

**FARMINGTON CITY PLANNING COMMISSION MEETING**  
Thursday, March 24, 2011

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**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 Kris Kaufman, Associate City Planner Christy Alexander, Planning Secretary Heidi Gordon and Recording Secretary Cynthia DeCoursey. Alternate Commission Member Brett Anderson was excused.

The Commission held a brief work session at 6:50 p.m. and discussed the minutes of two previous Planning Commission meetings and the request for a conditional use permit.

**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, Alternate Commission Member Kris Kaufman, Associate City Planner Christy Alexander, Planning Secretary Heidi Gordon and Recording Secretary Cynthia DeCoursey. Alternate Commission Member Brett Anderson was excused.

**Chairman Hillier** opened the meeting at 7:05 p.m. and welcomed those in attendance. He introduced the new Planning Secretary for Farmington City, **Heidi Gordon**, and an opening prayer was offered by Commission Member **Nelsen Michaelson**.

**Minutes – February 15, 2011 and February 24, 2011 Meetings**

**Motion: Steven Andersen** made a motion to approve the minutes of the February 15, 2011 Planning Commission Meeting with the amendment discussed during the work session. The motion was seconded by **Rick Draper** and approved by Commission Members **Andersen, Draper, Kaufman, Michaelson, Nilson, and Young**. **Michael Wagstaff** abstained because he did not attend the meeting.

**Motion: Steven Andersen** made a motion to approve the minutes of the February 24, 2011 Planning Commission Meeting. The motion was seconded by **Rick Draper** and approved by Commission Members **Andersen, Draper, Kaufman, Michaelson, Nilson, Wagstaff** and **Young**.

**CONDITIONAL USE APPLICATION**

**Lodder Homes – (Public Hearing) – Applicant is requesting approval of a conditional use permit for a sales office in a model home on Lot 317 of the Spring Creek Subdivision at 553 North Spring Creek Drive in an AE zone. (C-4-11)**

**Christy Alexander** said staff is recommending approval of this request.

**Pete Lodder** of Lodder Homes said there will be an employee in the sales office from 11:00 a.m. until 6:00 p.m. Monday through Saturday and the sales office will be open until all of the homes in the Subdivision are sold.

## Public Hearing

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

**Motion: Nelsen Michaelson** made a motion to approve the request for a conditional use permit for a sales office in a model home on Lot 317 of the Spring Creek Subdivision at 553 North Spring Drive in an AE zone with the following conditions and findings:

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 the 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 9:00 a.m. and 6:00 p.m.
6. No portable restroom facilities are allowed in site. Restrooms must be provided inside the model home/sales office.
7. The use granted is solely for the purpose 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 the temporary office.
9. Parking areas for the model home/sales office will be an appropriate hard surface to be removed at the time the sales office is closed and the model home is converted for sale as a single family residence.

## Findings for Approval

- a. 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 Lodder Homes as they market and build on lots in the subdivision.
- b. An on-site model home has already been approved.
- c. 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.
- d. Signage inconsistent with the sign ordinance is not compatible with goals, policies, and principles of the Comprehensive General Plan, and associating compliance of all signs in the subdivision that the sales office in the model home will serve, will ensure that the goals of the General Plan are met.
- e. The proposed use is compatible with the new phases of the Spring Creek Subdivision in the area.

## **ADJOURNMENT**

**Motion:** There was no other business, and **Michael Wagstaff** made a motion to adjourn the meeting. The motion was seconded by **Jim Young** and approved by Commission Members **Andersen, Anderson, Draper, Kaufman, Michaelson, Nilson, Wagstaff, and Young**. The meeting was adjourned at 7:15 p.m.

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**Randy Hillier, Chairman**  
**Farmington City Planning Commission**