

FARMINGTON CITY
PLANNING COMMISSION MEETING
June 28, 2012

WORK SESSION

***Present:** Vice Chairman Michael Wagstaff, Commissioners Rick Draper, Kris Kaufman, Brigham Mellor, and Bob Murri, Alternate Commissioner Mack McDonald, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Chairman Michael Nilson and Alternate Commissioner Brad Dutson were excused.*

Vice Chairman Wagstaff began the meeting at 6:40 p.m., and the Commission briefly reviewed the minutes and Item #3 on the agenda.

Historic Preservation Commission Update

Alysa Revell, Chair of the Historic Preservation Commission, read from Chapter 39 of the Zoning Code: "Farmington City recognizes that the historical character of the community is among its most valued and important assets. It is the intent of the City to identify, preserve, protect and enhance historic buildings, sites, monuments, streetscapes, and landmarks within the City deemed architecturally or historically significant." The Commission has worked toward that goal through:

1. Education
 - Creating and maintaining inventories of historic resources
 - Hosting open houses to teach the public about historic preservation
 - Creating walking tours of historic areas around the City
 - Obtaining Certified Local Government (CLG) grants for historic marker plaques
 - Supporting **Annette Tidwell** who spends a great deal of time in this effort
2. Digital preservation of historic records and photographs
 - Creating a searchable data base
3. Upgrading computer equipment at the Museum
 - New touch screen monitor for visitor use and storage space for digital library
 - New printer and scanners
4. Recent acceptance of Main Street to the National Register of Historic Places
5. Things Farmington City can do:
 - Set a good example
 - Approve only architecturally compatible infill which reflects the character of Main Street in design and materials
 - Provide legal protections against tear downs and incompatible remodels
 - Enforce existing ordinances to ensure all preservation obligations are met

Main Street is the heart and soul of Farmington and is vital to the overall character of the City. Farmington currently has 150-180 historical designations, and demolitions have been reduced from six per year to two. Residents of Farmington consider historical preservation to be a high priority.

Brett Anderson arrived at 6:55 p.m.

REGULAR SESSION

***Present:** Vice Chairman Michael Wagstaff, Commissioners Brett Anderson, Rick Draper, Kris Kaufman, Brigham Mellor, and Bob Murri, Alternate Commissioner Mack McDonald, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Chairman Michael Nilson and Alternate Commissioner Brad Dutson were excused.*

Vice Chairman Wagstaff began the meeting at 7:05 p.m. and welcomed those in attendance.

#1 – Minutes

Motion:

Bob Murri made a motion to approve the Minutes of the June 14, 2012 Planning Commission Meeting with one amendment made during the work session. **Kris Kaufman** seconded the motion which was approved by Commissioners **Anderson, Draper, Kaufman, Mellor, Murri** and **Wagstaff** and Alternate Commissioner **McDonald**.

#2 – City Council Report

Christy Alexander reported that the City Council approved the Annual Budget for the Fiscal Year ending June 30, 2013, Schematic Plans for the Bray Amended Subdivision, the Oakwood Estates Revised Subdivision, and the Final Plat for the Van Zweden Subdivision. They also approved the Schematic Plan for the Farmington Creek Estates Phase 4 PUD Subdivision but added several conditions to require the developer to sign a new development agreement and a LOMR (Letter of Map Revision) and to bring several homes in Phase 4 and previous phases out of the flood plain.

SUBDIVISION APPLICATIONS

#3 – Rice Farms Estates LLC – Applicant is requesting Preliminary Plat approval for the Rice Farms Estates PUD Phase 6 Subdivision encompassing 6 acres and consisting of 17 lots located at approximately 750 South and 140 East in an LR (PUD) zone. (S-8-12)

Motion:

Brigham Mellor made a motion to approve the Preliminary Plat for the Rice Farms Estates PUD Phase 6 subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Preliminary Plat prior to Final Plat approval;
2. Applicant must receive approval of the Final Plat from the City Council in order to record the proposed subdivision.

The motion was seconded by **Bob Murri** and Commissioners **Anderson, Kaufman, Mellor, Murri** and **Wagstaff** and Alternate Commissioner **McDonald**. Commissioner **Draper** recused himself because of a conflict of interest.

