



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

May 7, 2015



FARMINGTON CITY

H. JAMES TALBOT
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JOHN BILTON
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JAMES YOUNG
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **May 7, 2015**

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

Study Session: 6:00 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 (Public Hearing) – Applicant is requesting a recommendation for final plat approval for the Taylor Minor Subdivision consisting of 3 lots on 1.64 acres located at approximately 629 North 100 East in an OTR (Original Townsite Residential) zone. (S-11-14)

REZONE APPLICATION

4. Phil Holland / Wright Development (Public Hearing) – Applicant is requesting a recommendation for rezone of 13.34 acres of property located at 549 West Bourne Circle from an LS (Large Suburban) to a CMU (Commercial Mixed Use) zone. (Z-4-15)

PROJECT MASTER PLAN

5. Bryce Thurgood / Castle Creek Homes (Public Hearing) - Applicant is requesting approval for the proposed Clark Lane Village Project Master Plan consisting of a 140 unit apartment complex (7 apartment buildings total) on 12.95 acres of property located at approximately 650 West and Clark Lane in a TMU (Transit Mixed Use) Zone. (PMP 1-14)

ZONE TEXT CHANGE APPLICATION

6. Phil Holland / Wright Development (Public Hearing) – Applicant is requesting an amendment to Chapters 19 and 28 of the Zoning Ordinance creating Class “A” Auto Sales as a defined use within the City, and then making this an allowed use in the CMU zone. (ZT-7-15)

7. Farmington City (Public Hearing) – Applicant is requesting an amendment to Chapter 14 of the Zoning Ordinance regarding setback standards in the BP (Business Park) zone allowing for commercial buildings to be brought to the street. (ZT-8-15)
8. Farmington City (Public Hearing) – Applicant is requesting miscellaneous Text Amendments to Chapters 2, 7, 10, 11, 18, 28, and 35 of the Zoning Ordinance and Chapters 4, 6, and 7 of the Subdivision Ordinance regarding **a)** Reducing the requirement in Agriculture Zones where farm structures have to be 100’ from any public street as found in Section 11-10-040(8)(2); **b)** Modifying the definition of Residential Facilities for the Elderly as 16 beds or less in Section 11-2-020(81); **c)** Amending the language in Section 12-4-020 to allow for subdivision by metes and bounds in all zones; **d)** Adding a requirement to Section 12-6-110(14)(e) whereby any property that has a gas pipeline traversing that property, the plat must have a signature block for each respective gas pipeline company; **e)** Amending Sections 11-10-040(2) and 11-11-050(b) of the Zoning Ordinance to require any applicant using the alternative lot size to produce a yield plan showing the lot count for a conventional subdivision; **f)** Amending M1 to LM&B in Section 11-28-190 Table 1; **g)** Amending Sections 11-35-104(1)(a) to require Fire Department Review of Daycare Home Occupation CUPs; **h)** Amending 11-28-120(d) and (e) to give staff the authority to approve sales offices; **i)** Amending Section 11-18-104 to allow for sidewalks to count as frontages; **j)** Removing the “Farmington Rock” requirement in Section 11-7-107(3)(a); **k)** Amending the word “land” to “property” in Section 11-2-020(1); **l)** Removing Section 12-7-040 of the Subdivision Ordinance; and **m)** Amending the word “Title 4” to “Title 6” in Section 11-35-102 regarding Home Occupation Fee Schedules.
9. Miscellaneous, correspondence, etc.
 - a. Other
10. 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 May 1, 2015



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
April 16, 2015

STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Bret Gallacher, Alex Leeman and Kent Hinckley, Community Development Director David Petersen and Recording Secretary Lara Johnson. Also in attendance were Parks and Recreation Department Director Neil Miller and representatives from Design West Architects, VCBO Architecture and Hogan Construction. Commissioner Brett Anderson and Associate City Planner Eric Anderson were excused.*

Item #3. Farmington City – Request for Conditional Use and Site Plan Approval for the Farmington City Regional Park and Gymnasium

David Petersen stated this is the single biggest use of funds in Farmington City's history. He briefly discussed the master plan, as found in the staff report. He turned the time over to VCBO Architecture and the other representatives for further detail on the master plan.

John Oderda, representative from VCBO Architecture, explained the easterly portion of the master plan will be included in the initial build-out of the park and gym (Phase I), with the 2 westerly softball fields (of the total 4-plex of softball fields) as alternate additions to Phase I based on cost. He said improvements to 650 West, the gym, most of the parking areas and the easterly 2 softball fields are currently being sent out to bid, which will be the determining factor in what will be built first. **Heather Barnum** asked if the park and gym will have phases. **John Oderda** explained the City Council approved a list of priorities as to where they would like the funds to be applied first; the phases are in reference to the breakdown of the master plan.

David Petersen said there are drainage constraints, which contributes to the placement of the gym. **John Oderda** said, due to budget constraints, grading and piping of the property can be challenging. Also, there are 4 gas lines that cross the property. Placing the gym in the southern area of the property will save money.

The Commissioners expressed concern that the community may park along 650 West. **John Oderda** said they have tried to address parking in the design of the facility and park. With the joint-use of parking with the school, there should be 750 stalls upon completion. Also, the entry to the gym is on the west side and is only accessible through the parking lot. A drop-off loop has also been included.

Bret Gallacher asked staff what the Planning Commission will be approving or recommending for approval during this meeting. **David Petersen** said the Planning Commission is the approving body on the conditional use and the site plan for the park and gym. He said all public uses, including parks, are conditional uses in all residential and agricultural zones within the City. If a use is listed as a conditional use, it is presumed that it will fit into that zone and reasonable conditions may be applied. With regards to the site plan, **David Petersen** said, in the past, Planning Commissioners have approved the layout and delegated all landscape, irrigation systems, grading of curb and gutter, elevations, etc. to staff. If there are changes to the site plan, a committee would meet together to determine if the change

is significant enough to return for Planning Commission approval. If the change is minor, the change is still reported back to the Planning Commission; if the Commission members disagree and feel the change is significant, the Commission can request the site plan to return again for approval.

REGULAR SESSION

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

#1. Minutes

There were not any minutes to approve at this meeting.

#2. City Council Report

David Petersen said there had not been a City Council meeting since the last Planning Commission meeting so there was nothing to report.

CONDITIONAL USE AND SITE PLAN APPLICATION

Item 3. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Farmington City Regional Park and Gymnasium on 44.12 acres located at approximately 150 South 650 West in an AE (Agricultural Estates) Zone. (C-1-15)

David Petersen showed the site plan for the gym. He said there will be lots of attributes to help the park be successful, including connections to the trail system, a gym and field spaces to support the City's leagues and close vicinity to Station Park.

Neil Miller, Farmington City Parks and Recreation Department Director, said he is looking forward to the development of the park and gym as it is much needed and will become a great gathering place for Farmington.

John Oderda, 4641 Fortuna Way, Salt Lake City, representative from VCBO Architecture, explained that everything to the east of the north/south access that runs through the softball 4-plex down through the parking area is considered Phase I. It will include the gym, 650 West road improvements, some of the parking area and the 2 easterly softball fields. The 2 westerly softball fields are possible alternates to be included in Phase I. Phase I has been sent out for a base bid. If the bid is successful, everything in Phase I will be developed in the initial build-out. Everything west of the north/south access will be included as a future phase of the park.

Dustin Hislop, 255 S. 300 W., Logan, representative from Design West Architects, said they understand building the park will bring an increased amount of traffic to the area so they have tried to be sensitive to the residents in the area. The site plan includes all parking along the interior of the project. The gym entrance is on the west side and can only be accessed through the parking lot. There

will also be a drop-off loop included at the gym entrance. He reviewed the site plan more in depth, highlighting the bowery that may also be used for the Festival Days or other events, as well as the trail system that will loop the entire site and connect to the current trails system.

Kent Hinckley asked if the concession and restroom building near the softball fields will be included in Phase I and **Heather Barnum** asked if the number of restrooms found in the concession building was adequate. **John Oderda** said yes, the concession and restrooms building will be included in Phase I; he showed the plans for the concession building as found in the staff report. He explained the restrooms were adequate for the number of softball fields. If a tournament were to be held that would bring in a larger number of spectators, he stated additional services would need to be brought in.

John Oderda reviewed the plans for the gym, which will include striping for 3 full size basketball courts, 6 cross courts, 5 volleyball courts and 8 pickle-ball courts. The 2nd floor of the gym will include a stretching area, as well as a running track. The outside of the gym will include Farmington stone and is a design that is classic. He said the building drops down approximately 5' and is setback from the road.

Rebecca Wayment opened the Public Hearing at 7:28 p.m.

Lori Salvo, 1474 Brown Ln., would like to request more pickle-ball courts. She said she has been a physical education teacher for 29 years and has always taught pickle-ball in her classes. She said it is a sport that can be played among all ages, but seems to be growing the fastest with the older generation. She said some of the neighboring cities have pickle-ball courts and there are always long lines waiting to play. She would like the proposed courts to be doubled. **Heather Barnum** asked if there is an opportunity to generate revenue for the City with leagues, tournaments, etc. **Lori Salvo** said yes, many cities have tournaments, leagues and associations. She said one of the largest pickle-ball communities she has seen is among the retirement community in St. George.

Wendy Holt, 557 Oakwood Pl., said she is local resident and mom; she is very excited for the park and gym. She understands that there are budget restraints, but she would like to see an indoor swimming facility also included as part of the gym.

Sherri Derone, 2104 N. York Cir., said she is also an advocate for additional pickle-ball courts. She said in Mount Ogden there are beautiful tennis courts that are never being used, but there is always a line for the pickle-ball courts. She would like to have courts close that can be used.

Becky Hayward, 1663 W. 1410 N., said she would also like to request additional pickle-ball courts. She said Lori Salvo's husband has connection to another sport store that could come to Farmington to sell pickle-ball equipment which may also generate revenue for the City. She said it would be easy to keep the courts well utilized. She is also excited for the development of the park and gym as Farmington has been in need of a facility like this to provide additional recreational activities for its community.

Diane Memmott, 954 S. 250 E., owns a ½ acre lot adjacent to the south end of the project, near the location of the proposed gym. She is concerned on how the project will affect the value of their property. She has expressed concerns to the City; some of those concerns have been addressed. She also had concerns with lighting on the softball fields and the parking lots. **Kent Hinckley** asked which concerns have not been addressed by the City. **Diane Memmott** would like to see more of a buffer between her lot and the project.

Rebecca Wayment closed the Public Hearing at 7:47 p.m.

Bret Gallacher said he appreciated the input from the community in support of more pickle-ball courts. He asked why the City feels 8 indoor courts and 8 outdoor courts are adequate for the community. **John Oderda** said he worked closely with **Neil Miller** on determining the number of courts. He also said there is room for additional striping for pickle-ball courts in the gym. **Neil Miller** said he has talked with neighboring communities and confirmed what the residents stated, pickle-ball is growing in popularity; however, he is cautious not to overbuild. If more courts are needed, there is additional room for more to be added just south of the bowery. **Alex Leeman** asked when the pickle-ball courts will be built. **Neil Miller** said the outdoor courts will not be built in the first phase; however, the indoor courts will be included with the gym.

In reference to Diane Memmott's question regarding lighting on the softball fields, **Neil Miller** said the fields will include lighting similar to those near the Farmington skate park that can be turned on and off. **David Petersen** asked about the parking lot lights; he asked if the lights will point straight down and if the lights will remain on during the night. **John Oderda** said the lights will point down. As for the times the lights in the parking lot remain on, it is based on the City's preference.

Rebecca Wayment asked what are the gym's proposed hours of operation. **Neil Miller** said the proposed hours will be open at 5 a.m. and close at 10 p.m.

Kent Hinckley asked what the buffer width is between the Memmott's property and the gym. **John Oderda** said the buffer is 65' from the building to the Memmott property which is more than what is required. **David Petersen** said the Memmott's property is long; based on the setback requirements found in the ordinance, a home built on this property will have to front 650 West, leaving the gym placement facing their side yard. **David Petersen** explained some of the landscaping that will be included on the buffer. **Bret Gallacher** asked if the City offered to purchase the land from the Memmott family. **Neil Miller** said yes, but they were not interested in selling their property to the City. He also said the Memmott's adjacent property owner, Mr. McBride is comfortable with the buffer and the tree-lined landscaping.

David Petersen also explained that the height of the gym will be under 35', which is approximately the same height as the highest pitch of the homes located in west Farmington. The building is not that tall and the view will be broken up with landscaping. The standard distance from the gym to adjacent property is 55' and the City is providing 65'. **Kent Hinckley** said he would like to see some kind of privacy fence to help alleviate the headlights that will result from traffic entering the parking lot.

Neil Miller stated that the gym is located in the south eastern corner of the project because of the sewer. Any further to the north or west, sewer would become more challenging. **Mayor Jim Talbot** explained gravity flow will assist in sewer drainage with the proposed location of the gym which may save approximately \$300,000-400,000 in the development.

