



Farmington City Planning Commission

June 5, 2014



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
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CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING**

June 5, 2014

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

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

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

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

1. Minutes
2. City Council Report

SUBDIVISION APPLICATIONS

3. Henry Walker Homes – Applicant is requesting a recommendation for Final Plat approval for Phase I of The Station Avenues Subdivision (44 lots) on 4.66 acres located at approximately 1100 West and Clark Lane in an RMU zone. (S-10-13)

CONDITIONAL USE/SITE PLAN APPLICATIONS

4. Gary Tyler/BP Architects (Public Hearing) – Applicant is requesting conditional use and site plan approval for a parking lot expansion for the Beehive Chapel located at 1395 South 200 East in an LR-F (Large Residential-Foothill)/A-F (Agriculture-Foothill) Zone. (C-4-14)
5. Ross Campbell (Public Hearing) - Applicant is requesting conditional use approval to store two 2-ton trucks in the yard of a home as part of a Home Occupation on property located at 1058 South 650 West in an AE (Agricultural Estates) Zone. (C-5-14)
6. JSA Properties/Ken Menlove (Public Hearing) – Applicant is requesting conditional use and site plan approval for an indoor storage unit facility on property located at approximately 1318 North 1075 West in a C (Commercial) Zone. (C-7-14)
7. Frank Wilkinson – Applicant is requesting site plan approval for a detached garage and workshop in a side yard on property located at 1184 Sunrise Lane in an R (Residential) Zone. (C-9-14)
8. Chuck Olcott/X-Treme Case (Public Hearing) – Applicant is requesting conditional use approval for a Home Occupation, part of which will be in a detached accessory building, located at 694 South Shire Lane in an AE (Agricultural Estates) Zone. (C-12-14)

9. Kathleen Thomas/Mrs. T's Preschool (Public Hearing) – Applicant is requesting conditional use approval for a Home Occupation located at 2073 North Kingston Road in an R (Residential) Zone. (C-13-14)

ZONE TEXT CHANGES

10. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by enacting Chapter 43, or another land use ordinance, regarding a shorelands preservation zone related to conservation, recreation, a wildlife and waterfowl refuge, and parks. (ZT-6-14)

OTHER BUSINESS

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

12. 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 30, 2014



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
April 17, 2014

WORK SESSION

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

#3 – Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for Phase 1 of the proposed Eastridge Cove Conservation Subdivision

David Petersen said Symphony Homes plans to have two phases in this Subdivision; this request is for Phase 1. They are working with the Army Corps of Engineers to mitigate the areas shown in red on the map, and the Master Plan calls for a large detention basin near the Lagoon billboard (Phase 2). Eric Anderson referred to several letters from neighbors who mentioned that a connecting road to 200 East would be safer than the cul de sac option.

CLOSED SESSION:

Motions:

At 6:30 p.m. Mack McDonald made a motion to go into a closed session to discuss pending litigation. The motion was seconded by Rebecca Wayment and unanimously approved. At 6:40 p.m. Heather Barnum made a motion to reconvene into an open session. The motion was seconded by Mack McDonald and unanimously approved.

REGULAR SESSION

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

#1 – Minutes

Motions:

Rebecca Wayment made a motion to approve the Minutes of the March 19, 2014 Planning Commission meeting with one amendment. Karolyn Lehn seconded the motion which was unanimously approved. Kent Hinckley made a motion to approve the Minutes of the April 3, 2014 Planning Commission meeting. Heather Barnum seconded the motion which was unanimously approved.

#2 – City Council Report

Eric Anderson reported that the City Council approved the Schematic Plan for the Farmington Park Conservation Subdivision (without the TDR), the Brentwood Estates Subdivision waiver for road, storm drain and trail improvements, the Final Plat for the Farmington Bungalows Subdivision, and the Final Plat for the Westwood Cove Conservation Subdivision.

SUBDIVISION APPLICATION

#3 – Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for Phase 1 of the proposed Eastridge Cove Conservation Subdivision consisting of 13 lots on 4.785 acres located at approximately 1470 South and 200 East in an LR Zone. (S-3-14)

Eric Anderson said the applicant submitted a master plan for the entire development which has two phases. Waivers will be required for open space, design standards, setback requirements and a buffer for Lots 106/107. The lots will be comparable to other lot sizes in the area.

Robert Miller, 8780 Parley's Lane, Symphony Homes, said additional details regarding the detention basin will be given during Phase 2. This proposal is consistent with other homes in the neighborhood, and they are willing to explore the safest route for construction vehicles.

Public Hearing

The Public Hearing opened at 7:10 p.m.

James Housinger, 1593 South 100 East, expressed concern about additional traffic and said a better solution would be an access onto 200 East. He would also like the City and the developer to consider the safest route for construction vehicles.

Elizabeth Droge 1470 South 13 East, is concerned about the detention basin and said there are problems with flooding whenever there is a high-water event. She asked how the water will be collected and where it will go.

Mitch Stevens, 52 East 1600 South, lives directly south of the subdivision and is concerned about the additional traffic. The proposal to connect the road to 200 East would provide an alternate access for residents in the subdivision.

Alice Palmer, 111 East 1600 South, lives on the corner where the new road is proposed. They enjoy their dead-end street which is a safe play area for her 5 children and the other 102 children in the neighborhood. Additional traffic and safety are her main concerns.

