



Farmington City Planning Commission

July 10, 2014



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** **July 10, 2014**

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

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd 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

SUBDIVISION APPLICATION

3. Jerry Preston – Applicant is requesting a recommendation for Minor Plat/ Plat Amendment approval for Bell Estates (2 lots) on 1.33 acres located at 744 South Country Lane in an AE zone. (S-11-13)

CONDITIONAL USE/SITE PLAN APPLICATION

4. Caleb Ward – (Public Hearing) – Applicant is requesting temporary use approval for a Rainbow Snow shack on property located at 976 Shepard Lane (the southern end of the old K-Mart parking lot) in a C (Commercial) Zone. (TU-2-14)

ZONE TEXT CHANGE

5. Farmington City – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance regarding the Regulating Plan. (ZT-7-14)
6. Farmington City (Discussion Item Only) – Applicant is requesting a recommendation to amend Chapter 12 of the Zoning Ordinance regarding Conservation Subdivisions. (ZT-3-14)

OTHER BUSINESS/SPECIAL EXCEPTION

7. Miscellaneous, correspondence, etc.
 - a. Other

8. 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 July 7, 2014



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
June 19, 2014

STUDY SESSION

***Present:** Commissioners Heather Barnum, Kris Kaufman and Rebecca Wayment, Alternate Commissioner Karolyn Lehn, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Brett Anderson, Commissioner Mack McDonald, Alternate Commissioner Michael Nilson and Community Development Director David Petersen were excused.*

Item #3. Pete Smith/Advanced Solution Group – Request for a recommendation and approval to amend Preliminary PUD Master Plan and Preliminary Plat for Nicholl’s Nook.

Eric Anderson provided a brief history on the Nicholl’s Nook subdivision. The Subdivision previously received Final Plat approval prior to the developer running out of money in 2009. Henry Walker Homes purchased it, but did not move forward on the development. Advanced Solutions Group is now wanting to develop the property, but since they have obtained a parcel of land to the west that connects the property to 200 W, the Planning Commission has to reapprove the development. **Eric Anderson** added the developer is trying to obtain more property to the west that would allow for an additional phase of the development. Also, with the current parcel the developer has obtained, and with the possibility of a few more, the old homes may need to be demolished. In that event, the developer may need to obtain a Certificate of Historic Appropriateness, but that would be determined at a later time.

Item #4. Nathan and Kamela Miller – Request for conditional use approval for a proposed detached garage which includes an accessory dwelling unit.

Eric Anderson said the applicant wants to build a mother-in-law type suite above the proposed detached garage. Although staff is recommending approval, he explained why the conditions are so important to the approval. Based on the plans the applicant provided, staff was unsure if the accessory building was subordinate to the home, as required by the Zoning Ordinance, since the home is approximately one and a half stories tall. By adding the condition that the accessory building must be subordinate to the home, it will ensure the applicant must comply with the ordinance. The Commissioners reviewed the ordinance to determine if the Planning Commission has discretion to allow for a taller accessory building. Upon reviewing and discussing amongst themselves and with staff, it was determined that the ordinance could be read either way; however, the Commissioners still felt the conditions added to the approval were appropriate for the circumstance.

Item #5. Olympus Fireworks – Request for a temporary use approval for a firework sales tent.

Eric Anderson said the applicant came before the Planning Commission last year and was approved for a firework sales tent on the County Fairgrounds. This year the applicant is applying for the same operations, but at a different location.

Item #6. Farmington City – Request for a recommendation to amend the Zoning Ordinance by modifying Chapter 12 regarding Conservation Subdivisions.

Eric Anderson said David Petersen will be discussing the Conservation Subdivision proposed amendments in the Planning Commission meeting.

Item #7. Craig Holmes – Request for a special exception for a U-Haul dealership as an adaptive reuse

Eric Anderson suggested moving this item before item #6. He continued that the City Council approved the amendment to adaptive reuses to allow for special exceptions. The applicant is now requesting a special exception, which is discretionary to the Planning Commission.

REGULAR SESSION

***Present:** Commissioners Heather Barnum, Kris Kaufman and Rebecca Wayment, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Brett Anderson, Commissioner Mack McDonald and Alternate Commissioner Michael Nilson were excused.*

#1. Minutes

Heather Barnum made a motion to approve the Minutes from the June 5, 2014 Planning Commission meeting. **Karolyn Lehn** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on June 17, 2014. He said the City Council discussed vacating the 55' R.O.W. as part of the Schematic Plan for the Bell Estates Conservation Subdivision. The Council approved it; the applicant is now moving toward Final Plat. The Final Plat for Phase I of the Station Avenues Subdivision was tabled to the following City Council meeting in order to finalize the Development Agreement.

SUBDIVISION APPLICATION

#3. Pete Smith/Advanced Solution Group (Public Hearing) – Applicant is requesting a recommendation and approval to amend the Preliminary PUD Master Plan and Preliminary Plat for Nicholl's Nook Subdivision and to rename it The Meadows at City Park Subdivision (9 lots) on 1.29 acres located at approximately 50 S. 100 W. in an R-4 Zone. (S-10-13)

Eric Anderson said this item was originally approved in June of 2009. Unfortunately, the applicant at the time, was not able to move forward on the project. Later, Henry Walker Homes proposed the same plan, but also did not move forward with the development. The applicant, Advanced Solution Group, is now ready to move forward with it. The applicant must re-obtain Preliminary Plat and Preliminary PUD Master Plan approval as the applicant has acquired an

additional parcel which resulted in small changes to the previously approved plans from 2009. The approval motion from 2009 has also been included in the staff report as a reference for the Commissioners.

Pete Smith, 47 E. Crestwood Rd. Ste. 1, Kaysville, said the small change that occurred to the previously approved plan is a simpler and more efficient utility routing. The applicant said the purpose for rerouting the utilities will allow for cleaner installation, avoiding an existing power line, and providing additional open space that is required.

Brett Anderson opened the public hearing at 7:14 p.m.

Hank Werner, 127 W. State St., said his backyard borders the proposed development. He stated he has followed this development since the beginning in 2007 and that although staff mentioned there were few changes, he feels each proposed development has been very different. He explained his biggest concern is the development's proposed 5' setbacks from the back of property line to the homes. He is frustrated that the City requires the 30' setback, yet a developer can have a 5' setback approved. As a result of the 5' setback, he explained, a third of his yard will always be located in the shadow of the proposed homes. He feels that if a 30' setback was important enough to become a requirement in the ordinance, it should remain the requirement.

Eric Anderson clarified that all properties are zoned as R-4 which does have the 30' setback requirements; however, a PUD can have any setback that is approved as part of the plans. **Mr. Werner** asked if there was a reason for the 30' setback in the first place, why is the developer not required to abide by the same setback. **Eric Anderson** said, based on the ordinance, a PUD is intended to give the developer flexibility, but to also remember that it is discretionary based on approval of the City Council. **Pete Smith** also added the Preliminary Plat and the Preliminary PUD Master Plan has already been approved by the Commission multiple times, including the same setbacks and number of units as he is currently requesting.

Kris Kaufman closed the public hearing at 7:23 p.m.

