner, Kristen Sherlock, George "Tony" Kalakis, and Spencer Klein. *Staff:* Assistant Director/City Planner Lyle Gibson & City Planner/GIS Specialist Shannon Hansell. **Excused:** Commissioners Samuel Barlow, Joey Hansen & Alternate Commissioner Brian Shepard. Community Development Director David Petersen and Planning Secretary Carly Rowe.

Chair **John David Mortensen** opened the meeting at 7:02 pm.

SPECIAL EXCEPTION APPLICATION

Item #1 Stanley and Melanie Holbrook – Applicant is requesting consideration of a special exception approval for a driveway width extension from 30 feet (allowed) to 50 feet, for the property located at 432 Miller Way, in the AE (Agricultural Estates) zone.

City Planner **Shannon Hansell** presented this item. The applicant is requesting a special exception to exceed the maximum driveway width of 30 feet for three properly designated parking spaces as required by 11-32-060 A1. The applicant wishes to add an additional 20 feet to the driveway, thereby creating a driveway that is approximately 50 feet wide at the curb cut. Their request is driven by wanting access to their backyard, the length of the driveway and access for additional drivers.

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.

Stanley Holbrook (property owner) indicated that the project started as they wanted a covered patio and the project became bigger, with them expanding concrete work. **Holbrook** also indicated that his neighbors have a little extra

room to expand their driveway width but with them being on a corner and having a side-loading garage, it doesn't give them much options or length in driveway to have more parking. Also indicated that they have children who are driving soon and will need the extra space particularly for winter parking where no cars are to be parked on the streets.

Sherlock and **Mortensen** said they both understand and appreciate the property owners going about this the correct way.

Chairman **John David Mortensen** opened and closed the public hearing at 7:07 PM due to no comments received.

MOTION

Tyler Turner made a motion to move that the Planning Commission approve the special exception for an additional 20 feet for the driveway at 432 W Miller Way, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. Because of its position further than 30 feet from the nearest intersection, it is reasonable to assume that the widened driveway will not be detrimental to the health, safety or general welfare of persons residing or working the vicinity, or injurious to property or improvements in vicinity.
2. The property is of sufficient size to accommodate the special exception

Supplemental Information

1. Vicinity Map
2. Site plan
3. Information from applicant

Kristen Sherlock seconded the motion, which was unanimously approved.

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| Chair John David Mortensen | X Aye ____Nay |
| Vice Chair Frank Adams | X Aye ____Nay |
| Commissioner George Kalakis | X Aye ____Nay |
| Commissioner Tyler Turner | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Kristen Sherlock | X Aye ____Nay |

OTHER BUSINESS

Item #2 – Miscellaneous, correspondence, etc.

- a) **Planning Commission minutes from July 11, 2024: Frank Adams** made a motion to approve the minutes from the date above; **George Kalakis** seconded the motion, which was unanimously approved.

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| Chair John David Mortensen | X Aye ____Nay |
| Vice Chair Frank Adams | X Aye ____Nay |
| Commissioner George Kalakis | X Aye ____Nay |
| Commissioner Tyler Turner | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Kristen Sherlock | X Aye ____Nay |

- b) **City Council Report from July 16th & August 06th, 2024. Gibson** said the Commission recommended a few zone text amendments such as DADU and Metes & Bounds and those were formally approved by the Council. Council meets next on August 20th, there will be no items due to the meeting being the Truth in Taxation meeting. The new City Park is going to be on hold for a moment due to costs. **Gibson** also said that we will meet at 6 pm next meeting for training and the work session.

ADJOURNMENT

Tyler Turner motioned to adjourn at 7:13 pm.

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| Chair John David Mortensen | X Aye ____Nay |
| Vice Chair Frank Adams | X Aye ____Nay |
| Commissioner George Kalakis | X Aye ____Nay |
| Commissioner Tyler Turner | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Kristen Sherlock | X Aye ____Nay |



John David Mortensen, Chair