



Farmington City Planning Commission

April 23, 2015



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## **AGENDA** **PLANNING COMMISSION MEETING** **April 23, 2015**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

*Study Session: 6:30 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> Floor)**

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)*

1. Minutes
2. City Council Report

### **CONDITIONAL USE AND SITE PLAN APPLICATIONS**

3. Paul Underwood (Public Hearing) – Applicant is requesting conditional use and site plan approval to build a pool house that exceeds the height limit in the underlying zone for property located at 1279 North Main on .86 acres in an LR (Large Residential) Zone. (C-3-15)
4. John Hansen (Public Hearing) – Applicant is requesting conditional use and site plan approval to build two office buildings at approximately 491 West Bourne Circle on 3 acres in a CMU (Commercial Mixed Use) Zone. (SP-2-15)
5. Ernie Wilmore/ICO Development (Public Hearing) – Applicant is requesting approval for the proposed Residences at Station Parkway design development consisting of a 438 unit apartment complex (7 apartment buildings total) on 12.95 acres on property located at approximately 600 North and Station Parkway in a TMU (Transit Mixed Use) Zone. (SP-4-15)

### **OTHER BUSINESS**

6. Miscellaneous, correspondence, etc.
  - a. Other
7. Motion to Adjourn

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The*

*Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*

Posted April 17, 2015



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Eric Anderson  
Associate City Planner

**FARMINGTON CITY**  
**PLANNING COMMISSION MEETING**  
April 9, 2015

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**STUDY SESSION**

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Bret Gallacher and Kent Hinckley, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioners Brett Anderson, Val Halford and Alex Leeman were excused.*

**Item #3. Leslie Mascaro/Oakwood Homes – Recommendation for Approval of Final Plat for the Avenues at the Station Phase II Subdivision**

**Eric Anderson** explained that the Preliminary Plat for the entire project was previously approved; this is now the final plat for Phase II. This phase does not include their single-family homes, but does include their townhome and flex-space condo units. All concerns have been resolved.

**Item #4. Scott Balling – Recommendation for Approval of Final Plat for Kestrel Bay Townhomes (PUD) Subdivision**

**Eric Anderson** said the applicant previously had final plat approval for this subdivision; however, he decided to amend his plans to include 2 car garages. In addition to the garage change, the applicant has also amended the plans from 2 buildings, one with 5 units and the other with 6 for a total of 11 units to 1 building of 10 units. The motion includes the same conditions as the Preliminary Plat approval.

**Item #5. James Cheney – Approval of a Metes and Bounds for Perry Subdivision**

**David Petersen** said this is a simple lot split. The property is still zoned Agricultural (A); surrounding areas are zoned Large Residential (LR) and Residential (R). The Zoning Ordinance requires a minimum of 20,000 s.f. lots in the LR zone, but the R zone allows for 16,000 s.f. lots. The property is less than 300 s.f. below 40,000 s.f. making it difficult for the property owner to easily subdivide the property if the property is zoned LR. Staff recommends that the property be rezoned to R and that the metes and bounds be approved.

**Item #6. Mike Davey/BHD Architects – Request for Conditional Use and Site Plan Approval for the Farmington Crossing Warehouse**

**Eric Anderson** said the site plan is ready for approval. **Rebecca Wayment** asked if there is any screening from vehicle lights in the parking lot. **Eric Anderson** said there will be a split rail fence around the lot and that there is open space along the property line to help screen the lights.

**Item 7. Farmington City – Request for an amendment to Chapter 28 of the Zoning Ordinance as it relates to maximum height regulation for public and quasi-public buildings**

**David Petersen** explained the ordinance as it is currently written and the need to provide greater flexibility for the Planning Commission with regards to public buildings. These changes will allow for that flexibility on a case by case basis.

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## **REGULAR SESSION**

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Bret Gallacher and Kent Hinckley, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioners Brett Anderson, Val Halford and Alex Leeman were excused.*

### **#1. Minutes**

**Heather Barnum** made a motion to approve the Minutes from the March 19, 2015 Planning Commission meeting. **Bret Gallacher** seconded the motion which was unanimously approved.

### **#2. City Council Report**

**Eric Anderson** said there is not anything to report as the City Council has not met since the last Planning Commission meeting.

## **SUBDIVISION AND REZONE APPLICATIONS**

### **#3. Leslie Mascaro/Oakwood Homes – Applicant is requesting a recommendation for approval of Final Plat for the Avenues at the Station Park Phase II Subdivision consisting of 54 lots on 4.77 acres located at approximately 1100 West and Clark Lane in an RMU (Residential Mixed Use) zone. (S-5-15)**

**Eric Anderson** said this is Phase II of the subdivision and will consist of townhomes and condos. He said Jackson Ave. has been fully improved so there will be access from both ends of the subdivision. All concerns that the DRC had have been resolved. Staff recommends approval.

**Leslie Mascaro**, 206 E. Hillcrest Way, said they have been working on this project for over two years and is excited to see it moving forward. She provided an update on Phase I. Construction of the infrastructure for the project has been completed. The amenities and the clubhouse should be done shortly. Model homes should be constructed during the summer.

**Rebecca Wayment** asked the square footage of the townhomes and condos. **Leslie Mascaro** said the condos' first level is a flex space that can be used for an office or living space. The flex space is approximately 600 s.f., making the entire unit 1,800-2,100 s.f. The townhomes will include two master bedrooms and will be approximately 2,300 s.f.

**Bret Gallacher** asked if Oakwood Homes has begun selling the units. **Leslie Mascaro** said they have not begun selling the units yet, but are working to construct the model homes first. **Rebecca Wayment** asked if there were plans to sell all the units. **Leslie Mascaro** said yes, all units will be sold and not rented.

**Motion:**

**Kent Hinckley** made a motion that the Planning Commission recommend that the City Council approve the Final Plat for the proposed Phase II of the Station Avenues subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Subject to all public improvement drawings, grading and drainage plans, being reviewed and approved by members of the DRC;
2. The applicant must record a storm drain easement prior to plat recordation.

**Bret Gallacher** seconded the motion which was unanimously approved.

Findings:

1. The property is identified as mixed-use on the General Plan, and the proposed Final Plat is consistent with that designation.
2. The DRC has reviewed the plan and the last significant unresolved issues which may impact the overall layout of the plan which are set forth as conditions of approval.
3. The proposed Final Plat is consistent with the regulating and other street, block size, and building form standards in the ordinance.
4. Specific to the Final Plat only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
5. The PMP was approved concurrently to Preliminary Plat on 11-14-2013.
6. The placement of public improvements in relation to gas lines which traverse the property have been approved by the City Engineer, public works, Central Davis Sewer and shall be acceptable to the respective gas companies, which acceptance has been received by the City in writing.

**Item #4. Scott Balling – Applicant is requesting a recommendation for final plat approval for the Kestrel Bay Townhomes (PUD) Subdivision (10 units) on .78 acres located at 145 West 620 South in an R-8 zone. (S-7-15 & S-11-12)**

**Eric Anderson** said the project's Final Plat and Final PUD Master Plan was approved over a year ago; however, the applicant has since decided to include a 2 car garage so he took the project from two buildings for a total of 11 units to one building with 10 units. During the last discussion regarding the project, the Commission were concerned with the long roofline. The applicant presented elevations at that time to show it wasn't completely straight as there are variations and setbacks to the roofline. **Eric Anderson** said all conditions included in the motion are carried over from the Preliminary Plat approval, with the addition of the condition regarding the flood plain. Staff recommends this item for approval.

**Scott Balling**, 1995 N. 100 E., Centerville, said in addition to staff's comments, they have worked hard to provide adequate access to the subdivision from 620 South, vacated the drainage pipe and provided additional upgrades to the units as much as they can.

**Rebecca Wayment** asked what kind of fencing will be along the backside of the property. **Scott Balling** said he is working with the neighboring property owner to determine what is best, but it will most likely be some kind of high quality, solid barrier type fence. He added that there will also be a 6' high pre-cast concrete wall built along the Frontage Road.

**Kent Hinckley** asked for clarification on the easement vacation that is referenced in condition 2 of the motion and if an HOA would be responsible for the private culinary and sewer line as referenced in condition 3. **Scott Balling** said there was private easement between the two previously proposed buildings; however, both benefiting parties to the easement have signed and recorded a release to that easement. With regards to the private culinary and sewer line, **Scott Balling** said yes, an HOA would be responsible. Each unit has an individual line that comes to the road. He said the CC&Rs have been submitted for review.

**Heather Barnum** asked if the applicant still plans to have each unit have a unique façade. **Scott Balling** said yes, the roofline still includes 6' staggered setbacks and each unit will have different colors and textures as well as hardie board type materials. **Heather Barnum** asked how the applicant plans to ensure each unit will look different. **Scott Balling** said most exteriors will be completed prior to the unit being sold; he plans to seek architectural advice to determine the best way to design the exterior.

**Rebecca Wayment** expressed concern with the architectural elements as she would like each unit to appear unique. **Heather Barnum** agreed; although she appreciates the staggered roofline, she feels it may not be enough and feels that a condition may need to be added to ensure architectural elements are included to differentiate the units. **Rebecca Wayment** asked if the applicant could submit elevations to staff to review and approve. **Eric Anderson** said staff could review it if the Commissioners request it. He said it could also be included that the condition has to be met prior to recordation of the plat or issuance of a building permit.

**Bret Gallacher** asked for specifics on how the applicant might measure aesthetics because it is personal preference. **Kent Hinckley** also added that it may be hard to make each unit different and advised that the condition might include that the applicant seek architectural advice to differentiate the units and then have the staff review and approve the plans.

**Scott Balling**, the Commissioners and staff discussed the best way to approach the concern to differentiate the units. **Scott Balling** said he has a desire for the units to be as attractive as possible and is willing to work with architects to ensure that happens. **David Petersen** proposed wording for the condition. **Rebecca Wayment** asked if the applicant will have staff review the elevations after he works with an architect. **David Petersen** said yes. The Commissioners and applicant were comfortable adding the condition.

***Motion:***

**Bret Gallacher** made a motion that the Planning Commission recommend that the City Council approve the Kestrel Bay Townhomes PUD Final Plat subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. No building permits shall be issued until the LOMR effective date of June 26, 2015 has passed, which will remove the property from the floodway;
2. The City Engineer and City Council shall review and approve the easement vacation prior to plat recordation;
3. A note shall be placed on the Final Plat indicating all culinary water lines and sewer lines will be private lines within the project property prior to recordation;
4. A note shall be placed in the Final Plat indicating all recycling and garbage cans will be stored in the garage prior to recordation;

5. Review and approval of final improvement drawings by Public Works, City Engineer, Benchland Water, Central Davis Sewer District, Fire Department, and the Community Development Department of the City.
6. Provide color and or architectural features to each unit to add relief and interest to the façade of the building with recommendation from an architect;
7. Staff will review and approve such elevations consistent with this requirement concurrent with the building permit process.

**Kent Hinckley** seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance.
2. Although the project has deviated slightly from the approved Final Plat and Final PUD Master Plat, it is consistent with the Final PUD Master Plan for the area.

