

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, February 10, 2011

WORK SESSION

Present: Chairman Randy Hillier, Commission Members Steven Andersen, Nelsen Michaelson, and Michael Nilson, Alternate Commission Members Brett Anderson and Kris Kaufman, Community Development Director David Petersen, and Recording Secretary Cynthia DeCoursey. Commission Members Rick Draper, Michael Wagstaff and Jim Young were excused.

Chairman Randy Hillier began the work session at 6:35 p.m., and the Commission reviewed the following items:

Alice Miller/Jon Neese – (Public Hearing) – Applicant is requesting approval of a two-lot subdivision by metes and bounds (lot split) consisting of 1.109 acres located at 251 East State Street in the OTR zone. (S-2-11)

David Petersen explained that the applicant is requesting a two-lot subdivision on this property. The west lot with an existing house is 24,687.27 square feet, and the east lot is 23,601.60 square feet which meets the minimum lot size standard for the OTR zone. However, the lots do not meet the minimum lot width of 85 feet, but approval may be granted if the standards listed in Section 11-17-040(4) of the zoning ordinance are met. There was discussion regarding the existing curb and gutter, the possible installation of a sidewalk, and a survey error concerning the State Street right-of-way.

Destination Homes – (Public Hearing) – Applicant is requesting approval of a conditional use permit for the operation of a sales office in a model home located at 712 North 1875 West on Lot 202 of the Spring Creek Subdivision, Phase II. (C-1-11)

There was a brief discussion of this request for a conditional use permit and the conditions which are attached to the proposed motion.

CenterCal – Applicant is requesting approval of a coordinated project sign program for the Station Park Development (SP-1-08)

Mr. Petersen said he would provide detailed information regarding a Sign Criteria Manual submitted by CenterCal and their request for three 100-foot high pylon signs during the regular session.

REGULAR SESSION

Present: Chairman Randy Hillier, Vice Chairman Jim Young, Commission Members Steven Andersen, Rick Draper, Nelsen Michaelson, Michael Nilson, and Michael Wagstaff, Alternate Commission Members Brett Anderson and Kris Kaufman, Community Development Director David

Petersen, and Recording Secretary Cynthia DeCoursey. Commission Members Rick Draper, Michael Wagstaff and Jim Young were excused.

Chairman Hillier opened the meeting at 7:00 p.m., and an opening prayer was offered by Commissioner **Steven Andersen**.

MINUTES

Motion

Steven Andersen made a motion to approve the minutes of the January 27, 2011 Planning Commission Meeting. The motion was seconded by **Nelsen Michaelson** and approved by Commission Members **Andersen, Kaufman, Michaelson, and Nilson**. **Brett Anderson** abstained because he did not attend the meeting.

SUBDIVISION APPLICATION

Alice Miller/Jon Neese – (Public Hearing) – Applicant is requesting approval of a two-lot subdivision by metes and bounds (lot split) consisting of 1.109 acres located at 251 East State Street in the OTR zone. (S-2-11)

Mr. Petersen explained that because neither lot meets the minimum lot width of 85 feet, the standards listed in Section 11-17-040(4) of the zoning ordinance must be met. There is curb and gutter the full length of the property from east to west, but since there is no sidewalk, an extension agreement with the City to provide a sidewalk will be necessary.

Jon Neese, Real Estate Agent, 457 Welling Way, said this lot split will enhance the area and be an improvement to the City.

Public Hearing

Chairman Hillier opened the public hearing at 7:10 p.m. There was no one from the public to speak regarding this request, and the public hearing closed at 7:10 p.m.

Motion

Michael Nilson made a motion to approve the two-lot subdivision by metes and bounds (lot split), subject to all applicable Farmington City development standards and ordinances and the following conditions and findings:

1. The applicant must comply with all requirements set forth in Section 11-17-040(4) of the subdivision for lots less than 85 feet but greater than 70 feet in width.
2. The property owner must convey any interest she or he may, or may not have, of the State Street right-of-way to Farmington City prior to or concurrent with the creation of the lot split.
3. The applicant must enter into an extension agreement with the City to provide a sidewalk in the future which will run the full length of the State Street frontage for both lots.

