

Planning Commission Minutes
October 28, 2024, at 6 PM

1. ROLL CALL – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Bobby Wilson
Chad Ball
Judy Horne
Keith Macedo - ZOOM
Norm Toering
Howard Carter

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant

2. Approval of Minutes: The September 23, 2024, minutes were unanimously approved as written. Keith Macedo wanted to clarify that the rezoning item from Jorgensen agenda item that was on last month's agenda, City Business Manager Melissa McCarville stated it was the city's error and it should not have been on the agenda, Jorgensen's did not intend for it to be on the agenda and they are going forward with the R-1 to R-2 zoning that is existing.

3. Comments from Citizens:

Phyllis Young - 546 Goose Creek stated she was there to speak, and it was not about the lawsuit that she was there as a concerned citizen. Ms. Young stated that numerous times over the last two to three years she heard the planning commission talk about rules and ordinances and how the planning commission would like to see this or that but because it's not in the ordinance they can't. Ms. Young stated I understand if it's not an ordinance you can't do it, but why not meet to make ordinances to better Farmington? What can we do to make it better for Farmington, as citizens of Farmington we need to do something different.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

1A. Variance – Paving variance Property owned by Blake Hendricks, Location –26 W. Main St., Presented by Blake Hendricks.

Blake Hendricks- 26 W. Main St. stated that their customer base is growing and as they grow, we must meet the demand to be able to accommodate the growth. There is a slope in the terrain and will need to create a drive that will help facilitate daily operations. For a small car it would be manageable but for larger trucks like dump trucks or utility type trucks it would be unsafe. Mr. Hendricks said he wanted to take the slope and push it back 30 feet and level it off with red dirt and SV2.

City Engineer Chris Brackett stated that the main concern and this is in the ordinance, the parking areas must be curbed and must have concrete ribbon. Mr. Brackett commented that I don't know if we are waiving it forever or it must be paved within one year.

Vice Chair Gerry Harris said there is a reason we have asphalt; we also know that you are going to grow. Mr. Hendricks said if allowed to have the variance to extend our drive out and push it back 30 feet, I don't want to pave right now and then must repave within a year or two based on growth.

Judy Horne thanked Mr. Hendricks for sprucing up the area, it looks nice. Ms. Horne went on to say that she was concerned about the people who live behind Reid Jube because of all the dust and dirt. Do you have the capability to hook up a water hose to water the dirt to keep the dust down? Mr. Hendricks answered yes, they have a hose, and it is already hooked up and use it to wash the customers vehicles. Ms. Horne went on

to say would you go on record to say you will water the dirt? It is my concern for the people behind you. Mr. Hendricks stated he did not mind going on record to say if the city calls and voices their concern about complaints about the dirt we will take care of it. Chad Ball asked Mr. Hendricks if he was comfortable if variance passes with the concrete ribbon. Mr. Hendricks answered and said to be honest I wasn't anticipating answering a question like that, I didn't see this coming. I don't know how comfortable I am with hiring a contractor to come and pour concrete to then have to tear it back up again.

Chad Ball the variance is for paving and the requirement would be for the concrete barrier even if it passes it's still a requirement. Keith Macedo asked City Engineer, Chris Brackett if there is any other option specific to this situation? Chris Brackett answered and said his concern was if it wasn't contained and he doesn't want gravel to wash down the hill, it needs to be included in the variance. City Business Manager, Melissa McCarville then stated they can put any stipulation in the variance.

Norm Toering asked Mr. Hendricks if he had planned on building a retaining wall or just have a natural slope? Mr. Toering said he has concerns about it being a problem if it rains. Mr. Hendricks answered and said the natural slope mimics what has been there for the last thirty years, the new red dirt can take a while to pack down and they were looking at three phases to expand the shop. Chad Ball asked how far down the red dirt would go and if it would be raised three to four feet. Chad Ball asked Chris Brackett if Mr. Hendricks would need a grading permit. Mr. Hendricks answered and said the vehicles would not be on the slope and he would bring in dirt to make sure not to have a severe slope and there is an additional one hundred feet from the current slope to actual property line. City Engineer, Chris Brackett said he does not need a grading permit.

