

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, December 10, 2009

PLANNING COMMISSION STUDY/WORK SESSION

Present: Chairman John Bilton, Commission members Rick Draper, Randy Hillier, Craig Kartchner, Michael Wagstaff and Jim Young, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commissioner Steve Andersen was excused.

Chairman Bilton began the study session at 6:45 p.m.

(Agenda Item #3) – Farmington Square, LLC – Applicant is requesting a recommendation for a proposed street vacation of a portion of Burke Lane. The proposed vacation affects a portion of Burke Lane approximately 700 feet in length running between I-15 and approximately 1200 West (STR-4-09).

David Petersen said this item was removed from tonight's agenda. He explained that more time was needed to review the issues involved with the Cook property, and Rich Haws also asked that it be postponed to a later meeting.

(Agenda Item #4) – Farmington Square, LLC – Applicant is requesting a recommendation for a proposed street-cross section within the Mixed-Use District that is not listed in the City's Development Standards. The request for an amended cross-section is a result of an existing high pressure gas line in the area (STR-6-09).

David Petersen said this item was also removed from the agenda. He gave a brief overview of the request and said the developer does not want any public roads in this 12-acre site plan--he would like all of them to be private. He said the roads inside this development are not significantly different from the City's standards, but the ordinance may not accommodate the request. Chairman Bilton asked why the developer does not want any of the roads to be public, and Mr. Symes replied that they want the ability to control access to the property. They do not want to deal with public right-of-way issues such as lewdness, smoking, protests, etc. Mr. Petersen said the City Attorney advised staff to continue pressing for at least pedestrian connectivity within this development.

Miscellaneous - (Agenda Item #5)

Mr. Petersen said Mayor Harbertson would like to conduct interviews for future Planning Commission members on Tuesday, December 15 at 4:00 p.m. He and Council member Cory Ritz will be in attendance, and he requested that the Planning Commission Chairman and one member of the Commission also attend. There are currently five applicants, and the deadline is Friday, December 11th.

The study session ended at 7:02 p.m.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman John Bilton, Commission members Rick Draper, Randy Hillier, Craig Kartchner, Michael Wagstaff and Jim Young, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commissioner Steve Andersen was excused.

Chairman Bilton opened the meeting at 7:00 p.m. and offered the invocation. He welcomed **Chris Hansen** who is a Planning Commission applicant.

Approval of Minutes - (Agenda Item #1)

Motion

Rick Draper made a motion to approve the minutes of the November 12, 2009 Planning Commission meeting. **Craig Kartchner** seconded the motion, and it was unanimously approved.

City Council Report - (Agenda Item #2)

Glenn Symes said two City Council meetings were held since the November 12, 2009 Commission Meeting. At the meeting held on November 17, 2009, a minor lot line adjustment was approved. The Council also approved elevations for homes to be built by DR Horton and Richmond American in the Old Farm Subdivision. He said some of the suggestions made by the Commission were taken into account, but staff was not able to require all of the items which were discussed.

Farmington Square, LLC – Applicant is requesting a recommendation for a proposed street vacation of a portion of Burke Lane. The proposed vacation affects a portion of Burke Lane approximately 700 feet in length running between I-15 and approximately 1200 West (STR-4-09). (Agenda Item #3)

This item was removed from the agenda during the work session.

Farmington Square, LLC – Applicant is requesting a recommendation for a proposed street-cross section within the Mixed-Use District that is not listed in the City’s Development Standards. The request for an amended cross-section is a result of an existing high pressure gas line in the area (STR-6-09). (Agenda Item #4)

This item was also removed from the agenda during the work session.

Miscellaneous - (Agenda Item #5)

1. 2010 Calendar

The Planning Commission reviewed the calendar for 2010, and it was approved. However, several of the commissioners requested that the Tuesday, November 9, 2010 meeting be changed to Wednesday, November 10, 2010, if possible.

2. 2010 Election

Chairman John Bilton expressed his appreciation for each member of the Commission. He commended them on their preparation and diligence and said Farmington City has been well served by each member. He said the tradition in Farmington has been to have the Chairman of the Planning Commission serve for a one-year term.

Motion

Craig Kartchner made a motion to nominate **Jim Young** as the Planning Commission Chairman for the year 2010. **Randy Hillier** seconded the motion, and it was unanimously approved.

Motion

Michael Wagstaff made a motion to nominate **Craig Kartchner** as the Planning Commission Vice Chairman for the year 2010. **Rick Draper** seconded the motion, and it was unanimously approved.

Chairman Bilton described certain aspects of the approval process said he would attend the interviews for prospective Commission members which will be conducted on Tuesday, December 15th at 4:30 p.m. He said **Mayor Harbertson** and **Cory Ritz**, City Council member, would also be in attendance, and he requested that one member of the Planning Commission attend with him. It was determined that **Randy Hillier** would attend the meeting.

ADJOURNMENT

Motion

Rick Draper made a motion that the meeting be adjourned. **Michael Wagstaff** seconded the motion, and it was unanimously approved. The meeting adjourned at 7:30 p.m.

John Bilton, Chairman
Farmington City Planning Commission