**Item #5. James Cheney (Public Hearing) – Applicant is requesting approval of a metes and bounds subdivision for the proposed Perry Subdivision consisting of 2 lots on .89 acres located at 1123 North Quail Wing Road, and a recommendation for rezone from an A (Agriculture) to an R (Residential) or LR (Large Residential) Zone related thereto. (S-13-15)**

**David Petersen** said the property is just below 40,000 s.f. Staff recommends the property be rezoned to R as the Zoning Ordinance allows for a minimum of 16,000 s.f. for each lot. The proposed plan, as presented by the applicant, has each lot exceeding that minimum. Staff recommends approval of the metes and bounds subdivision.

**Rebecca Wayment** asked if the R zone only allows for single-family homes. **David Petersen** said yes, the zone does not even allow for secondary dwellings.

**James Cheney**, 2785 S. 3930 W., Hurricane, said his in-laws own the property. They plan to split the property and build a home next to the current home located on the property.

**Rebecca Wayment opened the Public Hearing at 7:40 p.m.**

No comments were received.

**Rebecca Wayment closed the Public Hearing at 7:40 p.m.**

**Heather Barnum** is comfortable making a motion on this item.

***Motion:***

**Heather Barnum** made a motion that the Planning Commission approve the proposed lot split by metes and bounds, and recommend that the City Council rezone the property from A to R, subject to the following:

1. The property must be rezoned to R prior to recordation of the survey implementing the metes and bounds lot split.
2. No building permit shall be issued until the survey is recorded.
3. The applicant must provide sidewalk the entire north to south length of the property as it abuts the public r.o.w.

**Kent Hinckley** seconded the motion which was unanimously approved.

Findings for Approval:

1. The zone designation of R is consistent with the General Plan.
2. The existing isolated A zone is a result of past annexations and the property should be rezoned to a low density single family designation.
3. The proposed areas of the lots are 17,630 s.f. and 22,085 s.f. are equal to or greater in size than other lots in the neighborhood.
4. The required sidewalk represents a logical extension of the sidewalk that abuts the south boundary of the property.
5. Except for sidewalk, all other improvements (i.e. curb gutter, asphalt, etc.) are next to the site.

**CONDITIONAL USE AND SITE PLAN APPLICATION**

**Item 6. Mike Davey/BHD Architects (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Farmington Crossing Shepard Church Road in a C (Commercial) PUD Zone. (C-2-15)**

**Eric Anderson** showed an aerial view of Farmington Crossing. He said when the PUD was approved many years ago, land was set aside for an LDS church. The Church has submitted floor plans and site plans, as found in the staff report. Everything has already been planned for as improvements are already in as part of the development and storm water was already included as part of the calculations for the detention basin. Staff recommends approval. **Eric Anderson** also said that the conditions included for the motion are standard for previous approvals of this kind.

The applicant was available for questions; the Commissioners did not have any questions for the applicant at this time.

**Eric Anderson** added that the City Engineer requested an additional condition be added. Since the storm water will be discharged into a County facility to the south of the site and the detention basin has been sized to accommodate a meetinghouse, it would be important for the County to review and approve the applicant's site plans prior to issuance of a building permit.

**Rebecca Wayment opened the Public Hearing at 7:46 p.m.**

No comments were received.

**Rebecca Wayment closed the Public Hearing at 7:46 p.m.**

**Heather Barnum** said the Commissioners had a discussion during the Study Session regarding concerns with vehicle lights shining onto adjacent properties; however, Findings for Approval 6

addresses those concerns. **Eric Anderson** said that there is also a lot of landscaping around the edges of the project that will help provide additional screening.

**Bret Gallacher** asked, in reference to the site plan, if a bowery will be included. The applicant said the area on the site plan he is referencing will just be a grassy area.

***Motion:***

**Heather Barnum** made a motion that the Planning Commission approve a conditional use permit and site plan for the placement of an LDS Church on property located at 975 North Shepard Church Road with the following conditions:

1. The applicant completes all requirements for site plan approvals as well as all on-site and off-site improvements requirements to comply with City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District and Weber Basin Water District;
2. All landscaping shall be installed as shown on the approved site plan;
3. All lights shall be full cut-off lights and shall not shine on to adjacent residential properties;
4. The irrigation system for watering the landscape shall use secondary water and obtain approval from Weber Basin Water District;
5. Applicant will need approval from Davis County to discharge storm-water into the County facility;
6. All City Engineer comments on the improvement drawings will be amended prior to a pre-construction meeting;
7. If a public easement for the waterline within the private roads is not already in place, the applicant will either obtain those easements or show them on the plans;
8. "Farmington Rock" must be an element on the building or landscape.
9. The applicant must receive County approval for the site plan prior to the issuance of a building permit.

**Kent Hinckley** seconded the motion which was unanimously approved.

Findings for Approval:

1. The use requested is listed as a conditional use within the C zone.
2. 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.
3. The proposed use shall comply with all regulations and conditions to the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies and principles of the Comprehensive General Plan.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development.
6. 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.
7. 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.

## **ZONE TEXT CHANGE APPLICATION**

### **Item 7. Farmington City (Public Hearing) – Applicant is requesting an amendment to Chapter 28 of the Zoning Ordinance as it relates to maximum height regulation for public and quasi-public buildings. (ZT-6-15)**

**David Petersen** showed the base map of where the gym and park will be located. He explained that the 650 West ROW is approximately 25-30' wider than what is needed; however, the City Council did not want to vacate the ROW, but will use it as a trail and park connection. **David Petersen** showed the proposed location of the gym and said it will be approximately 35' in height. Based on the Zoning Ordinance, public buildings are allowed a greater height than the maximum of 27' if the buildings are further set back; however, there may be times (i.e. the proposed gym, future high school or future elementary school) that it may be reasonable to exceed the maximum height limit and have the building closer to the road. **David Petersen** said the proposed changes, as found in the staff report, would allow the Planning Commission flexibility to adjust the standards "up or down" depending on the situation.

**Rebecca Wayment** asked how this would affect the abutting property owners to the proposed gym. **David Petersen** said the 3 lots located in the southeast area of the proposed park have been purchased by the City and the homes will be demolished. **Rebecca Wayment** asked about other areas and how the building height may affect those homes. **David Petersen** clarified that at this time the approval is simply to allow the Commission for flexibility with the standard. The placement of the park and gym site plan will come before the Commission on April 16, 2015 and the Commission can further review the effects of the gym placement.

**Rebecca Wayment opened the Public Hearing at 7:56 p.m.**

No comments were received.

**Rebecca Wayment closed the Public Hearing at 7:56 p.m.**

**Kent Hinckley** likes the proposed amendment as it provides flexibility to control the placement of buildings on a case by case basis. **Heather Barnum** agreed; she also feels this will not add undue amount of administrative issues for staff.

### ***Motion:***

**Bret Gallacher** made a motion that the Planning Commission recommend that the City Council amend Section 11-28-090(b) as follows:

Public, and Quasi-public utility, buildings authorized in a zone may be erected to a height not exceeding sixty (60) feet if the building is set back from each otherwise established setback line at least one (1) foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected. These standards may be reviewed by the Planning Commission in conjunction with a conditional use application and may be adjusted either up or down.

**Kent Hinckley** seconded the motion which was unanimously approved.

Findings for Approval:

1. The Planning Commission should have flexibility to modify set-back requirements for public buildings, especially related to height, to better address the needs of a particular site and to make parking less conspicuous for nearby residential uses.
2. The City is anticipating applications for several public buildings over the next few years, and these applicant's may need the flexibility to fit a site in a way that is best for the use and neighborhood.

**OTHER BUSINESS**

**Miscellaneous: A) Jeppson flag lot/trail proposal (discussion item only).**

**David Petersen** showed an aerial view of the Haight Creek trail. The City has worked to have the trail be continuous; however, there are some areas where existing private lots encroach into the draw so accomplishing a continuous trail has been difficult. He explained there is an area that does not have a connection between two cul-de-sacs. A portion of the trail stubs into a back of a lot and the City has an easement on a portion of that lot's backyard. The City would like to continue the trail on the easement and then down the north bank of John Jeppson's property as this would connect two cul-de-sacs in an effort to continue the Haight Creek trail.

Mr. Jeppson is not in favor of the trail on his property. The City has discussed ways to help Mr. Jeppson feel more comfortable with the trail. If the City allowed Mr. Jeppson to subdivide his property, with the creation of a flag lot, the trail could continue along the property line and thus accomplishing the connection of the cul-de-sacs and providing an additional developable lot for Mr. Jeppson. **David Petersen** said staff would like input on the Commissioners thoughts of this proposal.

**Kent Hinckley** said he is always in favor of trails; however, he does not feel making this connection is a good idea for the following reasons:

1. This trail does not fully utilize the draw to its full potential;
2. This does not provide an adequate connection between the 2 cul-de-sacs;
3. It is not reasonable to continue the trail so close to Mr. Kempe's home;
4. Having a flag lot in exchange for a short trail with questionable utility is not a good enough trade-off;
5. Sidewalk is available so community members can still get from one place to the other.

**Heather Barnum** agreed; she feels the sidewalk allows for a natural connection and would not be comfortable personally going behind homes to utilize a trail. She said she feels the money that may be used in the creation of this trail may be put to better use to enhance another trail in the City.

**Rebecca Wayment** said she is not comfortable granting a flag lot in exchange for a trail that she does not feel adequate achieves the goal of connecting the 2 cul-de-sacs. She is concerned if a concession is made for this property owner with the creation of this trail, other property owners might start asking for requests in the future.

**George Chipman**, 433 S. 10 W., Chairman of the Trails Committee, said in their effort for a continuous trail along the Haight Creek draw, the City put easements in as many places as they could to allow for a more pleasant walking experience. Although Mr. Kempe is uncomfortable with the trail, the easement is already in place. Also, **George Chipman** said with the creation of a flag lot, the trail would be alongside of the driveway and would be non-intrusive. He feels this small trail will assist in the goal of a continuous trail along the draw.

After additional discussion amongst the Commissioners, they were not in favor of the trail. **David Petersen** reminded the Commissioners that this is just a discussion. A discussion will also take place with the City Council. **Kent Hinckley** stated that if this item will also be presented to the City Council, he would like to propose that the Commission make a recommendation that a flag lot not be created thus not extending the trail. The Commissioners agreed and also thanked **George Chipman** and staff for all due diligence that has been completed on this item.

***Motion:***

**Kent Hinckley** made a motion that the Planning Commission recommend to the City Council that they not approve the flag lot for the Jeppson property and that the trail will not be extended through Stephen Kempe's property and that the trail ends where it currently finishes based on the following reasons:

1. The trail cannot utilize the draw to its full potential;
2. There is no connection between the cul-de-sacs;
3. It's not reasonable to have trail so close to the Kempe home;
4. The flag lot in exchange for short trail with questionable utility does not seem wise;
5. A sidewalk is available and is necessary to connect this trail with the other trail proposed to the north.

**Heather Barnum** seconded the motion. **Heather Barnum, Kent Hinckley** and **Rebecca Wayment** approved the motion. **Bret Gallacher** denied it. The motion passed.

With regards to his denial, **Bret Gallacher** stated he feels the current recommendation does not fit all parties' needs and no one is happy. **Kent Hinckley** suggested, if the City still desires to make the connection, another solution would be to purchase a piece of the property for a trail easement. The Commissioners were still concerned the utility of the trail is still minimal.

