

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, July 16, 2009

PLANNING COMMISSION STUDY/WORK SESSION

Present: Vice Chairman Jim Young, Commission members Steve Andersen, Geoff Butler, Rick Draper, Randy Hillier, Craig Kartchner, and Michael Wagstaff, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Chairman John Bilton was not in attendance.

(Agenda Item #1) - Approval of Minutes

Vice Chairman Jim Young pointed out the misspelling of Commissioner Randy Hillier's name in the minutes of the special meeting on Thursday, June 30, 2009.

(Agenda Item #3) – Garbett Homes – Applicant is requesting a recommendation of approval for a Final Plat for the Farmington Crossing South Phase 2 Subdivision located at approximately 750 North Spring Pond Drive in the Farmington Crossing Planned Unit Development (S-7-09).

Glenn Symes referred to the elevations of this request and said the applicant is proposing a change from attached to detached housing on eight units. The applicant believes the proposed design will be more marketable.

(Agenda Item #4) – Rick Wyss – (Public Hearing) – Applicant is requesting a recommendation of approval for an amendment to the Oakridge Farms Subdivision and recommendation for Final Plat for a three-lot subdivision on property located at 1442 North 1670 West (S-8-09).

Mr. Symes gave a brief background of this issue and said Mr. Wyss is requesting that the boundary lines be adjusted to create a third lot. He said staff is in agreement with the proposal.

(Agenda Item #5) – Farmington City – Applicant is requesting a conditional use permit for an amendment to the Farmington Ranches Park Master Plan for the Farmington Ranches Park located at approximately 1900 West Clark Lane between Farmington Ranches Subdivision Phases 3, 4, and 5 (C-10-08).

Mr. Symes advised the Commission to table this item and allow staff more time to research the relevant issues.

(Agenda Item #6) – Farmington Ranches HOA – (Public Hearing) – Applicant is requesting a conditional use permit for a landscape plan for common open space parcels A, B, and C of Phase 3 of the Farmington Ranches Subdivision (C-13-09).

Mr. Symes gave a brief overview of this item and referred to the material in the staff report. He said staff is proposing one change to condition #1 of the suggested motion, “the barrier between manicured lawn and natural vegetation must be approved by the City Council,” (City Council replaces “staff”). He also said the HOA would like to use a recycled product for the barrier, but the City’s consultant does not feel a barrier of this type would be adequate. He expected comments from the HOA regarding this issue.

(Agenda Item #7) – Farmington City (Public Hearing) – Applicant is requesting a recommendation of approval for proposed amendments to the City’s Sign Ordinance. The proposed changes include amendments to the temporary, political and residential sign regulations as well as billboards (ZT-3-09).

Jaysen Oldroyd, an attorney employed by Farmington City, reviewed the proposed amendments listed in the staff report. He stressed that the main purpose of these changes was to create consistency. There was specific discussion regarding the exclusion of billboards, the allowance of signs in right-of-way areas, and the durational requirements which may be involved. It was the general agreement of the Commission to hear public comment regarding this item and then table it to allow staff sufficient time to conduct further research.

PLANNING COMMISSION REGULAR SESSION

Present: Vice Chairman Jim Young, Commission members Steve Andersen, Geoff Butler, Rick Draper, Randy Hillier, Craig Kartchner, and Michael Wagstaff, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Chairman John Bilton was not in attendance.

Vice Chairman Young opened the meeting at 7:05 p.m. Steve Andersen offered the invocation.

Approval of Minutes - (Agenda Item #1)

Motion

Michael Wagstaff made a motion to approve the minutes of the June 26, 2009 Planning Commission Meeting. Geoff Butler seconded the motion, and it was approved. Commissioners Steve Andersen, Rick Draper, and Craig Kartchner abstained because they were not in attendance.