Rebecca Wayment asked if the setbacks from the previous approval in 2009 were the same as what is before the Commission tonight. **Eric Anderson** said yes, the setbacks are identical and the Commission approved the 5' setbacks in 2009.

Kris Kaufman asked staff if there is any expiration on prior approvals by the Commission. He is unsure if the prior approval gives any weight to the Commission's decision for the evening or if the Planning Commission should be reviewing the item as it were a new item. **Eric Anderson** said the only reason the applicant is returning is because of the parcel extension which is allowing for a better utility layout. **Rebecca Wayment** asked if there could be a time stamp placed on the approval since the approval has now been through many developers' hands. **Eric Anderson** said it could be added as a condition.

Kris Kaufman feels that this PUD does not meet the PUD standards as outlined in the ordinance; however, he is unsure if any of those standards apply if the prior approval is still in place. The Commissioners agreed. **Kris Kaufman** said he would like the item to be tabled to allow for the City attorney to review the item and determine how much the prior approval stands. **Eric Anderson** added that would give **David Petersen** a chance to discuss the item with the Commissions as he knows the full history of the development and would also give the City engineer time to review any outstanding concerns. **Heather Barnum** added that she would like all 4 approvals (Preliminary Plat,

Preliminary PUD Master Plan, Final Plat and Final PUD Master Plan) to be on the agenda at the next meeting so the applicant does not lose any time on the development. The Commissioners agreed.

Motion:

Heather Barnum made a motion that the Planning Commission table the item to allow time for the City attorney, engineer and planner to further review the item and that staff will expedite the process for the applicant so all 4 approvals are on the same agenda item when it is ready to come before the Commission again. **Rebecca Wayment** seconded the motion which was unanimously approved.

CONDITIONAL USE/SITE PLAN APPLICATIONS

Item #4. Nathan and Kamela Miller (Public Hearing) – Applicant is requesting conditional use approval for a proposed detached garage to include an accessory dwelling unit and a workshop for a home located at 167 E. 100 N. in an OTR (Original Townsite Residential) Zone. (C-14-14)

Eric Anderson explained the accessory building is basically a detached 2-car garage with an accessory dwelling unit above the garage. Staff's main concern is they are unable to determine, based on the plans provided by the applicant, if the accessory building will be subordinate to the home as required by the ordinance. To address this issue and any others, the conditions listed in the staff report will ensure the accessory building will conform to the requirements of the ordinance.

The applicant was not able to be present.

Kris Kaufman opened the public hearing at 7:42 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:42 p.m.

The Commissioners feel it best to keep the accessory building subordinate to the home and would like to include the conditions as shown in the staff report. **Heather Barnum** asked if there is a chance the project may not be completed if the accessory building must be subordinate to the home. **Eric Anderson** said it may, but the applicant can still make it work if he would like to. He added the applicant is requesting a conditional use as it's required for an accessory building. He's not asking to go above the height of the home; staff was just unsure of the proposed height of the accessory building based on the applicant's provided plans.

Motion:

Karolyn Lehn made a motion that the Planning Commission approve the conditional use subject to all applicable codes, development standards and ordinances and with the following conditions:

1. The height of the accessory dwelling is subordinate to the height of the main building;
2. The accessory dwelling must be at least 15' away from any dwelling on an adjacent lot;
3. The accessory dwelling must be at least 1' from all side and rear property lines;
4. The accessory dwelling footprint must occupy less than 25% of the rear yard area;

5. The accessory dwelling must meet any other requirements as set-forth in Chapter 17.

Kent Hinckley seconded the motion which was unanimously approved.

Findings for Approval:

1. The height of the proposed accessory dwelling is subordinate to the main building;
2. The proposed accessory dwelling is at least 15' away from any dwelling on an adjacent lot;
3. The proposed accessory dwelling is at least 1' from all side and rear property lines;
4. The proposed accessory dwelling footprint occupies less than 25% of the rear yard area;
5. The proposed accessory dwelling does meet all of the requirements as set-forth in Section 11-12-090(v), such as setback standards.

Item #5. Olympus Fireworks (Public Hearing) – Applicant is requesting temporary use approval for an outdoor firework sales tent at 1284 N. 1075 W. (TU-1-14)

Eric Anderson said last year the applicant had a tent at the Davis County Fairgrounds. This year the applicant is asking for a temporary use permit for the stand to be located in the old Kmart building parking lot. Staff is recommending approval with the same conditions as last year.

Monica Sellers, 2858 N. 725 W., Layton, said they have had a difficult time locating a new location as the Davis County Fairgrounds is zoned Agricultural and will not allow for commercial uses. The old Kmart building is zoned Commercial so there will not be any further issues.

Kris Kaufman opened the public hearing at 7:50 p.m.

No comments were received.

Kris Kaufman closed the public hearing at 7:50 p.m.

Heather Barnum asked if 12 a.m. closing time of the tent was too late for the area. **Karolyn Lehn** also asked for clarification on the end date of the stand. **Monica Sellers** said that all applicants from Olympus Fireworks request hours of operation from 8 a.m. to 12 a.m. as some cities are busiest in the later hours. She also said that Utah law allows for fireworks stands to remain open three days after the holiday, which would be July 27th, although most operators do not choose to stay open that long after the holiday.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the temporary use subject to all applicable ordinances and development standards and with the following conditions:

1. The Fire Marshall must approve the temporary use prior to any business license being issued;
2. Permanent signs on the site of the firework display tent are prohibited. The size and location of signs must be in compliance with provisions and the zoning ordinance in which the use is located. All signs must be remove when the activity ends;
3. No loud speakers or amplifying sound devices shall be used in conjunction with the temporary use;

4. 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. Search lights shall not be permitted;
5. Conduct of the temporary use shall be limited to hours between 8:00 a.m. to 12:00 a.m. Sunday through Saturday until July 27, 2014;
6. The use granted is solely for purposes of temporary outdoor fireworks sales, and no other commercial activities of any kind shall be associated with this use permit;
7. Any alterations made to the site to accommodate the use shall be removed and the space shall be converted back to its original conditions upon termination of the temporary sales tent;
8. Parking areas for the temporary use will be appropriate hard surfaces.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

1. Other similar uses have been approved at this location in previous years.
2. If the conditions of approval are met, the proposed use will comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. Signage inconsistent with the sign ordinance is not compatible with goals, policies and principles of the Comprehensive General Plan, and associated compliance of all signs surrounding the temporary use will ensure that the goals of the General Plan are met.
4. The proposed use is compatible with other uses in the area.

Motion:

Heather Barnum made a motion that the Planning Commission move agenda item #7 (Craig Holmes – special exception as an adaptive reuse) to be discussed before agenda item #6 (Farmington City – amending Chapter 12 Conservation Subdivisions in the Zoning Ordinance.) **Rebecca Wayment** seconded the motion which was unanimously approved.

