

**FARMINGTON CITY
PLANNING COMMISSION MEETING
February 28, 2013**

WORK SESSION

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

#1 – Minutes

There were several amendments to the minutes of the January 31, 2013 meeting.

#3 – Zone Text Enactment, Zone Map Change, and Sign Request by Lagoon Annex for an electronic message sign and possible new Chapter to the Zoning Ordinance entitled “Commercial Recreation Transition” zone (CRT)

Vice Chair Kaufman said this item was tabled on January 31, 2013 to allow time for staff to draft a new Chapter to the City’s Zoning Ordinance (CRT). The Commission discussed various issues related to this item as outlined in the staff report. Information regarding a public hearing to be held on Thursday, March 14, 2013 at 7:00 p.m. was printed on the City’s monthly utility bill to inform residents and obtain input regarding electronic message signs.

REGULAR SESSION

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

#1 – Minutes

Motion:

Mack McDonald made a motion to approve the minutes of the January 31, 2013 Planning Commission meeting with the changes discussed in the work session. **Brigham Mellor** seconded the motion which was unanimously approved.

#2 – City Council Report

The February 5th and February 18th agendas were included in the staff report.

ZONING AND SIGN ORDINANCE AMENDMENT APPLICATION

#3 – Davkris Investments LC (Lagoon)/Farmington City – (Public Hearing) – Consideration of a recommendation to enact a new Chapter to the Zoning Ordinance entitled “Commercial Recreation Transition” zone (CRT) and thereafter rezone property (approximately 1 acre) at the Lagoon Annex

from BP (Business Park) to CRT, and amending the Electronic Message Sign Area set forth in Title 15, to include said property (Z-4-12)

David Petersen provided background information and advised the Commission to discuss the issues tonight, but it will likely be tabled and placed on the March 14, 2013 agenda. **Mr. Petersen** discussed the process in crafting the new CRT (Commercial Recreation Transition) zone. **Commissioner Kaufman** asked if Chapter 21 would need to be repealed, and **Brett Anderson** asked if Chapter 11 would be cut. **David Petersen** said Chapter 21 has never been used, and using the term “amend” rather than “appeal” is a possibility.

Adam Leishman, Lagoon Representative, had no additional comments.

Public Hearing opened at 7:18 p.m.

Larry Haugen, 94 East 500 North, voiced concerns that a precedent may be set and additional requests for similar signage may be difficult to avoid.

Mr. Petersen suggested a joint public hearing with the City Council on April 11, 2013. It would not delay Lagoon’s plans because it would not go before City Council prior to April 16, 2013. **Brett Andersen** said the City has already met the requirements. **Vice Chairman Kaufman** asked if there are any suggestions or additions, and several Commissioners said they would like to include subsection 11.

Motion:

Kris Kaufman made a motion to continue the public hearing at the March 11, 2013 meeting and to direct staff to include notification of a possible amendment to the zoning ordinance (CRT zone) which would allow for electronic message signs on the City’s utility bill. **Brigham Mellor** seconded the motion which was unanimously approved.

CONDITIONAL USE/SITE PLAN REVIEW APPLICATIONS

#4 – Brad Pack – (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Farmington Bay Office Complex Phase III (20,000 square foot building on 3 acres) located at 1224 South 650 West in the LM&B Zone (C-4-13)

Christy Alexander said the applicant would like to build a second 20,000 square foot warehouse building on Lot 3. The building will be similar to the existing building but 2 feet higher (24 feet). Staff has reviewed the site plan and approved the improvements, and the City Council approved the use of culinary water for landscaping on the project. **Brett Anderson** recused himself due to a conflict of interest.

Applicant **Brad Pack**, 580 East 400 North, Bountiful, said this is a continuation of the Complex.

Public Hearing opened at 7:48 p.m.

Susan Wilkes, 1108 South 650 West, expressed concern about the increase of traffic in the area and said she would like to see additional speed limit signs and a stronger police presence in the area during peak traffic times.

