

FARMINGTON CITY PLANNING COMMISSION MEETING

Wednesday, November 10, 2010

PLANNING COMMISSION STUDY/WORK SESSION

Present: Chairman Jim Young, Vice Chairman Randy Hillier, Commission Member Rick Draper, Nelsen Michaelson, and Michael Wagstaff, Alternate Commission Member Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission Members Steven Andersen and Brett Anderson were excused.

Chairman Young opened the meeting at 6:40 p.m.

(Agenda Item #1) – Approval of Minutes

There were no changes to the minutes of the Planning Commission meeting held Wednesday, October 27, 2010.

(Agenda Item #3) – Farmington City – Review of a first draft of a proposed demolition permitting ordinance (ZT-6-10)

Glenn Symes explained that the Planning Department has completed work on several major ordinances during the past two years and is in the process of working through several others. This ordinance is new—the concept has been discussed frequently by the City’s Historic Preservation Commission and is the next logical step to ensure that structures are properly permitted and documented prior to demolition. The ordinance currently has the following sections:

1. Requirements for a demolition permit;
2. The post-demolition plan including
 - a. Residential and non-residential
 - b. Short-term/temporary and long-term/permanent;
3. Requirement for compliance with all agencies involved in the demolition of a structure;
4. Enforcement and penalty for noncompliance.

The Commission discussed some of the following issues related to this issue::

- Possible penalties for noncompliance
- Suitable enforcement
- The type of structures which would require a demolition permit
- Whether or not remodeling would require a permit
- If the Ordinance would be too restrictive for residents
- Whether or not the removal of trees would be included

Mr. Symes said this is the first reading of this proposal, and he is waiting for advice from legal counsel regarding what the City should or should not include in the ordinance.

PLANNING COMMISSION REGULAR SESSION

***Present:** Chairman Jim Young, Vice Chairman Randy Hillier, Commission Members Steven Andersen, Rick Draper, Nelsen Michaelson, and Michael Wagstaff, Alternate Commission Members Brett Anderson and Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission Member Steven Andersen was excused.*

Chairman Young opened the meeting at 7:05 p.m., and **Michael Wagstaff** offered the opening prayer.

Approval of Minutes – (Agenda Item #1)

Chairman Young requested that two amendments be made to the minutes of the previous Commission meeting.

Motion

Rick Draper made a motion to approve the minutes of the October 27, 2010 Planning Commission Meeting with the two amendments. The motion was seconded by **Randy Hillier** and approved by Commission Members **Hillier, Draper, Michaelson, Wagstaff,** and **Nilson**. **Brett Anderson** abstained because he was absent.

City Council Report – (Agenda Item #2)

Glenn Symes gave a report of the City Council Meeting held on November 2, 2010:

- A modified Landscaping Plan for the Farmington Ranches Neighborhood Park was approved.
- The Council approved a request to rename parts of Burke Lane from I-15 west to 1875 West to Station Parkway and Red Barn Lane. However, several residents are upset by the decision, and it will be reconsidered at the next Council meeting.
- The Council approved a street vacation request on 1000 North which will not be finalized until the exact legal description is known. The old water lines will be replaced with standard 8-inch water lines, the street will be repaved, and curb and gutter will be installed. Resident **Jared May** has the potential for three lots on his property, and he has convinced the other property owners to participate in these improvements on 1000 North.
- A request from the Haws Companies to vacate an unused right of way within the Park Lane Commons Development was approved.
- The Council approved a request from **Cory** and **Heidi Ritz** to vacate a public utility easement and make a boundary line adjustment on Lots 1 and 2 of the Ritz Subdivision and to grant a waiver to the conservation subdivision requirements.

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- A Resolution to take Eminent Domain Action to acquire a future road across E&H Land in west Farmington was approved.

City Planner **David Petersen** gave additional details regarding the eminent domain possibility with E& H Land. He also explained in greater detail the action that was taken on the **Ritz** property.

