

**FARMINGTON CITY
PLANNING COMMISSION MEETING
March 28, 2013**

Joint City Council/Planning Commission Training

***Present:** Council Members John Bilton, Cindy Roybal, Jim Talbot and Jim Young, Chairman Bob Murri, Commissioners Brett Anderson, Brad Dutson, Kris Kaufman and Mack McDonald. Alternate Commissioner Rebecca Wayment, City Manager Dave Millheim, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey*

Nicole Cottle, Community and Economic Development Director for West Valley City, gave a presentation regarding land use issues.

REGULAR SESSION

***Present:** Chairman Bob Murri, Commissioners Brett Anderson, Brad Dutson, Kris Kaufman and Mack McDonald. Alternate Commissioner Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey*

#1 – Minutes

Motion:

Mack McDonald made a motion to approve the Minutes of the February 28, 2013 Planning Commission meeting. **Rebecca Wayment** seconded the motion which was unanimously approved.

Motion:

Mack McDonald made a motion to approve the Minutes of the March 14, 2013 Planning Commission meeting with one amendment. **Kris Kaufman** seconded the motion which was unanimously approved.

#2 – City Council Report

David Petersen reported that the City Council authorized staff to proceed with changes to the demolition ordinance and that an announcement regarding the electronic message sign issue would as per direction received by the Mayor and the City Manager not be included in the newsletter.

ZONE TEXT AND ZONING AMENDMENT APPLICATION

#3 – The Haws Companies – (Public Hearing) – Applicant is requesting a recommendation to amend the City’s Regulating Plan by re-designating 21.506 acres north of Park Lane and west of Station Parkway from GMU (General Mixed-Use) to TMU (Transit Mixed-Use) and 16.19 acres north of 675 North and west of I-15 from OMU (Office Mixed-Use) to TMU; and to rezone the same from A (Agriculture) to TMU (Z-1-13)

David Petersen said THC submitted additional information Thursday afternoon, but staff was unable to adequately review it. He said their initial recommendation was to deny the request, but another option is to table it. The applicant did not provide specifics, so the City is uncertain whether or not they can provide the necessary infrastructure and how it may impact adjacent properties. A TMU zone must be within 1500 feet of the transit station, and it provides the maximum flexibility with regard to density and some uses. GMU and OMU are slightly more restrictive in some cases. The applicant also referred two agreements between THC and the City. However, the City attorney said that the agreements do not fall under the preview of the Commission.

Public Hearing: Opened at 7:25 p.m.

Scott Harwood, 33 South Shadow Breeze Road, Kaysville, representing THC read a letter addressed to the Planning Commission and staff dated March 26, 2013 but received on March 28.

Russ Workman, 423 Greystone, asked if the current zoning shown on the regulating plan on the north piece of property was OMU, and **David Petersen** said that was correct.

Rick Dutson, 901 West Willow Bend Paseo, said he was glad that there would be enough land for office space, because it is not prudent for a city to “over retail” an area even though there can be great tax benefits. This is the last golden piece of property in Davis County, and there needs to be a balance.

Public Hearing: Closed at 7:35 p.m.

Scott Harwood said he could not discuss specific tenants, but there has been interest from all types of businesses. THC has shown many different plans to the City years ago, but submitted a plan today, this afternoon.

Bob Murri said the Planning Commission wants progress in Farmington and intends to see that it is done the right way. He and **Brett Anderson** commented that they did not see big differences between the TMU and GMU zones. **Christy Alexander** said the building heights and lot widths vary, but many of the same uses are allowed.

Brett Anderson referenced the March 26th letter and asked the applicant are you suggesting that the Planning Commission’s obligation to review a rezone application as per the 3 or 4 criteria set forth in the ordinance is somewhat changed or different because of your prior agreements? And is the Planning Commission still bound by the ordinance?

In response **Scott Harwood** said no to the first question, and he said it is key that the Planning Commission review the application as per the ordinance.

Brett Anderson asked if it is fair to say that the agreements are more background information, and **Scott Harwood** said yes.

Mack McDonald asked the applicant what is meant by the terms congruent or “contiguous” in relation to the terms “east” and “west” mentioned in his letter in relation to the road. **Scott Harwood** said that Park Lane provides the dividing line between development to the “east” and areas that they desire to develop to the “west”.

Mack McDonald said there were too many missing pieces, and he would vote to table the request.

Scott Harwood requested that the Commission make a decision either way tonight, and get the application to the City Council.

Motion:

Mack McDonald made a motion to table the request until the Planning Commission meeting on April 25, 2013. The motion was seconded by **Rebecca Wayment** and approved by Commissioners **Dutson, Kaufman, McDonald, Murri** and **Wayment**. Commissioner **Anderson** did not vote one way or the other regarding the motion.

CONDITIONAL USE/SITE DEVELOPMENT PLAN APPLICATION

#4 – Maverik – (Public Hearing) – Applicant is requesting conditional use and site plan approval to demolish and construct a new gas station at its present location – 957 West Shepard Lane (1.514 acres) – in a C (General Commercial) zone (C-2-13)

Christy Alexander explained that Maverik would like to construct a larger building and place additional gas pumps on their property. Parking will be located in front of the building and near the pedestrian trail on the east. The site plan includes the required 15% open space and the fencing will remain the same.

Todd Meyers, Maverik, Inc., 880 West Center Street, North Salt Lake, said Farmington has been a great home for them and they are ready to construct a larger building and install additional gas pumps on this site. Several years ago they traded some property with Garbett Homes which gave Maverick additional frontage and will allow all of the parking stalls to be

located in front of the new store. There will be two tables and trellises in the picnic area next to the City trail. The existing building is 3000 square feet; the new one will be 4800 square feet, and the lights in the canopy will be recessed which will reduce glare. A separate conditional use permit will be required for signage.

Public Hearing:

The public hearing was opened at 8:15 p.m., and there were no comments.

Motion:

Brett Anderson made a motion to approve the conditional use and site plan submitted by Maverik, Inc. with the following conditions:

1. Sign regulations shall be followed for all signs throughout the site;
2. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots;
3. Fencing between Maverik and the existing residential neighborhoods shall remain as is.
4. Maverik shall submit a plan for trees/landscaping to City staff.

The motion was seconded by **Mack McDonald** and unanimously approved.

Findings:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community. The Maverik gas station is a great asset to the community and provides a convenient location to fuel vehicles traveling throughout the county;
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use as it is a gas station only;
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development as it will be a much needed upgrade to the facilities that currently exist in the area;
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection and safe and convenient pedestrian and vehicular circulation;
6. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surrounding property; and
 - c. A need for essential municipal services which cannot be reasonably met.

OTHER BUSINESS

Mack McDonald asked if staff could provide more extensive information regarding notifications which are sent to residents regarding specific agenda items. **Kris Kaufman** said he had not seen signage on the Park Lane Village apartments and the illegal signs for Rose Cove apartments have not been removed. **Christy Alexander** said the City's code enforcement officer spoke with Rose Cove.

ADJOURNMENT

Motion:

At 8:30 p.m. **Brad Dutson** made a motion to adjourn the meeting which was unanimously approved. (Second ?)



Bob Murri, Chairman
Farmington City Planning Commission