Melissa McCarville commented and said that you can add any stipulation, it's a variance, if you want to add a grading permit you can. Chris Brackett stated he would like to add the stipulation the slope no steeper than three to one foot drop. Chad Ball said if Mr. Hendricks agrees to contain it with landscape timbers or concrete and agree the slope to be no steeper than three to one and pave it within a year. Mr. Hendricks said it might be longer than one year just basing it off projections. Chad Ball said he would be comfortable with two years and Mr. Hendricks agreed.

City Attorney Jay Moore said if the goal is not met in two years the Planning Commission could retract the decision that was initially made.

Public Comment: None

Keith Macedo made the motion to pass subject to three to one slope and subject to a gravel containment method that accomplished the intent of our current ordinance per approved by city engineer and subject to paving within two years of approval.

City Attorney Jay Moore said for legal purposes let's take a vote on whether you agree with Keith Macedo's wording and if it passes then we will take a vote on whether it's approved.

Chad Ball said now we have the three conditions added to the paving variance.

Chairman Mann called to question property owned by Blake Hendricks property located at 26 W. Main St. presented by Blake Hendricks and subject to the motion that was passed regarding the landscape timbers and the slope no more than three to one and paving no more than two years upon roll call vote, the paving variance passed unanimously.

1B. Rezoning – From A-1 to RE-2, Property owned by Steven Church, Location –Wesley Stevens Road., Presented by Crafton Tull

Caroline Gardner with Crafton Tull said she was here to answer any questions. Vice Chair Gerry Harris stated that for this to be one acre lots instead of four to six homes to an acre will be better use of property.

Public Comment:

Regina Sherwood, 195 Wesley Stevens Road raised several concerns about a planned development in her area. She inquired about the water system, asking whether it would be a septic system or if sewage would be provided. She also asked if the development would include sidewalks, drainage, and wood fencing. Sherwood expressed worry about the potential traffic increase, particularly at the intersection of Double Springs and Rheas Mill Road, noting that with 40 homes, there could be at least 80 additional cars, which could affect traffic flow and emergency vehicle access. Additionally, she mentioned hearing rumors of a road potentially cutting through from Brand New Church to Rheas Mill Road. Lastly, she asked whether the large oak trees in the area would be preserved or cut down during development.

Craig Harden, who owns a cattle farm adjacent to the proposed development, expressed concerns that the development does not fit well with the area, noting that most homes in the area are on two-acre lots. He also voiced worries about drainage and stormwater runoff from the development, fearing that it could negatively impact his property.

Bret Vinson, 541 Rheas Mill Road voiced his concern about the traffic on Rheas Mill Road and with that many houses it will be adding more traffic to the area.

Doug Sybrant, 202 Wesley Stevens Road, wanted to know where the roads would go in on the property and are there plans to widen the road.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Chairman Mann addressed everyone and said this is about rezoning and we must look at what is the worst-case scenario, we don't address how it's going to be built for rezoning, that comes later when construction plans are submitted.

City Attorney, Jay Moore said the impact on surrounding things zoning rules we have, what areas do we expect the town to grow into and does it fit our growth map these are the questions that should be asked for rezoning. As far as the cut-through on the road is concerned it is on our future map and it is basically a road on the other side of the Fire Department, it is going to be an S shape and intersecting at Wesley Stevens.

City Business Manager, Melissa McCarville stated we can say a few things if this property is developed that Wesley Stevens Road and Rheas Mill Road will be required to be improved by the Master Street Plan Standards for their half of the road. City Attorney, Jay Moore said ~~we~~ ^{they} would have to put in sidewalks along with curb and gutter on both section of the forty-acre lot.

Keith Macedo commented and said that this is serviced by Washington Water Authority and will be approved with septic.

Chairman Mann called for question to approve Rezoning A-1 to RE-2 upon roll call vote the rezoning passed unanimously.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.



Chad Ball, Secretary



Robert Mann, Chair