Thomas Hacking, 1004 South 650 West, is also concerned about the increase in traffic and would like to see more reminders for drivers to use caution.

Public Hearing closed at 7:52 p.m.

Kris Kaufman said he has seen the traffic and parking issues in the area and would like the City to address the issue. **Christy Alexander** said the Public Works Department could possibly provide additional signage, and the Police Department may be able to patrol the area more frequently.

Motion:

Mack McDonald made a motion to approve Conditional Use Permit C-4-13 and the Site Plan for the Farmington Bay Warehouse Complex Phase 3 subject to all applicable codes, development standards, and ordinances with one condition. **Rebecca Wayment** seconded the motion which was unanimously approved.

Condition:

1. All revisions required by the reviewing agencies are incorporated in the site plan.

Findings for Approval:

1. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use as it is located on the outskirts of town in the LM&B zone;
2. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
3. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development as it will be maintained regularly and there are not many residents living near the site;
4. 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;
5. 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.

#5 – Brad Pack – (Public Hearing) – Applicant is requesting a Conditional Use Permit for an indoor soccer training facility located at 1224 South 650 West in the LM&B Zone (C-5-13)

Christy Alexander said the Forza Futbol Club plans to lease this facility for indoor soccer practice during inclement weather, generally from November through April. There will be 44 parking spaces for coaches, parents and participants to use.

Brad Pack, 580 East 400 North, Bountiful said Forza is currently using another unit in this area, and the facility will be vacant during the summer. The traffic will be fairly consistent with the soccer fields located across the street, and parking will not be an issue because parents do not stay and watch.

Public Hearing opened at 8:11 p.m.

Thomas Hacking, 1004 South 650 West, stated again that he is concerned about increased traffic as parents drop off and pick up their children.

Public Hearing closed at 8:13 p.m.

Motion:

Brigham Mellor made a motion to approve Conditional Use Permit C-5-13 subject to all applicable codes, development standards, and ordinances and with one condition. **Brad Dutson** seconded the motion. **Brigham Mellor** amended the motion to include a second condition. **Rebecca Wayment** seconded the amended motion which was unanimously approved.

Conditions:

1. All revisions required by the reviewing agencies are incorporated in the site plan.
2. The CUP will be reviewed by staff and the Planning Commission in one year to review traffic mitigation and parking issues.

Findings for Approval:

1. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use as it is located on the outskirts of town in the LM&B zone;
2. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
3. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development as it will be maintained regularly and there are not many residents living near the site;
4. 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;
5. 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.

#6 – Cancelled (Applicant withdrew the application)

Brett Anderson left the meeting at 8:28 pm.

ZONE TEXT AMENDMENT APPLICATION

#7 – Farmington City – (Public Hearing) - Consideration of a recommendation to amend/enact text of the Zoning Ordinance related to rules, regulations, procedures, standards, etc. regarding the demolition of buildings and structures (Z-6-10)

David Petersen said a draft section to Chapter 28 was included in the staff report and it includes all buildings and structures rather than just Historic Resources, and the Planning Commission will be the approval body. Proposed definitions to Chapter 2 and changes to Chapter 39 regarding “Deterioration by Neglect” and “Practical Difficulty” are also included. The changes are intended to reduce blight, disinvestment, protect the property rights and values of abutting and nearby owners.

Public Hearing opened at 8:49 p.m.

Jay Bell, 29 South Churchhill Downs Drive, has property on the site list, and he would like to demolish it because there are no footings and foundation and it is unsafe.

Public Hearing closed at 9:03 p.m.

Motion:

Mack McDonald made a motion to table this item and direct staff to prepare additional information to be considered at the next meeting. **Brad Dutson** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 9:20 p.m. **Mack McDonald** made a motion to adjourn the meeting which was seconded by **Brigham Mellor** and unanimously approved.

Kris Kaufman, Vice Chairman
Farmington City Planning Commission