OTHER BUSINESS/SPECIAL EXCEPTION

Item #6. Miscellaneous: Craig Holmes (Public Hearing) – Applicant is requesting a special exception for a U-Haul dealership as an adaptive reuse for property located at 97 N. Main in the BR (Business Residential) Zone. (M-1-14)

Eric Anderson said the applicant is proposing a U-Haul dealership (truck rental). He reviewed the ordinance, which defines “adaptive reuse” and the purpose of it. On June 3, 2014, City Council approved an expansion of the City’s definition of “adaptive reuse” to encompass commercial uses for the BR zone only. The change allows an owner of a historic building in the BR zone to apply for commercial uses as a special exception as outlined in the ordinance. The applicant is now requesting the dealership be allowed as an adaptive reuse under the new definition.

Kris Kaufman asked if the special exception is approved and the applicant violates one of the listed conditions (i.e. more than one of the allowed trucks is stored in the front of the building), is the exception then pulled. **David Petersen** said yes, a business license may be revoked if a condition is violated. He added the City does have a code enforcement officer; however, violations are often enforced on a complaint basis.

Craig Holmes, 262 E. 2200 S., Kaysville, explained there will only be one truck or trailer stored in front of the building. The largest trailer is 6' x 12'. They also have four trucks that are 14' or smaller, all of which are smaller than a Suburban. Anything else would be stored behind his shop.

Kris Kaufman asked the applicant if he would be putting any signage up for his business. **Craig Holmes** said yes, he has a 2' x 3' sign. Often, he rents the truck or trailer that will be stored in front of the building; the sign will help others know where he is located.

Kris Kaufman asked for more information on customers returning rentals as it was a big concern for the Commission previously. **Craig Holmes** said he communicates directly with customers to provide exact instructions on returning rentals. For larger rental trucks, he can meet with customers at any time during the return so he is able to immediately move the vehicle to the back of his shop. It is also common for U-Haul dealers to fine customers for failing to meet parking requirements so he is comfortable doing so if customers park along State Street and 100 North. Also, neighbors have been very supportive and are in favor of the dealership.

Kris Kaufman opened the public hearing at 8:08 p.m.

No comments were received.

Kris Kaufman closed the public hearing at 8:08 p.m.

The Commissioners expressed concern that although customers may be instructed not to do so, customers may still park along State Street. **Karolyn Lehn** asked if no parking signs could be posted along the road. **Eric Anderson** said it can be added as a condition to the motion. **Craig Holmes** said he can also add a "no parking along the road or be fined" sign next to the drop box for the truck rental keys. He also said he is not opposed to additional signage along the street if the City chooses to do so. **David Petersen** suggested adding a condition that the Commission review the parking circumstance in six months and then assess if additional signage is needed.

Kris Kaufman said that he is concerned about large rental trucks being parked along State Street; however, he does not have any other concerns approving the item. He has always been supportive of the application as the applicant is a good property and business owner in the community. **Kent Hinckley** is also supportive of the approval now that the amendment to the ordinance has been made by the City Council.

Motion:

Rebecca Wayment made a motion that the Planning Commission approve special exception subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Approval is subject to the building being restored as per NRHP guidelines, as determined by staff;
2. Only one trailer or small truck is allowed to be stored in the front yard for advertising purposes, the remaining equipment must be stored in the rear yard;
3. The rear yard must be screened from both Main Street and from 100 North through the use of an historically compatible fence;
4. Any on-site property signs must be approved by staff as determined by Title 15 of the Farmington City Ordinance.

5. A “no parking along the street or subject to fine” sign be placed on the property at the owner’s drop box when the U-Hauls are being returned;
6. The Commission reserves the right to revisit the parking issue to see if permanent no parking city signs need to be placed in the area, or some other appropriate action, to mitigate parking problems which may arise with the U-Haul business.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

1. The Special Exception will enhance the area and not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. The Special Exception creates a tool where a contributing historic building can be restored;
3. The area of the site will not be increase, nor is the minimum lot size in the BR Zone exceeded, as determined by the new ordinance (ZT-2-14);
4. All other standards of the BR Zone are being complied with as determined by Chapter 15 of the Zoning Ordinance.

ZONE TEXT CHANGES

Item #7. Farmington City (Discussion Item Only) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 12 regarding Conservation Subdivisions. (ZT-3-14)

David Petersen walked the Commission through the proposed changes to Chapter 11 and to Chapter 12. One of the major changes to Chapter 12 would be providing a Conservation Subdivision Overlay Zone for specific areas within Farmington that still have property the City wants to preserve. This includes areas along the lake, the bird refuge and areas near the natural forest interface. For other areas within Farmington, the ordinance would then be rewritten to include an “Open Space Endowment” to allow for developers to obtain lots in exchange for land contributions by fee or easement. Such exchanges would be at the full discretion of the City.

Rebecca Wayment asked how the Commission would protect itself if a developer is proposing 8,000 sq. ft. and the Commission does not want it solely based on the proposed property size of 8,000 sq. ft. **David Petersen** said in the state of Utah, very little can be challenged when the ordinance is discretionary. By making the Open Space Endowment a total legislative act, it then becomes discretionary based on the Planning Commission and City Councils’ decision.

Kris Kaufman asked how the proposed changes to the ordinance promote conservation of Farmington land. **David Petersen** said the developer would be contributing money to an Open Space Endowment Fund that is used toward City parks, trails and more. He added prior to 1999, east Farmington lots were 8,000-10,000 sq. ft.; however, after 1999, properties were down zoned within the City to lot sizes of 16,000-20,000 sq. ft. To allow property owners lot sizes prior to 1999, the City required open space or a waiver. The proposed changes, or the Open Space Endowment, would allow for 8,000-10,000 sq. ft. lots in exchange for money that would then be used for additional open space within the City. **Kris Kaufman** likes the simplicity of the proposed changes, but would like to see standards that would assist the Commission and Council in deciding to approve or deny a request for smaller lots in exchange for money. He suggested adding a “weighing test” when determining if a request should be approved or not, i.e. the anticipated direct benefit that might be paid would outweigh any detriment to adjacent properties.

Rebecca Wayment is concerned that although the City may save money with an open space endowment, it is giving away so much more by allowing developers to continue to build homes on such small lots. **Heather Barnum** added that she feels currently the City allows for all waivers to be approved which gives away the City's open space only to put it together in one location. She likes the larger lots with more area for the homes. **David Petersen** said to remember that larger lots tend to use up open space much faster when, in the end, the developments look similar with smaller or larger lots anyways. He also added that the market is shifting and there is a much larger demand for smaller lots.

David Petersen asked if the Commissioners would be more comfortable raising the thresholds of lot sizes to 10,000-12,000 sq. ft. and adding standards to the ordinance. The Commissioners were comfortable with those changes.

Kent Hinckley asked what determines a developer's donation to the open space endowment fund. **David Petersen** said the City will determine if there is anything to protect or preserve. If there is nothing then there will be a cash formula in place, but that is yet to be determined. Currently, the City Manager negotiates each parcel when waivers are requested. **Heather Barnum** would like the cash formula to be a tough choice for the developer. She feels the proposed amendment leaves the developer an easy choice to take the higher density, smaller lots. **Rebecca Wayment** agreed, but also added that the proposed amendment should still be more enticing than a PUD. **Kris Kaufman** also said it's important to remember that by forcing all developers to take larger lots, the City may be missing opportunities for needed money. He feels it should still be a harder decision, but would still like some incentive for developers to contribute to the open space endowment fund for the smaller lots.