Ben Frank, 53 East 1600 South, agreed with the concerns expressed by his neighbors and said the traffic flow from 200 E to Frontage Road is substantial.

A letter from Lagoon and letters from residents James Housinger and Dave Korzep were also included in the record. The residents are concerned about traffic, safety, and population.

The Public Hearing closed at 7:20 p.m.

David Petersen pointed out that a connection to 200 East would likely be too steep, and because 200 East is a UDOT right-of-way it may not be likely that they would allow another connection.

Motion:

Rebecca Wayment made a motion to recommend approval of the Schematic Plan for the Eastridge Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager shall determine the just compensation for the waiver of .478 acres of open space, and the City Council shall approve the waiver prior to Preliminary Plat.
2. The City Council shall approve the waiver of Sections 11-12-100(b) and (e) of the Farmington City Zoning Ordinance.
3. The applicant will meet with **Ken Klinker** prior to preliminary plat approval to determine a viable haul/construction route that is as safe as possible.

The motion was seconded by **Heather Barnum** and unanimously approved.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. Although the proposed Schematic Plan is requesting several waivers, at least two of the waivers will disappear when Chapter 12 is amended.
3. The open space requirement is of no value to the City so the open space will be of more value elsewhere in the City.

ZONE CHANGE, ZONE TEXT CHANGES, AND PROJECT MASTER PLAN APPLICATION

#4 – Scott Harwood/The Haws Companies (THC) (Public Hearing) – Applicant is requesting a recommendation for each of the following:

- I. **Rezone 16.19 acres north of Burke Lane and west of the Union Pacific R.R. right-of-way from A (Agriculture) to OMU (Office Mixed Use) (Z-5-13) and 21.56 acres west of Station Parkway and north of Park Lane from A (Agriculture) to GMU (General Mixed Use) (Z-6-13);**
- II. **A PMP/Development Agreement for “Park Lane Commons” (approximately 46 acres);**
- III. **Alternative Development Standards/Development Agreement as per Section 114 of Chapter 18 of the Zoning Ordinance;**
- IV. **A zone text change to amend the Regulating Plan consistent with the proposed PMP;**

David Petersen reviewed the proposed motions for each of these requests:

I. Rezone:

A portion of the Project Master Plan (PMP) abuts Shepard Creek and should be rezoned to OS (Open Space); however, the Regulating Plan does not specify dimensions. The City would like a trail and other amenities along Shepard Creek (and Spring Creek which also flows in this area but outside the boundary of the PMP).

II. PMP:

A PMP is a conceptual framework to guide development within a defined area. This PMP was reviewed by the City's DRC and SPARC and some of their recommendations are included in the suggested motion. Matters that need to be resolved include:

1. The City approved a previous PMP (by development agreement under Section 114) also known as "Park Lane Commons". This first Park Lane Commons encompasses 33 acres east of Station Parkway between Burke Lane and Park Lane abutting the Union Pacific r.o.w. Will owners of properties within these 33 acres agree to share the PMP name? Or assume a different name? Will they agree to amend their development agreement if necessary?
2. Area Lot 101 and Area D are controlled by an existing PMP;
3. Areas B and A (approximately 4 acres) are also controlled by the same existing PMP;
4. Portions of the PMP should be updated to show buildings fronting Grand Avenue at build out;
5. Modifications to the Regulating Plan related to street design standards and realignments;
6. PMP amended as directed by the City Engineer;
7. Remove from the PMP: (a) Attachment 5 (Allowed Uses); (b) Attachment 6 (Approved Sign Plan); and (c) Attachment 7 (Road Cross Sections).

Brett Anderson commented that it may be cleaner to have separate agreements on 1, 2, and 3, but Attorney **Jody Burnett** said he was confident the issues could be resolved as part of the Development Agreement. **David Petersen** said item 4 is the most significant deviation. The City would like the buildings to be depicted (rather than dashed lines) facing the street with parking behind or at the side. Staff and the developer are also in agreement on items 5, 6, and 7.

III. Section 114 Alternative Development Standards/Development Agreement:

David Petersen stated that THC is requesting eight alternative development standards, and staff recommends approving 1, 3, 4, 5, 7, and 8 and disapproving 2 and 6.

IV. Approve the Regulating Plan zone text amendment consistent with the proposed PMP;

There are no outstanding issues with regard to this item.

Scott Harwood, (33 South Shadow Breeze Road, Kaysville), representing THC, said their architectural team is available for questions. He referred to the following letters of support from their stakeholders:

- **Davis County Community & Economic Development** supports THC for making a significant positive impact to the entire region and asked the City to approve the Master Plan.
- **Western States Lodging & Development** plans to develop a 125-unit senior living community which will provide numerous jobs. This plan is sustainable and well suited for the area.
- **Coldwell Banker**, hiring brokerage for Park Lane Commons, said signage that provides visibility for the tenants and creates exposure is critical to attract tenants to this location.
- **Ascent Construction**, said this is a well-thought-out, sustainable project that implements realistic design planning and follows the City's guidelines.
- **Davis Chamber of Commerce** said this is the natural next step for development in this area, and the current stalemate is not benefiting either the City or the developer.
- **Architectural Nexus** said this has been a work in process for five years, and they carefully considered the City's General Plan and Ordinances as they designed this Master Plan.