Michael Wagstaff also made a motion to approve the minutes of the Special Planning Commission Meeting on Thursday, June 30, 2009 with the correction of commission member Randy Hillier’s last name. Geoff Butler seconded the motion, and it was approved. Commissioners Steve Andersen, Rick Draper, and Craig Kartchner abstained because they were not in attendance.

City Council Report - (Agenda Item #2)

Mr. Symes reported the following:

1. The City Council approved the request from Lagoon to rezone some of their property to CR with an adjustment to exclude some of the property near Main Street.
2. The Council approved the vacation of property requested by **Steve Ballantyne**.
3. The Council approved nine units for the Nicholl's Nook PUD, but they did not approve the road width of 28 feet; they requested a width of 32 feet.
4. The Council approved the extension of the trail in the Farmington Ranches Subdivision.
5. The Council approved the Rice Farms Phase 3 proposal.
6. A contract was signed with **Soren Simonsen** who will serve as the professional representative on SPARC.
7. The joint City Council/Planning Commission meeting on July 21, 2009 has been changed. The meeting will be for the City Council only.

Garbett Homes – Applicant is requesting a recommendation of approval for a Final Plat for the Farmington Crossing South Phase 2 Subdivision located at approximately 750 North Spring Pond Drive in the Farmington Crossing Planned Unit Development (S-7-09). (Agenda Item #3)

Background Information

Mr. Symes referred to the original Master Plan which showed eight lots as attached units. The applicants are requesting that the eight attached units be changed to eight detached units. He said Staff considers this to be a minor change; however, the final plat must be approved by both the Planning Commission and the City Council.

Noel Ballstaedt of Sandy, Utah displayed larger site plans and answered several questions from the Commission. He said the units would be approximately 1500-1600 square feet with 2-car garages. The units will be subject to the same HOA provisions.

Motion

Craig Kartchner made a motion that the Planning Commission recommend approval of the proposed Final Plat for Farmington Crossing South Phase 2 with the following conditions:

1. Improvement drawings, including a grading and drainage plan and a SWPPP, prepared by the applicant, must be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Planning Department, Benchland Water District, and Central Davis Sewer District.
2. The applicant must comply with conditions set forth in the development agreement between the developer and the City established for the project and any amendments related thereto.
3. The applicant must convey an easement acceptable to the City on site (or off site near the boundary of the PUD) as per the master Development Agreement for the perimeter trail. Said easement may be used in the future by the City in the event UDOT does not provide a trail near

U.S. 89 and within the Burke Lane right-of-way or in the event UDOT does provide a trail at this location but it is removed for whatever reason.

Steve Andersen seconded the motion, and it was unanimously approved.

Findings for Approval

1. The Final Plan is in substantial compliance with the PUD Master Plan and that changes proposed are minor changes that do not require an amendment to the Master Plan.
2. The Final Plat meets all requirements for approval as set forth in Chapter 6 of Title 12 (Subdivisions).
3. The application is consistent with the Master Development Agreement and other agreements related thereto.

Rick Wyss – (Public Hearing) – Applicant is requesting a recommendation of approval for an amendment to the Oakridge Farms Subdivision and recommendation for Final Plat for a three-lot subdivision on property located at 1442 North 1670 West (S-8-09). (Agenda Item #4)

Background Information

Mr. Symes said this application is a request to correct a previous subdivision which was recorded without applicable City requirements. The proposal will create an additional lot between the southern portion of Lot 26 and the property to the north.

Public Hearing Opened

Vice Chairman Young opened the public hearing at 7:20 p.m.

Rick Wyss, 1442 North 1670 West, Farmington, explained that one of these properties would be included in the Oakridge subdivision, and the other two would be part of the Silverwood Subdivision.

Public Hearing Closed

The public hearing closed at 7:25 p.m.

Motion

Steve Andersen made a motion that the Planning Commission recommend to the City Council approval of an amendment to Lot 26 of the Oakridge Farms Plat and further recommend approval of the Final Plat associated with the proposed subdivision with the following conditions:

1. The applicant must submit and receive approval for a subdivision plat as per City Standard consisting of three lots.
2. All required public improvements shall be installed in accordance with the provisions of Chapter 8 of Title 12 and the City's Construction Standards and Specifications.