Findings:

1. The proposed Preliminary Plat is consistent with the previously approved Master Development Plan memorialized by the Development Agreement.
2. The proposed subdivision meets all the requirements for approval of a Preliminary Plat.

ZONING ORDINANCE TEXT CHANGES

#4 – Farmington City – (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 41 of the Zoning Ordinance (Scenic Byway Overlay) regarding standards and regulations dealing with signs and electronic signs. (ZT-7-12)

David Petersen reminded the Commission that an amendment to the City’s Sign Ordinance regarding electronic signs was tabled on May 10, 2012, and a subcommittee was formed to study the issues in greater detail. Chapter 41 of the Zoning Ordinance (the Scenic Byway Overlay) includes standards and regulations for electronic signs and the subcommittee will include this Chapter in their discussions. He used a map to point out the boundaries of the Scenic Byway Overlay and said the corridor was established as a State Scenic Byway. After its construction, UDOT turned over maintenance of the trail and landscaping to seven entities—including Farmington. Keeping the scenic by way status will enable City’s to pursue grants to offset maintenance costs. Staff recommended that the Commission table this application to allow the sign subcommittee additional time to research and prepare a recommendation.

Public Hearing:

Michael Wagstaff opened public hearing at 7:15 p.m.

Jared Johnson, YESCO, 1605 S. Gramercy Road, Salt Lake City, said they would like to be involved in the process. They have been educating city planners regarding electronic signs and plan to attend the subcommittee meetings. The State’s application for the designation of a National Scenic Byway was denied, and outdoor signage on I-15 is regulated by the State. He asked how the area east of the Byway will be affected, whether or not the City intends to have the Overlay zoning take precedence over the existing properties, and how it will handle conflicts with state and federal

regulations in those zones. **David Petersen** said the subcommittee will attempt to find answers to those questions in the near future.

Bert Margetts, 500 South 200 East, is a small business owner who has lived in Farmington for 40 years, and he is concerned about this issue. He complimented the City for the developments in west Farmington and said businesses need to be allowed to advertise.

Mike Record, 1809 E. Mohawk Lane, Ogden, works for YESCO and is president of the Utah Sign Association. He reported that they hosted 48 city planners from Logan to Provo at a seminar designed to educate cities regarding electronic signs.

The Public Hearing was closed at 7:30 p.m.

Bob Murri asked if any other educational opportunities are available, and **Mike Record** said YESCO would welcome anyone who wanted to learn more about electronic signs.

Motion:

Rick Draper made a motion to table the Ordinance amending signs and electronic sign standards and regulations set forth in Chapter 41 of the Zoning Ordinance (Scenic Byway Overlay) until the electronic sign subcommittee has completed their work and is ready to provide recommendations to the Commission dealing with this Chapter and the Sign Ordinance. The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Draper, Kaufman, Mellor, Murri** and **Wagstaff** and Alternate Commissioner **McDonald**.

OTHER BUSINESS

#5 – Sign Subcommittee Update

Christy Alexander read the definition of an electronic message sign: “A changeable copy sign that uses lights to form a sign message wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. For the purposes of this Ordinance, these signs are not considered to be animated signs.” **David Petersen** informed the Commission that the City currently allows electronic message signs in the C, CR, BP, LMB and CH zones. The subcommittee has met twice and discussed the possibility of an overlay in the mixed-use zone and how the City should proceed with electronic sign standards. They will be learning about and discussing brightness standards, lumens, etc. at their next meeting.

#6 – Yield Plan Discussion

David Petersen explained that in an effort to preserve open space, Farmington City adopted a Conservation Subdivision Ordinance in 1999, and the yield plan is a key component. The purpose of the yield plan is to determine and calculate the base number of dwelling units for any given property developed as a conservation subdivision or a PUD (planned unit development). He referred to text from Section 11-12-070 of the Zoning Ordinance and exhibits which illustrate how the yield plan works. He told the Commission that the City Council recently instructed staff to take another look at this Ordinance—they would like the discretion to treat property owners differently.

ADJOURNMENT

Motion:

At 8:15 p.m. **Kris Kaufman** made a motion to adjourn the meeting which was seconded by **Bob Murri** and approved by Commissioners **Anderson, Draper, Kaufman, Mellor, Murri** and **Wagstaff** and Alternate Commissioner **McDonald**.

Michael Wagstaff, Chairman
Farmington City Planning Commission