THC's desires related to the requested approvals are as follows:

I. Rezone:

THC is fine with the OMU, TMU and GMU designations, but the open space portion is significant. Because the open space includes a large area, they would like a defined boundary and suggested following the Davis County flood control guideline which they think might be 50 feet from center point.

II. PMP:

Attorneys for the City and THC are confident they can resolve 1, 2, and 3. Related to 4, THC has agreed to front the buildings to Grand Avenue, and they will show the footprints in incremental stages. There are a few issues to finish on 5, the Regulating Plan. A key piece is Market Street which gives THC and an adjacent property owner a build-to line. They agree with item 6 and 7a, but asked that the text: "residential housing for the elderly and people with disabilities" be added, and they are fine with items 7b and 7c.

III. Section 114 Alternative Development Standards/Development Agreement:

Scott Harwood referred to the eight alternative development standards mentioned by City staff and said THC agrees with 1, 3, 4, 5, 7, and 8; however, additional discussion is necessary for the 4-acre parcel mentioned in 2 and the drive-up windows for 6.

IV. Approve the Regulating Plan zone text amendment consistent with the proposed PMP;

THC is fine with this item.

Public Hearing:

The Public Hearing opened at 8:45 p.m.

David Stringfellow, 268 Sharpshooter Court, and his neighbors are anxious for McDonalds to be built. He heard these same issues last year, and nothing has changed. The only people who will walk down Grand Avenue will be apartment tenants because there is no pedestrian overpass across Park Lane. The City's obsession with having buildings next to Park Lane seems odd—he prefers parking near the entrance of a store or business. The development will provide a significant increase in sales tax revenue, and he asked the Commission to approve the project.

Spencer Tibbits, 2127 North 2400 West, Clinton, is the business manager of Park Lane Commons and represents future residents of Farmington. The most common question potential renters ask is what the development will be and when it will begin. He asked the Commission to approve this and let the process begin.

David Webster, 3435 S 200 W, Bountiful, is the owner/operator of Legacy Assisted Living Centers and plans to build a new facility in this location. The addition of text for senior and disabled housing is important. The proposal for open space on either side of the Creek will enhance the seniors' experience, and the trail system was an attraction for this location.

Bob Murri, 513 Greystone Avenue, served on the Planning Commission for two years, and when this issue came up, he recused himself because his company was involved with the project. Any great development takes time, but time is up, and it is time to make a decision and approve this project. THC and the City have come together with a win-win solution that will enhance the entire area. This project has innovation and forward thinking, and a great deal of time, effort and expense has been invested, so let the project begin!

The Public Hearing closed at 8:55 p.m.

I. Rezone:

There was discussion regarding details of the open space, and **David Petersen** said Davis County's initial requirement for a flood control permit is 100 feet. **Jody Burnett** said rather than specifying wetlands mitigation or flood control, the precise boundary of the OS zone could be determined at the time the trail amenity and related improvements are approved which would provide the City and the developer some flexibility. **Jason Nelson**, attorney for THC, said this entire process could take 5 years, and they would like a definition of what it is in the meantime. They are in favor of having an adequate boundary.

Motion:

Kent Hinckley made a motion to recommend that the City Council approve the zone change as requested, subject to a condition that the land along Shepard Creek shall be zoned OS (Open Space) with a width of not less than 50 feet on each side of the center line of the Creek and with the Development Agreement to provide a mechanism for the trail to be developed outside of the Open Space Zoning Agreement to be binding on subsequent property owners. **Karolyn Lehn** seconded the motion which was unanimously approved.

Findings:

1. The zone change is consistent with the Farmington City General Plan (future land use map and text) and will allow mixed-use development for the subject property.
2. The zone change matches the zone designations identified on the Farmington City Regulating Plan for this area.

II. PMP:

Mack McDonald asked if #4 could be removed from the PMP, and if the developer is bound if they show buildings. **David Petersen** said he does not want to remove the language, and the PMP does not bind them but the Development Agreement **does**. There was additional discussion of various issues related to the PMP.

Motion:

Rebecca Wayment made a motion to recommend that the City Council approve the PMP subject to all applicable Farmington City ordinances and development standards and complete and/or resolve the following:

1. A previous PMP known as “Park Lane Commons” encompasses 33 acres east of Station Parkway between Burke Lane and Park Lane and abuts the Union Pacific right-of-way.
2. “Area Lot 101” and Area D are controlled by an existing PMP.
3. Areas B and A (approximately 4 acres) are also controlled by the same existing PMP.
4. The developer shall use building depictions for illustrative purposes which are not intended to depict the final location of the buildings and are not binding. Language to this effect should be included as part of the Development Agreement.
5. The developer must prepare an amendment to the Regulating Plan for City Council consideration which will meet the street network design standards in Section 11-18-104(3) and include all areas impacted by the realignments.
6. The PMP will be amended as directed by the City Engineer.
7. The following attachments will be removed from the PMP:
 - Attachment 5 (Allowed Uses)
 - Attachment 6 (Approved Sign Plan)
 - Attachment 7 (Road Cross Sections)
1. Text will be added to the Development Agreement stating the intent to allow assisted living facilities and housing for the elderly.
2. The attachments will be renumbered accordingly.

