

**FARMINGTON CITY
PLANNING COMMISSION MEETING
January 31, 2013**

WORK SESSION

Present: *Chairman Bob Murri, Commissioners Kris Kaufman, Brigham Mellor, Mack McDonald and Alternate Commissioner Rebecca Wayment. Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Melissa Jackson. Commissioners Brett Anderson, Brad Dutson, Michael Nilson, and Alternate Nate Creer were excused.*

Discussion to approve the January 10, 2013 Planning Commission meeting minutes with recommended staff corrections.

REGULAR SESSION

Present: *Chairman Bob Murri, Commissioners Kris Kaufman, Brigham Mellor, Mack McDonald and Alternate Commissioner Rebecca Wayment. Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Melissa Jackson. Commissioners Brett Anderson, Brad Dutson, Michael Nilson, and Alternate Nate Creer were excused.*

#1 – Minutes

Motion:

Commissioner Mack McDonald made a motion to approve the minutes of the January 10, 2013 Planning Commission meeting with the changes made by City staff. **Commissioner Brigham Mellor** seconded the motion.

#2 – City Council Report

Christy Alexander informed the Commissioners of the actions at the last City Council meeting held on January 15th. The Planning items were as follows;

- 1) The proposed open space conservation easement waiver for Spring Creek.
- 2) Temporary zoning regulations for demolition permits.
- 3) Reapproval of the Final Plat for the Arendal Manor subdivision
- 4) Final Plat for the Hunters Creek Phase 4B was approved.
- 5) Discussion of the Haws Company proposal for their 3 acre parcel on Station Parkway.

SUBDIVISION & PUD APPLICATIONS

Item 3: Schematic Plan for the Glover Cove (Eastwood Cove) Conservation Subdivision

Christy Alexander stated that this item was presented at the last Planning Commission meeting. It was decided that it would be more prudent to put easements on both residential lots to enable a turn around and avoid creating an awkward piece of property. By doing this it will now be a seven lot subdivision. The developer is in agreement with this resolution. There is an issue with the

babbling brook and it may need to be redirected. Staff is working with the County to resolve this issue.

Nick Mingo, 978 E. Wood Oak Lane, Farmington, representing Ivory Homes

Mr. Mingo worked with the residents and city staff and came up with the plan that was presented. He also stated that Davis County flood control has been involved with the babbling brook issue.

Public Hearing opened at 7:09 p.m.

Mark Adams, 27 W. Glover Lane, Farmington

Mr. Adams asked for clarification on the hammerhead turnaround.

Nick Mingo showed the location of the easements that will be on lots 4 and 5.

Christy Alexander stated that the fire department is fine with this plan.

Mark Adams has concerns with the increase in lots. He would like to see lots 5 & 6 be one lot. His last concern is sound mitigation; have sound walls been a discussion?

Public Hearing closed at 7:15 p.m.

Mack McDonald appreciated the willingness the developer showed to give the option of stubbing the road.

Motion:

Kris Kaufman moved that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Glover Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan prior to Preliminary Plat approval;
2. The applicant continues to work with the County to address any outstanding issues remaining with regard to the Davis Creek running through the project property.

Bob Murri asked about the issue of sound walls.

David Petersen states that the sound study UDOT conducted years ago does not require sound walls at this location, because there were homes there. However, when UDOT expands to five lanes, another sound study will likely be required.

Brigham Mellor seconded the motion, all voted unanimously in favor.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the LR zone;

- c. Description and preliminary layout of utilities and other services required.
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.

Item 4: Leonard Subdivision by Metes and Bounds (Lot Split)

David Petersen presented the proposed lot split and said the property owner plans to demolish the home on the western parcel. The home to be demolished is older than 50 years and it is unknown at this time if meets the A and B criteria as per City ordinance. It is not on our local landmark register, and not sure if it is on our local historic site list. The improvements and utilities are in.

Public Hearing opened at 7:24 p.m.

Don Leonard, 715 Leonard Lane, Farmington

The house they would like to demolish is 125 years old and is dilapidated and unsafe. **Mr. Leonard** stated that this is the last remaining parcel of a family farm.

Public Hearing closed at 7:26 p.m.

Mack McDonald asked if there is a plan to preserve materials and document the 125 year old home prior to demolition.