**Miscellaneous: B) Calendar item: Regional Park and Gym open house.**

**David Petersen** said a special Planning Commission meeting will be held April 16, 2015 at 7 p.m. to discuss the Regional Park and Gym. Prior to the meeting, an open house for the public will be held from 5 p.m.-7 p.m.

**Miscellaneous: C) Other**

Commissioner Val Halford plans to submit his resignation due to work related reasons and will need to be replaced.

**ADJOURNMENT**

***Motion:***

At 8:39 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

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**Rebecca Wayment**  
**Chair, Farmington City Planning Commission**

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to answer any questions the City Council may have on agenda items. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, April 14, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

### **PUBLIC HEARINGS:**

7:05 Pheasant Hollow Schematic Plan

### **NEW BUSINESS:**

7:30 Consideration of a Resolution as to whether or not to Study the Annexation of approx. 20 acres east of the City Limits Between 100 North and 400 North Streets and Affidavit and other items

7:45 Culinary Water Restrictions

8:00 Park Lane Commons Pylon Signs

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS**

8:15 Annual Progress Report of the Farmington Trails Committee and Nomination of Amy Shumway to Farmington Trails Committee

### **SUMMARY ACTION:**

8:30 Minute Motion Approving Summary Action List

1. Contract with Hogan Construction to be the Construction Manager/General Contractor for the Park and Gym
2. Contract with VCBO to be the Architect of the Park and Gym

3. Parkwalk Downs Extension Agreement
4. Encroachment License and Permit for Farmington Creek Estates Lot 314
5. Brentwood Estates Subdivision Improvements Agreement
6. Agreement with Davis County regarding Elections
7. UTA Shuttle Agreement
8. Letter of Concurrence and Match Agreement
9. Approval of Minutes from City Council meeting held March 17, 2015
10. Approval of Minutes from City Council meeting held March 24, 2015
11. Proclamation for Congenital Diaphragmatic Hernia Awareness
12. Ratification and Approval of the Storm Water Bond Log

**GOVERNING BODY REPORTS:**

8:35 City Manager Report

1. Executive Summary for Planning Commission held on March 19, 2015
2. Fire Monthly Activity Report for February
3. Building Activity Report for March

8:40 Mayor Talbot & City Council Reports

1. Greg Wall Appointment to Historic Preservation Commission

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session for property acquisition.

DATED this 9th day of April, 2015.

**FARMINGTON CITY CORPORATION**

By: \_\_\_\_\_

  
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*



## Planning Commission Staff Report April 23, 2015

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### Item 3: Paul Underwood Accessory Building Conditional Use Permit

Public Hearing:	Yes
Application No.:	C-3-15
Property Address:	1279 North Main Street
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential-Foothill)
Area:	.86 Acres
Number of Lots:	2
Property Owner:	Paul Underwood
Agent:	N/A

Request: *Applicant is requesting a conditional use permit to increase the allowable height of an accessory building.*

---

#### **Background Information**

Paul Underwood is requesting approval for a Conditional Use Permit to increase the height of an accessory building from 15 to 22 feet. The property, which consists of two lots totaling .86 acres, is located at 1279 North Main and 603 West 1300 North in an LR-F Zone. The applicant has an existing home on the property and is wanting to build a two-story pool house. Before he can do this, however, the applicant needs conditional use permit approval to have a height increase for accessory buildings.

Section 11-11-070(b) states: "Accessory buildings or structures shall not exceed fifteen (15) feet in height unless an increased height is approved by the Planning Commission after review of a conditional use application..."

Additionally, the applicant will need to receive plat amendment approval from the City Council so that he can combine the two lots. In the LR-F zone, an accessory building or structure cannot be on its own lot; it must be on the same lot as the primary structure (in this case, the existing home).

#### **Suggested Motion:**

Move that the Planning Commission approve the conditional use request subject to all applicable codes, development standards and ordinances as per the enclosed site plan and building elevations, including

the vacation and abandonment of any public utility easements, and other easements, where necessary, and subject to City Council approval of the plat amendment.

Findings for Approval:

- a. The height of the proposed accessory building is subordinate to the height of the proposed residence as set forth in section 11-11-060(a) and is proposed at 22'.
- b. The proposed accessory building is at least 15' away from any dwelling on an adjacent lot.
- c. The proposed accessory building does meet all of the requirements set forth in Section 11-11-060(a), such as setback standards and occupies less than 25% of total area of rear yard.

**Supplemental Information**

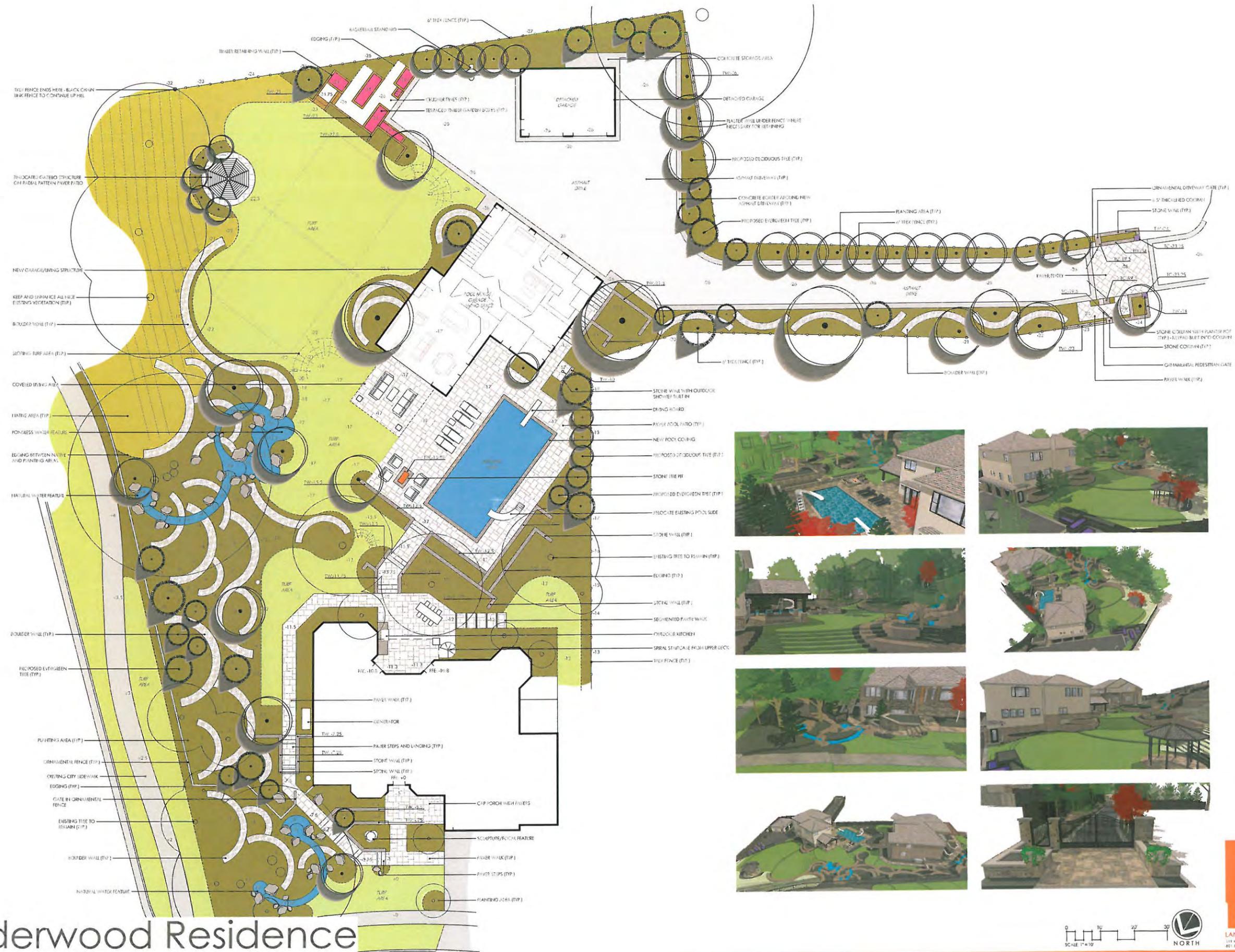
1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Sections 11-11-060 and 11-11-070