The motion was seconded by **Mack McDonald** and unanimously approved.

Findings:

1. The PMP is consistent with the Farmington City General Plan;
2. The PMP complies with all other City codes, rules, regulations and standards;
3. The PMP complies with all applicable codes, rules, regulations and standards of any agencies or entities with regulatory jurisdiction over the proposed PMP area; and
4. If changes to the PMP and Alternative Development Standards are made as recommended herein, the PMP is consistent with the criteria in Section 11-18-114.

III. Section 114 Alternative Development Standards/Development Agreement:

Motion:

Kent Hinckley made a motion to recommend approval and/or disapproval of each of the following items separately. The motion was seconded by **Mack McDonald** and unanimously approved.

1. Signage Package:

Motions:

Kent Hinckley made a motion to recommend approval of the signage package. There was no second and it died.

Rebecca Wayment made a motion to table a recommendation on the signage package to allow additional time for detailed consideration and to suggest that the tower signage be located in the interior of the project. **Heather Barnum** seconded the motion which was approved by **Heather Barnum, Karolyn Lehn, and Rebecca Wayment** and not approved by **Brett Anderson, Kent Hinckley, and Mack McDonald**. Because there was a split vote, the motion was not approved.

Scott Harwood emphasized that signage is critical to the success of a commercial development, and there was discussion about the pros and cons of the proposed signs.

Rebecca Wayment said this is a beautiful spot in a rural location so why would the applicant want to throw up a bunch of big signs and obscure the beautiful view of the red barn—that is just not the feel of Farmington. **Karolyn Lehn** said she envisioned a simple sign for a premier shopping experience rather than an “in your face McDonalds sign, next right.” **Heather Barnum** said this will be a destination shopping area, and she does not think tenants need the signs as much as they think they do. She suggested putting the signage on the buildings and said the City Council may not have considered some of the concerns they have expressed tonight.

Jody Burnett pointed out that they are not writing on a clean slate. The Commission would not be hearing this proposal but for the feedback the applicant received from the SPARC to push the sign to the freeway rather than the interior. **Kent Hinckley** said commercial projects must be allowed to have signage. **Brett Anderson** agreed and said Farmington has historic Main Street that is something different, but because they decided to allow commercial development in that area, the project needs to be given every chance to be wildly successful. The Commission needs to approve or deny rather than table. **Mack McDonald** said signs are necessary, and this applicant has been dragged through the mire and the mud on these issues, so this seems like a good compromise. Tabling the motion does not make sense.

Motion:

Mack McDonald made a motion to recommend approval of the signage package as stated in the staff report. **Kent Hinckley** seconded the motion which was approved by **Brett Anderson, Kent Hinckley, and Mack McDonald**. **Heather Barnum, Karolyn Lehn, and Rebecca Wayment** did not approved the motion. Because there was a split vote, the motion was denied and was automatically tabled until the next meeting of the Planning Commission.

2. ***Grand Avenue NORTH:***

Doug Thimm, Architectural Nexus, 2505 Parley's Way, Salt Lake City said this development is far beyond a typical strip mall. Drive-up windows do work in TOD-type zones as proven by Chase Bank and Starbucks in Station Park. They understand the importance of connectivity. The overall shape of this plan had some incredibly difficult geometry because of petroleum easements in the area. They worked with planning staff to create a sustainable development.

Chairman Anderson said the proposed layout does not rub him the wrong way, and **Mack McDonald** said having the buildings front the street is a mechanism to force walkability.

Motion:

Rebecca Wayment made a motion to deny approval of THC's plan for Grand Avenue. The motion was seconded by **Mack McDonald** and approved by **Heather Barnum, Karolyn Lehn, and Mack McDonald** and not approved by **Brett Anderson and Kent Hinckley**.

3. ***Grand Avenue SOUTH:***

Motion:

Heather Barnum made a motion to recommend approval of the request to improve the frontage along Grand Avenue in Parcels E and H with horizontal hardscape, landscape or parking improvements on an interim basis until vertical improvements are constructed along this portion of Grande Avenue frontage and subject to review and approval by the City at development plan review. The motion was seconded by **Rebecca Wayment** and unanimously approved.

4. ***Regulating Plan Amendments:***

Motion:

Heather Barnum made a motion to recommend approval of the proposal for Market Street to travel down the south edge of Parcel E and be split 50-50 between THC property and E&H Land (Evans) property and that the perpendicular street to Market Street (going through the flag property) be removed, subject to approval of zone text change realigning the Regulating Plan and areas affected thereby. **Mack McDonald** seconded the motion which was unanimously approved.

5. ***Parking Density:***

Motion:

Mack McDonald made a motion to recommend approval of the request that minimum parking spaces required for fast-food and/or drive-in restaurants be 12 parking spaces per 1000 square feet of floor area and for assisted living 0.5 spaces per unit. **Kent Hinckley** seconded the motion which was unanimously approved.

6. Drive-Up Window:

There was discussion of the pros and cons of drive-up windows.

Motion:

Kent Hinckley made a motion to approve with an amendment from five drive-up windows to two drive-up windows. **Rebecca Wayment** seconded the motion which was unanimously approved.