Mayor Talbot also added that special consideration for the adjacent residents has taken place during the site plan design. The softball fields are not located near residents, 10' sidewalks will surround and connect the project and so much more. He feels the large landscaping near the gym and the 65' buffer is adequate for the Memmott property. With regards to a fence, **Mayor Talbot** cautioned the Commissioners that the property owner may not want it, so it would be challenging to require it as a condition to the motion.

Rebecca Wayment asked if there are future plans for a swimming pool, as resident **Wendy Holt** asked during the public hearing. **Mayor Talbot** said the purpose of the park and gym was to establish opportunities to support the youth and non-youth programs for residents, as well as provide a gathering place for the community. He is unsure if a pool will ever happen; however, the gym has been developed to allow for a 30,000 s.f. expansion if future City leaders and residents ever wanted to pursue it.

Bret Gallacher asked if the tone among residents has changed as it was his understanding that approval of the RAP tax narrowly passed. **Mayor Talbot** explained that he feels that residents were not against the park or the need to expand recreational programs within the City, but that residents may have misunderstood the campaign. He feels residents may have simply seen the request for a tax increase, although the increase was so minimal.

Heather Barnum asked if official traffic studies have been done, specifically with regards to the Park Lane realignment and the new round-about on Clark Lane. She expressed concern that the round-about may not be well suited to handle the increase amount of traffic that the park and gym may bring. **John Oderda** said the City Engineer, Chad Bodell, did not have any reservations and feels the round-about is capable of the traffic increase. **David Petersen** also said that Tim Taylor did review the project; peak times will be different and will not affect the transportation network.

With regards to the trail that will surround and connect the project, **Heather Barnum** asked what other trails this trail will connect to. **David Petersen** said the park trail will connect to the D&RG, Legacy Parkway and Farmington Creek trails. **Rebecca Wayment** also requested markers be placed along the park trail.

Rebecca Wayment said she does not feel the design is the best representation of Farmington Rock. **John Oderda** said they are working under budget constraints, as well as looking to extend the Farmington Rock throughout the whole complex; they did not want to overload just the building. **Rebecca Wayment** would like to incorporate more rock on the building. **John Oderda** discussed some of the other places the rock may be incorporated. **Mayor Talbot** assured the Commissioners that he will do all he can to incorporate Farmington Rock, but also asked for their understanding as much of what can be done will be based on the bids that will return.

Bret Gallacher expressed concern that the pickle-ball courts will be built during a later phase as that was the largest representation from the community. He does not feel the City can know if the number of courts built is adequate enough if the courts go in at a later date. **Dustin Hislop** said the expansion for the outdoor courts can easily be made if there is a greater need. **Alex Leeman** stated he would like to see the pickle-ball courts higher up on the priority list as there is such a large support group for it. **Neil Miller** said there is the possibility of striping for an additional 4 indoor pickle-ball courts. Also, the pickle-ball supporters may also assist with outdoor expansions through donations and fundraisers.

Heather Barnum asked if a second bowery could help to bring in additional revenue for the City if it was rented out. **Neil Miller** said they could look into adding an additional bowery as they are very popular for family reunions and other such gatherings; however, the City does not make a lot of revenue from renting these types of spaces.

Bret Gallacher asked what the gym will charge for those coming to use the facility. **Neil Miller** said if there is a cost, it would be minimal for Farmington residents. They would like to avoid charging

Farmington residents, if possible, as the residents are already being taxed for the development of the park and gym.

David Petersen reviewed the motion, as well as added additional conditions. He said he does not want to address parking along 650 West at this point, but would like the Commission to reserve the ability to address it if it becomes a problem. He also mentioned that if the park layout does change, the ordinance calls for a committee to determine if the change is significant; however, it can also be added as a condition to the motion.

Kent Hinckley proposed adding a condition that, if the residents desire, the City install a privacy fence along the McBride and Memmott properties. **Alex Leeman** feels the accommodations the City has already made are adequate and is not in support of a privacy fence. He also feels including a privacy fence may set a precedence for requests from other property owners with park developments in the future. The Commissioners and staff discussed some of the concerns and complications with a privacy fence as there are restrictions based on the ordinance as a fence would be along the Memmott's side yard and the McBride's front yard. The Commissioners decided there are too many unknowns to determine an appropriate fence placement; it will not be included as a condition to the motion.

Rebecca Wayment is looking forward to the new park and gym; she feels it will be a huge asset for the community. She would like condition 8 (previously condition 6) to be amended to read "'Farmington Rock" must be a featured element on the building and in the landscape."

Heather Barnum suggested the Police Department should also be included as an approval body on condition 3 (previously condition 1) as they can provide feedback on security questions with lighting, parking, etc.

Motion:

Alex Leeman made a motion that the Planning Commission approve a conditional use permit and site plan for the Farmington City Regional Park and Gym with the following:

1. Site plan is not in its final form, as per Section 11-7-104(6), the Planning Commission hereby delegates review and approval of the final plan including detailed site drawings of landscaping plans consistent with the Commission's approval of the overall layout of the park to City staff;
2. Any condition of the final site plan shall be conditions of the conditional use permit;
3. The applicant shall complete all requirements for site plan approvals as well as all on-site and off-site improvements requirements as administered by the City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, Weber Basin Water District and Police Department;
4. All landscaping shall be installed as shown on the approved site plan;
5. All lights shall be full cut-off lights and shall not shine onto adjacent residential properties;
6. The irrigation system for watering the landscape shall use secondary water and obtain approval from Weber Basin Water District;
7. All City Engineer comments on the improvement drawings will be amended prior to a pre-construction meeting;
8. "Farmington Rock" must be a featured element on the building and in the landscape;
9. All trails will be hard surfaced as determined by the Parks Department to accommodate individuals with disabilities;
10. Any expansion to the gym shall require conditional use approval;

11. In the event off-street parking routinely disrupts adjacent property owners, the City may consider parking restrictions similar to other restrictions elsewhere in the City;
12. Any significant changes to the site plan will return to the Planning Commission as determined by the process set forth in the ordinance.

Heather Barnum seconded the motion which was unanimously approved.

Findings for Approval:

1. The use requested is listed as a conditional use within the AE 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 in 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.

ADJOURNMENT

Motion:

At 9:11 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

FARMINGTON CITY
PLANNING COMMISSION MEETING
April 23, 2015

STUDY SESSION

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

Item #3. Paul Underwood – Request for Conditional Use and Site Plan Approval for a Pool House

Eric Anderson said the applicant owns two lots; one of the lots is a flag lot. The applicant would like to combine the two lots and build a pool house on the northern portion of the flag lot, but needs conditional use approval by the Planning Commission to construct an accessory building over 15' in height. The Commissioners expressed concern about the proposed height of the pool house being 22'. **Kent Hinckley** said the property sits in a hole, and from Hidden Meadow Way, all one will be able to see from the road is the roof top of the accessory building even if it is 22' in height. **David Petersen** said if the applicant chose to develop the property, in lieu of combining the lots, he would be allowed 27' for the height of the home. The pool house will not be as tall as a home and it will be tucked away from the road. Once the lots combine, the property will include two accesses. **Kent Hinckley** asked if two accesses are allowed. **David Petersen** said it is not typical; however, there is a provision in the Ordinance to allow for double access.

Item #4. John Hansen – Request for Conditional Use and Site Plan Approval for Two Office Buildings

Eric Anderson said the applicant is proposing two 1-story office buildings. The biggest issue the applicant has faced is storm water and UDOT's Park Lane ROW. Since Park Lane is technically a UDOT road, the applicant had to receive approval to convey storm water toward the ROW.

Item #5. Ernie Wilmore/ICO Development – Request for Approval for the Proposed Residences at Station Parkway Design Development

Eric Anderson said the proposed Residences at Station Parkway will be located to the northwest of the existing Park Lane apartments. The Commission previously reviewed the Project Master Plan. The applicant went above what was required during the Project Master Plan process, which included providing elevations for the Commission to review. Since the applicant submitted so many details previously, **Eric Anderson** suggested that the Commission delegate the approval of the improvement drawings, site plan, landscaping, etc. to staff and the DRC for final review.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Alex Leeman and Kent Hinckley, Community Development Director David Petersen, Associate City Planner Eric*

Anderson and Recording Secretary Lara Johnson. Commissioners Heather Barnum and Bret Gallacher was excused.

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the April 9, 2015 Planning Commission meeting. **Brett Anderson** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the April 14, 2015 City Council meeting. He said the Pheasant Hollow Subdivision alternate plan A (which included the sidewalk, flag lot and preferred park layout) was approved as recommended by the Planning Commission. The small deviation from the development agreement for the increase in the cabinet of the pylon sign and its relocation was also reviewed and recommended for approval by the Council.

CONDITIONAL USE AND SITE PLAN APPLICATIONS

Item #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)

Eric Anderson said the applicant owns 2 lots on 1300 N. and Main St. One of the two lots is a flag lot. The applicant would like to build a pool house on the northern end of the flag lot, but is requesting conditional use approval for a height increase from the Ordinance's standard of 15' to 22'. Other than the height, the pool house meets all other standards for an accessory building within the zone. **Eric Anderson** said if the applicant were to build on the lot, the allowable height of a home would be 27'. The proposed pool house will not be as tall and will be set back from Main Street so it will be difficult to be seen. Staff recommends the approval of the height increase.

Eric Johnson, 1189 N. Main St., is the contractor on the project and is representing the applicant as the applicant is out of town. He does not have anything additional to add, but does feel that it will be a good use of the property and an improvement to the neighborhood.

Rebecca Wayment opened the Public Hearing at 7:16 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 7:16 p.m.

Brett Anderson does not see any problems with approving this item. **Alex Leeman** agreed; he feels if the lot was developed and a 27' home would be allowed, combining the lots and building a 22' accessory building will be less-impactful.

Rebecca Wayment asked for clarification that the applicant will in fact combine the lots in the future. **David Peterson** said yes, a condition to the motion is that the applicant must combine the lots prior to receiving a building permit.

Motion:

Brett Anderson made a motion that the Planning Commission approve a 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 plan amendment. **Alex Leeman** seconded the motion which was unanimously approved.

Findings for Approval:

1. 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’.
2. The proposed accessory building is at least 15’ away from any dwelling on an adjacent lot.
3. 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.

Item #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)

Eric Anderson said the applicant is proposing two 1-story office buildings. The property is zoned CMU; professional offices are conditional uses within the CMU zone. The applicant had to obtain approval from UDOT to convey storm water to the Park Lane ROW. The UDOT approval letter has been provided to staff, but **Eric Anderson** suggested still leaving it as a condition to the motion. Elevations have been provided in the staff report; the site plan meets all Ordinance requirements. All other concerns are being worked through with staff and the DRC. Staff recommends approval of this item.

Dale Satterthwaite, 1405 N. 7524 E., Huntsville, spokesman for the applicant, said he feels all requirements have been met and plans should be in order for approval. He also said they have received approval from UDOT regarding storm water drainage. The storm water will be piped to the east and will be taken to the west property line to go into the existing detention basin.

Rebecca Wayment opened the Public Hearing at 7:22 p.m.

John Hansen, 1165 W. 4000 N., Ogden, said he is excited to come to Farmington. The potential tenants are doctors and will be a great fit in the community. They would like to start construction immediately after approval.

Rebecca Wayment closed the Public Hearing at 7:24 p.m.

Alex Leeman asked for further clarification on the site plan. He wondered if there would be a future expansion to the buildings. **Dale Satterthwaite** said the entire 6,000 s.f. building will be built; however, there is only one proposed tenant at this time using approximately 4,500 s.f.

Rebecca Wayment said the condition to the motion allows for “Farmington Rock” to be included on the building OR in the landscape; however, she feels if it is included in the landscaping, it may be overlooked. She would like the motion to be amended to an “AND” in lieu of the “OR.” **Dale Satterthwaite** said there will be stone, similar to what was used for the library, included in the columns;

it will include more brown than what appears in the “Farmington Rock.” He would prefer to leave the condition as a “AND/OR” requirement.

Brett Anderson asked how “Farmington Rock” may be included in the landscaping if it is not included on the buildings. **Dale Satterthwaite** said he is not sure at this point, but he will ensure that it can be easily located within the landscaping.

David Petersen asked the Commissioners if they have a preference if synthetic rock verses real rock is used, and he asked the applicant the cost difference between the two choices. The Commissioners were comfortable with a synthetic choice. **Dale Satterthwaite** stated “Farmington Rock,” which is now technically Weber River rock, is approximately \$8-10 more per s.f. **David Petersen** offered the synthetic rock as a possible compromise to make it more cost-effective.

Alex Leeman does not feel comfortable requiring “Farmington Rock” to be included on the building as the applicant’s architect is currently designing the buildings with more brown tones; requiring the rock will force the applicant to amend all color schemes within the interior and exterior of the buildings.