David Petersen reviewed the proposed changes in Chapter 12, which is now specifically for the Conservation Subdivision Overlay Zone.

Rebecca Wayment asked how residents would now apply for a lot split since they were previously under Conservation Subdivisions. **David Petersen** said residents would have two options under the proposed amendments. Residents could subdivide to 20,000 sq. ft. or to 10,000 sq. ft. if they donate to open space.

Heather Barnum asked if the Commission is uncomfortable with the lot size minimum, why not change the lot sizes in the amendment. **David Petersen** said he would like to provide the Commission with the history on where the lot size minimums came from so the Commissioners can better understand why they are in place. This history may be discussed at a later date.

Kent Hinckley pointed out that the Conservation Subdivision Overlay looks to only affect the A, AA and small pieces of AE zones. He asked if the overlay could be restricted to specific zones so lot sizes may not be as big of an issue. **David Petersen** said yes, a zone restriction for the overlay may work.

With regards to the current moratorium that is in place while amendments are made to the ordinance regarding Conservation Subdivisions, **David Petersen** said the City has something called "pending legislation." When a City begins the legislative process to update its zoning ordinances, the City can still accept applications until the update is finished. This may be the best alternative in lieu of the City Council considering another moratorium.

Re-review of item #3. Pete Smith/Advanced Solution Group (Public Hearing) – Applicant is requesting a recommendation and approval to amend the Preliminary PUD Master Plan and Preliminary Plat for Nichols Nook Subdivision and to rename it The Meadows at City Park Subdivision (9 lots) on 1.29 acres located at approximately 50 S. 100 W. in an R-4 Zone. (S-10-13)

David Petersen provided a little more history on the property and the previous approval. The property, and the surrounding block, is zoned as R-4, which allows for 4-plexes. Owners of those single-family homes in the surrounding area of the proposed development are very aware of the zone and what is allowed. When the original developer, Mr. Griffin, proposed attached single-family homes in lieu of 4-plexes, the neighbors were pleased. The developer wanted to be locked into a Development Agreement, which the City was comfortable with, so he would not be able to lose his approvals. Mr. Griffin was able to obtain approvals all the way through Final Plat before he ran out of money. Final Plat approval has since expired, but Preliminary Plat and Preliminary PUD Master Plan approvals have not because of the development agreement. By having the development agreement in place, it protects the residents from another developer proposing 4-plexes. **David Petersen** showed the Commission what Mr. Griffin had proposed for the utility layout; however, the current developer, Pete Smith, is proposing a better solution, but that involved acquiring an additional parcel and including it in the development. This would also allow a better setup if the developer is able to acquire additional surrounding property to create a Phase 2 of the development. As a result, Mr. Smith had to go back to Preliminary Plat approval. If he doesn't get the approval, **David Petersen** said he feels the developer may go back to the previously approved Preliminary Plat as per the development agreement.

Heather Barnum asked if the Planning Commission could deny the item that's before them if they are not comfortable with the 5' setbacks or if the approval is grandfathered in. **David Petersen** clarified that the Commission could deny it, but then the developer could still fall back on the previously approved Preliminary Plat approval which is memorialized by the development agreement. He added that approving this Preliminary Plat will allow for a better utility layout which would then allow for a better interior development.

Rebecca Wayment asked what would stop the developer from building 4-plexes in Phase 2 of the development. **David Petersen** said the developer would be allowed to do that; however, since the recently acquired parcel will now be included in the Preliminary Plat approval that is attached to the development agreement, the City may be able to determine whether or not that agreement can be amended.

Kris Kaufman said the motion has already been tabled; he asked if it could be re-visited for the evening. **David Petersen** suggested a "motion to reconsider" as listed in the City's by-laws. This would allow the Commission to call back any action taken in the same meeting to allow for further consideration.

The Commissioners were uncomfortable reconsidering the motion as Mr. Werner, who was opposed to the agenda item, had already left the meeting, but based on the presented information would feel comfortable reconsidering it later. **David Petersen** clarified that it is best if the developer receives Preliminary Plat approval prior to Final Plat approval so it may not work to have all 4 approvals in one meeting as previously approved in the motion.

Heather Barnum expressed concern that more residents may be opposed to the project if they knew a Phase 2 would be added. **David Petersen** stated that everything starts over with a new phase, including setbacks.

David Petersen suggested if the Commission would like to reconsider the motion, staff is willing to meet with Mr. Werner individually to explain the full circumstance. Reconsidering the motion would not change the outcome for Mr. Werner as the developer has an approval in place regardless, but approving the motion for the evening just allows for the rerouting of the development's utilities.

Rebecca Wayment and **Heather Barnum** are comfortable reconsidering the item; **Kent Hinckley** is comfortable as long as staff meets with Mr. Werner to explain why it was reconsidered.

Motion:

Heather Barnum made a motion that the Planning Commission reconsider agenda item #3 with the condition that staff meets with resident Hank Werner one on one to explain why the Commission reconsidered the motion. **Kent Hinckley** seconded the motion which was unanimously approved.

David Petersen said now that the motion has been reconsidered, a new motion can be crafted. **Heather Barnum** stated in the staff report it listed the name for the development will be changing; she asked if that needs to be included in the motion. **David Petersen** said the name can be changed during Final Plat.

Rebecca Wayment was concerned that this project has been through so many owners; she asked if a time stamp for the development could be included as a condition as a way to ensure the project will finally move forward instead of a previous approval continually changing hands with something the Commission does not see as the best fit for the property. **David Petersen** advised against it; the current development agreement prevents other configurations except what is allowed by the agreement and that is what the City Council wanted.

Heather Barnum clarified that the only thing the Planning Commission can do is approve the amendments to the Preliminary Plat and recommend approval of the Preliminary PUD Master Plan and that is why the motion was reconsidered. **David Petersen** stated yes and that approval of just the amendment should be included as part of the motion.

Motion:

Rebecca Wayment made a motion that the Planning Commission amend the enclosed Preliminary Plat and recommend that the City Council approve the amendment to the Preliminary PUD Master Plan for the Nichols Nook PUD thereby amending such plans approved previously by the City, subject to the same conditions and findings as previously adopted by the Commission on June 25, 2009 as memorialized by the Development Agreement and staff will meet with resident Hank Werner one on one regarding the decision that was made on the motion. **Karolyn Lehn** seconded the motion which was unanimously approved.

Motion from 6.25.2009 Planning Commission Meeting:

Move that the Planning Commission recommend to the City Council Final PUD Master Plan approval and Final Plat approval for the Nichol's Nook Planned Unit Development located at 50 S. 100 W. with the following conditions:

1. The applicant shall comply with all requirements of the Planning Department, Engineering and all utilities regarding the Final PUD Master Plan requirements;

2. Approval of final improvement drawings for the on-site and off-site improvements including grading and drainage plan, SWPPP and approval by the City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District and Benchland Water District;
3. The applicant must obtain and record off-site easements in a manner acceptable to the City as shown on the plans prior to or in conjunction with the recordation of the Final Plat;
4. The applicant must enter into or amend the Development Agreement accordingly for the project to be approved and recorded concurrent with the Final Plat;
5. The applicant shall not demolish the existing house on the site until such time as the proposed development begins construction;
6. The applicant must post a bond in the amount agreed upon by the City and the applicant for all off-site improvements and any on-site improvements deemed necessary by the City prior to construction.