7. Site Plan Review:

Motion:

Rebecca Wayment moved to approve the request to have the application reviewed and approved exclusively by the City Planner/Zoning Administrator, with the following conditions:

- a. The Planning Commission and City Council members receive notice of such applications subject to Section 11-18-107(2)(b) regardless of parcel or building size in relation to 11-18-107(2)(d)(i)(1-4);
- b. The City Planner/Zoning Administrator, at his or her sole discretion, may present the application to the Planning Commission for its approval; and
- c. Appeals of any decision by the City Planner/Zoning Administrator may be made to the Planning Commission.
- d. In the event that a given application now must be reviewed by the Planning Commission under the existing ordinance, but this alternative development standard states otherwise, the Chairman of the Planning Commission may review such applications and determine if they should be reviewed by the Planning Commission.

Mack McDonald seconded the motion which was unanimously approved.

1. Building Orientation:

Motion:

Heather Barnum made a motion to recommend approval of the request that, except for Grand Avenue, commercial retail buildings may “back” onto Park Lane, Station Park and other streets as illustrated in the PMP with the primary entrance not facing or clearly visible and accessible from the public street [a deviation from the standards set forth in Section 11-18-107(2)(e)(iii)(6)], and oriented to interior parking, but shall otherwise comply with the building form, site development standards and other criteria (including large footprint building criteria) as set

forth in Chapter 18 and the Development Agreement. **Rebecca Wayment** seconded the motion which was unanimously approved.

2. **Explore the possibility, with the City Attorney, of not including the PMP as an exhibit to the Development Agreement:**

Motion:

Heather Barnum made a motion to recommend approval of this item. The motion was seconded by **Rebecca Wayment** and unanimously approved.

Findings:

The Alternative Development Standards as recommended by the Planning Commission:

1. Are consistent with the Farmington City General Plan;
2. Comply with applicable City codes, regulations and standards applicable to the proposed PMP, except that Development Standards specifically included in the development agreement are different from Development Standards contained in the Farmington City Ordinances;
3. Are otherwise consistent with any Development Standards determined by the City to be applicable to all development within the mixed-use area;
4. Establish a mix of uses in locations that will promote and encourage the goals of the TOD mixed-use districts and be consistent with the objectives of Section 11-18-105 (Uses); and
5. Establish circulation and transportation features sufficient to meet the requirements of Section 11-18-104 (Regulating Plan), to coordinate with anticipated offsite circulation and transportation features and to further any applicable community-wide transportation objectives.

IV. Regulating Plan Amendment – Zone Text Change

Mack McDonald made a motion to recommend that the City Council approve the regulating plan amendments prepared by the applicant subject to THC completing modifications for City Council consideration which meet the street network design standards in Section 11-18-104(3) and will include all areas impacted by the re-alignments proposed by the developer. The motion was seconded by **Rebecca Wayment** and unanimously approved.

Findings:

The Alternative Development Standards as recommended by the Planning Commission:

1. Are consistent with the Farmington City General Plan; and
2. Comply with the standards set forth in Section 11-18-104(3) of the Zoning Ordinance.

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

Public hearing:

The Public Hearing was opened at 11:55 p.m. There were no comments and it was closed.

Motion:

Karolyn Lehn made a motion to table this item. The motion was seconded by **Heather Barnum** and unanimously approved.

#6 – Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Subdivision Ordinance by modifying the definition of flag lots. (ZT-4-14)

Public hearing:

The Public Hearing was opened at 11:58 p.m. There were no comments and it was closed.

Motion:

Mack McDonald made a motion to table this item. The motion was seconded by **Rebecca Wayment** and unanimously approved.

ADJOURNMENT

#7 - Motion to Adjourn

At 12:00 p.m. **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

Brett Anderson, Chairman
Farmington City Planning Commission

**FARMINGTON CITY
PLANNING COMMISSION MEETING
May 8, 2014**

STUDY SESSION

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

Item #1. Minutes

The Commission discussed the minutes from the April 17, 2014 Planning Commission meeting. The Commission would like more detail included in the minutes regarding the signage discussion.

Item #3. Norm Frost/Ovation Homes – Final Plat Approval for Farmington Hollow and The Cottages at Farmington Hollow Conservation Subdivision

The following 2 conditions need to be added to the Final Plat approval:

6. Applicant must show an access and maintenance easement for the creek.
7. Applicant must address any issues Davis County Flood Control may have with discharge from the detention into Haight Creek.

Item #5. Jared Darger – Requesting Site Plan and Conditional Use Permit Approval

The applicant is requesting site plan and conditional use permit approval for a contractor yard on the Stathis property located at 650 West and 1300 South. Public Works would like to see the Extension Agreement go through showing sidewalks, curb and gutter for the property. Also, there was a discussion about the type of fencing that will be used.

Item #6. Farmington City – Recommendation to Amend Zoning Ordinance Chapter 18 (Mixed Use District)

The Commission and staff discussed The Haws Companies' (THC) applications. Also, agenda item #11. (Review of THC proposal for 3 pylon signs) will be moved after agenda item #3 so item #6 and #11 can be discussed together for the benefit of the applicant.

Item #7. Farmington City – Recommendation to Amend Zoning Ordinance Chapter 43

This application has been withdrawn.