The Commissioners discussed “Farmington Rock” as it is found within the Ordinance and what has previously been required of other developers. **Kent Hinckley** feels the Commission needs to be more consistent with their efforts to require “Farmington Rock.” **David Petersen** reviewed the Ordinance and the specific wording of “OR” as it is used in reference to the rocks’ use on buildings OR within the landscaping. **Rebecca Wayment** feels Park Lane is the gateway to the City; the “Farmington Rock” is a symbol of Farmington and is heavily used on the Chevron building next to the proposed office buildings. Using the rock will unify the facades and maintain an appropriate Farmington look. **Eric Anderson** mentioned that staff had planned to bring amendments to the Ordinance to remove the requirement of “Farmington Rock” as it is not located elsewhere in the code, it has become an outdated requirement and architectural styles have changed. **Rebecca Wayment** would still like to see “Farmington Rock” on the building, but if the ordinance states “OR” and the developer chooses to include it in the landscaping, she hopes the rock will be used in a significant manner for the community to recognize.

Commissioners discussed the number of buildings near the proposed office buildings that do and don’t include “Farmington Rock.” All Commissioners would like there to be more consistency as to whether it is required or it is not.

The applicant suggested a compromise that he use the rock to create a monument sign listing all tenants. **Rebecca Wayment** did not support the compromise as the monument sign will hide the rock and the monument sign would be located in Bourne Cir. She feels it would be too setback from Park Lane to be effective. **David Petersen** agreed, a monument sign with the rock would not be visible. He suggested that if the rock is used within the landscaping, the Commission could delegate final approval of the rock to staff to determine it was appropriately used and located.

Alex Leeman does not feel it appropriate for the Commission to require something like “Farmington Rock” on a building as it will drastically alter the color scheme and overall design of an applicant’s building. He feels since there are many buildings that do not include it for various reasons (i.e. Station Park and the City library), the Commission needs to comply with the “OR” within the Ordinance requirement. **Kent Hinckley** agreed and feels the evaluation of the rock’s use for this specific application should be based on how the Ordinance is currently written. **Brett Anderson** also agreed; he

said the Ordinance requires that “Farmington Rock” be used as an element on the building OR in the landscape. The Ordinance does not quantify what determines “an element.” He feels if this requirement is to remain within the Ordinance, he would like it amended to include qualifying words to ensure it is being appropriately and adequately used.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the proposed conditional use ad site plan subject to all applicable City codes, development standards and ordinance and with the following conditions:

1. The Farmington City Sign Ordinances 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.

Alex Leeman seconded the motion. **Brett Anderson, Kent Hinckley** and **Alex Leeman** approved the motion; **Rebecca Wayment** denied it. The motion passed.

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. The Farmington Fields Office Building is a great asset to the community and provides more space for local businesses here in the county.
2. 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;
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 development as it will be a much needed upgrade to the facilities that are currently existing in the area;
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 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 surround property; and
 - c. A need for essential municipal services which cannot be reasonably met.

Item #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)

Eric Anderson said when the applicant was previously before the Planning Commission, the applicant presented a very detailed Project Master Plan. Since that time, SPARC, DRC and the Commission have all been able to review and suggest changes, all of which were minor. As a result, this step in the approval process has been simpler. The applicant has received approval for the street cross-section modification, the open space zone change has taken place and all other changes have been made. This plan now reflects the previously approved Project Master Plan; staff suggested delegating final approval of the improvement drawings and landscape plans to staff.

Keith Bennett, 2033 Dan Dr., said he is assisting with the developing and engineering of this project. He is available for questions.

Rebecca Wayment asked if the building heights will all be the same, like Park Lane, or will they vary. **Keith Bennett** said this project is not a continuation of the Park Lane apartments. The development will include 3 and 4-story buildings so building heights will vary. Different construction materials, architecture and color palettes will also be used to diversify this project from Park Lane.

Rebecca Wayment asked if all the units will be rental units, if the same property management company will be used as Park Lane and if there will be advertisements with the office phone number.

Jim Seaberg, 978 Wood Oak Lane, with ICO Companies, said they were also the builder of the Park Lane apartments. Although the developments will be separately owned, the same property management team will be used. As for marketing and advertising, **Jim Seaberg** said the traditional ways like web marketing, advertising and signage may be used. In regards to the advertising signs, he said they will adhere to the City's Sign Ordinance.

Kent Hinckley asked for more information on parking for the project. **Keith Bennett** explained the "tuck-under garages," as well as the canopy parking and parallel parking along the main streets. He said the project totals approximately 1.77 stalls per unit; Park Lane is approximately 1.95 units.

Kent Hinckley asked if the northwest corner of the project plan was the open space discussed previously when that portion of the project was rezoned. **Keith Bennett** said yes; he explained that some of the open space will include improvements to the Shepard Creek area, continuation of the trails system, a detention basin, a dog park and a green space area for picnic tables and barbeque.

Rebecca Wayment opened the Public Hearing at 8:14 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 8:14 p.m.

Rebecca Wayment said she feels this will be a nice addition to the area. She appreciates the open space, the trail continuation and the landscaping that will be done. **Alex Leeman** agreed; he also commended the developer for providing so much detail from the beginning as it helped him be more

comfortable delegating the improvement drawings and landscape plans to staff. **Brett Anderson** also agreed and appreciated how much was already vetted out.

Motion:

Alex Leeman made a motion 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.

Kent Hinckley seconded the motion which was unanimously approved.

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 and 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.

ADJOURNMENT

Motion:

At 9:11 p.m., **Alex Leeman** made a motion to adjourn the meeting which was unanimously approved.

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, May 5, 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 Zoning Map Amendment for the Perry Property from A (Agriculture) to R (Residential)

7:15 Zoning Ordinance Height Amendment for Public Uses Related to Setbacks

7:25 Plat Amendments – Dwight Poulson/Hidden Meadow Subdivision and McOmber Subdivision

7:35 Local Consent for SteelFist Fight Night LLC Event Permit “Temporary Beer”

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS:

7:40 Resolution Adopting the Tentative Budget for Fiscal Year 2015/2016

PRESENTATION OF PETITIONS AND REQUESTS:

7:50 Street-Cross Section Proposal for 300 South Street

SUMMARY ACTION:

8:05 Minute Motion Approving Summary Action List

1. Consultant Selection for the Meadow View Detention Basin Army Core of Engineers Violation Mitigation

2. Change Order for Engineering and Construction for the Park Lane Storm Drain Project
3. Cabelas Improvements Agreement
4. Tuscany Grove Improvements Agreement
5. Parkwalk Downs Improvements Agreement
6. Avenues at the Station Phase II Final Plat
7. Kestrel Bay Townhomes Final Plat
8. Discussion of Jeppson Flag Lot/Trail
9. Approval of Minutes from City Council meeting held April 14, 2015
10. Approval of Minutes from City Council meeting held April 21, 2015

NEW BUSINESS:

8:10 Discussion regarding Location of the Pool Fence

GOVERNING BODY REPORTS:

8:20 City Manager Reports

1. Executive Summary for Planning Commission held on April 9, 2015
2. Executive Summary for Planning Commission held on April 23, 2015
3. Police and Fire Monthly Activity Reports for March
4. May 26th City Council Meeting

8:30 Mayor Talbot & City Council Reports

1. Planning Commission Replacement for Val Halford

ADJOURN

CLOSED SESSION

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

DATED this 30th day of April, 2015.

FARMINGTON CITY CORPORATION

By: Holly Gadd
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 May 7, 2015

Item 3: Final Plat for the Taylor Minor Subdivision

Public Hearing:	No
Application No.:	S-11-14
Property Address:	Approx. 700 North 100 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	1.64 acre
Number of Lots:	3
Property Owner:	James Taylor
Agent:	Jerry Preston

Applicant is requesting a recommendation for schematic plan approval for the Taylor Minor Subdivision.

Background Information

The applicant, Jerry Preston, is requesting a recommendation for final plat approval for a 3-lot minor subdivision on property located at approximately 700 North 100 East. The underlying zone for this property is an OTR zone, on which the developer is proposing a conventional minor subdivision.

Section 12-5-020 of the Subdivision Ordinance sets out the requirements for minor subdivisions, and the proposed subdivision meets all 7 criteria. Minor subdivisions consist of a two step process, schematic plan and preliminary/final plat. The proposed subdivision would add curb and gutter along Skyline Drive, but not sidewalk. The shoulder of the road is very narrow and there is a sharp drop between the road and the proposed lots, and in order to construct a sidewalk the applicant would need to bring in a significant amount of fill. At schematic plan, both the PC and DRC recommended that a sidewalk in this location is not necessary and requiring this of the applicant may be exorbitant. Additionally, 100 East north of the property doesn't have sidewalk, nor do the properties along 600 North between 100 East and Main. At the schematic plan for this subdivision, the City Council agreed with the DRC and PC and determined that requiring the applicant to construct sidewalk at this time may be unwise. However, the applicant and the City will enter into an extension agreement for the sidewalk, should the need to extend the sidewalk ever arise in the future.

Lot 2 is currently 5' short of the 85' lot width requirement. However, Section 11-17-040(4) of the zoning ordinance states:

“(4) Special Standards for Lot Width. Certain large, wide, and deep lots presently exist in the OTR zone. City records show that between 1969 and 1986 the minimum lot width in the original townsite area was seventy (70) feet. Furthermore, for all the years prior to World War II, no minimum lot width or lot size standards existed at all in the original townsite area. Consequently scores of lots exist in this area with frontages less than eighty-five (85) feet in width. The purpose of this section is to provide special standards for narrower lot width for the subdivision of large, wide lots located in the OTR zone. A property owner may subdivide a parcel of land in the OTR zone resulting in a lot width less than the minimum requirement set forth herein so long as the following standards are met:

- (a) Any new construction on the building lot created therefrom, shall conform to the New Construction Design Guidelines contained herein;*
- (b) The reduction in lot width shall not exceed fifteen feet (15');*
- (c) The lot size must meet the minimum standard lot size described herein;*
- (d) The lot, and any use proposed for the lot, shall comply with the minimum setback standards set forth herein, and standards related thereto set forth in Chapter 28 of this Title;*
- (e) Any structures existing prior to the subdivision shall meet the setback requirements set forth in this Chapter within the new subdivision.”*

The requested reduction meets criteria b, c, and e listed above, and will be required to meet a and d when the site plan application is submitted as part of the building permit requirement. The ordinance does not specify who can approve this lot width reduction, however, staff is requesting that the Planning Commission approve this 5’ reduction as part of the recommendation tonight.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed Final Plat for the Taylor Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant will enter into an extension agreement for sidewalk along his portion of 100 North, and such agreement shall be recorded prior to or concurrent with plat recordation;
2. Prior to construction, applicant will provide City staff with a detail showing the construction of the retention pond.

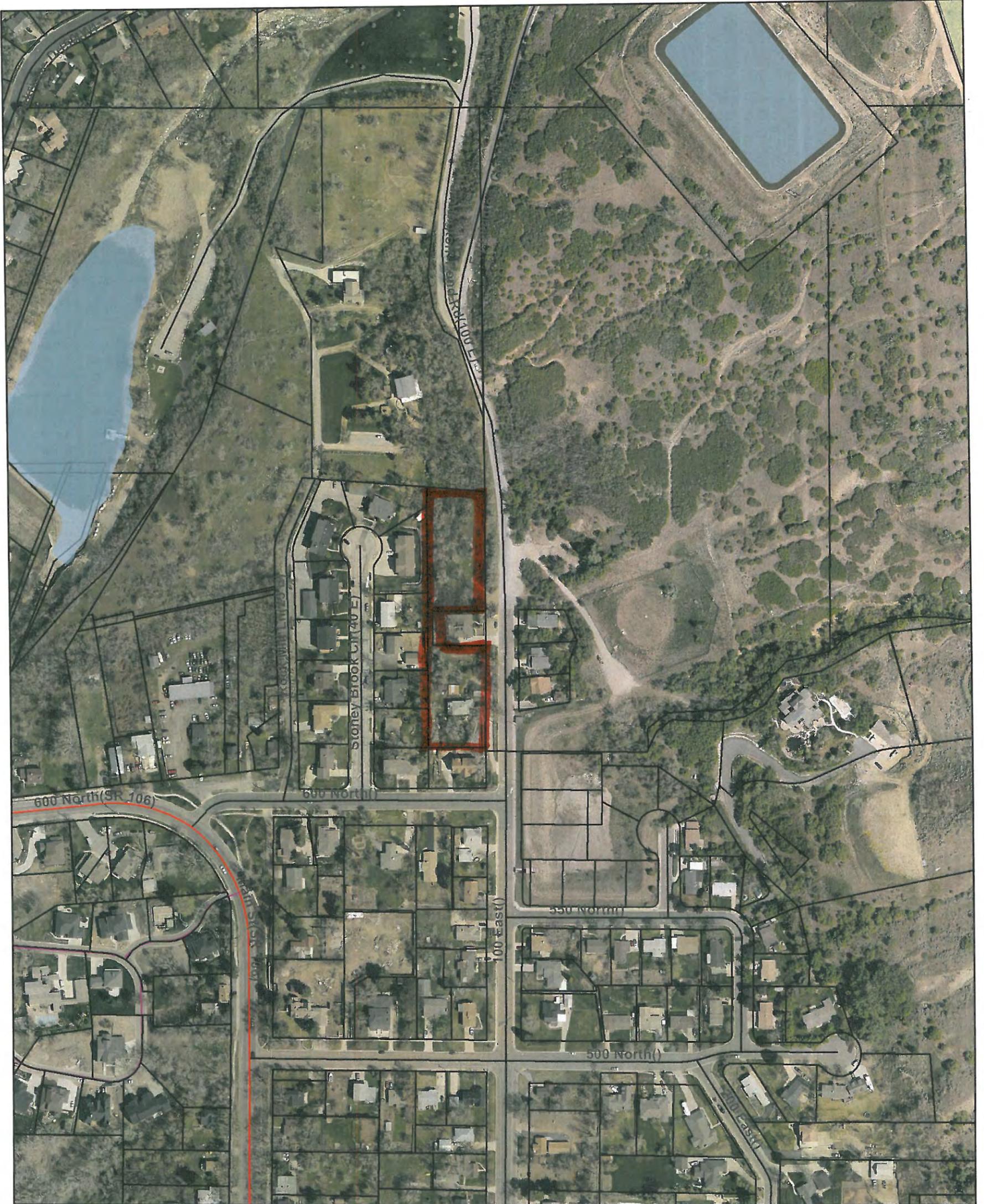
Supplemental Information

1. Vicinity map.
2. Final Plat.

Applicable Ordinances

1. Section 11, Chapter 17 – OTR Zone
2. Section 12, Chapter 5 – Minor Subdivisions
3. Section 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City





Planning Commission Staff Report May 7, 2015

Item 4: Wright Development Rezone

Public Hearing:	Yes
Application No.:	Z-4-15 (see also ZT-7-15)
Property Address:	Approximately 500 W. and Bourne Circle
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	LS (Large Suburban) to CMU (Commercial Mixed Use)
Area:	13.34 acres
Number of Lots:	3
Property Owner:	The DeJong Family
Agent:	Phil Holland of Wright Development

Request: Applicant is requesting a recommendation for the rezone of 13.34 acres of property from LS to CMU.