David Petersen stated that the Historic Commission would handle that issue. Mr. Petersen informed the Planning Commission that the approval of the lot split is a separate issue from the demolition of the home.

Motion:

Mack McDonald made the motion to approve the subdivision by metes and bounds (lot split) subject to all applicable Farmington City development standards and ordinances. With the findings of approval and an additional condition subject to approval to direct staff to confirm that the home is not on any historical lists.

Don Leonard stated that it seemed unfair to tie the lot split to the demolition of the old home.

Mack McDonald amended his motion so that there is not a condition placed on the lot split but to direct staff to research the home and ensure that it is not on any historical lists. Also to add that staff work with homeowner to possibly save the home.

Mack McDonald also included findings 1 & 2 in his motion.

Kris Kaufman seconded the motion, all voted in favor unanimously.

Findings for Approval

1. The two lots comply with the standards of the NMU zone.
2. All rights-of-way fronting the property are fully improved.

GENERAL PLAN & ZONING AMENDMENT APPLICATIONS

Item 5: General Plan Amendment, Zone Map Change, Zone Text Change, and Sign Ordinance Change for Lagoon Annex (Office Building)

David Petersen reviewed the three decisions regarding this item;

- 1) Should this parcel be rezoned to CR?
- 2) Should this parcel be included as part of the CR area on the General Land Use Map?
- 3) Should the electronic message sign area in Title 15 be expanded to include this parcel?

Mr. Petersen stated that if we amend the zoning ordinance we should amend our General Plan to keep it consistent. He also brought up that in the CR zone “office” is not an allowable use even though there are existing office uses in that zone. An office use should be an allowable use in the CR zone and we should incorporate that in the zoning text.

Brigham Mellor asked for an example of a comparable BP zone.

David Petersen said that there is a possibility of crafting a new CR-O zone (Commercial Recreation Office). There are several other areas that could receive that CR-O zone designation to offer a buffer or transition area between commercial recreation and other uses. We could also update the future Land Use Map if necessary to reflect the same.

Adam Leishman, 254 E. 200 S., Farmington, Lagoon Representative

Mr. Leishman addressed the idea of moving the sign, stating that the west location is much more costly. And Lagoon has plans to create an additional entrance at that location. They will want a sign in that location eventually, but they are not sure what kind of sign.

Briefly adjourned to look at a prototype sign by Yesco in the front parking lot at City Hall.

Mr. Petersen instructed the Commission that regardless where electronic message signs are in the City they have to be monument signs, they cannot be a pole or a pylon sign, all electronic message signs are subject to the Conditional Use process. They also have to be turned off by 11:00 p.m.

Public Hearing opened at 8:04 p.m.

Pat Dejong, 715 N. Main, Farmington

She would like to keep Main Street free from electronic message signs.

Adrienne Dejong, Farmington

She feels it is a safety issue and would like to see it located in property already currently zoned CR.

Paul Dejong, 797 N. Main, Farmington

He did not have a problem with the sign, especially after seeing the prototype. However, he does not want to see this property rezoned.

Nola Nielsen, 607 N. Main, Farmington

After seeing the sign she has no objection to it. She feels like Lagoon tries to keep the residents happy. Said she feels like Lagoon is a good neighbor and Dave Freed has always addressed her concerns.

Mark Evans, 638 Compton Road, Farmington

Mr. Evans asked if the City is willing to make a General Plan and Zone change to accommodate a \$30,000 sign issue. He also brought up safety concerns. He does see the value of an electronic message sign, but worried about the impact it would have.

Mike Record, 1809 Mohawk Lane, Ogden, Yesco Representative

Mr. Record states that studies have been conducted that shows traffic accidents do not increase from electronic message signs. He offered to provide more information if the Commissioners would like.

David Petersen said a **Mr. Toone, 217 W. Oakridge Drive, Farmington** had contacted him and stated he was in favor of the sign.

Public Hearing closed at 8:14 p.m.

Brigham Mellor asked about the brightness of the electronic message sign versus a back lit sign.

Mike Record replied that the electronic message sign is less.

Rebecca Wayment has safety concerns and questions Lagoon's motive for having this sign in this location just to advertise to local traffic.