Item #8. Farmington City – Recommendation to Amend the Definition of Flag Lots in the Subdivision Ordinance

Staff provided a first draft of amending the ordinance as shown in the staff report.

Item #9. Farmington City – Recommendation to Amend Zoning Ordinance Chapter 12

This change is regarding Conservation Subdivisions. Staff has many proposed changes. David Petersen recommended two or three commissioners meet with staff to go through the changes and compile a report to bring back to the Planning Commission.

Item #10. Farmington City – Recommendation to Amend Zoning Ordinance

Staff said this change would amend the zoning ordinance by modifying the definition of adaptive reuse to include certain commercial uses.

Item #11. Review of THC Proposal for 3 Pylon Signs

As part of THC development agreement, the Commission reviewed THC's proposal for 3 pylon signs. There was some concern regarding the accuracy of the renderings that were provided by the Applicant. Additionally, the Commission is concerned that the signs so close to the freeway may resemble a billboard which may cause issue with billboard advertisers that the City has previously rejected.

REGULAR SESSION

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

#1. Minutes

Heather Barnum made a motion to table the Minutes from the April 17, 2014 Planning Commission meeting as to provide expanded explanation of the signage discussion. Kent Hinckley seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on May 6, 2014. The City Council approved the Eastridge Estates Schematic Plan with all the conditions from the Planning Commission. Brentwood Estates Preliminary Plat was tabled because of concerns with the appeals process. City Council had some concerns with Pheasant Hollow's Schematic Plan, which included issues which may arise from a future soil and geotech report. As a result, some of the conditions have been amended and the Council would like Preliminary Plat to be a public hearing.

Motion:

Kris Kaufman made a motion that the Planning Commission move agenda item #6 (modifying Chapter 18 of the Zoning Ordinance) and item #11 (review of THC sign proposal) after item #3 (Ovation Homes Final Plat approval), remove item #7 (modifying Chapter 43 of the Zoning Ordinance)

from the agenda and switch agenda items #8 (modifying Chapter 12 of the Zoning Ordinance) and #9 (modifying the definition of flag lots in the Zoning Ordinance). **Rebecca Wayment** seconded the motion which was unanimously approved.

SUBDIVISION APPLICATION

#3. Norm Frost / Ovation Homes – Applicant is requesting a recommendation for Final Plat approval for the proposed Farmington Hollow and The Cottages at Farmington Hollow Conservation Subdivisions consisting of 67 lots on 23.5 acres located at approximately 1350 West and 1800 North in an LR Zone. (A-2-13; S-18-13)

Eric Anderson said the Planning Commission has reviewed this numerous times. The biggest change is that Ivory Homes will be doing the 47 lots on the western part of the property and that Ovation Homes will be completing the 17 lots on the eastern side. They have separated the subdivision into two different plats, although it will be addressed as one item for the evening. All issues have been addressed, except for a few minor revisions made by the Development Review Committee (DRC). These revisions will be completed prior to review by the City Council. **Eric Anderson** also mentioned there will be a few conditions added to the motion, as discussed in the Study Session.

Norm Frost, 722 N. 1550 W., Kaysville, stated he feels they have satisfied the citizens and the Planning Commission. They look forward to now moving forward with the project.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the final plat for the Farmington Hollow Conservation Subdivision subject to all applicable Farmington City codes and development standards and the following conditions:

1. The landscape buffer and side treatments along 1800 North and the pocket park shall be maintained by an HOA, and the landscape plan shall be approved by staff prior to Final Plat approval;
2. The CC&Rs shall be submitted to and reviewed by staff prior to Final Plat approval;
3. The annexation must be finalized and recorded prior to consideration of Final Plat approval of the City Council;
4. Improvement drawings for the project shall be reviewed and approved by each member of the Farmington Development Review Committee (DRC);
5. The location of the trail and the adjacent westerly lot lines shall be staked, reviewed and approved by the City, and the trail shall be dedicated to the City prior to Final Plat approval;
6. The Applicant will show the maintenance and access easement for the creek on the final plat;
7. The Applicant will address any issues Davis County has with any discharges into the creek.

Rebecca Wayment seconded the motion which was unanimously approved.

Findings:

1. The proposed development meets all of the standards and requirements of a conservation subdivision in the LR zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development is at a density of 2.85 units per acre, which is consistent with the adjacent neighborhoods and the LDR General Plan designation of 4 units per acre.
3. The road layout will mitigate thru traffic and be prohibitive to high speeds.

4. 1800 North Street shall be landscape and retain its rural character.
5. Larger lots shall be situated on the periphery of the project providing an acceptable transition to adjacent neighborhoods.
6. The overall layout follows the low density residential objectives of the General Plan.
7. In spite of the realization that the pipelines were in a different location than originally thought, the applicant provided an updated yield plan and was able to obtain the 67 lot threshold.
8. The Haight Creek Draw is shown on the Master Trails Map as a future trail corridor; the current plan has this trail shown.

ZONE TEXT CHANGE

Item #4. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 18 (Mixed Use Districts) regarding housing for the elderly, assisted living, and/or other similar uses. (ZT-5-14)

David Petersen stated that the City added “Residential facilities for people with disabilities” in Chapter 18. Elderly and assisted living facilities was meant to be included in this definition; however, upon review, staff feels the elderly and assisted living facility uses should be their own line items within the ordinance.