Background Information

The applicant desires to develop a Mercedes dealership on this property, but before that can be accomplished, he needs to receive a rezone of the property from LS to CMU and the amendment of the zoning ordinance related thereto (see item 6). Much of the property is currently designated as CMU in and on the General Plan, based on the final alignment of a minor collector connecting Lagoon Drive to the Frontage Road. Additionally, the proposed land under this application abuts property that is currently designated as CMU on the zoning map.

Suggested Motion

Move that the Planning Commission recommend that the City Council rezone the property from LS to CMU effective only on approval of a site plan to ensure that the alignment of the minor collector (or the north extension of Lagoon Drive) is consistent with the goals and objectives of the General Plan.

Findings for Approval

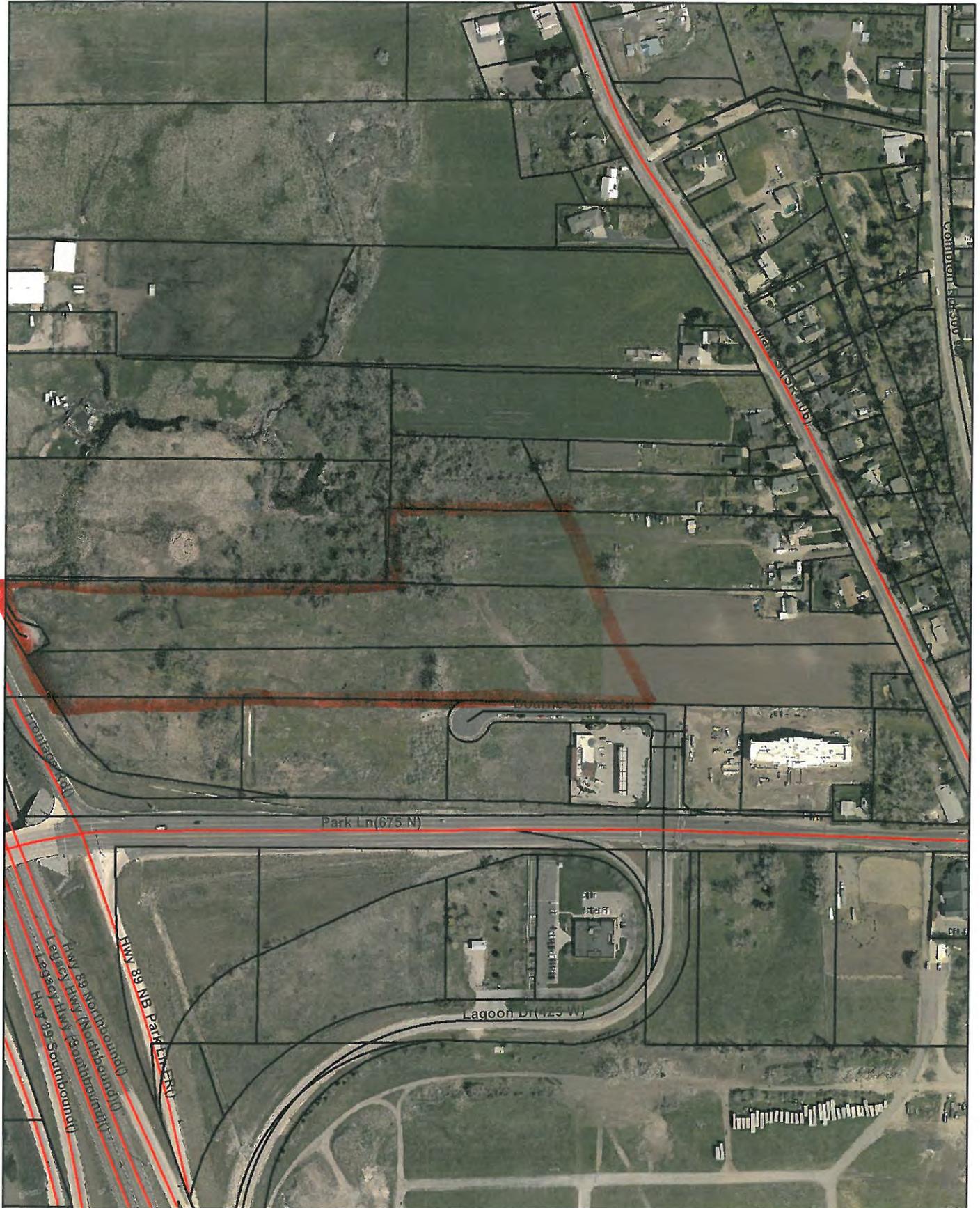
1. The zone designation of CMU may be consistent with the General Plan if the minor collector street follows a more northerly alignment.
2. Whether the ZT change (item 6) is approved or not, this property should be rezoned to match the general plan as per the "effective" language set forth in the motion above.

3. This notwithstanding, both this item and item 6 will need approval in order for the applicant to move forward with his plans for an auto dealership.

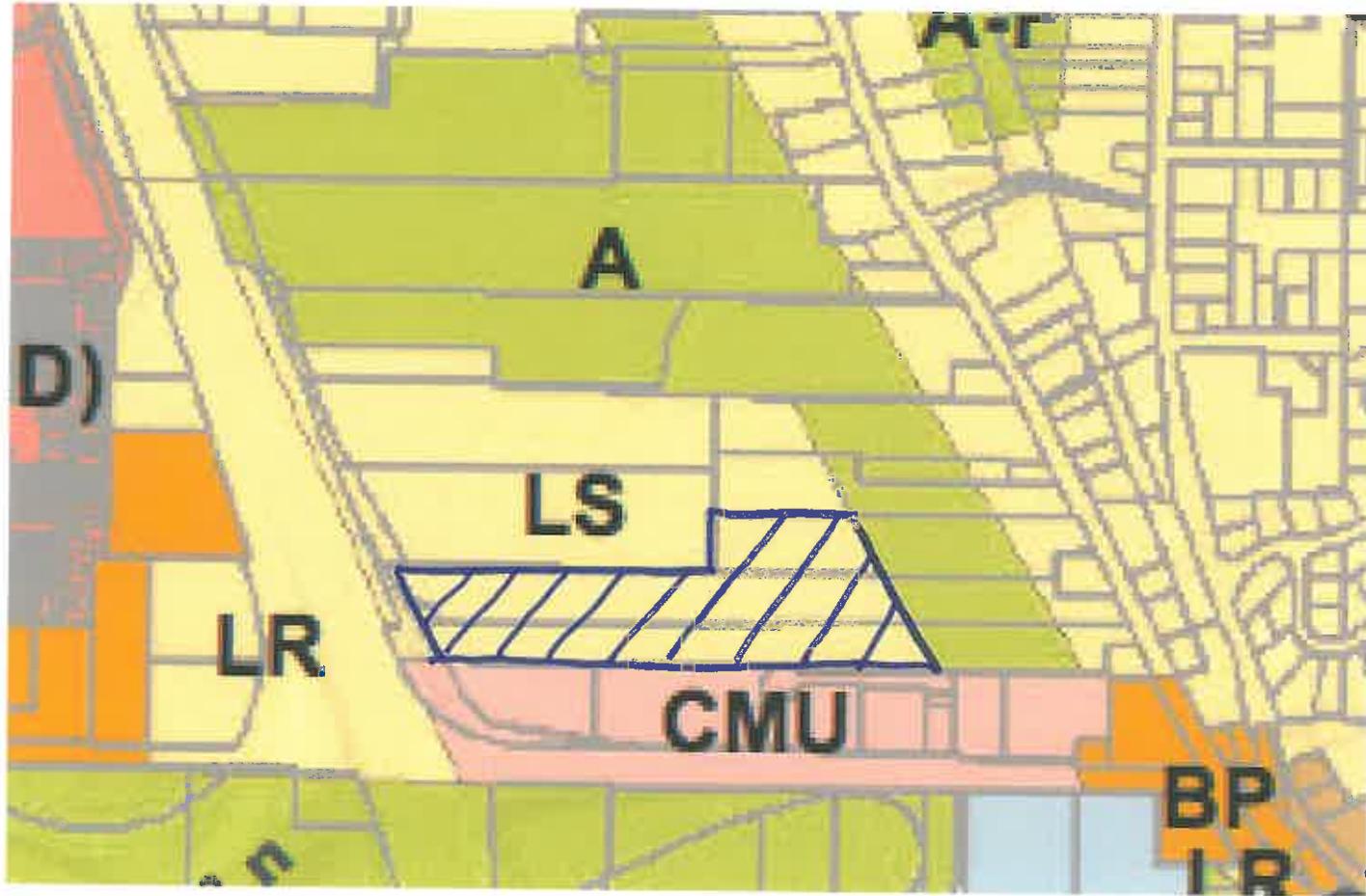
Supplemental Information

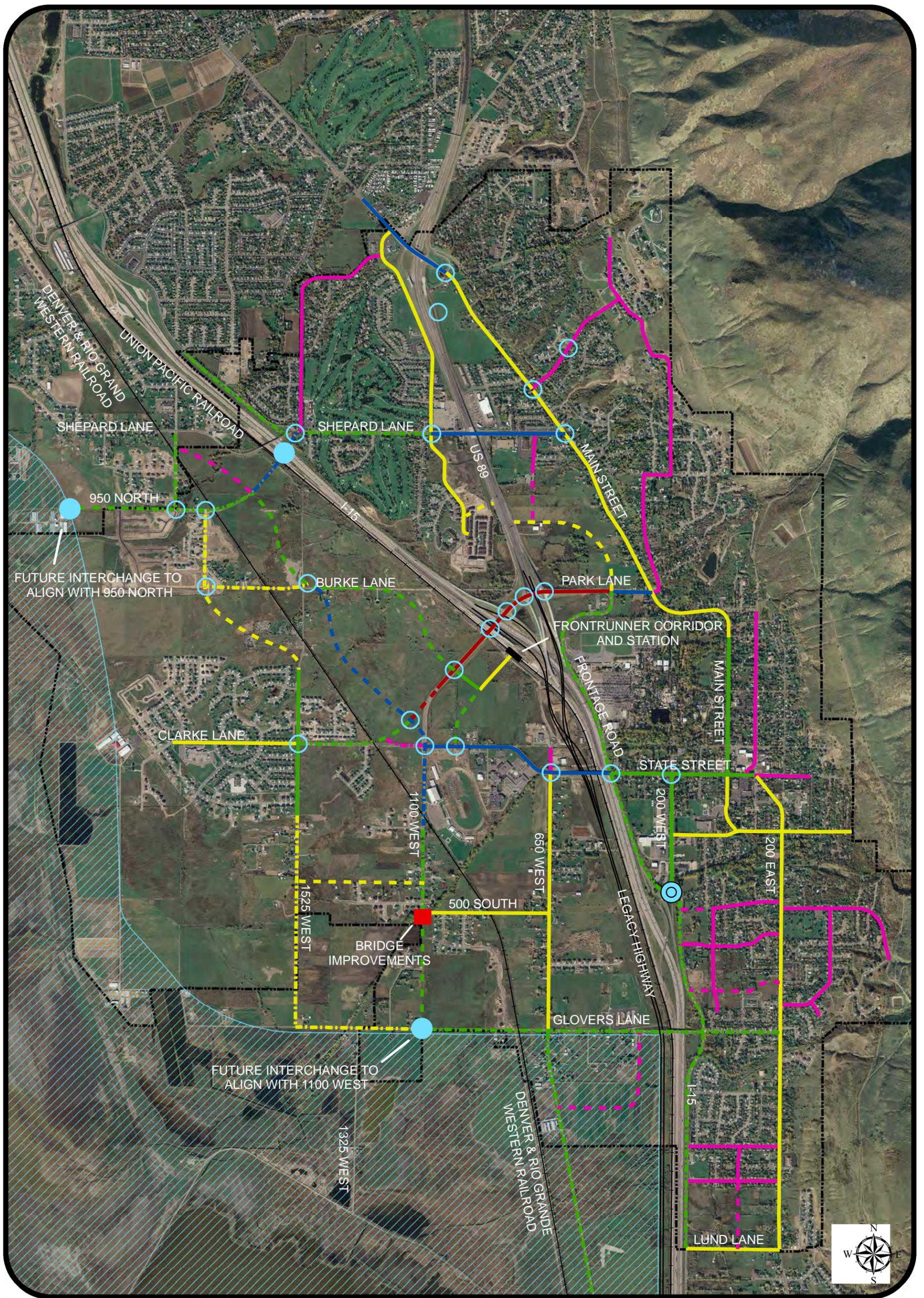
1. Vicinity Map.
2. General Plan Map and Text.
3. Master Transportation Plan.
4. Zoning Map.

