

FARMINGTON CITY SPECIAL PLANNING COMMISSION MEETING

Tuesday, February 15, 2011

*Present: Chairman Randy Hillier, Vice Chairman Jim Young, Michael Nilson, Steven Andersen, Nelsen Michaelson, Kris Kaufman, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Planning Secretary Melissa Jackson. Commissioners Michael Wagstaff, Rick Draper and Brett Anderson were excused. **Craig Trottier** with CenterCal was also in attendance.*

Chairman Hillier began the meeting at 7:20 p.m., and the following item was reviewed:

Request from CenterCal for approval of their Station Park Project Sign Program

Background Information

David Petersen reminded the Commissioners that they approved the site plan and elevations for three 100' pylon signs on February 10, 2011—subject to approval of the Station Park Project Sign Program. He said the City's sign regulations and standards for Station Park are three fold:

1. All signs must be consistent with an approved coordinated project sign program required by development agreement between the applicant and Farmington City.
2. The approved coordinated project sign program must be consistent with any standards in said agreement but not included in the program.
3. Any standard set forth in Title 15 of the Farmington City Code not contained in the sign program or the development agreement shall apply.

There was a lengthy discussion of issues associated with this request, including the following:

- Addition of a section enabling the Sign Program to be amended by the Planning Commission or the developer to amend the sign program, if necessary, with a clearly defined process to do so;
- The inclusion of a section for "coming soon" and/or other promotional signs;
- The table on p. 45 may need to specify that if a sign is over 60,000 square feet, it will require approval by the Landlord or Title 15, whichever is more restrictive;
- The table on p. 46 needs to include clear definitions of various sign types;
- The inclusion of labeled photographs of each sign;
- Specify that these conditions must be met within 60 days;
- Addition of a section to the development agreement which would include a process to amend the sign program.

Motion

Nelsen Michaelson made a motion to approve the Station Park Project Sign Program as set forth in the Sign Criteria Manual prepared by the applicant, subject to the following conditions and findings:

1. The sign types shown on the tables must be clearly defined and match word for word the signs in the definition section of the program with labeled photographic representation for each sign type.

2. Criteria for tenants greater than 60,000 square feet in size as shown on the tables must be defined.
3. Add a section to the Development Agreement clearly defining an amendment process to the sign program.
4. References to Section 5.7 should be removed from the program.
5. Rename the sign criteria manual as the "Project Sign Program".
6. City staff and CenterCal shall have 60 days to combine efforts to define an amendment process and refine the Project Sign Program.

The motion was seconded by **Jim Young** and approved by Commission Members **Andersen, Nilson Michaelson** and **Young**. Commission Member **Kris Kaufman** did not approve.

Findings

1. The sign types on the table are not defined terms; moreover, wall sign criteria should not be left solely to a landlord if it is inconsistent with standards elsewhere as part of the three-part approach. This will cause confusion as the ordinance is administered.
2. Most problems with standards such as these are indentified as attempts are made to apply the regulations. A process to amend the program must be in place to address any unforeseen circumstances.
3. Section 5.7 is currently a blank Section in the program and should be removed.

ADJOURNMENT

Motion

Steven Andersen made a motion to adjourn the meeting. It was approved by Commission Members **Andersen, Draper, Kaufman, Michaelson, Nilson, and Young**, and the meeting was adjourned at 8:45 p.m.

Randy Hillier, Chairman
Farmington City Planning Commission