Findings

1. Approximately half of the parcels in the OTR zone are less than 85 feet in width, and many of these predate zoning ordinances in Farmington. The OTR zone was intended to be flexible to accommodate requests such as this is the older part of town.
2. A building lot must front a public street (Section 11-2-020(52)) and may not include a street. Any interest the property owner has in the public right-of-way should be conveyed to Farmington City.
3. Street and other related improvements are required by ordinance for any subdivision in the City. The north side of State Street is improved, except for sidewalk. Furthermore, no sidewalk exists east or west of the site. The City usually does not require the actual construction of a sidewalk unless it ties to another sidewalk. Instead, it usually requires property owners to enter into an extension agreement for the future construction of the sidewalk.
4. Both lots easily meet the minimum area standards as set forth in the OTR zone.

The motion was seconded by **Brett Anderson** and approved by Commission Members **Andersen, Anderson, Kaufman, Michaelson, and Nilson**.

CONDITIONAL USE APPLICATION

Destination Homes – (Public Hearing) – Applicant is requesting approval of a conditional use permit for the operation of a sales office in a model home located at 712 North 1875 West on Lot 202 of the Spring Creek Subdivision, Phase II. (C-1-11)

David Petersen advised the Planning Commission to include proper conditions in the motion which require compliance with the City's signage regulations.

Targhee Child, 1924 North 2950 West, Clinton, said the model home is finished, and there will be one staff member on site who will park their vehicle in the garage. Two parking stalls in the driveway will be available for visitors. The hours of operation will be from 11:00 a.m. to 6:00 p.m. Monday through Saturday, and they anticipate 1-2 visitors per day. He informed the Commission that there will be a variety of homes located on 33 lots in the Subdivision.

Public Hearing

Chairman Hillier opened the public hearing at 7:15 p.m. There was no one from the public to speak regarding this item, and the public hearing was closed.

Motion

Nelsen Michaelson made a motion to approve the conditional use permit for the operation of a sales office in a model home on Lot 202 of the Spring Creek Subdivision with the following conditions and findings subject to all applicable City codes, development standards and ordinances:

1. Permanent signs on the site of the model home and sales office are prohibited. The size and location of signs must be in compliance with provisions of the zoning ordinance in which the use is located. All signs must be removed when the activity ends.
2. Sign regulations shall be followed for all signs throughout the subdivision(s) represented by this sales office.
3. No loud speakers or amplifying sound devices shall be used in conjunction with the temporary office.
4. 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. Search lights shall not be permitted.
5. Conduct of the temporary use shall be limited to hours between 8:00 a.m. and 8:00 p.m.
6. No portable restroom facilities are allowed on site. Restrooms must be provided inside the model home/sales office.
7. The use granted is solely for purposes of a sales office associated with the subdivision on which it is located, and no other commercial activities of any kind shall be associated with this use permit.
8. The sales office may be used until the last lot in the subdivision is sold. If the office is located in the area of the home intended for the garage, any alterations made to accommodate the office shall be removed, and the space shall be converted to function as a garage upon termination of that temporary office.
9. Parking areas for the model home/sales office shall be appropriate hard surfaces and will be removed at the time the sales office is closed and the model home is converted for sale as a single family residence.

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 because it will contribute to the success of Destination Homes as they market and build on the lots.
2. A model home has already been approved and built on the site.
3. If the conditions of approval are met, the proposed use will comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. Signage inconsistent with the sign ordinance is not compatible with the goals, policies, and principles of the Comprehensive General Plan, and the associating compliance of all signs in the Subdivision will ensure that the goals of the General Plan are met.
5. The proposed use is compatible with the new phases of the Spring Creek Subdivision in the area.