Farmington City



Property to be Rezoned to CMU



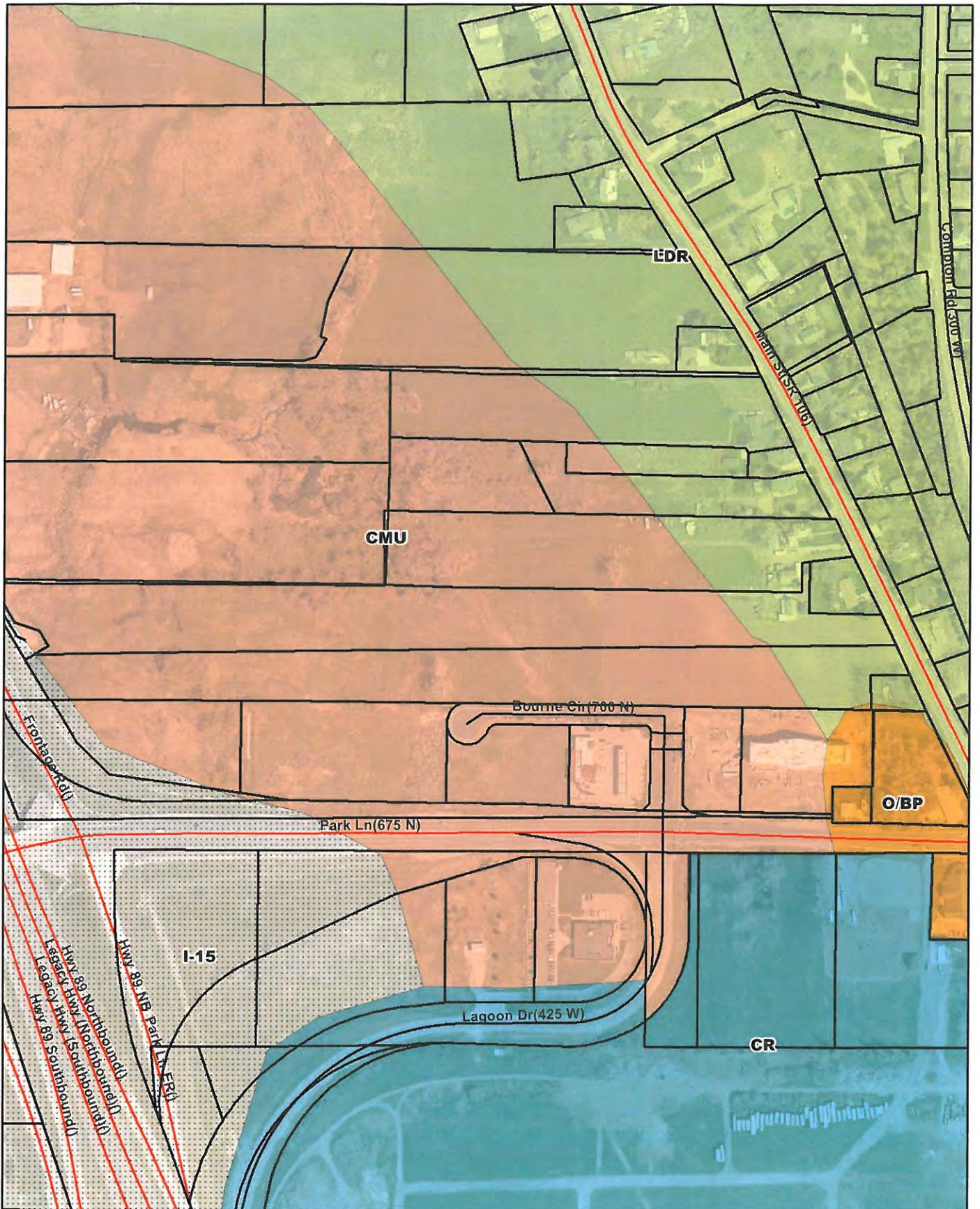


2009 ROADWAY FUNCTIONAL CLASSIFICATION PLAN

- | | | |
|--------------------------------|--------------------------------------|------------------------------------|
| — Arterial (106') * | ▨ Future North Legacy Connector Area | *NOTE: Roadways Are Designated As: |
| — Minor Arterial (100') * | ○ Intersection Improvements | — Existing |
| — Major Collector (80') * | ▭ Farmington Boundary | - - - Proposed Alignment |
| — Minor Collector (66') * | ● Future Interchange | ⋯ Future Improvement |
| — Important Local Road (60') * | ⊙ Interchange Reconfiguration | |



Farmington City



development. It will help to develop a critical mass for retailers that will allow the corridor's tenants to complement one another's efforts to attract customers. This will encourage the corridor's growth and success as a commercial sector.

3. The City may develop and adopt standards/guidelines to accommodate higher densities within development incorporating open space and landscape plans as part of their design. Consideration (and appropriate credit) may be given where nearby lands will be maintained in perpetual open space due to wetlands, drainage, the constraints of topography, public or private parks, and conservation easements.
4. To further emphasize the importance of a concentrated commercial sector along the 89 corridor, the City will encourage the development of mixed commercial, professional office and residential areas in specific locations as identified on the Future Land Use Plan Map. This concept will be supported through the development of appropriate zoning regulations and reflected in area-specific planning efforts.

In regard to the Future Land Use Plan Map, it is recommended that properties immediately adjacent to/along Park Lane be planned for non-residential uses within the guidelines of mixed use zones. In addition, it is recommended that O/BP (office/business park) development be encouraged on the west side of Main Street at the Main Street/Park Lane intersection.

In order to preserve the residential character of Main Street and protect residential uses within and adjacent to Neighborhood Mixed Use (NMU) zones, the following conditions will apply within NMU zones:

- a) Low-to-medium density residential, open space, and agricultural land uses and development will be permitted. All other allowed uses will be conditional.
- b) Only residential, open space and agricultural land uses and development will be permitted adjacent to/along Main Street.
- c) Neighborhood Mixed Use (NMU) zone residential components should be utilized to buffer adjacent non-NMU residential land uses and development.
- d) To maintain Main Street as a viable transportation corridor, additional access points will be limited to specific locations/areas as identified on the Master Transportation Plan or as approved by the City.
- e) Development standards and guidelines will be developed for such elements as site design, architecture and landscaping in a manner consistent with the low impact **commercial and neighborhood residential characteristics of the NMU zone.**

Objectives/conditions to be considered within Commercial Mixed Use (CMU) zones include the following:

- a) Encouraging medium-to-high density residential and community-oriented retail and professional offices. Some development/land uses with regional draw may also occur.
- b) Preparing development standards and guidelines for such elements as site design, architecture and landscaping in a manner consistent with the anticipated mixed use characteristics of the zone.
- c) Utilizing Commercial Mixed Use (CMU) zone residential components to buffer adjacent non-CMU residential land uses and development.

Specific to the designation of Commercial Mixed Use (CMU) land uses north of Park Lane and east of Highway 89, the following recommendations will be considered:

- a) Protecting the low-density residential character of/along Main Street.
 - b) Encouraging non-residential land uses and development immediately north of Park Lane.
 - c) Allowing CMU-type land uses along both sides of the Lagoon Drive northern extension. (The final alignment of this road is still pending. Following identification of a final corridor, the Future Land Use Plan Map will be amended accordingly.)
5. As the area continues to grow, the highway corridor will continue to see an increase in traffic. As a result, single-family residential development directly adjacent to this high-traffic artery may not be particularly desirable unless appropriate mitigation measures are taken to address potential noise and traffic issues. The appropriateness of multi-unit residential development, which often relies on location, convenience and visibility to be successful, will be evaluated and appropriate standards and guidelines developed.

Farmington Commercial Center-specific Analysis and Recommendations

The Farmington Commercial Center is generally identified as the area located north of the Justice Complex, west of I-15, and east of the old D&RGW rail road tracks. The approximate northern boundary is the stream/wetland corridor northwest of 1525 West Street (see Future Land Use Plan Map).

As described in the recommendations below, the City will encourage development of this area in a planned and orderly manner. The Farmington Commercial Center will contain a series of mixed-use districts that together form a transit-oriented development area. This zone classification is intended to encourage and allow a broad range of uses with the intent of creating diverse, yet balanced, neighborhoods that promote a pedestrian-friendly environment. The use of mixed-use districts is an approach that will best allow property owners and the City to achieve the goals of the General Plan for this area. As deemed appropriate and consistent with Community-identified economic development interests and



Planning Commission Staff Report May 7, 2015

Item 5: Clark Lane Village Project Master Plan

Public Hearing:	Yes
Application No.:	PMP-2-15
Property Address:	Approx. 650 West and State Street
General Plan Designation:	OB/P (Office Business Park)
Zoning Designation:	TMU (Transit Mixed Use)
Area:	4.31 Acres
Number of Lots:	n/a (140 Units within 7 Buildings)
Property Owner:	CenterCal
Applicant:	Bryce Thurgood – Castle Creek Homes

Request: *Applicant is requesting Project Master Plan (PMP) approval for Clark Lane Village.*

Background Information

As part of their RDA agreement (for the Station Park project), CenterCal had a required component of housing that they needed to provide. The City anticipated that this is one of the properties where this requirement could be met. Bryce Thurgood of Castle Creek homes is now moving forward with this RDA component and is requesting project master plan approval of the Clark Lane Village 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. Additionally, the Regulating Plan is also a codified part of Chapter 18 and sets a framework for the circulation patterns and the block formation throughout the mixed use district.

Section 11-18-108 of the zoning ordinance states which addresses project master plans states:

“Intent. The intent of the project master plan (PMP) is to establish a framework for the development of large or phased projects. The issues that relate to the following areas shall be identified and a conceptual plan that addresses them provided as part of the PMP so that these issues are completely addressed as the development proceeds:

- 1. Transportation, Mobility, and Connectivity*
- 2. Stormwater management, drainage and grading*
- 3. Water quality systems*
- 4. Major utilities*
- 5. Open space and wetlands*

6. *Land use and the mixture of residential and non-residential uses*

An approved PMP constitutes an approved master plan for guiding all future development within the area defined by the PMP."

The submittal for a PMP consists of a narrative and graphic plans to show how each of these 6 issues are addressed. The applicant has provided city staff, including the DRC (Development Review Committee) and SPARC (Site Plan and Architectural Review Committee), all of the necessary submittals, and the PMP has been reviewed and recommended for approval by the DRC. Additionally, staff has thoroughly reviewed the PMP submittal to ensure that Chapter 18 is being followed. A few minor issues have arisen as a result of this review, they are as follows:

- 1) The SPARC committee has yet to review this plan. Currently, the City is looking for an architect to fill a vacant position on the SPARC. However, the ordinance never specifies that the SPARC meeting must be held prior to Planning Commission, only that the DRC must make recommendations to the Planning Commission. Prior to moving on to the next phase (Development Plan Review) the applicant will need to obtain SPARC recommendations; this has been included as a condition for approval.
- 2) The applicant is proposing on-street parking on both 650 West and 100 North. The total parking for this project is 1.85 stalls/unit. The proposed project before you is at approximately 1.7 stalls/unit. However, there is a 15% parking reduction allowed by Section 11-18-110(c) taking the required total to 1.57 stalls/unit if the project is within ½ mile of the rail station, which this project is; therefore the applicant exceeds the 1.57 stalls/unit requirement. Public Works raised some issues on allowing on-street parking to count towards their parking requirement totals, as on-street parking is currently not allowed during the winter months. The applicant has met with the City Engineer, Public Works, Community Development, and Parks and Recreation to determine a solution to the parking issue. After some negotiation, the City has agreed to allow that the applicant use 650 West and 100 North for on-street parking, but the apartment management team will be required to maintain the parking and some of the right-of-way. The full scope of this management has yet to be determined, however, it will include snow removal, repair, etc. This maintenance arrangement will be memorialized through an agreement with the City, the full extent of which will be determined at a later date; this has been included as a condition for approval.
- 3) Additionally, because both 100 North and 650 West deviate from the cross-section requirements set forth in Section 11-18-104(4) the applicant will need to modify the street cross-section and do so prior to Development Plan Review. The modification does not have park strip and has angled on-street parking.
- 4) The applicant is proposing to widen 650 West to meet the Minor Collector designation; however, this widening will require that the County widen the Farmington Creek culvert on Clark Lane and the applicant do the same for their portion of 650 West. This will have the added benefit of bringing the property out of the future FEMA floodplain. It should be noted, however, that the property is not currently on the FEMA floodplain map, but it has been designated as such on the revised map which will go into effect in a year or more (it is currently under appeal).