Findings for Approval:

1. The Final PUD Master Plan does not vary substantially from the Preliminary PUD Master Plan and is in substantial compliance with the Preliminary PUD Master Plan.
2. The Final PUD Master Plan has met all of the requirements of the PUD chapter (Chapter 27).
3. The Final PUD Master Plan meets the objectives and purposes of the PUD chapter (Chapter 27).

MISCELLANEOUS

The Commissioners and staff discussed dates for the next Planning Commission meeting. The meeting will be held on July 10, 2014 at 7 p.m.

ADJOURNMENT

Motion:

At 9:55 p.m., **Karolyn Lehn** made a motion to adjourn the meeting which was unanimously approved.

Kris Kaufman
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 **AMENDED****

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, July 1, 2014, 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

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held June 19, 2014

7:10 Update Funding Plan for Park and Gym

PUBLIC HEARING:

7:20 Preliminary PUD Master Plan for the Meadows at City Park

PRESENTATION OF PETITIONS AND REQUESTS:

7:30 Proposed Fire Sprinkler Ordinance Change

7:40 Final Plat for Phase 1 of the Station Avenues Subdivision and Development Agreement

7:50 Construction of Stoneybrook and 100 East Waterline Replacement Project – Ormond Construction

8:00 Construction of FY2015 Road Maintenance Project – Kilgore Contracting

8:10 Advanced Paving to Construct the 650 West Road Widening Project

SUMMARY ACTION:

8:20 Minute Motion Approving Summary Action List

1. Approval of Minutes from May 13, 2014
2. Approval of Minutes from June 17, 2014

GOVERNING BODY REPORTS:

8:25 City Manager Report

1. Fire Monthly Activity Report for May

8:30 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 26th day of June, 2014.

FARMINGTON CITY CORPORATION

By: DeAnn Carlile
DeAnn Carlile, Deputy 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 July 10, 2014

Item 3: Final Plat for the Bell Estates First Amended Conservation Subdivision

Public Hearing:	No
Application No.:	S-11-13
Property Address:	744 S. Country Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	1.33 acre
Number of Lots:	2
Property Owner:	William Marc Bell
Agent:	Jerry Preston

Applicant is requesting a recommendation for Final Plat approval for the Bell Estates First Amended Conservation Subdivision.

Background Information

The applicant, Jerry Preston, is requesting a recommendation for final plat approval for a 2-lot conservation subdivision on property located at 744 S Country Lane. This parcel is currently Lot 1 of the Bell Estates Subdivision. The underlying zone for this property is an AE zone, on which the developer is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

The schematic plan was recommended for approval on September 17, 2013 by the Planning Commission and was later approved by the City Council on October 1, 2013. However, the schematic plan had a 55' Public ROW and Easement across the north side of the property. This ROW was intended for a road to the west when the property develops in the future. Davis School District has purchased the property to the west for the purpose of constructing an elementary school. With Fieldstone Homes since purchasing the Diument Property and receiving preliminary plat approval (i.e. vesting) for the Farmington Park Subdivision, the school will likely move to the northwest corner of the property. Thus, the access to the elementary school will be from a different direction, likely off of 1100 West and Glover Lane. Therefore, the developer requested that the ROW be vacated by the City on this property and the City Council approved this vacation on June 17. Because of this change, the applicant is now ready to move forward on Final Plat, which is before you tonight.

The yield plan shows that 2 lots can be constructed, because the AE zone requires a minimum lot size of 1/2 acre. A minimum lot size of 10,000 s.f. can be allowed in a conservation subdivision with a set-aside of 25% of the total area for open space. The developer is requesting a waiver of the open space provision, which would be 25% or .33 acres (14,484 s.f.), in exchange for just compensation paid to the City. Just compensation for this waiver will need to be determined by the City Manager and approved by the City Council prior to or concurrent with final plat approval.

Suggested Motion

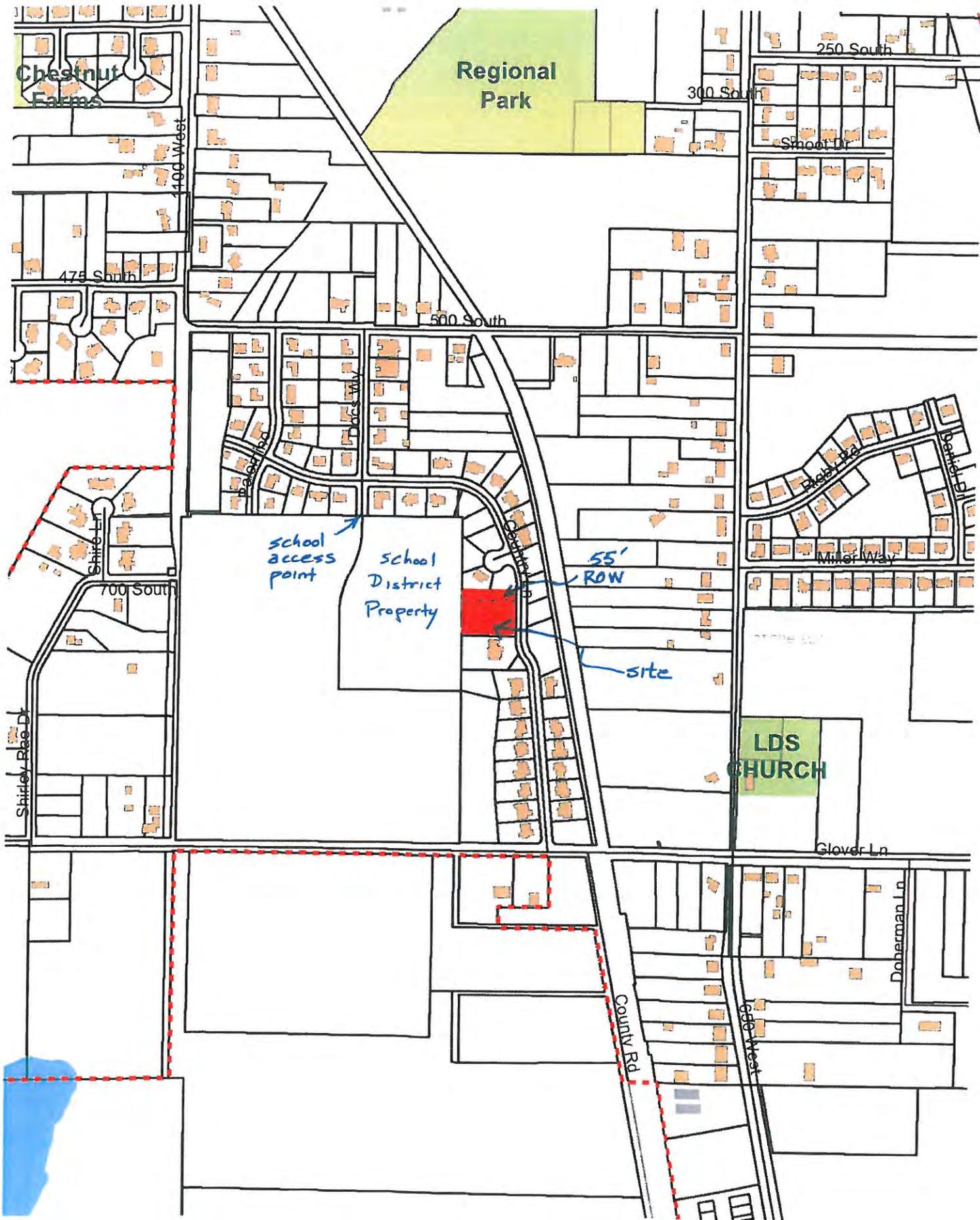
Move that the Planning Commission recommend that the City Council approve the proposed Final Plat for the Bell Estates First Amended Conservation Subdivision subject to all applicable Farmington City ordinances and development standards and the following condition: the City Manager determines what just compensation is for the waiver of the 14,484 s.f. of open space, and the City Council approves the waiver prior to or concurrent with Final Plat approval.