**Applicable Ordinances**

1. Title 11, Chapter 11 – Single Family Residential

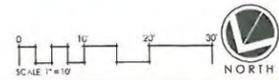






# Underwood Residence

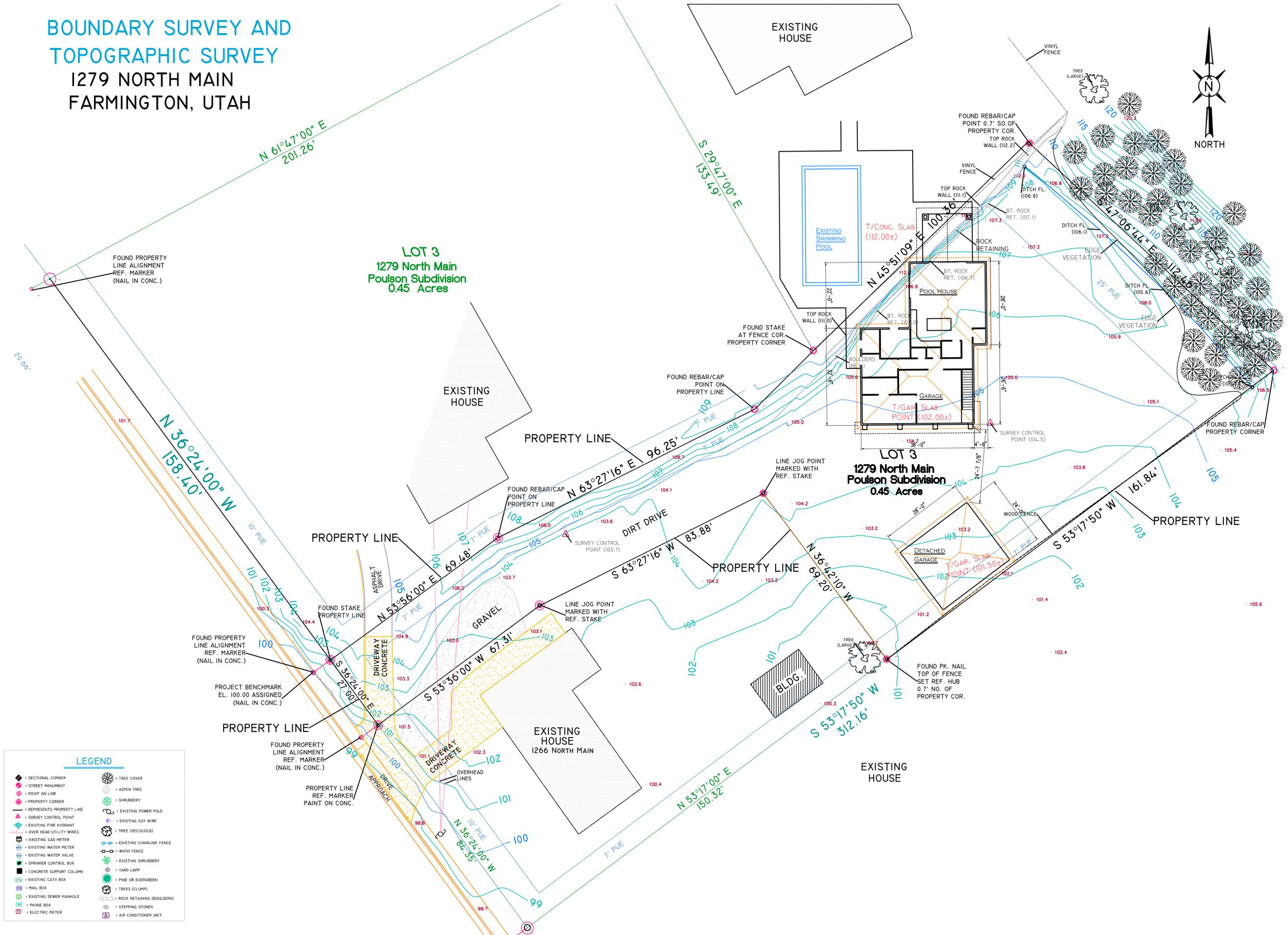
COLOR LANDSCAPE CONCEPT PLAN - OPTION A



REVISED 11/2013

# BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

## 1279 NORTH MAIN FARMINGTON, UTAH



**LOT 3**  
1279 North Main  
Poulson Subdivision  
0.45 Acres

**LOT 3**  
1279 North Main  
Poulson Subdivision  
0.45 Acres



### LEGEND

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• SECTIONAL CORNER</li> <li>• STREET MONUMENT</li> <li>• POINT ON LINE</li> <li>• PROPERTY CORNER</li> <li>• REPRESENTS PROPERTY LINE</li> <li>• SURVEY CONTROL POINT</li> <li>• EXISTING FIRE HYDRANT</li> <li>• OVER HEAD UTILITY WIRES</li> <li>• EXISTING GAS METER</li> <li>• EXISTING WATER METER</li> <li>• EXISTING WATER VALVE</li> <li>• SPRINKLER CONTROL BOX</li> <li>• CONCRETE SUPPORT COLUMN</li> <li>• EXISTING CATV BOX</li> <li>• MAIL BOX</li> <li>• EXISTING SEWER MANHOLE</li> <li>• PHONE BOX</li> <li>• ELECTRIC METER</li> </ul> | <ul style="list-style-type: none"> <li>• TREE COVER</li> <li>• ASPEN TREE</li> <li>• SHRUBBERY</li> <li>• EXISTING POWER POLE</li> <li>• EXISTING GUY WIRE</li> <li>• TREE (DECIDUOUS)</li> <li>• EXISTING CHAINLINK FENCE</li> <li>• WOOD FENCE</li> <li>• EXISTING SHRUBBERY</li> <li>• YARD LAMP</li> <li>• PINE OR EVERGREEN</li> <li>• TREES (CLUMP)</li> <li>• ROCK RETAINING (BOULDERS)</li> <li>• STEPPING STONES</li> <li>• AIR CONDITIONER UNIT</li> </ul> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Advanced Design**

11502 S. Sunburn Ln.  
Sandy, Utah 84094  
(801) 568-9330  
(801) 352-7568 - fax  
LBEENY@comcast.net

**Proposed House**

Contacts:  
Paul Underwood 801-425-3549  
Sweep162@gmail.com  
ADjohnsonmodeling@insn.com

Contacts:  
Aron Johnson 801-898-7526  
ADjohnsonmodeling@insn.com

**SITE PLAN**

**Underwood**

603 WEST 1300 NORTH  
FARMINGTON, UTAH

**REVISIONS**


DATE:  
04/01/2015

SCALE: (11x17)  
1/8" = 1'-0"

SCALE: (24x36)  
1/4" = 1'-0"

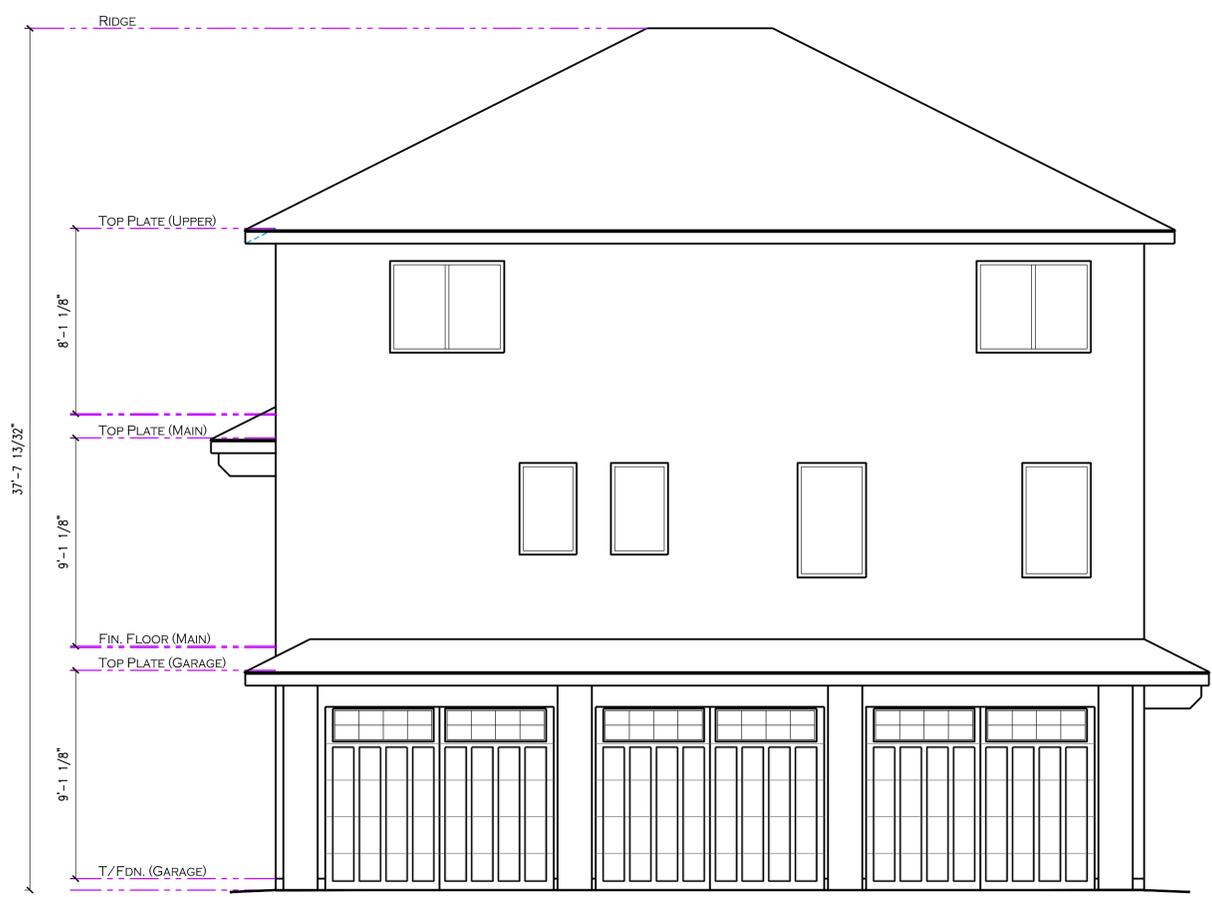
SHEET NO.

**SD101**

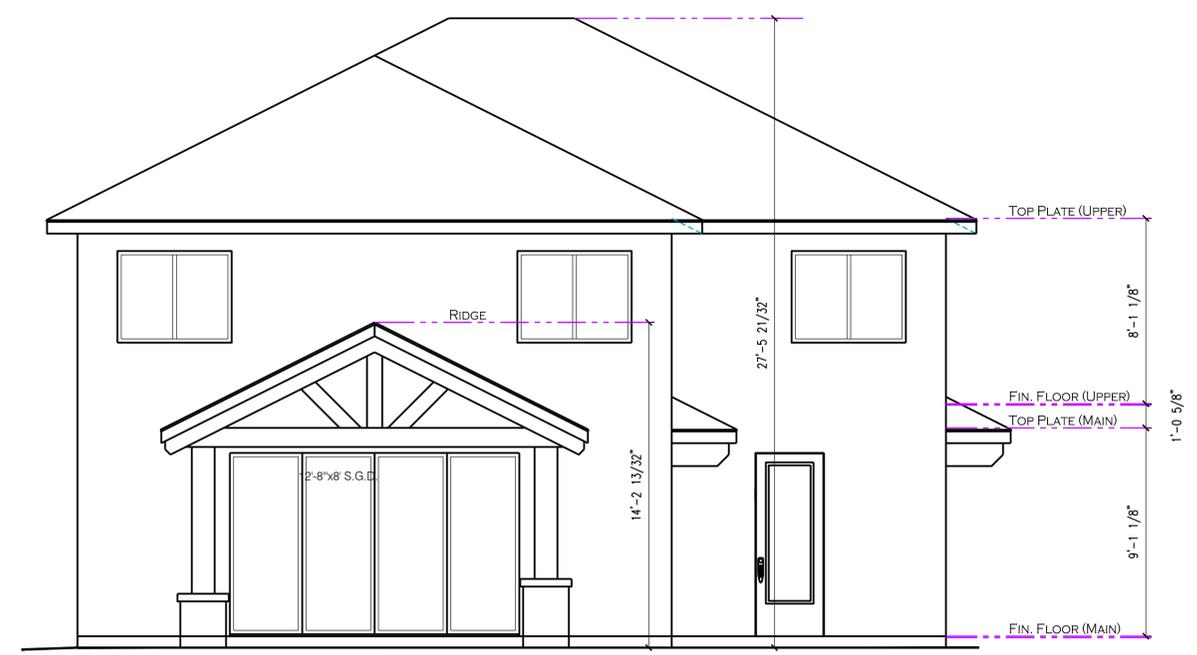




EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

7:12 PITCH EVERYWHERE  
 POOL HOUSE  
 EXTERIOR ELEVATIONS

**Advanced Design**  
 11502 S. Sunburn Ln.  
 Sandy, Utah 84094  
 (801) 568-9330  
 (801) 352-7566 - fax  
 LBEENY@comcast.net

**Proposed House**

Contacts:  
 Paul Underwood 801-425-3549  
 Email: Swoop162@gmail.com

Contacts:  
 Aaron Johnson 801-898-7526  
 Email: ADjohnsonmodeling@insn.com

EXTERIOR ELEVATIONS

**Underwood**  
 603 WEST 1300 NORTH  
 FARMINGTON, UTAH

REVISIONS


DATE: 04/01/2015  
 SCALE: (11x17) 1/8"=1'-0"  
 SCALE: (24x36) 1/4"=1'-0"

SHEET NO. **A102**



## Planning Commission Staff Report April 23, 2015

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### Item 4: Farmington Fields Office Building Site Development

Public Hearing:	Yes
Application No.:	SP-2-15
Property Address:	491 West Bourne Circle
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	3 Acres
Number of Lots:	1
Property Owner:	John Hansen
Agent:	John Hansen

Request: *Applicant is requesting a conditional use and site plan approval for construction of two professional office buildings.*

---

#### **Background Information**

John Hansen is proposing to construct two new single story professional office buildings on property located at 491 West Bourne Circle. The existing site, west of the Park Lane Chevron, has been vacant, and the proposed buildings will add to the Commercial Mixed Use District by providing professional offices that will bring jobs to the City and accommodate the growing commercial office space needs in Farmington City and Davis County.