- 5) Building F does not currently meet the build-to-range in the TMU zone for a collector street. This building may need to be rotated to meet the building siting requirement set forth in Section 11-18-106(2).

It appears at this level of review all of the design criteria for Chapter 18, including but not limited to, the required build-to range (with the one exception noted above), the street and side treatment dimensions, percent of frontage facing the street, open space percentage requirements, etc. have been met. These and other standards will be further re-evaluated during the more detailed development plan review process. Building placement, including footprints and other such specific site plan matters are not required at this time; nevertheless, the applicant provided these for Planning Commission review.

Suggested Motion:

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

1. Prior to Development Plan Review, the applicant shall meet with and obtain recommendations of the site plan from SPARC;
2. The applicant must enter into an agreement with the City to maintain the on-street parking on 650 West and on-street parking and right-of-way on 100 North;
3. Any building that does not meet the requirements of Section 11-18-106(2) of the Zoning Ordinance must do so at Development Plan Review;
4. The applicant shall provide a geotechnical report and traffic study for the proposed project prior to or concurrent with Development Plan Review;
5. Any change to the standard street cross-section is subject to 11-18-104(4) and will require City Council approval prior to consideration of Development Plan Review.

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 with the exceptions noted above.
3. The proposed development meets the spirit of the form based code and provides a greater variety of housing choices.
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, etc.
6. The DRC will review the plans more thoroughly at the next phase, Development Plan Review, where more details are required.

Supplemental Information

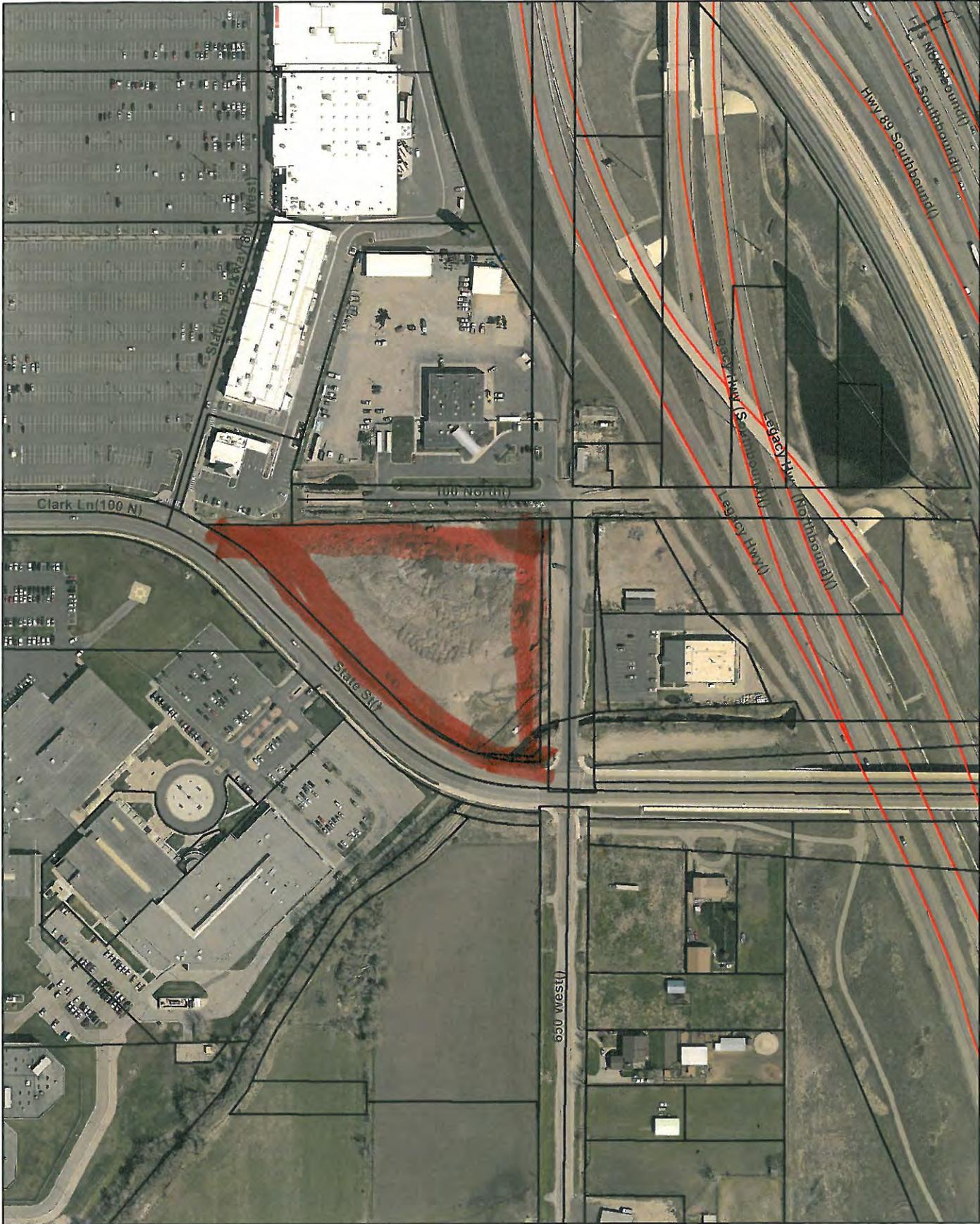
1. Vicinity map
2. Project Master Plan

3. Various Attachments

Applicable Ordinances

1. Title 11, Chapter 18---Mixed Use Zones

Farmington City





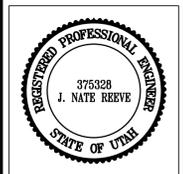
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET #14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Clark Avenue Apartments
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Preliminary Utility/Stormwater Plan



Project Info.

Engineer:	J. NATE REEVE, P.E.
Drafter:	S. TAGGART
Begin Date:	FEBRUARY 2015
Name:	CLARK AVENUE APARTMENTS FARMINGTON, UTAH
Number:	3784-66

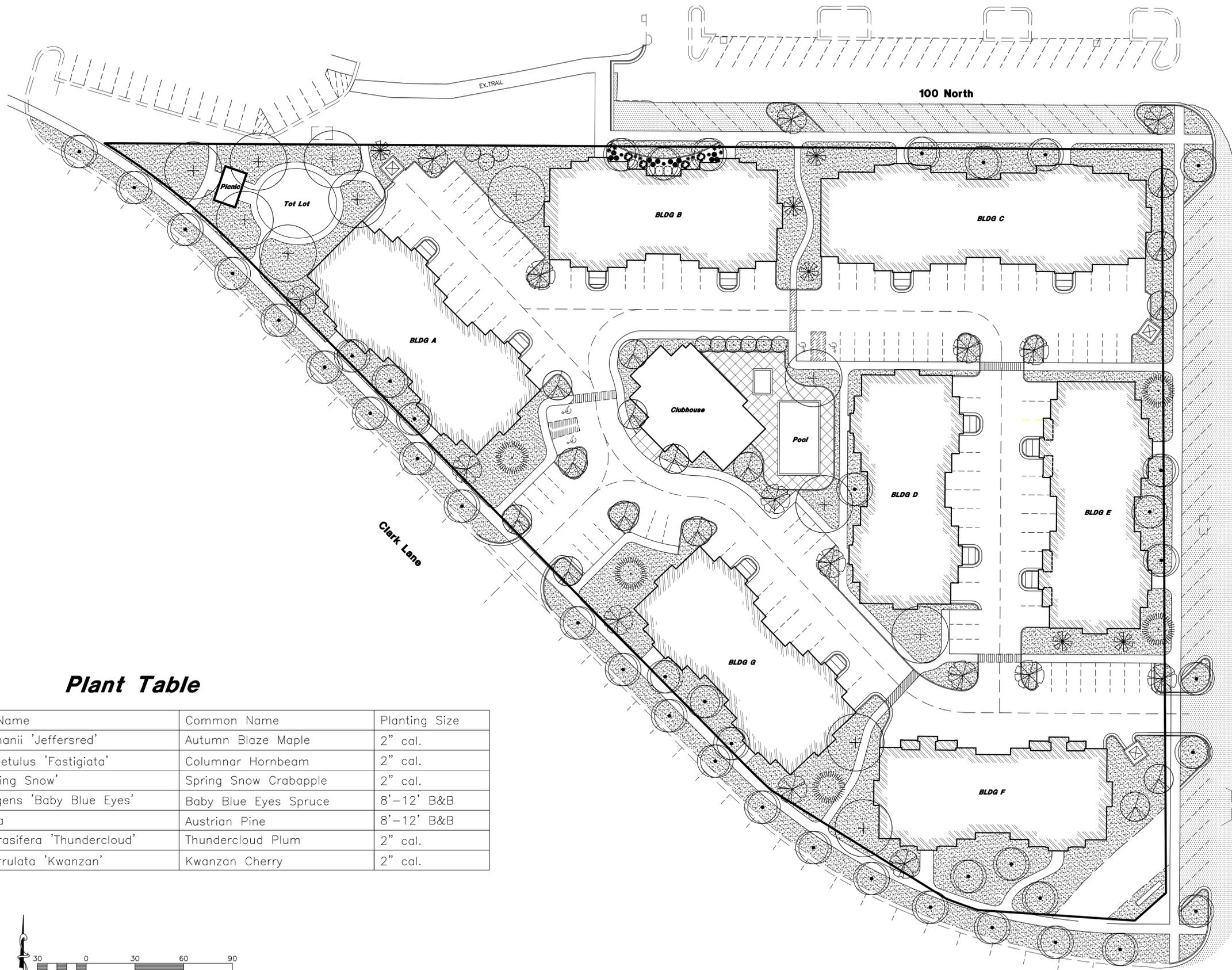


COMMUNITY AMENITIES

- 1. PICNIC PAVILION
- 2. TOT LOT
- 3. CLUB HOUSE
W/ MULTI-PURPOSE ROOM & FITNESS CENTER
- 4. HOT TUB / SPA
- 5. SWIMMING POOL AND TERRACE

COMMUNITY AMENITY PLAN

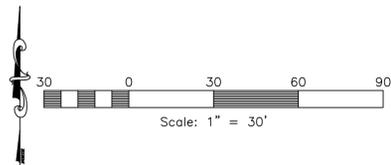
CLARK LANE



Plant Table

TREES

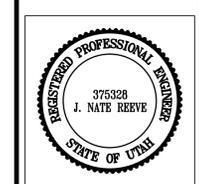
Quantity	Symbol	Scientific Name	Common Name	Planting Size
11	+	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2" cal.
9	•	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2" cal.
43	•	Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
6	⊗	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	8'-12' B&B
5	⊗	Pinus nigra	Austrian Pine	8'-12' B&B
16	⊗	Prunus cerasifera 'Thundercloud'	Thundercloud Plum	2" cal.
15	⊗	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2" cal.



REVISIONS	DESCRIPTION
DATE	

Clark Avenue Apartments
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Landscape Plan



Project Info.

Engineer:	J. NATE REEVE, P.E.
Drafter:	S. TAGGART
Begin Date:	FEBRUARY 2015
Name:	CLARK AVENUE APARTMENTS FARMINGTON, UTAH
Number:	3784-66



Planning Commission Staff Report May 7, 2015

Item 6: Zoning Ordinance Amendment to Chapters 19 and 28 Regarding Class “A” Auto Sales Being an Allowed Use in the CMU Zone

Public Hearing:	Yes
Application No.:	ZT-7-15
Property Address:	n/a
General Plan Designation:	n/a
Zoning Designation:	n/a
Area:	n/a
Number of Lots:	n/a
Property Owner:	n/a
Applicant:	Phil Holland – Wright Development

Request: Applicant is requesting that class “A” auto sales be a defined use in the zoning ordinance and an allowed use in the CMU zone.

Background Information

Currently, Class “A” Auto Sales are not a defined use anywhere within Farmington City. The applicant, Phil Holland, would like to develop a Mercedes dealership off of Bourne Circle but needs to amend chapters 19 and 28 of the Zoning Ordinance before this can take place. The amendment to Chapter 28 is intended to define what qualifies as a Class “A” Auto Dealership and establishing it as a use under the supplementary and regulating qualifications. The amendment to Chapter 19 would use this definition and make it an allowed use in the CMU zone. Tied to this application is item 4, or the rezone of the property from LS to CMU. While neither the rezone nor zone text applications are dependent on the other for approval, staff feels that doing these two applications concurrently is important, as they are each connected.