Michael Wagstaff seconded the motion, and it was unanimously approved.

Findings for Approval

1. The amendment to the Oakridge Farms Subdivision is appropriate in order to formalize previously recorded boundary adjustments and minor subdivisions on the subject properties.
2. The proposed subdivision is in compliance with all the standards set forth in the City's Zoning Ordinance.

(Agenda Item #5) – Farmington City – Applicant is requesting a conditional use permit for an amendment to the Farmington Ranches Park Master Plan for the Farmington Ranches Park located at approximately 1900 West Clark Lane between Farmington Ranches Subdivision Phases 3, 4, and 5 (C-10-08). (Agenda Item #5)

Background Information

Mr. Symes said this same item was tabled at the previous Planning Commission meeting to allow City staff to conduct additional research regarding funding and other issues. However, they are not ready to move forward. He asked the Planning Commission to table this item for an indefinite period of time.

Motion

Rick Draper made a motion to table the request for an amendment to the conditional use permit indefinitely to allow staff to gather necessary information and to properly re-notice the agenda item prior to its placement on a future agenda. Geoff Butler seconded the motion, and it was unanimously approved.

Farmington Ranches HOA – (Public Hearing) – Applicant is requesting a conditional use permit for a landscape plan for common open space parcels A, B, and C of Phase 3 of the Farmington Ranches Subdivision (C-13-09). (Agenda Item #6)

Background Information

Mr. Symes suggested that condition one “The barrier between manicured lawn and natural vegetation must be approved by staff” be changed to require approval by the City Council. He also said the City's landscape architect consultant does not believe the proposed material is sufficient. However, the HOA's proposal is consistent with the conservation easement.

Public Hearing Opened

Vice Chairman Young opened the public hearing at 7:30 p.m.

Anita Todd, HOA government relations officer, 207 Ironside Way, said the HOA is frustrated. They do not agree with the requirement to obtain approval from the City Council to install a barrier in the Farmington Ranches Subdivision. She emphasized that their application is in accordance with the

requirements in the conservation easement. She said the HOA is frequently asked why the landscaping has not been completed. The HOA does not want to install a cement barrier because it disturbs natural vegetation; they prefer a more natural looking barrier.

Gemmie Benson, 1855 Country Bend Circle, Vice President of the Farmington Ranches HOA for Phase 3, said there is a lot of open space in Phase 3. She said the barrier will need to cover a large area, and it needs to be both affordable and feasible. She informed the Commission that most of the residents in the area are young families, and the expense is a major concern.

Several issues were discussed: cost difference between a concrete barrier and the proposed barrier, reasonable buffers between the wetlands and the manicured area, the life of the product, etc. The Commission advised **Ms. Todd** to meet with both staff and the landscape architect to establish a plan prior to the City Council meeting.

Public Hearing Closed

Vice Chairman Young closed the public hearing at 7:50 p.m.

Motion

Craig Kartchner made a motion that the Planning Commission approve the request subject to all applicable Farmington City standards and ordinances and the following:

1. The barrier between manicured lawn and natural vegetation must be approved by the City Council.
2. The applicant obtains approval for the restoration of the ditch shown on parcel A from the City's Engineer.
3. That all areas set forth to be natural vegetation areas and/or wetlands areas be maintained as set forth in the approved conservation easement agreement.
4. Landscape plans shall comply with standards set forth in Chapter 7 of the Zoning Ordinance and shall be approved by City staff.
5. All modifications to public improvements within the right-of-way shall require an excavation permit from the City's Public Works Department.
6. All conditions of any site plan approval shall be conditions of the conditional use permit.
7. The HOA may not commence work until a conditional use permit has been issued by the City.