The new building and site placement will allow for all parking to be located to the side and rear of the building as well as provide the required 15% open space predominantly along the street front and surrounding the building. Landscaping and fencing will be added to the site and signage will remain at a minimum, consistent with the City's Sign Ordinance. All lighting will allow for a safe environment without adding additional glare to the nearby residential neighborhood to the south.

The only outstanding issue has been storm water: the City Engineer has requested that the storm water ditch be piped per Farmington City standard. The proposed storm water pipe will be in UDOT right-of-way and will therefore require UDOT approval before moving forward. The applicant has received said approval and has agreed to pipe the ditch.

The applicant will need to enter into an extension agreement with the City for curb, gutter, and sidewalk improvements along Park Lane. The Chevron (to the east) has not completed these improvements on

Park Lane because the city is not sure if Park Lane will be widened or if sidewalk will ever be completed over the Park Lane interchange. Until this occurs, city staff felt that an extension agreement makes more sense than demanding these improvements that may later need to be moved, torn-out, or altered.

**Suggested Motion:**

Move that the Planning Commission approve the proposed conditional use and site plan subject to all applicable City codes, development standards and ordinance and with the following conditions:

1. The Farmington City Sign Ordinance 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;
3. 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;
4. The applicant shall obtain and provide a letter of approval from UDOT to put the storm water pipe in their right-of-way prior to issuance of a building permit;
5. The applicant shall pipe the proposed storm-water ditch on the south of the property and receive City Engineer approval prior to issuance of a building permit;
6. The applicant shall enter into an extension agreement for curb, gutter, and sidewalk improvements along the project's frontage that abuts Park Lane.

**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 Fields 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.

**Supplemental Information**

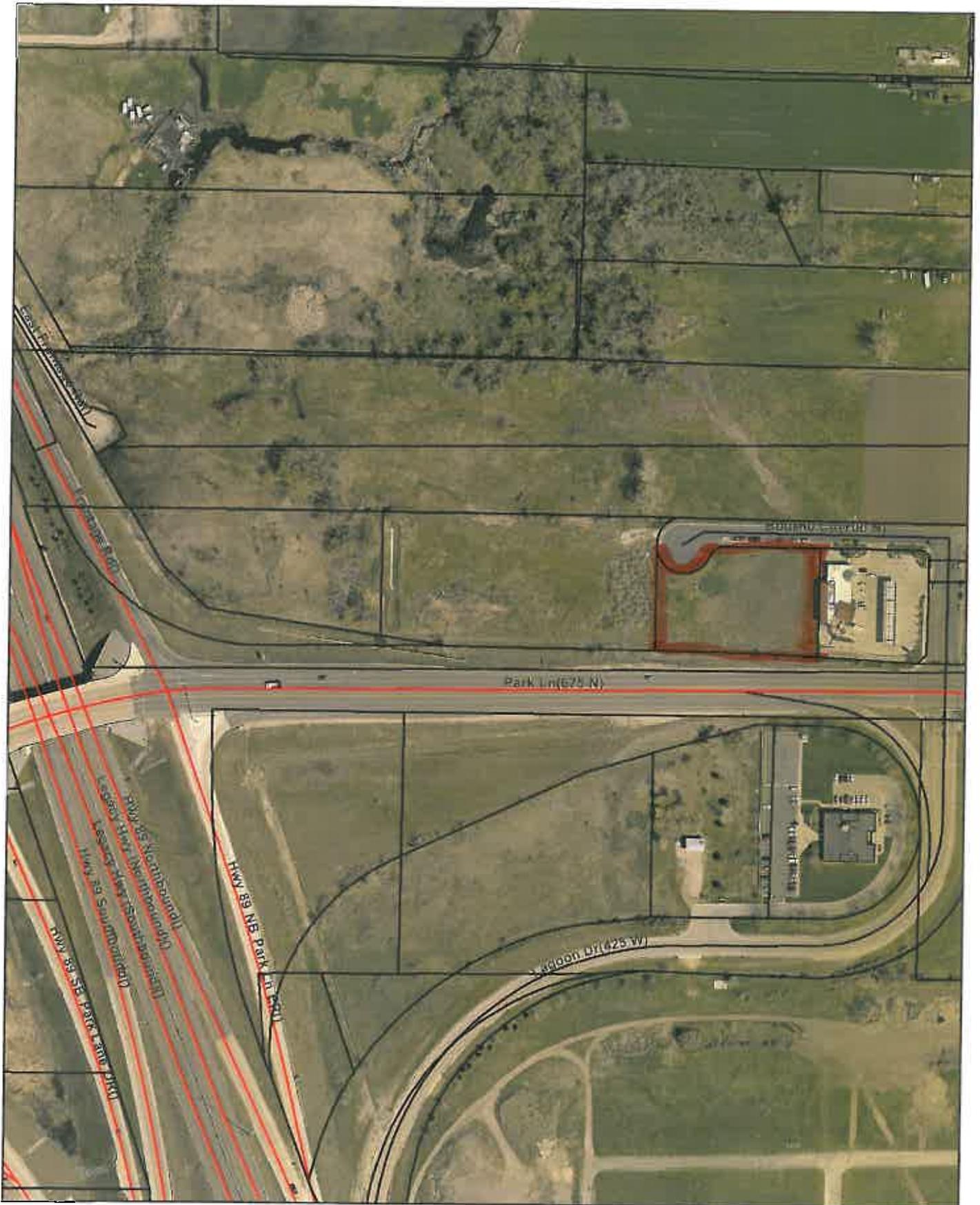
1. Farmington Fields Office Building Site Plan
2. Vicinity Map

3. Elevations
4. Landscape Plan

**Applicable Ordinances**

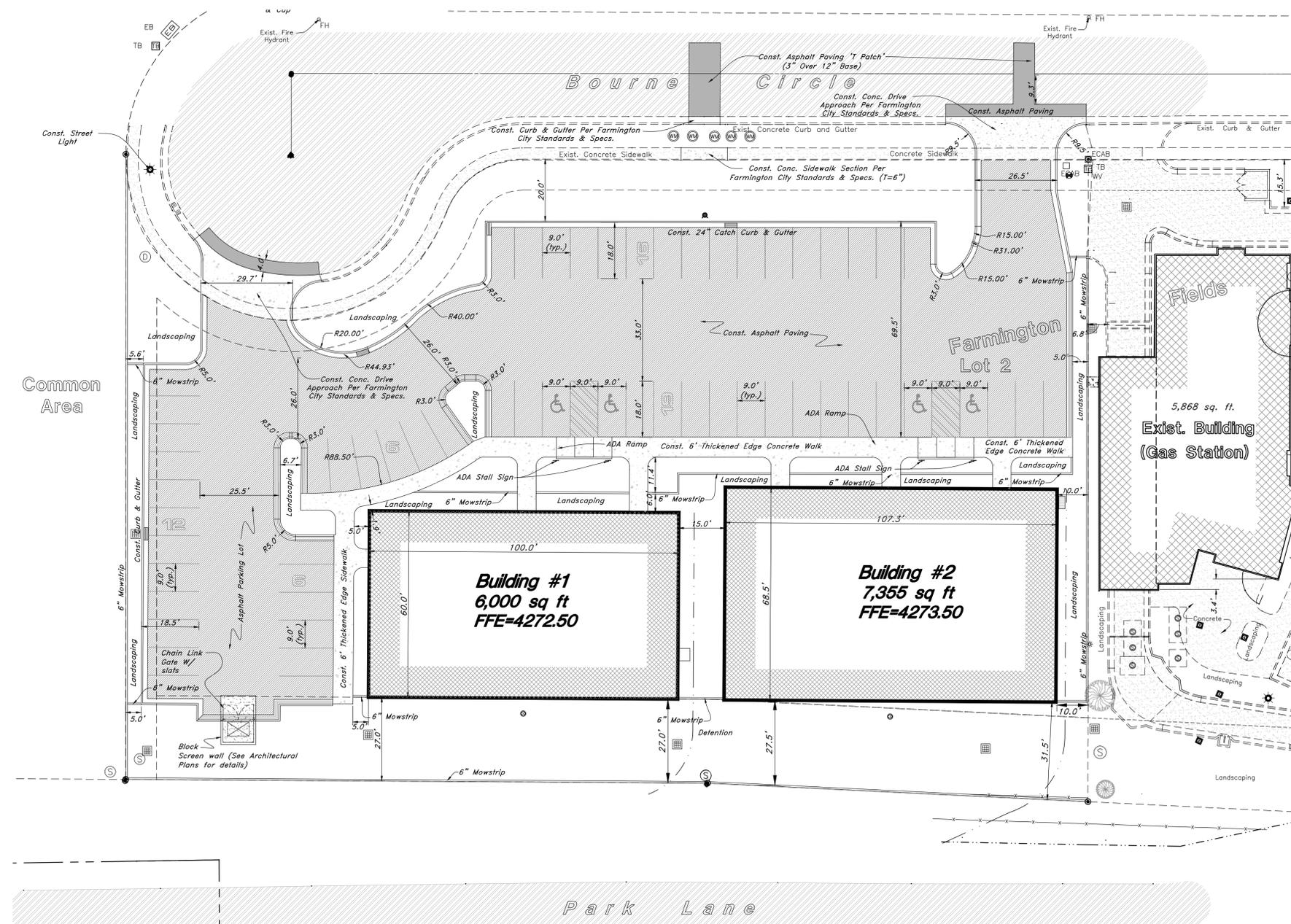
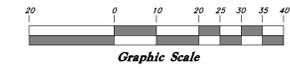
1. Chapter 7 – Site Development Standards
2. Chapter 19 –Commercial Mixed Use Zone (CMU)

# Farmington City





Scale: 1" = 20'



Common Area

Farmington Lot 2  
5,868 sq. ft.  
Exist. Building (Gas Station)

Building #1  
6,000 sq ft  
FFE=4272.50

Building #2  
7,355 sq ft  
FFE=4273.50

Park Lane

**SITE DATA TABLE**

Landscaping: 19,860 Sq. Ft. (0.456 Acres) 34% of Site
Hardscaping: 25,163 Sq. Ft. (0.578 Acres) 43% of Site
Building: 13,355 Sq. Ft. (0.307 Acres) 23% of Site
<b>Total Site: 58,378 Sq. Ft. (1.340 Acres)</b>

**PARKING**  
ADA Accessible Stalls: 4  
General Parking: 56  
Total Parking Stalls on Site: 60

**LEGEND**

—C— Centerline	TA Top of Asphalt	C.M.P. Corrugated Metal Pipe
—UGT— Buried Telephone line	EA Edge of Asphalt	R.C.P. Reinforced Concrete Pipe
—OHT— Overhead Telephone line	NG Natural Ground	CONC. Edge of Concrete
—OHP— Overhead Power line	LG Lip of Gutter	RWALL Retaining Wall
—UGP— Power line	SP Service Pole	SMH Sewer Manhole
—S— Sanitary Sewer line	LP Light Pole	WV Water Valve
—W— Culinary Water line	PP Power Pole	CB Catch Basin
—G— Gas line	TP Telephone Pole	DV Diversion Box
—SD— Storm Drain line	FH Fire Hydrant	TC Top of Curb
—SW— Secondary Waterline	DIT Flowline of Ditch	SW Sidewalk
—LD— Land Drain line	TOE Toe of Slope	GAS Gas line Marker
—IW— Irrigation Waterline	TOP Top of Slope	GUY Guy Wire
—F— Fence	CO Cleanout	BLDG Building Corner
● Power Pole	FC Fence	NG Natural Ground
● Post	DMH Drain Manhole	FD Fire Hydrant
● Water Meter	Flowline	WV Water Valve
● Gas Meter	Spot Elevation	LP Light Pole
● Telephone Box	x99.00	● Power Pole w/guy
● Sewer Manhole	Contour	● Deciduous Tree
● Drain Manhole	Asphalt	● Coniferous Tree
● Water Manhole	Concrete	
● Cleanout Box	Building	
	Catch Basin	

- General Site Notes:**
- Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
  - Fire lane markings and signs to be installed as directed by the Fire Marshall.
  - Stake markings, directional arrows and stop bars will be pointed at each driveway as shown on the plans.
  - See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
  - Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
  - All dimensions are to back of curb unless otherwise noted.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO FARMINGTON CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

**BOUNDARY DESCRIPTION**  
All of Lot 2, Farmington Fields Subdivision, Farmington City, Davis County, Utah, located in the Southeast Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base & Meridian.