Adam Leishman said 23,000 cars go past that location everyday and does not feel that it is just Farmington traffic.

David Petersen displayed the likely place Lagoon would place their additional entrance. He did not feel that Lagoon would have to move the sign when they create their additional entrance and that that reasoning did not have any merit.

Kris Kaufman understands that most people would like to see the electronic message sign on Park Lane. **Mr. Kaufman** reviewed the options; one is to extend the CR zone, the second option is to explore the CR-O zone, and third we deny.

Kris Kaufman said he questions the impact of the character of the neighborhood.

Brigham Mellor would like to explore the CR-O zone and also expanding the notification area for the next public hearing.

Mack McDonald suggested placing the sign on Lagoon's desired location and test the public comment. Also he stated that Lagoon should provide a Master Plan.

Adam Leishman did not seem that it would be fair to put the sign out and allow public comment. He felt that most people would leave negative comments.

Motion:

Kris Kaufman moved that they table the issue to give staff sufficient time to look into and prepare a CR-O zone and amend the General Plan and other areas where the CR-O zone might be expanded.

Brigham Mellor seconded the motion.

Further discussion after the motion included the following:

Mr. Kaufman proposed the Commission table it until such time as the City can get notice out in the Farmington newsletter to the public and allow for comment.

Mack McDonald would like to see Yesco work with the City and place that sign someplace and receive public comment.

Rebecca Wayment said she feels if the sign is going up it should go in the location it is proposed.

David Petersen said he would talk to the City Manager and Mayor about placing the electronic message sign for public comment.

Brigham Mellor seconded the motion. **Commissioners Bob Murri, Kris Kaufman, Brigham Mellor** and **Rebecca Wayment** voted in favor and **Mack McDonald** voted against.

SITE PLAN REVIEW APPLICATION

Item 6: Farmington Crossing North Office Building Site Development

Christy Alexander stated that this item is proposed be a two story professional office condo building so that the tenants can purchase the space. The building is placed to front Shepard Lane with parking in the rear, and they have met the parking requirements. Lighting would need to be minimized as to not cast glare on the Farmington Crossing subdivision.

David Felsteadt, 1010 Raymond Road, Fruit Heights, Represents the Owner

Mr. Felsteadt states the property is owned by the same developer as Kindercare. The infrastructure is already in place and they foresee medical staff to reside in the building.

Public Hearing opened at 8:58 p.m.

No public comment

Public Hearing closed at 8:58 p.m.

Motion:

Brigham Mellor moved that the Planning Commission approve the proposed site development subject to all applicable City codes, development standards and ordinance and with the following conditions 1, 2 and 4 and Findings A-F.

1. Sign regulations shall be followed for all signs throughout the site;
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;
4. An element of "Farmington Rock" shall be included in part of the exterior façade of the building **OR** as architectural elements in the landscape and be approved by the City Planning Department.

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. The Farmington Crossing North Office Building is a great asset to the community and provides more space for local businesses here in the county;
- b. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use as it is a professional office building;
- 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 as it will be a much needed upgrade to the facilities that are currently existing in the area;
- 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:
 - 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.

Rebecca Wayment seconded the motion, all voted in favor.

OTHER BUSINESS

Park Lane Village Apartments Sign Package

Christy Alexander states that Alliance needs to present a sign proposal for consideration.

Kris Kaufman mentioned he would like to see a proposal with more detail.

Mark Schem, 2203 E. Summerset Drive, Salt Lake City, Alliance Representative

Mr. Schem would like to get some direction from staff and the Commission what kind of things they would like to see for this project.

Bob Murri asked **Mr. Schem** what would facilitate Alliance in providing a sign package.

Mark Schem states they need direction and they understand they need to take down the current sign and work on providing a sign package.

Other (7b):

General Plan Amendment - Public Tree Management Plan for grants for Parks and Recreation. Brigham Mellor, Bob Murri and Mack McDonald said they would attend the meeting Tuesday, February 5, 2013 at 5:30. A fourth Commissioner will be needed.

ADJOURNMENT

Motion:

At 9:27 p.m. **Mack McDonald** made a motion to adjourn the meeting which was seconded by **Brigham Mellor** and voted in favor unanimously.

Bob Murri, Chairman
Farmington City Planning Commission