Michael Wagstaff seconded the motion, and it was unanimously approved.

Findings for Approval

1. The request is consistent with the purposes of each related conservation easement and is therefore consistent with the goals and purposes of the Farmington City General Plan.
2. The use is not detrimental to the health, safety and welfare of persons residing in the vicinity, but provides maintained landscaped areas, which also accommodate existing drainage patterns and enhance surrounding properties, and is compatible with adjoining uses and the character of the site.

Farmington City (Public Hearing) – Applicant is requesting a recommendation of approval for proposed amendments to the City’s Sign Ordinance. The proposed changes include amendments to the temporary, political and residential sign regulations as well as billboards (ZT-3-09). (Agenda Item #7)

Background Information

Jaysen Oldroyd, representing the law firm providing services to Farmington City, reviewed the changes to the City’s Sign Ordinance as listed in the staff report. He said their desire is to draft a sign ordinance which is simple and has a high level of uniformity.

Public Hearing Opened

Vice Chairman Young opened the public hearing at 7:50 p.m.

Grayson Blackham, representing Symphony Homes, 526 North 400 West, North Salt Lake, spoke regarding this issue. He said signage is an important marketing tool for anyone in the home building business, and Symphony Homes believes that further restrictions on signs will continue to thwart an already battered industry. They also question the timing of these amendments. He suggested the following:

- Consider an approved ordinance which deals with directional signs within the right-of-way.
- Consider a time-based ordinance which can be dealt with by the home builder and does not need to be taken down on a daily basis, if at all possible.
- Look to other cities for examples and consider the construction of permanent or semi-permanent attractive signs located at key intersections. The City would construct a sign which would allow various builders/developers to advertise their developments.

He said he realizes the need for restrictions regarding signage, but he stressed again that builders rely on signage for many of their sales, and this issue will impact many people.

Nelson Michaelson, 251 South 1350 West, Farmington, said he would like to be a candidate for the City Council, and he is concerned about the impact these changes will have regarding political signs.

Dick Andrew, representative from Lagoon, said he was baffled by the comments of attorney **Jaysen Oldroyd**. He said Lagoon works hard at being a good neighbor, and they are very cognizant of issues involving signs. He pointed out that Farmington City advertises frequently with vinyl signs covering their attractive block walls. He expressed concern about the timing of this proposed change, and he asked the Planning Commission to table this matter and study the issues more carefully.

Public Hearing Closed

The public hearing was closed at 8:15 p.m.

Mr. Symes explained that at the beginning of the year, the City had a list of things they wanted to accomplish, and one of their goals was to review the Sign Ordinance. They conducted their research in three phases: (1) temporary and residential signs, (2) political signs, and (3) commercial signs. It was their desire to have the political requirements in place before election time and the commercial requirements established before extensive development takes place in west Farmington.

Vice Chairman Young asked for comments from the Commission, and there was a lengthy discussion of issues involved with this item, including:

- Purpose of changing the Ordinance
- Timeline of the proposed changes
- 30-day requirement
- Enforcement of the proposed changes
- Directional signs

The Commission asked staff to conduct further research, and they agreed to meet at 6:00 p.m. on July 30, 2009 to review the additional information.

Motion

Randy Hillier made a motion that the Planning Commission table this item until the July 30, 2009 meeting to allow staff to make changes to the proposed ordinance and to allow any public comment deemed appropriate to be incorporated into the proposed ordinance. **Steve Andersen** seconded the motion, and it was unanimously approved.

Miscellaneous, correspondence, etc. (Agenda Item #8)

Mr. Symes said the issue regarding Richmond America's subdivision was not ready for discussion but would likely be an item at the next meeting.

ADJOURNMENT

Motion

Craig Kartchner made a motion to adjourn the meeting. **Steve Andersen** seconded the motion, and it was unanimously approved. The meeting adjourned at 8:30 p.m.

Jim Young, Vice Chairman
Farmington City Planning Commission