The motion was seconded by **Kris Kaufman** and approved by Commission Members **Andersen, Anderson, Kaufman, Michaelson, and Nilson.**

Motion

Steven Andersen made a motion to authorize staff to amend the zoning ordinance and create a template document which will allow the Planning Department to approve this type of conditional use

permit and will not require Planning Commission approval. **Michael Nilson** seconded the motion which was approved by Commission Members **Andersen, Anderson, Kaufman, Michaelson, and Nilson.**

OTHER BUSINESS

CenterCal Properties – Applicant is requesting approval of a coordinated project sign program for the Station Park Development (SP-1-08)

Mr. Petersen said CenterCal recently submitted a proposal for the installation of three signs in the Station Park development. The standards in the development agreement, CenterCal’s Criteria Manual, and site plan and elevation information specific to the proposed 100-foot high pylon signs are included in the staff report and will be discussed by the Commission.

Craig Trottier, 42 North 650 West - Kaysville, representative from Center Cal Properties, said the three signs are designed primarily for their anchor tenants. Each sign is 10 feet x 20 feet with six panels and will include the name and logo of tenants in the development. He said the signs were critical to their leasing efforts and will be vital to the success of their tenants because of the challenging location and lack of visibility from the major roadways in the area. CenterCal’s Sign Criteria Manual is very specific, and each of their tenants is required to approve it along with their lease agreement. They have different criteria for each section of the Station Park development. The attention to detail is critical in order to have high quality signs which will enhance the architectural look of the development.

Mr. Petersen pointed out the exact locations of the signs. He said the development agreement allows for four signs, and a Commission Member suggested the possibility of locating a fourth sign near the Haws Companies development. **Mr. Trottier** said it is unlikely they will use a fourth sign because of the costs which are involved.

Jeff Krantz, Account Executive with Young Electric Sign Company (YESCO), said his company has tried to compile accurate plans because they realize that the signs are very critical to the tenants. He said it is difficult to portray the exact positioning of the signs from all of the different angles. He mentioned that the high-voltage power line poles in the area are approximately 130-foot tall and provide a reference point for the 100-foot tall pylon signs. He also pointed out that because the area is so unique in its configurations and visibility issues, there are no adequate comparables. YESCO plans to have the first sign completed and installed in time for the Harmon’s opening on April 15, 2011, and they plan to finish the other two signs by the end of April. When a suggestion was made to install a billboard sign, **Mr. Krantz** said billboards are regulated by state and federal standards and require permits because they are not on-premise signs, and it would be a long and difficult process.

There was additional discussion concerning the City’s Title 15 sign standards, the location and visibility of the pylon signs, the type of materials and colors which will be used, the strength of the signs, prohibited signs, window and wall signs, directional signs, etc. The Commission also reviewed CenterCal’s Sign Criteria Manual which is even more detailed than the City’s sign standards.

Motion

Brett Anderson made a motion to approve the pylon signs as proposed and continue the discussion regarding the sign program on Tuesday, February 15, 2011 at 7:00 p.m. Approval of the pylon signs is subject to the approval of the sign program. The motion was seconded by **Nelsen Michaelson** and approved by Commission Members **Andersen, Anderson, Kaufman, Michaelson,** and **Nilson**.

MISCELLANEOUS

- **West Davis Corridor Open House – Mr. Petersen** informed the Commission that the Open House held in west Farmington on February 9th was informative and well attended. He distributed a map of the proposed West Davis Corridor which included a table comparing impacts of alternatives A, and C. The Commission discussed possible impacts on residential areas, business developments, parks, trails, wetlands, wildlife, and community facilities.
- The City has hired a new Assistant Planner, **Christy Alexander**, and she will be introduced during the February 15, 2011 City Council meeting.

ADJOURNMENT

Motion

Nelsen Michaelson made a motion to adjourn the meeting, and it was approved by Commission Members **Andersen, Anderson, Kaufman, Michaelson,** and **Nilson**. The meeting was adjourned at 8:30 p.m.

Randy Hillier, Chairman
Farmington City Planning Commission