

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, July 30, 2009

PLANNING COMMISSION STUDY/WORK SESSION

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

Chairman Bilton opened the work session at 6:05 p.m.

(Agenda Item #4) - 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).

There was a lengthy discussion regarding this agenda item and the concerns raised by the Commission and the public in the previous Planning Commission meeting. **Glenn Symes** referred to the seven specific concerns listed in the staff report, and all of those present reviewed and discussed each of the concerns.

David Petersen informed the Commission that Yesco planned to submit applications for permission to increase the height of two of their billboards. Their request will be to raise one sign from 32 to 70 feet so it can be seen from Legacy and to raise the other sign to 50 feet. They asked staff to approve their proposals, but the City Attorney said the request needs to be heard by the Planning Commission. Questions arose concerning possible signage in the west Farmington developments, and **Mr. Symes** said those issues would be handled in Phase Three of the sign ordinance. All of the red line changes in the ordinance were reviewed, and the meeting ended at 6:55 p.m.

PLANNING COMMISSION REGULAR SESSION

***Present:** Chairman John Bilton, Commission members Steve Andersen, Rick Draper, Randy Hillier, Craig Kartchner, and Jim Young, City Planner David Petersen, and Recording Secretary Cynthia DeCoursey. Geoff Butler and Michael Wagstaff were not in attendance.*

Chairman Bilton opened the meeting at 7:00 p.m. and offered the invocation.

Approval of Minutes - (Agenda Item #1)

Motion

Jim Young made a motion to approve the minutes of the July 16, 2009 Planning Commission meeting. **Rick Draper** seconded the motion, and it was unanimously approved.

City Council Report - (Agenda Item #2)

David Petersen gave a brief description of pertinent items from the City Council meeting. The Council made a compromise with the Farmington Ranches HOA and offered three choices of material for the barrier required between the manicured lawn and native grasses: bender board, concrete, and railroad ties. He also said the Farmington Crossing South Subdivision was approved.

Woodside Farmington Meadows, LLC – Applicant is requesting a recommendation of approval of the Final Plat for the Farmington Meadows Phase 2 conservation subdivision containing 25 lots and located at approximately 2000 West 400 North (S-1-07). (Agenda Item #3)

Background Information

David Petersen referred to the elevations included in the staff report. He explained that both phases were approved in 2007, but approval for Phase 2 expired before they were able to complete the subdivision. He said there have been no changes, and staff is proposing approval by the Commission.

Patrick Scott, 39 East Eagle Ridge Drive, North Salt Lake, spoke as a representative of the LLC. He said nothing has changed since the original proposal, and they are planning to move forward with the development. He said the homes will be slightly smaller than those in the Hunter’s Creek Subdivision, but they will blend in with the existing homes. They will be between 1800–2800 square feet, and there will be both 2-story and rambler homes. They are optimistic that all of the Hunter Creek homes will be sold by October.

Motion

Craig Kartchner made a motion to approve the proposed Final Plat for Farmington Meadows 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. All conditions approved with the initial approval of the Farmington Meadows Phase 2 Final Plat be conditions of this approval.

4. The applicant must show—to the satisfaction of the City—that he has standing to make the application.

Rick Draper seconded the motion, and it was unanimously approved.

Findings for Approval

1. The Final Plat is in substantial compliance with the Preliminary Plat for the Farmington Meadows subdivision and has undergone no significant changes since the initial approval of the Farmington Meadows Phase 2 Final Plan in 2007.
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 Conservation Easement Agreement and other agreements related thereto.

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 #4)

Background Information

David Petersen reviewed the changes discussed in the work session. He said staff would like to do further research on the suggestions of possible payments and/or penalties regarding signage in the City.

Public Hearing Opened

Chairman Bilton opened the public hearing at 7:25 p.m. There was no one in attendance to speak concerning this proposal, and the public hearing closed at 7:26 p.m. Commission members expressed appreciation to staff for their preparation on this agenda item and said they believe all of the issues were appropriately addressed.

Motion

Jim Young made a motion that the Planning Commission recommend approval of the proposed amendments to the City’s Sign Ordinance, Title 15 of the City Code, to the City Council subject to the changes discussed at the July 30, 2009 meeting and the following conditions/changes:

1. p. 19, paragraph 5 – the phrase “property signs shall be removed 10 days after the last unit/lot is sold” shall be added.
2. p. 20, paragraph 1 – the duration of temporary signs shall be changed from 30 days to 90 days.
3. p. 20, paragraph 6 – the maximum sign limit shall be removed, and the spacing shall be reduced to three (3) feet.

4. Amendments to penalties and enforcement of the sign ordinance will be considered in the next phase of the sign ordinance amendment process.

Randy Hillier seconded the motion, and it was unanimously approved.

Miscellaneous, correspondence, etc. (Agenda Item #5)

Richmond American Homes Architecture

David Petersen said Richmond American Homes asked the City about the possibility of taking over a portion of the Village at Old Farm project. Richmond American requested that the Planning Commission review their proposed elevations and offer feedback regarding the architectural compatibility of their product with the architecture that was originally approved. **Mr. Petersen** and the Commission reviewed the elevations and pictures shown in the staff report. They listed several requirements for the proposal, including having the garage flush with the house and having similar style elements such as rock, brick and window treatments as the existing homes. They also asked if there would be CC&Rs and said they would like to review them.

Farmington City

Farmington City was listed as #14 on Money's list of America's best small towns.

Motion

Craig Kartchner made a motion that the Planning Commission meeting scheduled for Thursday, August 13, 2009 be changed to Tuesday, August 11, 2009. **Steve Andersen** seconded the motion, and it was unanimously approved.

ADJOURNMENT

Motion

Craig Kartchner made a motion to adjourn the meeting. The motion was seconded by **Steve Andersen**, and the meeting was adjourned at 7:40 p.m.

John Bilton, Chairman
Farmington City Planning Commission