Supplemental Information

1. Vicinity map.
2. Final Plat Amendment.
3. Farmington Park Subdivision Preliminary Plat

Applicable Ordinances

1. Section 11, Chapter 10 – Agriculture Zones
2. Section 11, Chapter 12 – Conservation Subdivisions
3. Section 12, Chapter 5 – Minor Subdivisions
4. Section 12, Chapter 7 – General Requirements for all Subdivisions



Bell Estates First Anended Vicinity Map

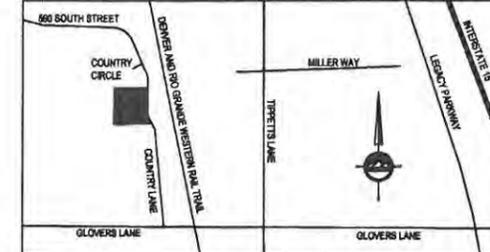
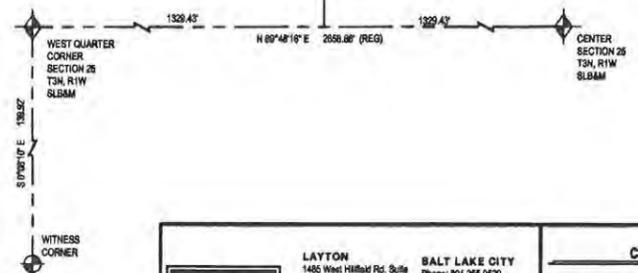
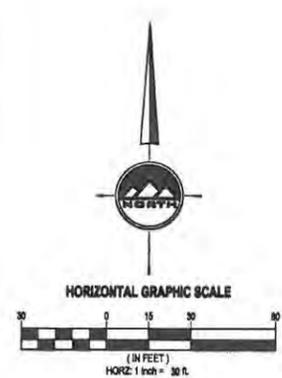
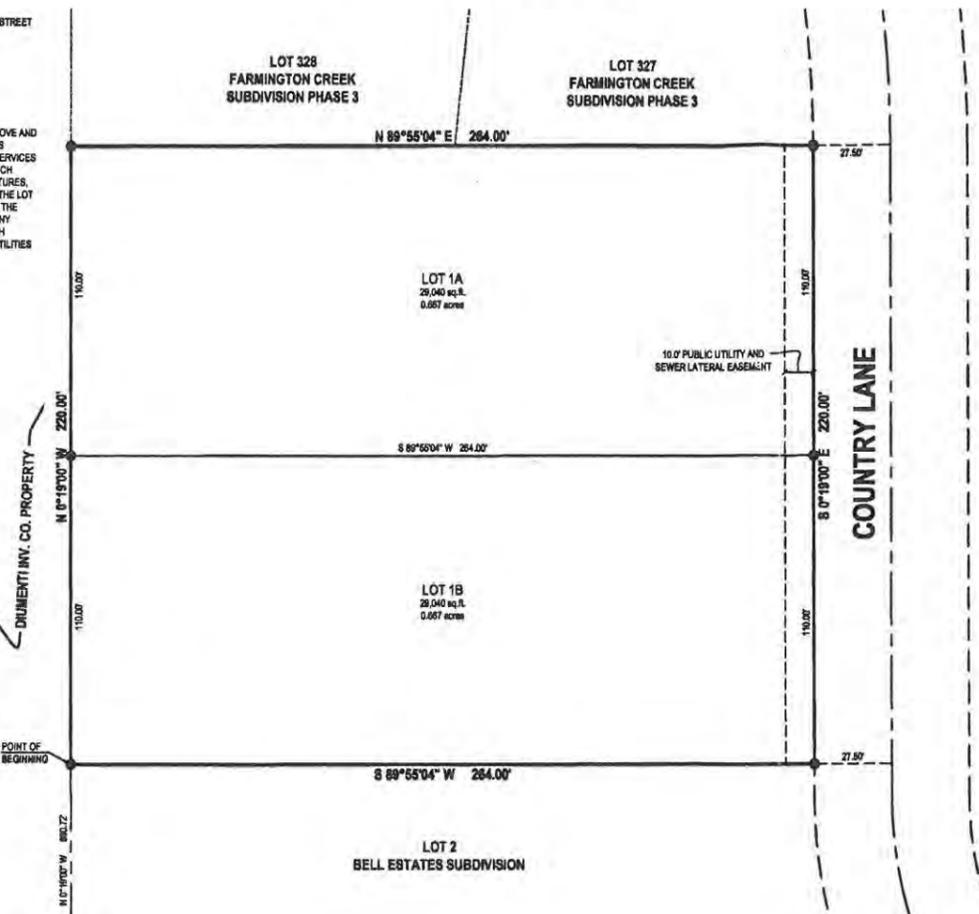
BELL ESTATES AMENDED

LOCATED IN THE WEST HALF
OF SECTION 25
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH

GENERAL NOTES:

- PROPERTY IS ZONED AE.
 - FRONT YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10' TOTAL 24'
 - CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 25'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.



VICINITY MAP
FARMINGTON, UTAH
NO SCALE

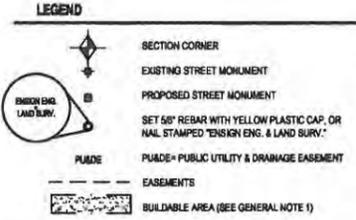
INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
J.S. [Signature]
On the _____ day of _____, A.D., 20____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC RESIDING IN _____ COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
J.S. [Signature]
On the _____ day of _____, A.D., 20____
me, the undersigned Notary Public, in and for said County of _____ personally appeared before me, _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She/It is the _____ of _____ and that He/She/It signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC RESIDING IN _____ COUNTY.