**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**Site Plan**  
**Hansen - Farmington Fields**  
491 West Bourn Circle  
Farmington City, Davis County, Utah  
A part of Section 13, T3N, R1W, SLB&M, U.S. Survey

12 Mar, 2015  
SHEET NO.  
**C1.0**  
14N770



WEST ELEVATION



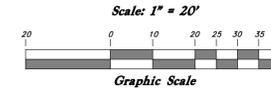
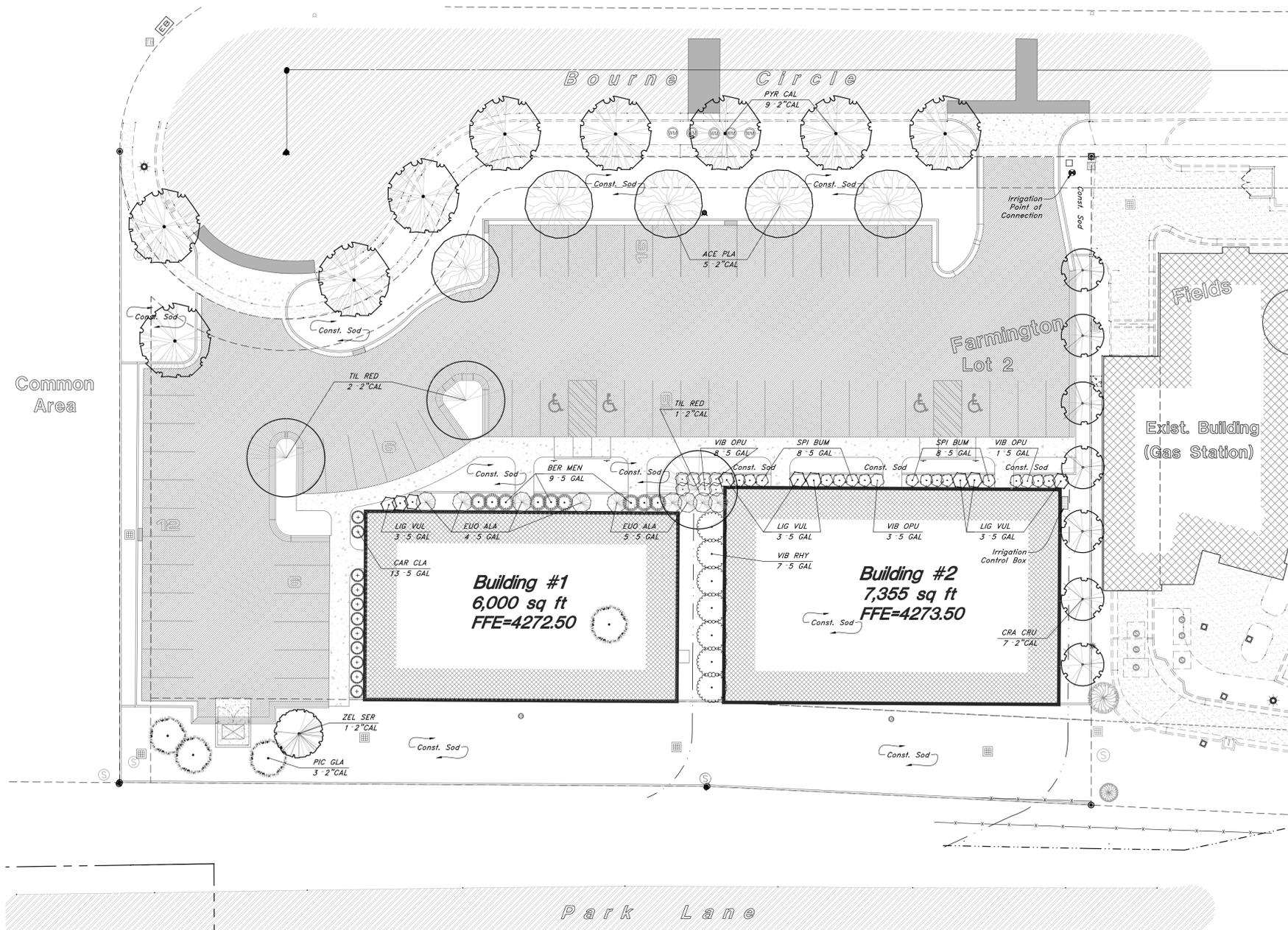
SOUTH ELEVATION



NORTH ELEVATION



Level 1  
6,000 sq. ft.  
1/4" = 1'-0"



**PLANT SCHEDULE**

TREES	CODE	BOTANICAL	COMMON	CONT SIZE	QTY
	PYR CAL	Pyrus Calleryana 'Aristocrat'	Aristocrat Pear	2" CAL	9
	PIC PUN	Picea pungens glauca 'Fat Albert'	Colorado Blue Spruce	2" CAL	3
	ZEL SER	Zelkova serrata 'Musashino'	Musashino Zelkova	2" CAL	1
	TIL RED	Tilia americana 'Redmond'	American Linden	2" CAL	3
	CRA CRU	Crataegus crus-galli 'Crusader'	Thornless Hawthorn	2" CAL	7
	ACE PLA	Acer platanoides 'Parkway'	Thornless Hawthorn	2" CAL	5
SHRUBS	CODE	BOTANICAL	COMMON	CONT SIZE	QTY
	SPI BUM	Spiraea bumalda 'Crispa'	Crispa Spirea Bumalda	5 GAL	15
	EUO ALA	Euonymus alatus compacta	Dwarf Burning Bush	5 GAL	9
	BER MEN	Berberis mentorensis	Mentor Barberry	5 GAL	9
	LIG VUL	Ligustrum vulgare 'Lodense'	Lodense Privet	5 GAL	9
	VIB OPU	Viburnum opulus nanum	Dwarf European Cranberry	5 GAL	9
	CAR CLA	Caryopteris clandonensis 'Blue Mist'	Blue Mist Spirea	5 GAL	11
	VIB RHY	Viburnum x rhytidophylloides 'Alleghany'	Leatherleaf Viburnum	5 GAL	7

**PLANTING NOTES:**

- ALL PLANTS SHALL CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SEE CALIFPER AND ETC. OF THE AMERICAN ASSOCIATIONS OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
- THIS CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 6" IN ALL LAWN PLANTING AREAS AND 12" IN ALL SHRUB AND PERENNIAL BEDS.
- ALL MOWSTRIPS ARE TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM AND THE LANDSCAPE PLANTING.
- INSTALL SHREDDED BARK MULCH IN ALL SHRUB PLANTING BEDS AFTER PLANT MATERIAL INSTALLATION.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE.

**SITE DATA TABLE**

Landscaping: 19,860 Sq. Ft. (0.456 Acres) 34% of Site
Hardscaping: 25,163 Sq. Ft. (0.578 Acres) 43% of Site
Building: 13,355 Sq. Ft. (0.307 Acres) 23% of Site
<b>Total Site: 58,378 Sq. Ft. (1.340 Acres)</b>

**PARKING**  
 ADA Accessible Stalls: 4  
 General Parking: 56  
 Total Parking Stalls on Site: 60

**LEGEND**

	Centerline		Top of Asphalt		Corrugated Metal Pipe
	Buried Telephone line		Edge of Asphalt		Reinforced Concrete Pipe
	Overhead Telephone line		Natural Ground		Edge of Concrete
	Overhead Power line		Lip of Gutter		Concrete
	Power line		Service Pole		Retaining Wall
	Sanitary Sewer line		Light Pole		Sewer Manhole
	Culinary Water line		Power Pole		Water Valve
	Gas line		Telephone Pole		Catch Basin
	Storm Drain line		Fire Hydrant		Diversion Box
	Secondary Waterline		Flowline of Ditch		Top of Curb
	Land Drain line		Toe of Slope		Sidewalk
	Irrigation Waterline		Top of Slope		Gas line Marker
	Fence		Cleanout		Guy Wire
	Power Pole		Fence		Building Corner
	Post		Drain Manhole		Natural Ground
	Water Meter		Flowline		Fire Hydrant
	Gas Meter		Spot Elevation		Water Valve
	Telephone Box		Contour		Light Pole
	Drain Manhole		Asphalt		Power Pole w/guy
	Water Manhole		Concrete		Deciduous Tree
	Cleanout Box		Building		Coniferous Tree
			Catch Basin		

- General Site Notes:**
- Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
  - Fire lane markings and signs to be installed as directed by the Fire Marshall.
  - Stake markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
  - See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
  - Building sidewalks, ramps, and ballards are building contractor responsible items. See architectural plans.
  - All dimensions are to back of curb unless otherwise noted.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
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**BOUNDARY DESCRIPTION**  
 All of Lot 2, Farmington Fields Subdivision, Farmington City, Davis County, Utah, located in the Southeast Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base & Meridian.

Call before you Dig  
 Avoid cutting underground utility lines. It's costly.