Mack McDonald opened the public hearing at 7:16 p.m.

No comments were received.

Mack McDonald closed the public hearing at 7:16 p.m.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council amend Section 11-18-105 by adding the following uses to table 18.3 in all mixed use zones related thereto except the OS zone:

“Residential facilities for the elderly”

“Assisted living facilities”

Rebecca Wayment seconded the motion which was unanimously approved.

Finding:

The modification makes certain that elderly and assisted living facilities are included in Chapter 18 without compromising federal housing language.

MISCELLANEOUS

Item #5. Review of The Haws Companies proposal for 3 pylon signs as part of Development Agreement.

David Petersen said this item was previously tabled at the last Planning Commission meeting as a result of two 3 to 3 tie votes. The Applicant has prepared a new proposal for the Planning

Commission which only includes two pylon signs instead of three, but the signs are now 70' tall in lieu of the original proposed 60'. **David Petersen** stated the Applicant also provided elevations of the signs from south-bound and north-bound view from I-15. **David Petersen** also clarified it is not a public hearing.

Scott Harwood, The Haws Company, 33 S. Shadow Breeze, Kaysville, stated they worked hard to address the concerns from the Planning Commission that was previously discussed. THC got the impression that three signs was too much so they decreased it to two signs. Since one of the signs was removed, an additional panel was added to the remaining two signs. They will also ensure one sign is filled before construction of an additional sign.

Kent Hinckley doesn't feel the pictures are accurate. Currently, the signs look like they are east of the power lines, which would be in the railroad tracks. The signs would need to be west of the power lines, but that would put sign #1 where the red barn is located. It also appears the signs would be taller than the power lines. **Scott Harwood** stated Yesco is very familiar with these types of signs. There is plenty of room between the power lines and the railroad, but Yesco will ensure the signs will fit and will not be built in either the power line or railroad easements.

David Petersen said based on the GIS map, there is approximately 55' between the power line and railroad tracks. He said they will look into how the width of the power line corridor; **Scott Harwood** said THC will ensure they will comply with the corridors and easements.

David Petersen asked about the width of the sign. **Scott Harwood** said the panels are 20' in width. **Heather Barnum** asked how far the signs are from the actual development project. Based on the GIS map, it would be approximately 1500'. **David Petersen** asked what the finished grade is of the property in comparison to the freeway. **Scott Harwood** stated it is roughly 15-20', depending on the exact area. He also clarified that the signs will be 70' in addition to the 15-20' grade drop making them a total of 85'-90' high. He said they determined the proposed height with Yesco based on what they are going to need for their tenants' visibility.

Kris Kaufman asked staff how these signs compare to the Station Park pylon signs. **David Petersen** said from finished grade, they are 100', but they are next to the Park Lane interchange so the height is much shorter as seen from the travel lanes of the freeway.

Rebecca Wayment wanted to know heights of other signs within the City. **David Petersen** said the City has 5 billboards ranging from the Regan billboards at 42.5' to the Yesco billboards at 50'. THC's signs would be approximately 20' taller. The distance from the current billboards to the freeway is 150' which is the same distance as the proposed THC pylon signs.

Rebecca Wayment understands that signage is a great way to advertise, but has some concerns with these specific signs. She feels THC's proposed signs are too close to the freeway; they are not congruent with the development they are advertising. She feels the tenants would be better served with the signs located internally in the development.

Mack McDonald asked the original proposed height of the interior McDonalds' sign to City Council. **David Petersen** said it started at 100', staff recommended approximately 35', but City Council approved it at 50'-55'. City Council was concerned that a tall sign like this in the interior of a development would set a precedent for other companies requesting similarly tall signs.

Heather Barnum also expressed concern that these do not fit the surrounding area and seem excessive. She also feels this portion of property has been protected from billboards and allowing this type of signage may create this area as a target for billboard companies in the future.

Rebecca Wayment added to her previous thought of having the signs located closer to the interior of the development. Target, Walmart and other stores located off Parrish Lane in Centerville have their pylon signs as more of a gateway into the shopping district. She feels this location would be a better fit for the signs. **Scott Harwood** stated SPARC would prefer the signs next to I-15 as they did not want large signs within the development. He also stated the tenants do not want to be at a competitive disadvantage to the shops at Station Park; he feels these signs along the freeway would fulfill their visibility needs. **Kris Kaufman** asked, despite opinions from SPARC and the Commission, what does THC feels is the best solution for the signage. **Scott Harwood** said what they are presenting is what he feels is the best solution.

Kris Kaufman asked if approval of the pylon signs would be in replacement to singular store signage in the interior or if these would be in addition to possible single store signs within the development. **David Petersen** said possibly. **Rebecca Wayment** added that although moving the pylon signs to the interior may add additional signs, typically, regular store fronts do not add their own large singular signs. There may be a few stores that request it, but the majority will advertise on pylon type signs when available.

David Petersen reviewed the sight distance standards from Traffic Audit Bureau (TAB). Based on the TAB standards, these signs clearly meet the requirements as there are no obstructions in the sight distance. He also continued that occasionally billboards are 100-150' high. Although there may not be obstructions of view, companies do this so they do not have to compete with any lower signs. **Heather Barnum** stated she feels that since there are no obstructions of view or lower signs to compete with there is no reason for the signs to go so high.