DEVELOPER
JPC CONTRACTING
PO Box 900
FARMINGTON, UT 84025
801-481-8525



SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

SURVEYOR'S CERTIFICATE

I, KRISTEN KRUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164388 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as BELL ESTATES AMENDED and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a the Northwest Corner of Lot 2, Bell Estates Subdivision said point being North 89°48'16" East 1209.43 feet to a point on the west line of Farmington Creek Estates Phase 3 Planned Unit Development and North 0°19'00" West 860.72 feet along and beyond the west line of Farmington Creek Estates Phase 3 Planned Unit Development to and along the west line of Lot 2, Bell Estates Subdivision from the West Quarter Corner of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running:
Thence North 0°19'00" West 220.00 feet to the Southwest Corner of Lot 328, Farmington Creek Estates Phase 3 Planned Unit Development;
Thence North 89°55'04" East 264.00 feet along the south line of Farmington Creek Estates Phase 3 Planned Unit Development to the west line of Country Lane;
Thence South 0°19'00" East 220.00 feet along the west line of Country Lane to the Northeast Corner of Lot 2, Bell Estates Subdivision;
Thence South 89°55'04" West 264.00 feet along the north line of Lot 2, Bell Estates Subdivision to the point of beginning.
Contains: 98,080 square feet, 1.33 acres.



OWNER'S DEDICATION

Known all men by these presents that I, we, the under signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

BELL ESTATES AMENDED

do hereby dedicate for perpetual use of the public of parcels of land shown on this plat as intended for Public Use. In witness whereof I have hereunto set our hand (s) this _____ day of _____, A.D., 20____

By: _____
By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
J.S. [Signature]
On the _____ day of _____, A.D., 20____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She/It is the _____ of _____ a Limited Liability Company and that He/She/It signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC RESIDING IN _____ COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
J.S. [Signature]
On the _____ day of _____, A.D., 20____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC RESIDING IN _____ COUNTY.

BELL ESTATES AMENDED

LOCATED IN THE WEST HALF
OF SECTION 25
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID FOR RECORD AND
RECORDED THIS DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

SHEET 1 OF 1

PROJECT NUMBER: 12208
MANAGER: KRUSSELL
DRAWN BY: ASHESBY
CHECKED BY: KRUSSELL
DATE: 02/13

DAVIS COUNTY RECORDER
BY _____
DEPUTY RECORDER

ENSIGN
LAYTON
1405 West Hillside Rd. Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.8315
www.ensign.com

SALT LAKE CITY
Phone: 801.255.5529
PLEASANT GROVE
Phone: 801.798.8145
TOOELE
Phone: 435.843.3350

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE FARMINGTON CITY ATTORNEY.
FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY PLANNING COMMISSION APPROVAL.
CHARMAY, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE FARMINGTON CITY ENGINEER.
FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE FARMINGTON CITY COUNCIL.
CITY RECORDER CITY MAYOR



Planning Commission Staff Report July 10, 2014

Item 4: Conditional Use Permit and Site Plan Approval for Shaved Ice Stand

Public Hearing:	Yes
Application No.:	TU-2-14
Property Address:	Approximately 1000 West and Shepard Lane
General Plan Designation:	GC (General Commercial)
Zoning Designation:	C (Commercial)
Area:	n/a
Number of Lots:	n/a
Property Owner:	Doug Asay
Agent:	Caleb Ward

Request: *Conditional and temporary use approval for a shaved ice stand.*

Background Information

An application has been submitted for a temporary use permit for the operation of a shaved ice stand at the southern end of the abandoned K-Mart parking lot. The use is a temporary conditional use requiring the Planning Commission's approval. Staff has included with this packet information regarding the placement, size and appearance of the stand.

Staff is proposing an operation limit date of October 1, 2014 for the shaved ice stand. The Planning Commission may amend this proposed date if it finds that another date would be more appropriate.

Typically, Planning Commissions in the past have approved such temporary uses for one year, and if they prove acceptable, they have granted long-term approval thereafter upon receipt of another application.

Suggested Motion

Move that the Planning Commission approve the temporary use subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The use terminates no later than October 1, 2014;
2. The hours of operation are limited to 10 a.m. to 10 p.m.;

3. The use granted is solely for purposes of temporary shaved ice sales, and no other commercial activities of any kind shall be associated with this use permit;
4. Any alterations made to the site to accommodate the use shall be removed and the space shall be converted back to its original conditions upon termination of the temporary sales stand;
5. 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. Search lights shall not be permitted;
6. The applicant must obtain all other applicable permits for the operation of the temporary use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes.

Findings for Approval

1. 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.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. 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.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

