

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, September 30, 2010

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**PLANNING COMMISSION STUDY/WORK SESSION**

*Present: Chairman Jim Young, Commission Members Rick Draper, Randy Hillier, Michael Wagstaff, and Nelsen Michaelson, Alternate Commission Member Michael Nilson, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commissioner Steve Andersen and Alternate Commissioner Brett Anderson were excused.*

**Agenda Item #3) – WCI Construction – Applicant is requesting a recommendation of approval for an amendment to the Farmington Bay Business Park Plat A for the creation of a condominium plat for the Farmington Bay Office Warehouse project. (S-8-10)**

Glenn Symes said this request does not change anything on the site plans, but in order to allow the sale of individual suites within the project, a condominium plat must be recorded.

**(Agenda Item #4) Henry Walker Homes – (Public Hearing) – Applicant is requesting approval of a conditional use permit for the operation of a sales office in a model home located on Lot 23 of the Grove PUD. (C-9-10)**

Mr. Symes reported that he does not know much about this company, but they have finished their model home and are requesting a conditional use permit to allow a sales office in the model home. There was a brief discussion regarding signage requirements and the gated access.

**Miscellaneous**

Mr. Symes informed the Commission that he recently attended several conferences, and he will discuss some of the material during the meeting on October 28<sup>th</sup>. He also explained that the Davis County Administrative Building, Library and Children’s Justice Center proposals will be seen as conditional uses, and the zoning is BR (Business Residential).

**PLANNING COMMISSION REGULAR SESSION**

*Present: Chairman Jim Young, Commission Members Rick Draper, Randy Hillier, Michael Wagstaff, and Nelsen Michaelson, Alternate Commission Member Michael Nilson, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commissioner Steve Andersen and Alternate Commissioner Brett Anderson were excused.*

Chairman Young began the meeting at 7:00 p.m., and Randy Hillier offered an opening prayer.

**Approval of Minutes (Agenda Item #1)**

**Motion**

**Rick Draper** made a motion to approve the minutes of the September 16, 2010 Planning Commission meeting. **Michael Nilson** seconded the motion, and it was approved by Commission Members **Draper, Hillier, Michaelson** and **Nilson**. **Michael Wagstaff** abstained because he did not attend the meeting.

**City Council Report (Agenda Item #2)**

**Mr. Symes** reported that the City Council approved the following items at the September 21, 2010 City Council meeting:

1. Item # 5 – Ordinance amending Title 11, Chapter 18 of the City Code regarding the Mixed Use District Regulating Plan to permit the realignment of a neighborhood street.
2. Item #6 – Ordinance amending Title 11, Chapter 10, adding “Greenhouse/Garden Center Retail” as a conditional use in the Agricultural Zones of AA, AE and A.
3. Item #7 – Ordinance amending Title 11, Chapters 6 & 7, establishing a mailing radius of 500 feet for site plans and zone text and map amendments.

**WCI Construction – Applicant is requesting a recommendation of approval for an amendment to the Farmington Bay Business Park Plat A for the creation of a condominium plat for the Farmington Bay Office Warehouse project. (S-8-10) (Agenda Item #3)**

**Background Information**

**Mr. Symes** referred to the plat map and explained that this project was approved in 2009 as an office and warehouse complex and is currently under construction. The developer would like to be able to sell individual suites within the project which requires a condominium plat to be recorded which separates the actual space within the building into separate parcels. He said there was no amendment to the parking requirements.

**Motion**

**Nelsen Michaelson** made a motion to recommend to the City Council approval of the vacation of Lot 2 of the Farmington Bay Business Park Subdivision Plat A (Amendment 1) plat and further recommend the approval of a condominium plat for Lot 2 containing buildings 1 and 2 of the Farmington Bay Office Warehouse project with the following conditions:

1. All conditions from any previous approval shall be placed as conditions of approval on this application.
2. The applicant continues to work with staff to finalize and record the condominium plat for the Farmington Bay Office Warehouse project.
3. The applicant must receive approval from the City Council for the vacation of Lot 2.
4. The applicant must continue to work with the City’s building department to ensure all building code requirements are met with regard to the condominiumization of the buildings.

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5. Any requirements as set forth in the Utah State Code must be following with regard to the Condominium Ownership Act as set forth in Title 57, Chapter 8 of the Utah State Code.

The motion was seconded by **Randy Hillier**, and it was unanimously approved.

**Findings for Approval**

1. The condominiumization of the Farmington Bay Office Warehouse project will not change the use, character, nature or impact of the previously approved conditional use permit and site plan granted by Farmington City.
2. Lot 2 of the Farmington Bay Business Park Subdivision Plat A Amendment #1 will be rerecorded with the new condominium plat.
3. All site plan and conditional use requirements will remain in place with the proposed amendment.

**Henry Walker Homes – (Public Hearing) – Applicant is requesting approval of a conditional use permit for the operation of a sales office in a model home located on Lot 23 of the Grove PUD. (C-9-10) (Agenda Item #4)**

**Background Information**

Mr. Symes recommended approval of this request.

**Jared Bryson**, 417 South 650 West, is the project manager for the Grove. In response to several questions from the Commission, he explained that Henry Walker Homes is located at 500 North Marketplace Drive, Suite 201 in Centerville, and they currently have eight subdivisions in Utah—three in Kaysville, three in South Jordan, and one in Sandy and Farmington. They have three lot reservations in the Grove, an offer on the model home and interest in the spec home. He confirmed that they have an agreement with the current home owner which requires the gate to remain open during the sales hours and closed after hours.

**Public Hearing**

**Chairman Young** opened the public hearing at 7:15 p.m. There was no one from the public to speak regarding this item, and the public hearing was closed.

**Motion**

**Randy Hillier** made a motion to approve a temporary conditional use permit for a sales office in a model home in the Grove PUD subdivision subject to all applicable codes, development standards and ordinances with the following conditions:

1. Permanent signs on the site of the model home and sales office are prohibited. The site 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 following for all signs throughout the subdivision represented by this sales office.

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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 8 a.m. and 8 p.m.
6. No portable restroom facilities are allowed on site. Restrooms must be provided inside the model home/sales office.
7. The use granted is solely for the purposes 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 appropriate hard surface and will 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;
- b. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
- c. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
- d. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development;
- e. 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;
- f. 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:
  - Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
  - Unreasonable interference with the lawful use of surrounding property; and
  - A need for essential municipal services which cannot be reasonably met.

The motion was seconded by **Michael Wagstaff**, and it was unanimously approved.

**ADJOURNMENT**

**Motion**

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**Nelsen Michaelson** made a motion to adjourn the meeting. The motion was seconded by **Michael Nilson**, and it was unanimously approved. The meeting was adjourned at 7:20 p.m.

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**Jim Young, Chairman**  
**Farmington City Planning Commission**