

**FARMINGTON CITY
PLANNING COMMISSION MEETING
May 16, 2013**

WORK SESSION

Present: Commissioners Brett Anderson, Brad Dutson, Brigham Mellor and Mack McDonald, Alternate Commissioner Nate Creer, Community Development Director David Petersen, and Recording Secretary Cynthia DeCoursey. Commissioners Bob Murri, Kris Kaufman and Michael Nilson, and alternate Commissioner Rebecca Wayment were excused.

#3 – Tory McDonald – modification of a 2-lot subdivision and a special exception to allow an accessory building at 386 North 100 East

The Commission discussed various issues regarding this request.

#4 – The Haws Companies’ request to amend the General Plan

David Petersen reported that this amendment was withdrawn by the applicant.

#5 – Lagoon’s request for an electronic message sign at 653 North Main Street

Following a brief discussion, the Commission agreed to consider an additional condition stating that the sign must remain in good working condition.

REGULAR SESSION

Present: Commissioners Brett Anderson, Brad Dutson, Brigham Mellor and Mack McDonald, Alternate Commissioner Nate Creer, Community Development Director David Petersen, and Recording Secretary Cynthia DeCoursey. Commissioners Bob Murri, Kris Kaufman and Michael Nilson, and alternate Commissioner Rebecca Wayment were excused.

#1 – Minutes

Motion:

Brigham Mellor made a motion to approve the Minutes of the April 25, 2013 Planning Commission Meeting. Brad Dutson seconded the motion which was unanimously approved.

#2 – City Council Report

David Petersen reported that the City Council approved several zoning text amendments, an update to the Trails Master Plan, and a temporary beer license request for the Steel Fist Fight Night to be held at the Davis County Fairgrounds.

SUBDIVISION APPLICATION

#3 – Tory McDonald – Applicant is requesting modification of a previous motion of approval of a two-lot subdivision by metes and bounds (lot split) and a special exception to allow an accessory building to straddle a lot line on property on .5128 acres located at 386 North 100 East in an OTR zone (S-15-12)

Tory McDonald, 386 North 100 East, said the accessory building is an eyesore and needs to be torn down.

Motion:

Brigham Mellor made a motion to remove the second condition of approval regarding this application (#2-15-12) as set forth in the approved minutes for the November 15, 2012 Planning Commission meeting and in the letter to the applicant dated November 29, 2012. The motion was seconded by Nate Creer and unanimously approved.

GENERAL PLAN MAP AMENDMENT APPLICATION

#4 – The Haws Companies – (Public Hearing) – Applicant is requesting a recommendation to amend the General Plan, or General Land Use Plan, map designations on property (16.19 acres) located north of 675 North and west of I-15 from CA/BP (Class A Business Park) to TMU (Transportation Mixed Use); (Z-1-13)

This item was withdrawn by the applicant.

CONDITIONAL USE APPLICATIONS

Item #5 – Davkris Investments LC – (Public Hearing) – Applicant is requesting conditional use approval to establish an electronic message sign in place of its current monument sign at 653 North Main Street (C-7-13)

David Petersen said that during the work session the Commission discussed the addition of a condition requiring the sign to be fully operable at all time.

Adam Leishman, 254 East 200 South, Lagoon representative, said he is in favor of the additional condition. Their existing electronic sign is serviced by YESCO who will also service the new sign, and they respond very quickly to any malfunction.

The Public Hearing was opened at 7:15 p.m.

Nola Nielson, 607 North Main Street, lives adjacent to Lagoon, and she is in favor of allowing Lagoon to have an electronic message sign. They have been a great neighbor to her, they have provided entertainment for many years, and they will do their best to comply.

The Public Hearing was closed at 7:16 p.m.

Brad Dutson thanked Lagoon for their patience throughout this process.

Motion:

Brad Dutson made a motion to grant conditional use approval for an electronic message sign to replace only the back lit portion of the existing monument sign at 653 North Main Street as requested subject to all applicable standards and ordinances set forth in the Farmington City Code and with the following conditions:

1. The dimensions of the sign shall be no larger than said back lit portion of the existing monument sign it is replacing.
2. The sign shall remain in good repair and fully functioning at all times.

The motion was seconded by **Brigham Mellor** and unanimously approved.

Findings:

The applicant must comply with all standards and ordinances regarding such signs, including but not limited to those set forth below. The proposed electronic message sign:

1. Shall conform to the goals, policies, and governing principles of the Comprehensive Plan for Farmington City;
2. Shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development; and
3. Shall 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.
 - a. **Illumination Measurement Criteria.** The illuminance of an electronic message sign shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the electronic message sign off, and again with the electronic message sign displaying a white image for a full-color capable electronic message sign, or a solid message for a single-color electronic message sign. All measurements shall be taken perpendicular to the face of the electronic message sign at the distance determined by the total square footage of the electronic message sign as set forth in the Sign Area Versus Measurement Distance table:

Sign Area Versus Measurement Distance		
Area of Sign sq. ft.		Measurement Distance (ft.)
10		32
50		71
100		100
200		141
<p>* For signs with an area in square feet other than those specifically listed in the table, the measurement distance may be calculated with the following formula: The square root of the product of the sign area and one-hundred.</p>		

- b. The difference between the off and solid-message measurements using the electronic message sign measurement criteria shall not exceed 0.3 foot-candles at night.
- c. Electronic message signs shall come equipped with automatic dimming technology that must automatically adjust the sign’s brightness in direct correlation with ambient light conditions not to exceed 15% of full brightness at night and 85% of full brightness at day.
- d. The minimum hold time between messages for an electronic message sign shall be no less than 3 seconds. Any such sign with a hold time less than 3 seconds shall be considered an animated sign and shall be prohibited.
- e. Fading, transitioning, or dissolving of images shall occur on an electronic message sign of no less than 1 second, but not to exceed 1.5 seconds, to reduce the abrupt “flashing” effect as the message on the sign changes from one image to another.
- f. All images on electronic message signs shall be full color RGB LED (Light emitting Diode). [Note: the RGB color model is an additive color model in which red, green, and blue light are added together in various ways to reproduce a broad array of colors. The name of the model comes from the initials of the three additive primary colors, red, green, and blue].

OTHER BUSINESS

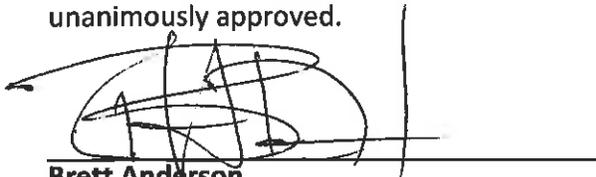
Regulating Plan Update

David Petersen reported that he and **Christy Alexander**, along with Traffic Engineers **Tim Taylor** and **Greg Haws**, drafted a street plan. The plan has the potential to bring property owners together, and staff has met with several of the large property owners and will meet with the others in the near future to obtain comments and feedback. He gave a brief overview of the process used to draft the street plan.

ADJOURNMENT

Motion:

At 7:40 p.m. **Mack McDonald** made a motion to adjourn the meeting which was unanimously approved.

A handwritten signature in black ink, appearing to read "Brett Anderson", is written over a horizontal line. The signature is somewhat stylized and includes a vertical line extending upwards from the right side.

Brett Anderson
Farmington City Planning Commission