1-800-662-4111

ALL CONSTRUCTION TO CONFORM TO FARMINGTON CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Landscape Plan**  
**Hansen - Farmington Fields**  
 491 West Bourne Circle  
 Farmington City, Davis County, Utah  
 A part of Section 13, T3N, R1W, SLB&M, U.S. Survey

12 Mar, 2015  
 SHEET NO.  
**L1.0**  
 14N770



## Planning Commission Staff Report April 23, 2015

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### Item 5: Residences at Station Parkway Site Plan – Design Development

Public Hearing:	Yes
Application No.:	PMP-1-14
Property Address:	Approx. 600 North and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	TMU (Transit Mixed Use)
Area:	12.95 Acres
Number of Lots:	n/a (438 Units within 7 Buildings)
Property Owner:	ICO
Applicant:	Ernie Wilmore - ICO

Request: *Applicant is requesting Design Development approval for the Residences at Station Parkway.*

---

#### **Background Information**

Ernie Wilmore is requesting design development or site plan approval of the Residences at Station Parkway apartment project. As the proposed project lies within the TMU zone, a PMP is required subject to Chapter 18 of the Zoning Ordinance which regulates the mixed use district and is a form-based code. The PMP was approved by the Planning Commission on January 8, 2015. The next step in the process is the development plan review, covered in Section 11-18-107 of the Zoning Ordinance. Development plan review consists of three parts: 1) pre-submittal conference, 2) schematic plan, and 3) design development. In addition to meeting all of the requirements of project master plan, the PMP also met the requirements for schematic plan in development plan review. Steps 1) and 2) of development plan review have already been completed. Step 3) is before you tonight and requires improvement drawings as well as site plan and elevations.

Section 11-18-107(2)(d)(i) states:

*“Applications that meet one or all of the following conditions will be forwarded to the Planning Commission for review and approval:*

- 1) The application includes a structure that exceeds 30,000 ft<sup>2</sup> in size;*
- 2) The application is asking for flexibility with the design criteria and development standards of this section, while still meeting the intents and purposes of said criteria and standards;*
- 3) The application is a planned development area (in excess of 5 acres in size);*

4) *The application includes a use or element that requires a special review process.”*

This project meets both numbers 1 and 3, therefore it requires Planning Commission approval. The design development plan before you meets all of the requirements of Section 11-18-107 including site design, building envelopes, buffering, parking and circulation, pedestrian access, architectural detail, street frontage, landscaping, and fenestration.

Every condition of PMP approval placed on the applicant by the Planning Commission at January 8<sup>th</sup> has been completed to staff’s satisfaction. Additionally, the applicant was able to obtain a street cross-section modification, rezone, and zone text change from City Council related to this project. The only outstanding issues have to deal with storm water. Because this plan has not altered significantly from the approved PMP, and the application meets all of the requirements of Section 11-18-107, with the exception of improvement drawings, staff is requesting that approval of design development/site plan be delegated to staff for further review.

**Suggested Motion:**

Move that the Planning Commission approve the design development phase for the Residences at Station Parkway subject to all applicable Farmington City codes and development standards and the following condition:

Staff shall review and approve the improvement drawings and site plan for compliance to Chapter 18 of the zoning ordinance.

**Findings:**

1. After a preliminary review, it appears that the proposed development meets all of the standards and requirements of the transit mixed use zone as outlined in Chapter 18 with the exceptions listed above.
2. The parking needs for this project are being addressed using tuck under garages, small broken-up surface parking lots, on-street parking, and covered parking, this treatment of parking meets the form based code.
3. The proposed development meets the spirit of the form based code and provides a greater variety of housing choices, particularly for-rent multi-family housing, something the City needs.
4. The City intended both in the General Master Plan and in the Zoning Ordinance for the mixed use district to be where the highest densities and intensities of uses would be concentrated, this project complies with that intention.
5. The location of this project and its accessibility to transit, Station Park, the Park Lane Commons project, etc. make this a good fit.
6. The DRC will review the plans and improvement drawings more thoroughly at the next phase where more details are required.
7. The park and trail on the north of the property will be added amenities to the City and will connect the Legacy Trail to the Shepard Creek future trail network to the west.
8. The proposed street network does not alter the streets on the existing regulating plan but adds more streets and improves connectivity and the overall street layout of the mixed use district.

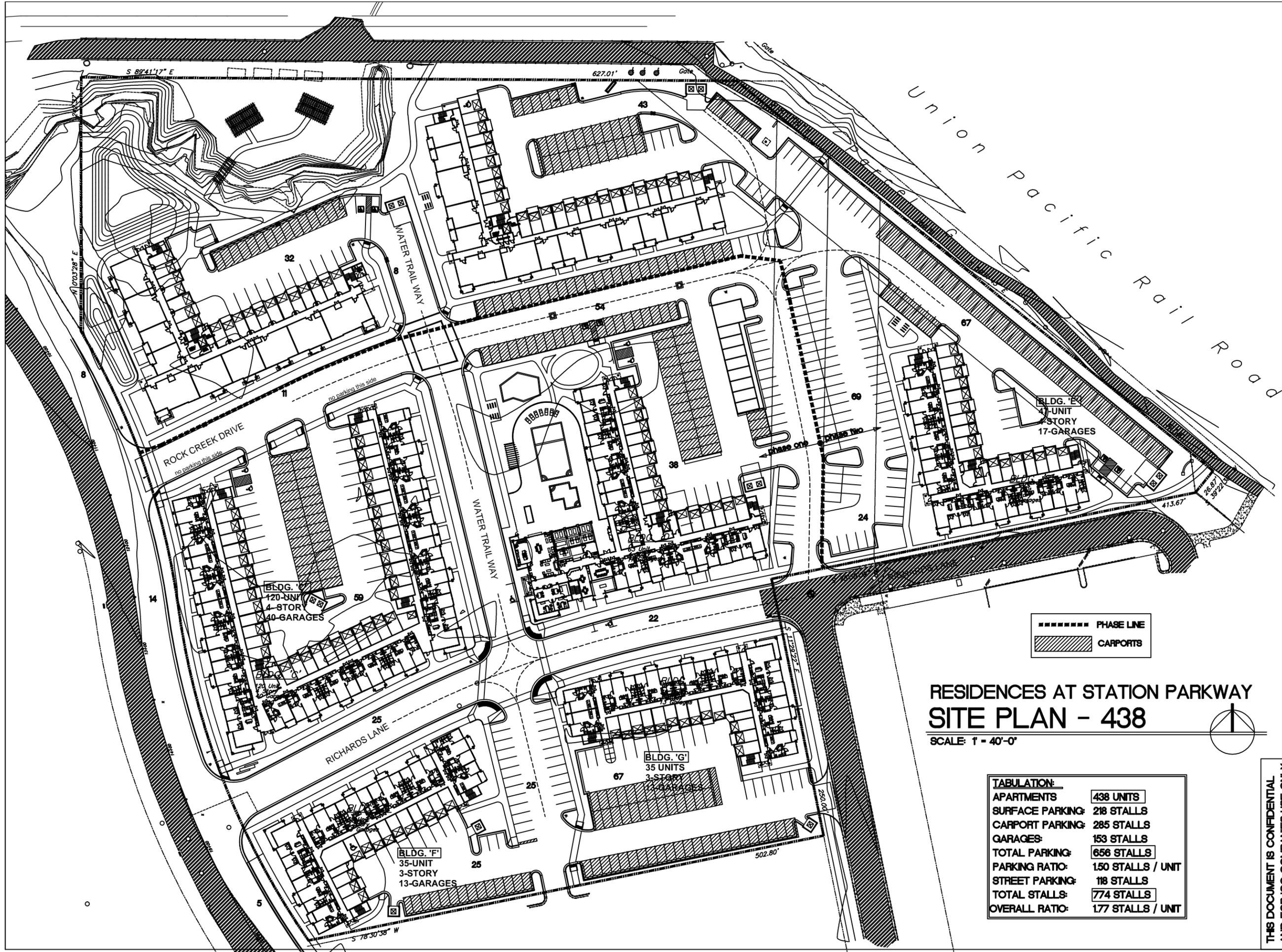
9. The approved OS zone designation is consistent with previous such designations in the area approved by the City, and it complies with the regulating plan and agreement 2010-36.
10. Section 11-7-104(6) of the Zoning Ordinance enables the Planning Commission to delegate site plan review to staff.

**Supplemental Information**

1. Vicinity map
2. Design Development Site Plan
3. Various Attachments

**Applicable Ordinances**

1. Title 11, Chapter 7---Site Development
2. Title 11, Chapter 18---Mixed Use Zones



**RESIDENCES AT STATION PARKWAY  
SITE PLAN - 438**

SCALE: 1" = 40'-0"

TABULATION:	
APARTMENTS:	438 UNITS
SURFACE PARKING:	218 STALLS
CARPORIT PARKING:	285 STALLS
GARAGES:	153 STALLS
TOTAL PARKING:	656 STALLS
PARKING RATIO:	150 STALLS / UNIT
STREET PARKING:	118 STALLS
TOTAL STALLS:	774 STALLS
OVERALL RATIO:	177 STALLS / UNIT

THIS DOCUMENT IS CONFIDENTIAL AND FOR ICO COMPANIES USE ONLY

PROJECT NUMBER  
**14-050**

SHEET TITLE  
**ARCHITECTURAL  
SITE PLAN  
SCALE: 1" = 40'-0"**

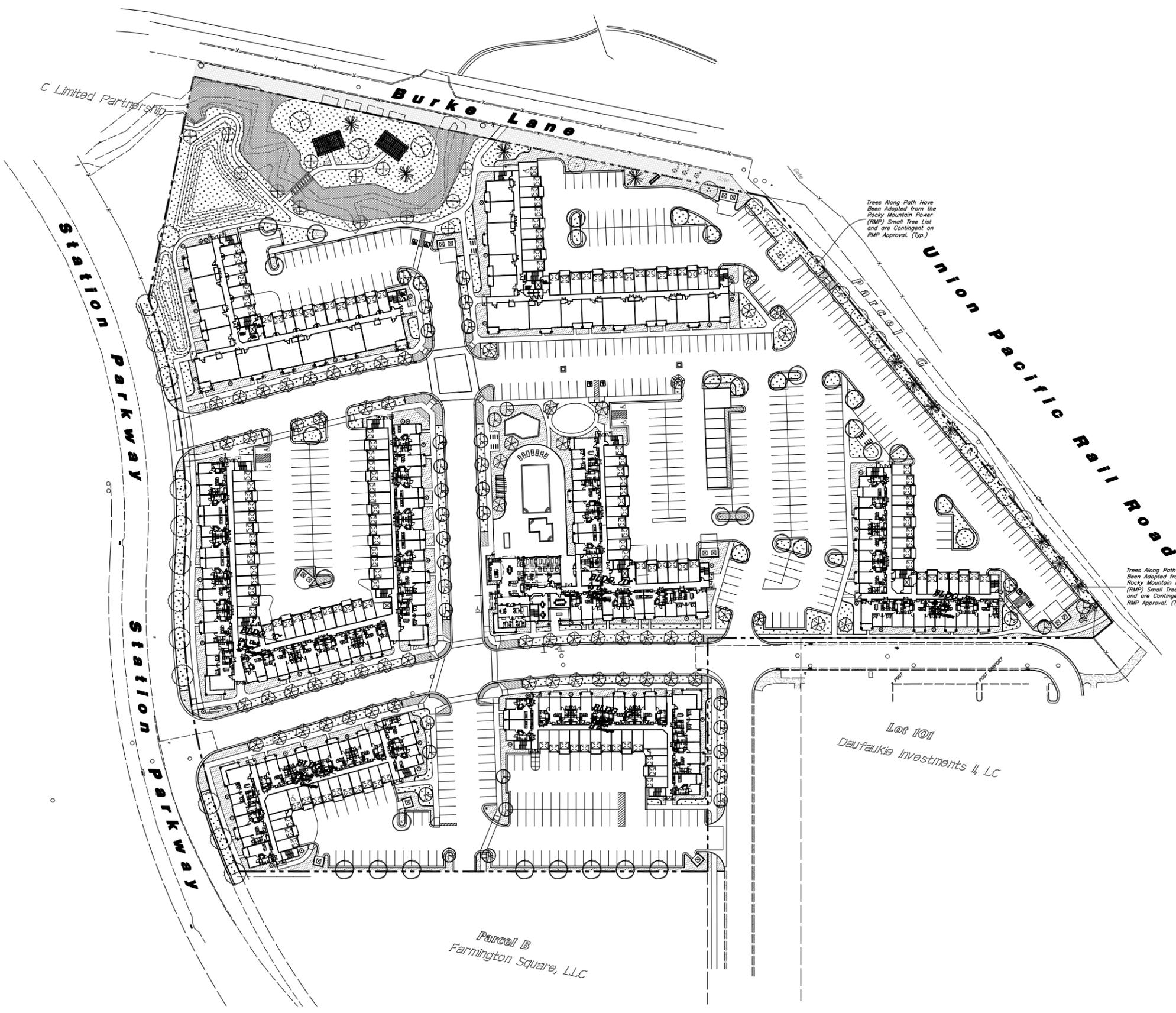
PROJECT/OWNER  
RESIDENCES AT  
STATION PARKWAY  
STATION PARKWAY  
FARMINGTON, UTAH  
ICO DEVELOPMENT