Motion

Randy Hillier made a motion to move Agenda Item #4a to be heard prior to Agenda Item #3. The motion was seconded by **Rick Draper** and approved by Commissioner **Hillier, Draper, Michaelson, Wagstaff, Anderson, and Nilson**.

Miscellaneous (Agenda Item #4)

a. West Davis Corridor Update

Randy Jeffries, from the Utah Department of Transportation, said he enjoys working with Farmington City and other cities in the area to study transportation solutions and provide information regarding the proposed West Davis Corridor. **Dan Adams** from the Langdon Group was also present at the meeting. **Mr. Jeffries** explained that the main purpose of the proposed West Davis Corridor is to improve regional mobility--particularly peak mobility--and several secondary purposes are to improve the connections between transportation mode, support local growth objectives in the area, and increase options for pedestrian and bicycle and public transit.

During the Level 1 Screening, forty-six options or “alternatives,” were analyzed to determine if the three main criteria were met: (a) reduce delays, (b) reduce congestion, and (c) have adequate capacity. Several public open houses were held in August 2010 to assist in the decision-making process. The meetings held in Farmington were well attended, and residents expressed concerns regarding the impact a potential transportation corridor would have on homes, neighborhoods, environmental issues, Farmington Bay and the Davis County Fairgrounds. Following these open houses, 32 alternatives were eliminated, and 14 were advanced for further review. Three alignments for Farmington are still being considered because they function well and offer relief from delay time.

Level 2 Screening will evaluate whether or not the 14 alternatives meet the future transportation needs of this area while minimizing community and environmental impacts. Alternatives that meet these criteria will be advanced for final consideration. The screening criteria for Level 2 will include:

- Natural resources such as wetlands and wildlife areas;
- Agricultural areas;
- Community facilities, homes, parks;
- Access to pedestrian and transit facilities;
- Access to other modes of transportation;
- Local land use and transportation plans;
- Costs and constructability.

There were questions from the Commission regarding the costs which will be involved, whether or not the modeling has taken into consideration staggered work schedules and telecommuting, which

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criteria carries the most weight, and if a pedestrian/bicycle trail would be included. **Mr. Jeffries** replied that costs have not been considered up to this point, and while there has been some consideration for people working at home or telecommuting, the model provided by the Wasatch Front Regional Council shows that congestion will increase regardless of that issue. He said none of the criteria have been weighted. He predicted that the West Davis Corridor would be similar to Legacy Parkway, but details concerning the design and a possible trail will not be considered until after a final decision has been made. **Mr. Jeffries** pointed out that traffic congestion in the area is projected to triple in the next few years, and that even with these proposed transportation alternatives, there is a need for people to make changes with regard to transportation.

UDOT will host additional open houses in February 2011 to present the results of the Level 2 screening and share with the public the alternatives that will advance to the next level. He invited the Commission to visit the website and to sign up for email updates.

Farmington City – Review of a first draft of a proposed demolition permitting ordinance (ZT-6-10) (Agenda Item #3)

Glenn Symes explained that this is an initial draft of a Demolition Ordinance which he reviewed in the work session. The Commission raised questions such as why the City would need such an ordinance and what authority the Planning Department would have concerning the determination and enforcement of the post-demolition plan. The Commission agreed to submit their comments to **Mr. Symes** over the next few weeks, and the proposal will be considered again at the December 9th Planning Commission meeting.

b. Miscellaneous

Glenn Symes referred to an article he included in the staff report titled, “The New Urbanity: The Rise of a New America,” and there was a brief discussion of trends which may occur in Utah.

ADJOURNMENT

Motion

Michael Wagstaff made a motion to adjourn the meeting. The motion was seconded by **Nelsen Michaelson**, and it was approved by Commission Members **Hillier, Draper, Michaelson, Wagstaff, Anderson,** and **Nilson**. The meeting was adjourned at 8:20 p.m.

Jim Young, Chairman
Farmington City Planning Commission