Suggested Motion

Move that the Planning Commission recommend that the City amend Chapter 28 of the Zoning Ordinance as outlined in the attached document labeled “Exhibit A”, and amend Chapter 19 as follows:

11-19-104 Allowable Uses.

The CMU zone provides for a broad variety of land uses. The purpose of the CMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an CMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a Planned Unit Development pursuant to Chapter 27 of this Zoning Ordinance, or as a Planned Center Development pursuant to the conditional use permit process.

Among the uses that may be considered for approval in the CMU zone as part of a Planned Center Development are the following:

- (1) Agriculture;
- (2) Athletic or tennis club; (3) Bed & Breakfasts;
- (4) Business and professional offices;
- (5) Class "A" auto sales;
- (6) Class "A" beer outlet;
- (7) Class "A" self-storage;
- (8) Class "B" beer outlet;
- (9) Commercial complex (commercial center), with a maximum floor area of 80,000 square feet for any single tenant;
- (10) Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.);
- (11) Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.);
- (12) Commercial testing laboratories;
- (13) Convenience store (sale of grocery items, non-prescription drugs, and/or gasoline from building with less than five thousand (5,000) square feet gross floor area);
- (14) Data processing services;
- (15) Day care/pre-school center;
- (16) Department Store;
- (17) Dwelling, multiple-family; (minimum density: five (5) units per acre; maximum density: fourteen (14) units per acre);
- (18) Financial institutions;
- (19) Fast food, detached, with drive-through;
- (20) Funeral home;
- (21) Greenhouse/garden center (retail or wholesale);
- (22) Hotels and motels;
- (23) Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry-cleaning, hair styling, coin laundry, pharmacy, art supply/gallery, craft store, photo-copy center, etc.);
- (24) Medical clinics, offices and out-patient surgical facilities;
- (25) Public and quasi-public uses except the following prohibited uses: correctional/detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer;
- (26) Printing/publishing services;
- (27) Private school or hospital;

- (28) Public park;
- (29) Reception center;
- (30) Restaurants (traditional sit-down);
- (31) Research services and development activities;
- (32) Specialty retail stores;
- (33) Temporary uses;
- (34) Uses customarily accessory to a listed allowable use;
- (35) Veterinary hospital (no outdoor kennels)

Findings for Approval

1. An auto dealership is currently not a defined nor an allowed use (whether conditional or permitted) anywhere in the City. Making these two changes would allow for an auto dealership to come into Farmington as long as it meets the criteria for a class "A" auto dealership as set forth in Chapter 28.
2. Defining class "A" auto sales, and making that the only type of auto sales allowed in the City, in addition to setting design criteria for such a use, will give the City more discretion to ensure that a high standard is met for this type of use.

EXHIBIT "A"

CHAPTER 28

SUPPLEMENTARY AND QUALIFYING REGULATIONS

11-28-010	Effect of Chapter.
11-28-020	Building Lot Required.
11-28-030	Minimum Lot Areas to be Preserved.
11-28-040	Open Sky.
11-28-050	Supplementary Yard Regulations.
11-28-060	Location of Recreational Pools and Tennis Courts.
11-28-070	Maximum Coverage Area of Accessory Buildings.
11-28-080	Location of Architectural and Integral Parts.
11-28-090	Maximum Height Limitations Exceptions.
11-28-100	Minimum Height of Dwellings.
11-28-110	Minimum Size of Dwellings.
11-28-120	Temporary Use of Land and Structures.
11-28-130	Native Material Removal.
11-28-140	Fences.
11-28-150	Clear Vision.
11-28-160	Open Storage in Residential Zones.
11-28-170	Public Improvements Required.
11-28-180	Additional Requirements for Dwellings.
11-28-190	Wireless Telecommunication Facilities.
11-28-200	Secondary Dwelling Units.
11-28-210	Small Auto Dealership.
11-28-220	Class "A" Self Storage
11-28-230	Demolitions
11-28-240	Transfer of Development Rights/Lots. (TDR)
11-28-250	Class "A" Auto Sales

The regulations set forth in this Chapter shall qualify or supplement the zone regulations elsewhere in this Ordinance.

11-28-250 Class "A" Auto Sales.

Class "A" Auto Sales is a type of auto dealership that requires maximum design standards. Class A Auto Sales may only be allowed as a conditional use in various zones as designated in the Zoning Ordinance. Applications for Class "A" Auto Sales shall be submitted and reviewed as a conditional use permit in accordance with Chapter 8 of the Zoning Ordinance.

- (1) **Purpose.** The purposes of this Section and any rules, regulations, standards and

specifications adopted pursuant hereto are:

- (a) To accommodate such auto sales with minimal impact in commercial and mixed use areas in terms of compatible infill, scale, design, and appearance of buildings.
- (b) To set forth standardized terms and conditions for Class “A” Auto Sales and procedures for review and approval of the same.

(1) Standards. The following standards and conditions shall apply to all Class “A” Auto Sales developments, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process.

- (a) Architectural Detail
 - i. Create buildings that provide human scale and interest through use of varied forms, materials, details and colors;
 - ii. Provide architecturally finished and detailed elevations for all exposures of the building;
 - iii. Primary street facing walls of buildings may not have sections of blank walls that contain no openings in lengths that exceed 20 feet in length;
 - iv. Rooflines may be flat or pitched. Roofing shall not be of vivid primary colors (i.e. red, blue, or yellow). Rooftop equipment shall be screened by roof components, parapets, cornices, or other architectural features. Galvanized hoods and vents shall be painted to match the roof color.
- (b) Fencing. All fencing must be decorative. It can be stamped masonry, wrought iron, or a mixture of both. Vinyl and chain-link fencing is expressly prohibited.
- (c) Landscaping. A minimum of 20% of the gross area of the site shall be landscaped. The 20% landscaping requirement should blend well with the fencing and solid masonry walls that may surround the project. Special attention should be given to landscaping in the high traffic and visible areas of the project as well as covering large and long exterior masonry walls.
- (d) Lighting. For developments for which outdoor lighting is proposed, lighting plans shall be required which illustrate the type and location of lighting proposed for structures, walkways, and parking lots. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties. With the exception of security lights, lighting for the sales lot shall not occur past 10:00 p.m.
- (e) Signage. Title 15 (Sign Ordinance) of the Farmington City Code shall be expressly followed.
- (f) Noise. Amplified speakers and noise shall be kept at a minimum so as not to disturb adjacent properties. In the event that amplified speakers are used, they

must comply with the Farmington City Noise Ordinance as set forth in Title 7 of City Code.

- (g) **Miscellaneous.** The property must be maintained and kept clean; this includes sweeping and maintaining the asphalt, keeping free of debris, trash, and weeds, etc.

11-28-112 Amended, 7/05/95, Ord. 95-29

Section 2-200 Amended, 4/17/96, Ord. 96-17

11-28-109 and 11-28-1900 Amended, 4/2/97, Ord. 97-17

Chapter 28 Renumbered and Recodified, 6/04/97, Ord. 97-26

11-28-060(c) Amended, 8/01/01, Ord. 2001-27

11-28-200 Secondary Dwelling Units, enacted 12/4/02 Ord. 2002-48

11-28-210, Small Auto Dealership, enacted 8/6/03, Ord. 2003-31

11-28-070, Maximum Coverage Area of Accessory, Amended 4/6/05, Ord. 2005-11.

Amended 11-28-060, 11-28-140, & 11-28-180, 4/19/06, Ord. 2006-28.

Enacted 11-28-220 Class "A" Self Storage, 08/15/06

Amended 11-28-110, 5/18/10, Ordinance 2010-21

Enacted 11-28-060 (c), 05/17/2011 Ordinance 2011-10

Enacted 11-28-230 04/16/2013 Ordinance 2013-08

Amended 11-28-070 & 11-28-230 03/04/2014, Ordinance 2014-07

Enacted 11-28-240, 10/07/2014, Ord 2014-33



Planning Commission Staff Report May 7, 2015

Item 7: Zoning Ordinance Amendment Related to Setbacks in the BP Zone

Public Hearing:	Yes
Application No.:	ZT-6-15
Property Address:	n/a
General Plan Designation:	n/a
Zoning Designation:	n/a
Area:	n/a
Number of Lots:	n/a
Property Owner:	n/a
Applicant:	Farmington City

Request: Applicant is requesting an amendment to Chapter 14 of the Zoning Ordinance as it relates to setbacks for commercial buildings in the BP zone.

Background Information

Ascent Construction has recently purchased a piece of property within the BP (Business Park) zone in Farmington and is planning on developing an office building on the property. Although they have not applied for conditional use and site plan yet, the applicant has shown in their concept plan that they will propose to bring the building to the street and hide the parking lot behind the building. Planning trends have been moving towards more of this type of development that promotes pedestrian oriented spaces and removes parking from sight. However, the city ordinance for the BP zone is out of date and requires a setback, making this type of development impossible. Staff is requesting that Chapter 14 of the Zoning Ordinance be amended to reflect current planning paradigms.

Suggested Motion

Move that the Planning Commission recommend that the City amend the Zoning Ordinance as follows:

11-14-050 Minimum Lot and Setback Standards.

(1) Setback from Streets: The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional ten (10) feet (thirty (30) feet total). **The minimum side and rear setback from streets may be reduced through Planning**

Commission review and approval in conjunction with a conditional use and site plan application. Parking lots shall not be permitted within the minimum required street setback(s).

(2) Commercial side and rear setbacks: The minimum side and rear setbacks from property lines shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional ten (10) feet (thirty (30) feet total). If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten (10) feet in width shall be maintained along the property lines. **The minimum side and rear setback for commercial buildings and structures may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application.**

Findings for Approval

1. The Planning Commission should have flexibility to modify set-back requirements for commercial buildings, especially if the building is brought to the street.
2. This flexibility also has the added benefit of hiding parking behind the building and creating a more pedestrian oriented environment.



Planning Commission Staff Report May 7, 2015

Item 8: Miscellaneous Zoning and Subdivision Ordinance Amendments

Public Hearing:	Yes
Application No.:	ZT-5-15
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Request: *Applicant is requesting a recommendation of approval of amendments to the Zoning & Subdivision Ordinances.*

Background Information

The updates to the Zoning Ordinance included with this proposal are as follows: **a)** Reducing the requirement in Agriculture Zones where farm structures have to be 100' from any public street as found in Section 11-10-040(8)(2), 11-11-060(b), 11-12-090(f)(vi), and 11-13-050(3); **b)** Modifying the definition of Residential Facilities for the Elderly as 16 beds or less in Section 11-2-020(81); **c)** Amending the language in Section 12-4-020 to allow for subdivision by metes and bounds in all zones; **d)** Adding a requirement to Section 12-6-110(14)(e) whereby any property that has a gas pipeline traversing that property, the plat must have a signature block for each respective gas pipeline company; **e)** Amending Sections 11-10-040(2) and 11-11-050(b) of the Zoning Ordinance to require any applicant using the alternative lot size to produce a yield plan showing the lot count for a conventional subdivision; **f)** Amending M1 to LM&B in Section 11-28-190 Table 1; **g)** Amending Sections 11-35-104(1)(a) to require Fire Department Review of Daycare Home Occupation CUPs; **h)** Amending 11-28-120(d) and (e) to give staff the authority to approve sales offices; ~~**i)** Amending Section 11-18-104 to allow for sidewalks to count as frontages;~~ **j)** Removing the "Farmington Rock" requirement in Section 11-7-107(3)(a); **k)** Amending the word "land" to "property" in Section 11-2-020(1); **l)** Removing Section 12-7-040(4)(g) of the Subdivision Ordinance; and **m)** Amending the word "Title 4" to "Title 6" in Section 11-35-102 regarding Home Occupation Fee Schedules.

a) Reducing the requirement in Agriculture Zones where farm structures have to be 100' from any public street as found in Section 11-10-040(8)(2).

Currently the agriculture zones require that *"no farm animal structure, hay barn, stable, silo, coop, corral or other similar building or structure which is accessory to the agricultural use of land may be...one*

hundred (100) feet to any public street.” Staff feels that 100’ is too onerous to regulate, especially in a zone expressly created for the allowance of agricultural uses.

Staff is recommending that Section 11-10-104(8)(2) be amended as follows:

(2) No farm animal structure, hay barn, stable, silo, coop, corral or other similar building or structure which is accessory to the agricultural use of land may be located closer than ten (10) feet to any side or rear boundary line or ~~one hundred~~ fifty (50) feet to any public street or to any dwelling on adjacent properties. This provision shall not apply to pastures.

Staff is recommending that Section 11-11-060(b) be amended as follows:

(b) Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten (10) feet from any side or rear property line and ~~one hundred (100)~~ fifty (50) feet from any public street or from any dwelling on an adjacent property.

Staff is recommending that Section 11-12-090(f)vi. be amended as follows:

vi. Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten (10) feet from any side or rear property line and ~~one hundred (100)~~ fifty (50) feet from any public street or from any dwelling on an adjacent property.

