

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, February 24, 2011

PLANNING COMMISSION STUDY/WORK SESSION

***Present:** Chairman Randy Hillier, Vice Chairman Jim Young, Commission Members Steven Andersen, Rick Draper, Nelsen Michaelson, Michael Nilson and Michael Wagstaff, Alternate Commission Member Brett Anderson, Community Development Director David Petersen, Associate City Planner Christy Alexander and Recording Secretary Cynthia DeCoursey. Alternate Commission Member Kris Kaufman was excused.*

Chairman Hillier began the work session at 6:45 p.m. and asked **Michael Nilson** to provide some background regarding the proposed Military Veterans Memorial at the Farmington City Cemetery. **Mr. Nilson** explained that in 2010, the American Legion approached the City and requested a new flag pole for the Cemetery--the existing one was not in working order and was being encroached upon by a large tree. **Mayor Harbertson** suggested building some type of a Memorial in addition to a new flag pole, and he asked **Mr. Nilson**, an architect, to draw up a preliminary plan. The American Legion was thrilled with the plan and agreed to assist with the fundraising. The City was able to trade several cemetery plots to obtain a sufficient piece of property, and the Memorial will be constructed in the northwest corner of the Cemetery.

PLANNING COMMISSION REGULAR SESSION

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

Chairman Hillier began the regular session at 7:00 p.m. and welcomed those in attendance, including a Boy Scout and his father from Centerville. Commissioner **Jim Young** offered the opening prayer.

#1 – Minutes

Motion

Steven Andersen made a motion to approve the minutes of the February 10, 2011 Planning Commission. The motion was seconded by **Michael Nilson** and approved by Commission Members **Andersen, Draper, Michaelson, Nilson, Wagstaff,** and **Young**. Commission Members **Draper, Wagstaff,** and **Young** abstained because they did not in attend the meeting.

#2 – City Council Report

- The City Council approved the open space waiver request for the two-lot **Humphrey** Subdivision with the condition that the property owner provides comparable compensation in lieu of the mandatory conservation easement normally required—in this case 2,849 square feet.

CONDITIONAL USE APPLICATION

#3 – Farmington City – (Public Hearing) – Applicant is requesting approval of a site plan and conditional use permit for the construction of a Military Veterans Memorial on the Farmington City Cemetery grounds at 200 East 551 South in a Public/Private Recreation Open Space and/or Parks Very Low Density zone. (C-2-11)

Michael Nilson recused himself from any discussion on this item because he participated in the design of the Memorial.

Background Information

Associate City Planner **Christy Alexander** and members of the Commission provided information regarding this item and said there are currently 135 veterans buried in the Cemetery. Their names will be laser etched onto granite tiles, and additional names may be added in the future. There will be three flagpoles and five 12-inch diameter military emblems signifying the five arms of the military. The current plaque will be transferred to the new Memorial, and a new dedication plaque will be designed. No City funds will be used—private donations will cover all of the costs. The Memorial will become a landmark in Farmington and will offer citizens a place to reflect on and commemorate those who have served their country. The City would like to finish the construction prior to Memorial Day 2011, but if it is not complete by then, the dedication will be held on July 4, 2011.

Chairman Hillier opened the public hearing at 7:10 p.m.

Jerry Naylor, 508 South 200 East, asked why the City is proposing that the Memorial be located on the northwest corner in close proximity to such a busy road.

Chairman Hillier responded and said the Cemetery is nearly full, and there simply is no other location which has sufficient space. He closed the public hearing at 7:15 p.m.

Motion

Jim Young made a motion to approve the site plan and conditional use permit for the construction of a Military Veterans Memorial at the Farmington City Cemetery with the following conditions and findings:

1. Sign regulations shall be followed for all signs throughout the Memorial.
2. 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.
3. The use granted is solely for purposes of a Memorial associated with the Cemetery on which it is located, and no other recreational activities of any kind shall be associated with this use permit.
4. Parking areas for the Memorial will be shared with those of the Cemetery, and no additional parking shall be constructed.

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;
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;

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4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development;
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
6. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surrounding property; and
 - c. A need for essential municipal services which cannot be reasonably met.

The motion was seconded by **Rick Draper** and approved by Commission Members **Andersen, Draper, Michaelson, Wagstaff,** and **Young**. **Michael Nilson** abstained.

ZONING MAP AMENDMENT

#4 – Miller Meadows – (Public Hearing) – Applicant is requesting a recommendation of approval for a Preliminary Master Plan for a Planned Unit Development (PUD) encompassing 58.3 acres and consisting of 115 lots for the Miller Meadows Subdivision located at approximately 600 West in an AE zone.

At the applicant's request, this item was cancelled prior to the meeting.

OTHER BUSINESS

1. West Davis Corridor meeting held at the Community Center on Wednesday, February 23, 2011

David Petersen reported that the town hall meeting concerning the West Davis Corridor was well attended. **Mayor Harbertson** presented a time line of the events that have taken place through the years related to the Corridor. There were comments from the public until 10:00 p.m. Many residents were not pleased that the City Council adopted the Resolution without public input.

2. Station Park Development

The Commission asked for an update on the Station Park Development. **Mr. Petersen** said the Harmon's store will open May 1, 2011, and Cinemark plans to open on June 1, 2011. He said the City has received six more building permit applications, and he offered to prepare a list for the Commission to review at the next Planning Commission meeting.

ADJOURNMENT

Motion

Nelsen Michaelson made a motion to adjourn the meeting, and it was approved by Commission Members **Andersen, Draper, Michaelson, Nilson, Wagstaff,** and **Young**. The meeting adjourned at 7:30 p.m.

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Randy Hillier, Chairman
Farmington City Planning Commission