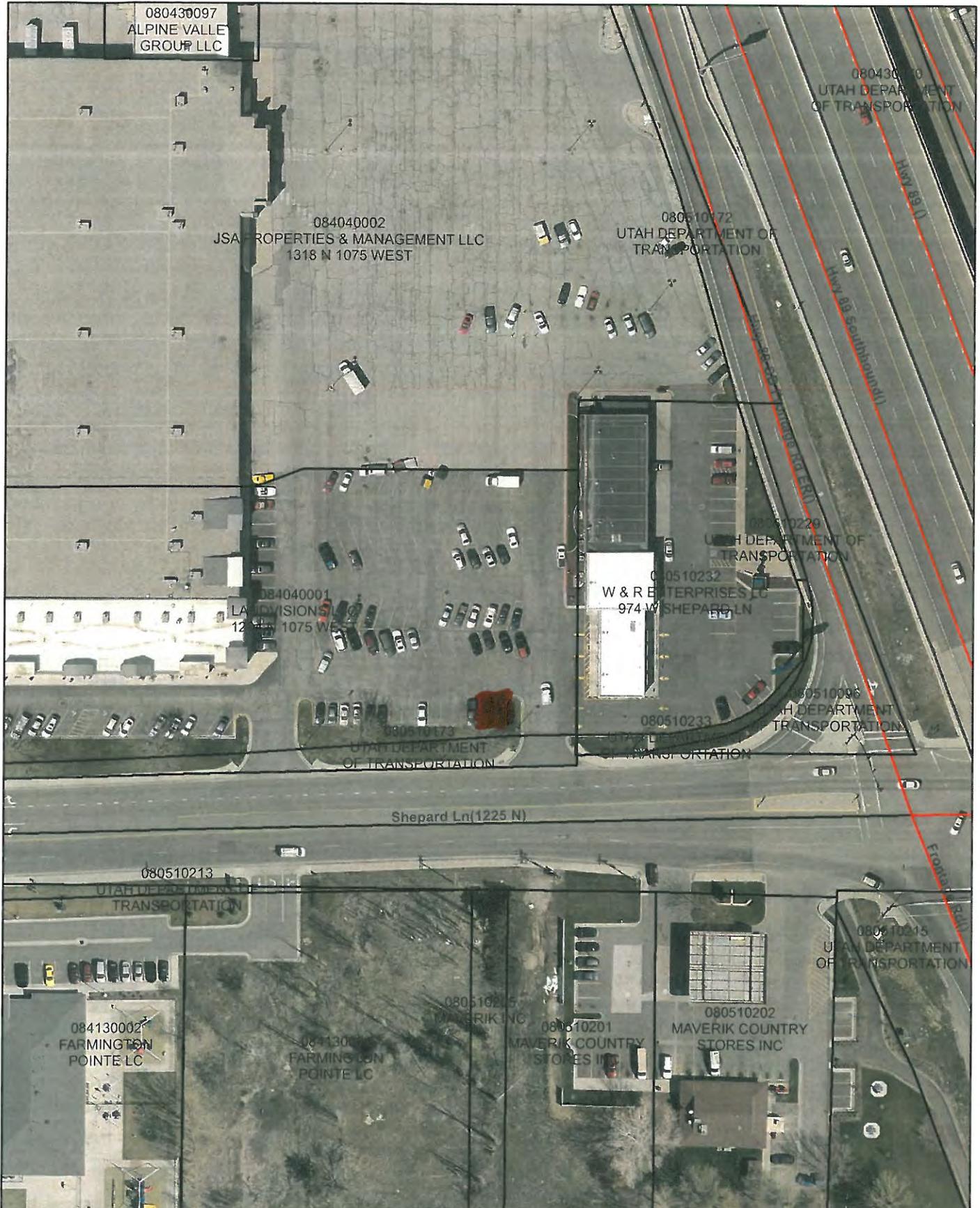
Supplemental Information

1. Information submitted by the applicant regarding the operation and site plan of the proposed temporary use.

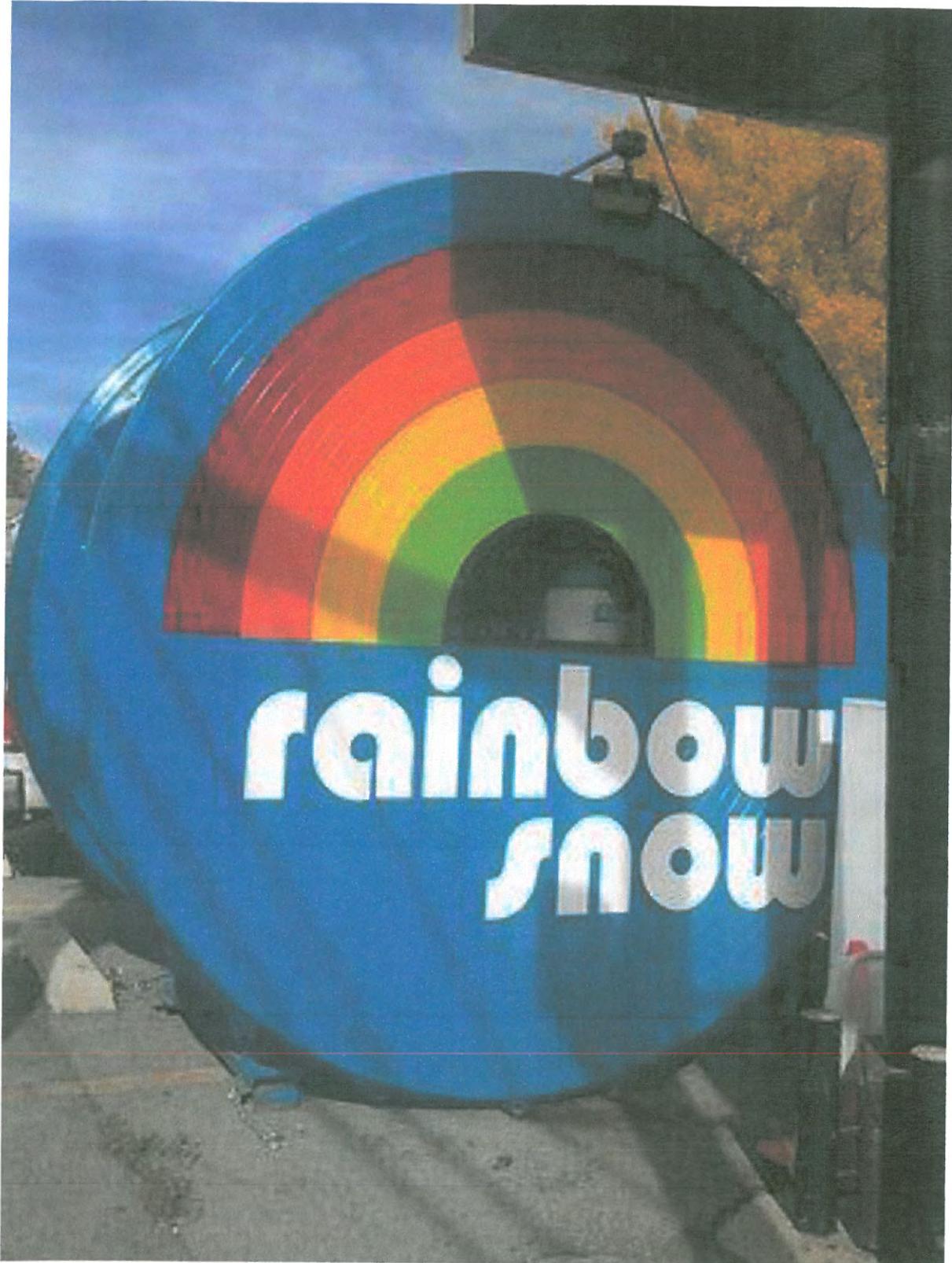
Applicable Ordinances

1. Title 11, Chapter 28 – Supplemental and Qualifying Regulations, (11-28-120 Temporary Use of Land and Structures)
2. Title 11, Chapter 8 – Conditional Uses

Farmington City









Planning Commission Staff Report July 10, 2014

Item 5: Zone Text Change

Public Hearing:	Yes
Application No.:	ZT-7-14
Property Address:	N/A
General Plan Designation:	MU – Mixed Use
Zoning Designation:	_MU – (Various) Mixed Use
Area:	N/A
Number of Lots:	N/A
Property Owner:	N/A
Agent:	N/A

Applicant is requesting a recommendation to amend the Zoning Ordinance by amending Chapter 18 of the Zoning Ordinance as it relates to the Regulating Plan.

See Attached Draft of the amended Regulating Plan from Chapter 18.

West Farmington Mixed-Use District Regulating Street Plan

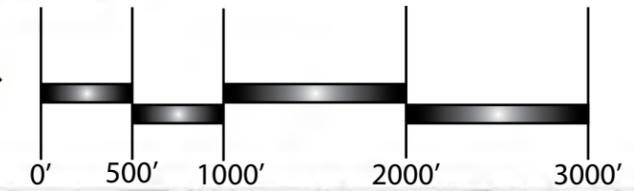
Legend

Street Network

-  Proposed Principal Road, approx. 64 ft. ROW curb to curb, 2 travel lanes, center median
-  Proposed neighborhood Road, approx. 28 - 32 ft. ROW curb to curb, 2 travel lanes
-  Existing Local/Collector Road (Burke Lane, Clark Lane, 1525 West)
-  Planned or Proposed Pedestrian Pathway
-  Approximately 100 ft. Riparian Corridor Boundary - Shepard Creek
-  Proposed Connector Road

Mixed-Use Districts

-  Transit Mixed-Use District (TMU)
-  General Mixed-Use District (GMU)
-  Office Mixed-Use District (OMU)
-  Residential Mixed-Use District (RMU)
-  Open Space Mixed-Use District (OS)
-  Station Park*



* Development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station Park dated January 27, 2007 between Farmington City and Station Park CenterCal LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 11, Chapter 1B of the Zoning Ordinance in existence on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and approval processes for the Station Park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.