Staff is recommending that Section 11-13-050(2) be amended as follows:

(2) Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten (10) feet from any side or rear property line and ~~one hundred (100)~~ fifty (50) feet from any public street or from any dwelling on an adjacent property.

b) Modifying the definition of Residential Facilities for the Elderly as 16 beds or less in Section 11-2-020(81).

Staff has long interpreted Residential Facilities for the Elderly to be 16 beds or less, because of state law and the recommendation of our attorney, however, we have never codified it as such and staff is recommending Section 11-2-020(81) to be modified as follows:

(81) Residential Facilities for the Elderly. A single-family or multiple-family dwelling unit that meets the requirements of Utah Code Ann., § 10-9-103(m), as amended, and does not exceed 16 beds per unit.

c) Amending the language in Section 12-4-020 to allow for subdivision by metes and bounds in all zones.

Currently, the ordinance only allows subdivisions by metes and bounds in the agriculture and residential zones. Staff would like the flexibility to do metes and bounds anywhere in the city, where they are appropriate. The amendment would read as follows:

12-4-020 Metes and Bounds Subdivision; When Permitted.

An owner or developer of property consisting of a single parcel of land or lot located within ~~an agricultural or residential~~ any zone may subdivide the parcel of land or lot into not more than two (2) lots for buildings related to the primary use by recording deeds containing metes and bounds descriptions of the lots without the necessity of recording a plat, provided that: ...

d) Adding a requirement to Section 12-6-110(14)(e) whereby any property that has a gas pipeline traversing that property, the plat must have a signature block for each respective gas pipeline company.

In west Farmington there are a lot of gas companies that have pipelines running throughout our city. As a result, staff thought that it would be important for any application that has pipelines in their property to get signed approval from the affected pipeline company, on the recorded plat. The amendment to Section 12-6-110(14)(e) of the Subdivision Ordinance would read as follows:

(e) Blocks for authorized signatures of the Planning Commission, City Engineer, Respective Irrigation Water District, Central Davis Sewer District, City Attorney, and City Council shall be provided along the bottom or right side of the plat. A block for the Davis County Recorder shall be provided in the lower right corner of the plat. Additionally, for any plat that has gas pipelines traversing its boundaries, the plat shall have a signature block for each affected gas pipeline company.

e) Amending Sections 11-10-040(2) and 11-11-050(b) of the Zoning Ordinance to require any applicant using the alternative lot size to produce a yield plan showing the lot count for a conventional subdivision.

When the new alternative lot size option was created in both the agriculture and single family residential zones, staff did not include a requirement for an applicant choosing this avenue to create a conventional lot size yield plan. In order to correctly do a transfer of development rights (TDR) the applicant needs to set a threshold showing how many lots will be required in the TDR to meet the proposed alternative lot densities. The change for 11-10-040(2) would read as follows:

(2) Alternative Lot Size.

(a) The alternative lot size is limited to subdivisions whereby the City approves a transfer of development right as set forth in Chapter 28 of this Title; or obtains improved or unimproved land in fee title, or easement, for public purposes-such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking a TDR must provide a yield plan consistent with the underlying zone and the conventional

subdivision standards within that zone, and the yield plan must also conform to Sections 11-12-070(a) and (b) of this Title.

(c) Lot width and setback standards for alternative lot widths within the AE zone may meet such standards set forth in Chapter 12 of this title.

The change for 11-11-050(b) would read as follows:

(b) Alternative Lot Size.

(1) The alternative lot size is limited to subdivisions whereby the City approves a transfer of development right as set forth in Chapter 28 of this Title; or obtains improved or unimproved land in fee title, or easement, for public purposes-such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking a TDR must provide a yield plan consistent with the underlying zone and the conventional subdivision standards within that zone, and the yield plan must also conform to Sections 11-12-070(a) and (b) of this Title.

(3) Lot width and setback standards for alternative lot widths within the LS zone may meet such standards set forth in Chapter 12 of this title.

f) Amending M1 to LM&B in Section 11-28-190 Table 1;

The M1 zone was replaced with the LM&B zone several years ago, and this table is being amended to reflect the change as follows:

Table 1: Summary of Permitted and Conditional Uses

Zone District	Wall Mounted Antenna	Roof Mounted Antenna	Monopoles/<2 ft structure, <60 ft tall or max height for district, if less	Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district	Monopoles/>2 ft structure, <60 ft tall or max height for district, if less	Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district
A	C!	C!	C	C	C	C
AE and AA	C!	N	C#	N	N	N
LS	C!	N	C#	N	N	N
S	C!	N	C#	N	N	N
LR	C!	N	C#	N	N	N
R	C!	N	C#	N	N	N
R-2	C!	N	C#	N	N	N
R-4	C!	N	C#	N	N	N
R-8	C!	N	C#	N	N	N

BP	P	P	P	C	C	C
C-H	C!	P!	P	C	C	C
C-R	P	P	P	C	C	C
C	P	P	P	C	C	C
BR	C!	C!	C#	C	N	N
M-1 LM&B	P	P	P	C	C	C
S	P	P	P	C	C	C
B	C!	N	C#	N	N	N

KEY: N = Not Permitted P = Permitted C = Conditional Use ! = Allowed Only on Non-Residential Structures
= Allowed Only on School, Church, etc, if Disguised

g) Amending Sections 11-35-104(1)(a) to require Fire Department Review of Daycare Home Occupation CUPs.

Staff is recommending that the ordinance be amended to read:

- (a) Uses in which over eight (8) but not more than sixteen (16) individuals (including any natural, adopted, or foster members of the operator’s household) are cared for or receive instruction in the home at any one time. Such uses may include dance instruction, aerobics classes, music lessons, preschools, child day care, crafts classes, and other similar uses. For all such uses, the Farmington City Building Official and Fire Marshall shall inspect the facilities to ensure compliance with the requirements of the Uniform Building Code.

h) Amending 11-28-120(d) and (e) to give staff the authority to approve temporary offices.

The ordinance now requires that every sales office come before the Planning Commission as a temporary conditional use. Since the same conditions are always attached to this use and the ordinance currently regulates the standards for this use, staff recommends amending the ordinance to allow an administrative review and approval/denial of this temporary use as follows:

- (d) Administrative Review Process.

- (1) The following uses may be reviewed and approved by the City Planner:

- (i) Christmas tree lots;
- (ii) Construction trailers;
- (iii) Fireworks stands;

- (iv) Model home shows;
- (v) Temporary offices;
- (vi) Uses related to natural disasters;
- (vii) Warehouse sales

(e) Planning Commission Review. The following temporary uses require submittal of a conditional use application which will be evaluated by the Planning Commission according to the process and standards contained in Chapter 8 of this Title:

- (1) Fairs, carnivals, rodeos, live entertainment, etc.;
- (2) Parking lot sales;
- (3) Promotional events;
- (4) Swap meets;
- (5) ~~Temporary Offices;~~ Temporary concrete and asphalt batch plants;
- (6) Other uses not specifically listed herein.

i) Amending Section 11-18-104 to allow for sidewalks to count as frontages.

After reviewing this proposed ordinance change more closely, staff realized that this amendment was not necessary. However, because it was included in the notice, it has been included in the staff report.

j) Removing the “Farmington Rock” requirement in Section 11-7-107(3)(a).

Presently, all commercial, commercial recreation, or industrial developments must have some element of “Farmington Rock.” This provision was originally included to match the vernacular building material and its prevalent use throughout historic Farmington. However, the type of rock that is required is no longer available in Farmington and must be quarried in South Weber or further, and the rock has become quite expensive. Staff feels that requiring all new commercial to provide Farmington Rock as an element on their buildings is onerous, and oftentimes doesn’t match the aesthetic of the architecture, particularly of the more modern structures. Staff is recommending that this requirement be struck from Section 11-7-107(3) as follows:

- (a) Architectural drawings, sketches, perspectives, and/or exterior elevations of proposed structures and an indication of the materials and colors to be used. Include height of structures and indicate screening of roof-based mechanical equipment, parking, dumpsters, etc. ~~All commercial, commercial recreation, and industrial developments shall be designed to include, as a part of the~~

~~exterior façade of buildings or as architectural elements in the landscape, an element of “Farmington Rock”.~~

k) Amending the word “land” to “property” in Section 11-2-020(1).

Although this is a minor change, the use of the word land is too non-specific, and staff felt that replacing it with property would more narrowly define the intent of accessory building or use.

- (1) Accessory Building or Use means. A building or use clearly incidental, customarily appropriate, and subordinate to the main use of the building or ~~land~~ property.

l) Removing Section 12-7-040(4)(g) of the Subdivision Ordinance.

Section 12-7-040 of the Subdivision Ordinance regulates streets. Staff is requesting that the ordinance be amended as follows:

- ~~(g) Minor residential streets longer than six hundred (600) feet, which may be conducive to high speed traffic, shall be prohibited;~~

Staff feels that this requirement is too difficult to administer because there are streets all over the city that are longer than 600’ and may or may not be conducive to high speed traffic. Further, the term conducive to high speed traffic is highly subjective: is that a straight road, a wide road, etc? What constitutes a road that’s conducive to high speed traffic? Staff recommends removing this section of the ordinance altogether.

m) Amending the word “Title 4” to “Title 6” in Section 11-35-102 regarding Home Occupation Fee Schedules.

At one time, Business License Regulations fell under Title 4; however, the ordinance has since changed and is now under Title 6. Section 11-35-102 was not amended to reflect this change and staff is recommending that this now occurs.

11-35-102 License Required.

It shall be unlawful for any person or entity to engage in a home occupation in any agricultural or residential zone without first obtaining a home occupation business license to do so from the City Recorder. The procedure to be followed and applicable fees for a home occupation business license are set forth in the Business Licensing Regulations, ~~Title 4~~ Title 6, Farmington City Code.

Suggested Motion:

Move that the Planning Commission recommend approval of the proposed amendments to the Zoning and Subdivision Ordinances as set forth in the May 7, 2015 staff report.

Findings:

- a. The existing Section 11-10-040(8)(2) places too high of a requirement on accessory buildings for agricultural uses in zones designated for agriculture; this

- amendment provides a much more reasonable distance from public streets while still maintaining a buffer from agricultural uses.
- b. Adding the definition for “residential facilities for the elderly” will give staff more clarity and codifies the limit at 16 beds, and formally defers to state code instead of arbitrarily relying on “staff interpretation.”
 - c. Currently only allowing metes and bounds subdivisions in the residential and agriculture zones is far too limiting; this amendment allows a metes and bounds subdivision anywhere in the city where they make sense.
 - d. Any property that currently has a gas pipeline traversing it is required to provide proof from the affected gas company in a letter, however, memorializing the pipeline company’s approval on the plat is far more beneficial than keeping such approval in the file as a letter.
 - e. When staff amended Chapters 10, 11, and 12 of the Zoning Ordinance, we did not consider that an alternative yield plan would be required for an alternative subdivision; this amendment addresses and corrects that oversight. And where lots may be reduced to 12,000 s.f. in size, the setbacks and lot width standards for larger lots are difficult to meet. The change makes siting of a home on such lots easier to do.
 - f. This is a housekeeping item: the table wasn’t updated to reflect the change of the M1 zone to the LM&B zone; this amendment makes this necessary change.
 - g. While the Fire Department reviews all applications as part of the DRC process and as part of the Building Permit process in some instances, conditional use permits don’t receive DRC approval and daycares don’t require fire department review, just that they comply with state regulations. This amendment ensures that all CUPs and home occupations of this type receive fire department review.
 - h. Currently, every sales office must receive Planning Commission approval as a temporary use; staff feels that this is unnecessary and should be handled administratively to lessen the amount of minor items on the PC agenda.
 - i. **Removed.**
 - j. The Farmington Rock requirement has outlived its original intent and for many of the newer buildings designed and constructed it does not match the design and aesthetic quality that is being built in the city. When Farmington was smaller and had less commercial and public buildings, it was a design standard that made sense, but now there are a lot of modern buildings and a plethora of commercial spaces where it no longer makes sense.
 - k. This amendment clarifies the language in the definition chapter and makes the term far less ambiguous.
 - l. Currently, the 600’ requirement is being violated with every new subdivision that has a straight local road connecting to other straight local roads. As staff, we prefer connectivity and good circulation networks, making any straight road over 600’ non-conforming or illegal doesn’t make sense.
 - m. This amendment is a housekeeping item: when Title 4 was amended to be Title 6, the zoning ordinance wasn’t updated; this amendment corrects that staff oversight.

Applicable Ordinances

1. Title 11, Chapter 2 – Definitions
2. Title 11, Chapter 7 – Site Development Standards

3. Title 11, Chapter 10—Agriculture Zones
4. Title 11, Chapter 11—Single Family Residential Zones
5. Title 11, Chapter 12 – Conservation Subdivisions
6. Title 11, Chapter 13 – Multi Family Residential Zones
7. Title 11, Chapter 18—Mixed-Use Districts
8. Title 11, Chapter 28 – Supplementary and Qualifying Regulations
9. Title 11, Chapter 35—Home Occupation
10. Title 12, Chapter 4 – Subdivision by Metes and Bounds
11. Title 12, Chapter 6 – Major Subdivisions
12. Title 12, Chapter 7 – General Requirements for all Subdivisions