ARCHITECT  
architecture  
2045 dan drive  
layton, utah 84040  
(801) 583-9338  
(801) 583-9328 FAX

REVISION

DATE  
9 APR 2015

SHEET NUMBER  
**A1.1**



Scale: 1" = 50'  
 50' 0 50' 100'

**Landscape Notes:**

1. See Sheet L1.0 for Overall Landscape Plan, L1.1 for Landscape Notes, L1.2 for Landscape Details, and Sheet L1.3 for Plant Schedule.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip for Shrub Planters & Pop-up Sprayheads for Lawn Areas. See Irrigation Plans for Layout.
3. Adjust Plant Material as Needed to Accommodate Existing & Proposed Utilities.

Trees Along Path Have Been Adopted from the Rocky Mountain Power (RMP) Small Tree List and are Contingent on RMP Approval. (Typ.)

Trees Along Path Have Been Adopted from the Rocky Mountain Power (RMP) Small Tree List and are Contingent on RMP Approval. (Typ.)

REV	DATE	DESCRIPTION

Designed by: DA/JR  
 Drafted by: LC/NM/DC  
 Client Name:  
 ICO Development  
 13-064 - LS

**ANWA**  
 ANDERSON WAHLEN & ASSOCIATES  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801.521.8529 - [wwwengineering.net](http://wwwengineering.net)

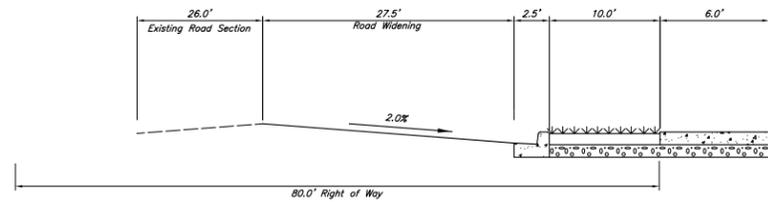
**Overall Landscape Plan**  
**Residence @ Station Park**  
 249 West 800 South  
 Farmington, Utah

09 Apr, 2015

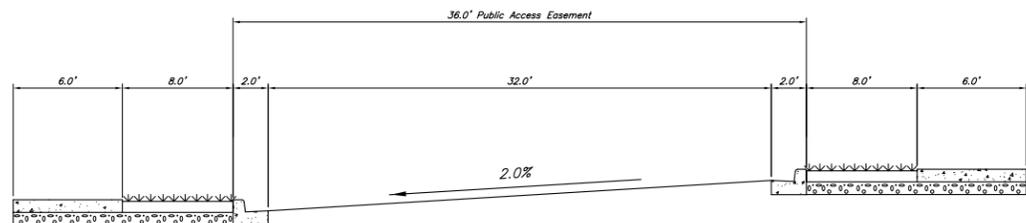
SHEET NO.  
**L1.0**



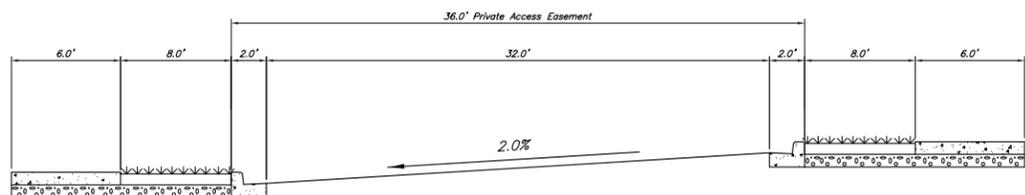
Know what's below.  
 Call before you dig.



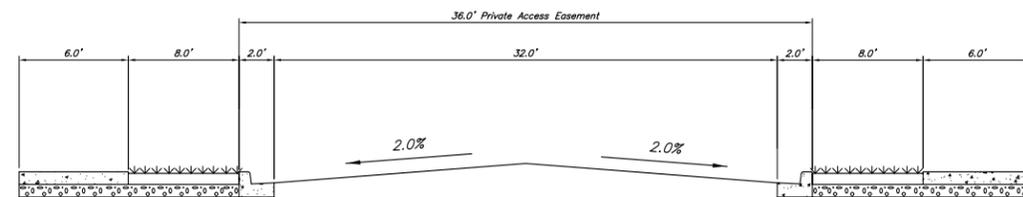
**A** Station Parkway  
(Public Road)  
Not to Scale



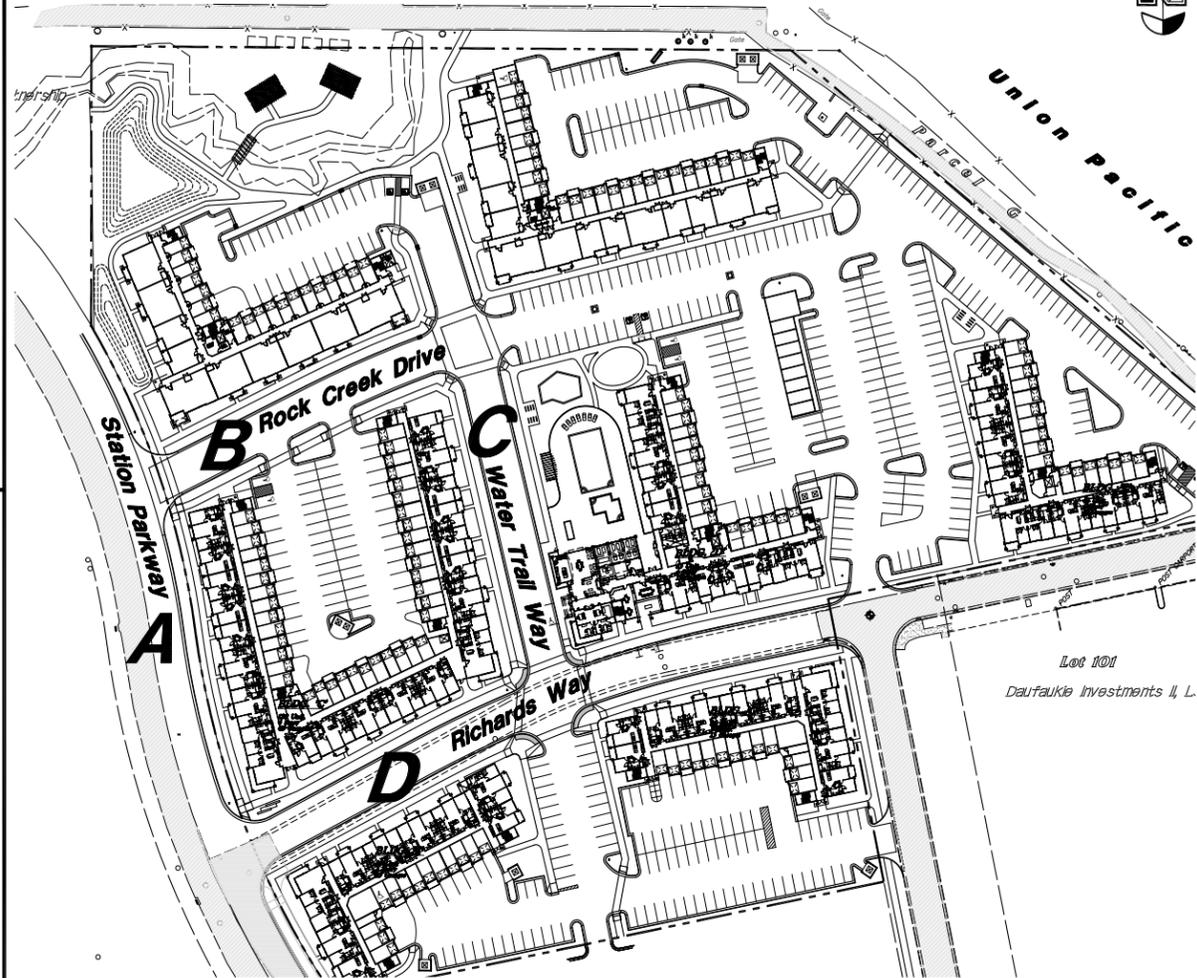
**B** Rock Creek Drive (64')  
(Private Road)  
Not to Scale



**C** Water Trail Way (64')  
(Private Road)  
Not to Scale



**D** Richards Way (64')  
(Private Road)  
Not to Scale



**Key Map**  
Not to Scale

REV	DATE	DESCRIPTION

Designed by: DA/JP  
 Drafted by: LC/NM/DC  
 Client Name:  
 ICO Development  
 13-064 Road Sections

**AWA**  
**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801.521.8529 - [awengineering.net](http://awengineering.net)

**Road Sections**  
**Residence @ Station Park**  
 249 West 800 South  
 Farmington, Utah

09 Apr, 2015  
 SHEET NO.  
**RS**

W:\13-064\Drawings\13-064-Road Sections.dwg, 4/9/2015 2:11:02 PM, aharry, 1/1



WEST ELEVATION



SOUTH ELEVATION

---

STATION PARKWAY  
BUILDING B



- FACIA & SOFFIT METAL
- STUCCO BASE COLOR
- STUCCO ACCENT COLOR
- STUCCO ACCENT COLOR
- STUCCO TRIM COLOR
- PRECAST CONCRETE BAND
- STEEL RAILING
- BRICK VENEER
- CONCRETE BLOCK VENEER

STATION PARKWAY  
BUILDING A



NORTH ELEVATION



WEST ELEVATION

STATION PARKWAY  
BUILDING A





SOUTH ELEVATION



EAST ELEVATION

STATION PARKWAY  
BUILDING A



-  FACIA & SOFFIT METAL
-  STUCCO BASE COLOR
-  STUCCO ACCENT COLOR
-  STUCCO ACCENT COLOR
-  STUCCO TRIM COLOR
-  PRECAST CONCRETE BAND
-  STEEL RAILING
-  BRICK VENEER
-  CONCRETE BLOCK VENEER

STATION PARKWAY  
BUILDING B

