

FARMINGTON CITY  
PLANNING COMMISSION  
FEBRUARY 21, 2019

**STUDY SESSION**

*Present: Commission members Connie Deianni, Shawn Beus, Roger Child, Rulon Homer, Amy Shumway, Greg Wall, Mike Plaizier; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar*

*Excused: Commission member Russ Workman*

**Training:**

**Jayme Blakesley** from Hayes Godfrey Bell Law Firm provided training to the staff and Planning Commission regarding the Open and Public Meetings Act. He reviewed what constitutes as a public meeting and when correspondence between quorum members must be made public. An agenda and minutes must be available to the public in regards to every public meeting conducted by City staff, Planning Commission, City Council, and all applicable boards and committees.

**Jamie Blakesley** explained closed meetings, also referred to as executive sessions. Closed meetings must be announced and noted in meeting minutes. A full quorum must be present and there are limited circumstances that justify a closed session; such as personnel issues or property acquisitions.

Recordings and minutes must be taken of all open and closed meetings with very few exceptions, including mental health, legal mitigation, and security discussions.

**Conditional Use/Site Plan:**

**3. Bott Pantone Architects (Public Hearing)- Applicant is requesting conditional use and site plan approval for an additional building at the Horizon Credit Union site (1.66 acres) located at 225 S 200 W, in a BP (Business Park) zone. (C-1-19).**

**Meagan Booth** introduced the item and said the Staff recommends that the Planning Commission approve. The additional building is to be constructed on land that is currently owned by Horizon Credit Union, is paved, and is not adjacent to residential lots.

**Connie Deianni** expressed concern that the existing Horizon Credit Union building and the proposed building do not match in style. **Meagan Booth** said as she understands it, the building design has changed since the photos were provided.

The planning commission discussed the idea of requiring Horizon to implement Farmington Rock on the building because it is near an historic zone. **Connie Deianni** said that because the Planning Commission

has not been consistent in requiring Farmington rock, the commission may suggest the rock on the building, but probably not require it.

**Zone Text Amendment:**

**4. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend the location standards for accessory buildings as set forth in Chapter 11 of the Zoning Ordinance. (ZT-1-19).**

**Dave Petersen** suggested that the Planning Commission continue this item to a future date, as the applicant is not yet ready to proceed.

**REGULAR SESSION:**

*Present: Commission members Connie Deianni, Shawn Beus, Roger Child, Rulon Homer, Amy Shumway, Greg Wall, Mike Plaizier; Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar*

*Excused: Commission member Russ Workman and Community Development Director David Petersen*

At 7:05 p.m., **Connie Deianni** opened the meeting.

The minutes were reviewed from the February 7, 2019 Planning Commission meeting. **Amy Shumway** noted that Canyon View Elementary needs to be corrected on item #4, with the correct name being Canyon Creek Elementary. **Connie Deianni** approved the minutes, assuming the name be corrected before signing the minutes.

**Conditional Use/Site Plan:**

**3. Bott Pantone Architects (Public Hearing)- Applicant is requesting conditional use and site plan approval for an additional building at the Horizon Credit Union site (1.66 acres) located at 225 S 200 W, in a BP (Business Park) zone. (C-1-19).**

**Meagan Booth** introduced the item. The building will be an addition to Horizon Credit Union's 200 west location.

**Tony Pantone** 620 24<sup>th</sup> St. Ogden, UT said he would like to request site plan approval and conditional use for the new building located adjacent to their existing building. The new building will house the company's data center and I.T. department. He said that the sun shades shown on the application have been removed from the plans and the new building will be similar to the existing building in size and design, adding a modern touch.

**Connie Deianni** asked if the stone shown on the plan is similar to Farmington Rock, **Tony Pantone** replied that it is not, it will be smooth, slate-like stone. **Tony Pantone** said he is familiar with Farmington Rock and the landscape architect on the property will be incorporating rock in the landscaping.

**Tony Pantone** said that ample parking has been provided to meet code. There will be a screened mechanical enclosure between the two buildings housing an emergency generator and the transformer. It will be screened from public view.

**Connie Deianni** opened the public hearing at 7:26 p.m. With no comments, the hearing was closed at the same time.

*Motion:*

**Amy Shumway** moved that the Planning Commission approve the conditional use and site plan application for Horizon Credit Union subject to all applicable Farmington City ordinances and development standards as well as the following conditions and findings, adding a condition to incorporate Farmington Rock, per code section 11-7-070. **Rulon Homer** Seconded the motion which was unanimously approved.

**Conditions:**

1. The applicant must meet all requirements and recommendations from DRC.
2. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building and fire codes;
3. The applicant will provide any parking necessary for additional employees to reduce on street parking.
4. The final site plan and approval to be delegated to staff.

**Findings for Approval:**

1. The proposed project complies with all applicable requirements of the zoning ordinance.
2. The proposed site plan is consistent with the underlying General Plan designation.

**Zone Text Amendment:**

**4. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend the location standards for accessory buildings as set forth in Chapter 11 of the Zoning Ordinance. (ZT-1-19).**

**Amy Shumway** made a motion to continue the zone text amendment until the March 7<sup>th</sup> Planning Commission meeting because the application is incomplete. **Rulon Homer** seconded the motion which was unanimously approved.

*Motion:*

**5. Miscellaneous, Correspondence, etc.**

No comments were made.

**Adjournment:**

At 7:40 p.m., **Amy Shumway** made the motion to adjourn the meeting. **Rulon Homer** seconded the motion, which was unanimously approved.



**Connie Deianni,**  
**Planning Commission Chair**