Kris Kaufman asked what the City's standards are for these types of signs. **David Petersen** said for a commercial complex the maximum height of a ground sign is 20'; this height may be increased to 40'. These standards may also be adjusted by the Planning Commission. The Applicant is asking for a deviation from the standard.

Mack McDonald added that he is comfortable with the sign and the sign location. He feels location is critical for these tenants. If the sign was placed internally, he feels it would need to be lifted higher as the lower panels would blend with the buildings. He is not, however, comfortable with the sign height; he feels it is excessive. **Kris Kaufman** agrees with Mack McDonald.

The Commissioners all agreed they are not comfortable with the proposed height of the pylon signs. If following the City's standards, the signs would be 40' in addition to the 15' grade drop for a total of 55' in height. They also agreed that two signs is adequate and that one sign must be completed prior to construction of the second sign. As for the width of the sign, **David Petersen** said that discussion can be postponed until THC comes forward with their first developmental plan review.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend approval of The Haws Companies' proposal for 2 pylon signs as part of the Development Agreement at 55' from grade as measured at the base of the sign (or approximately 40' in height from the grade of the freeway) with the following conditions:

1. One sign needs to be filled prior to a second sign is erected;
2. The width of the sign will be determined concurrently with the first development plan review within the project;

3. If due to easements or some other unforeseen circumstances, the sign is relocated to a different site than presented by the developer then it will come back to the Planning Commission for review and approval.

Kris Kaufman seconded the motion which was unanimously approved.

Findings:

1. The signs are clearly visible from the freeway;
2. The two pylon signs will not compete for attention as there are no other commercial signs located in Farmington on the west side of I-15 north of Park Lane;
3. The signs will help the success of the project and will be good for local economic development;
4. The signs, as opposed to much taller signs closer to the commercial uses within the project, will not compete with other signs in the development;
5. On balance, less tall signs in height on the freeway are better than monster high signs in the interior of the project.

ZONE CHANGE

Item #6. Farmington City (Public Hearing) – Applicant is requesting a recommendation for zone change approval on property (7400 s.f.) located at approximately 1450 North and 1075 West from an LR (Large residential) to an R-4 Zone. (Z-1-14)

Eric Anderson said a Conditional Use and Site Plan approval was before the Commission on February 20, 2014. The City is in the process of selling this property to Dr. Leaver for the construction of a dental office. Before that can happen, a part of the property needs to be rezoned from LS to R-4 so Dr. Leaver can construct a parking lot for his building. **David Petersen** added that when the Commission approved the Conditional Use and Site Plan, this rezone was added as a condition to that approval.

Mack McDonald opened the public hearing at 8:33 p.m.

No comments were received.

Mack McDonald closed the public hearing at 8:33 p.m.

Motion:

Rebecca Wayment made a motion that the Planning Commission recommend that the City Council rezone the property as requested. **Heather Barnum** seconded the motion which was unanimously approved.

Findings:

1. The proposed rezone is consistent with the General Plan;
2. It will allow Dr. Leaver the highest and best use of his (future) property and is beneficial to the City because we can sell this oddly shaped parcel to someone who can use it.
3. The intended use of commercial makes sense here as it is on the General Plan to be as such and is near existing office space.

CONDITIONAL USE APPLICATION

Item #7. Jared Darger (Public Hearing) – Applicant is requesting site plan and conditional use permit approval for a contractor yard on 1.4 acres of property located at approximately 650 West and 1300 South in the LM&B Zone. (SP-1-14)

Eric Anderson said the Applicant is requesting a conditional use permit for a contractor yard in south Farmington. Currently, Mr. Stathis owns a property just north of the Meadow View subdivision. Jared Darger would like to do a land swap with Mr. Stathis which would mean Mr. Stathis would move his facility to South Farmington. Staff and the DRC would like the sidewalks, curb and gutter to be completed along 650 West in spite of the fact that the northerly portion of 650 West on the east side is currently unimproved. As a compromise, the City will have the engineering of the road completed so that the required improvements will not need to be redone when the rest of 650 West is completed.

Kent Hinckley asked how much curb and gutter will the applicant have to put in. Eric Anderson said approximately 420’.

Jared Darger, 15757 S. Packsaddle Dr., Bluffdale, said they have worked to ensure what they want to do complies with all the City’s ordinances. They have already done the plans for the curb and gutter. Later on, Mr. Stathis would like to build something like the Farmington Bay Business Park.

Mack McDonald opened the public hearing at 8:40 p.m.

No comments were received.

Mack McDonald closed the public hearing at 8:40 p.m.

Mack McDonald said there was concern regarding the height of the fence as discussed in the Study Session. He added that based on their plans, there is a 2’ berm in place which would increase the 6’ fence to 8’. The Commissioners agreed that a 2’ berm in addition to the 6’ high fence would be appropriate and that the fence needs to be constructed of a solid material.

Motion:

Heather Barnum made a motion that the Planning Commission approve the site plan and conditional use permit subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will improve his portion of 650 West according to Farmington City Development Standards for a Minor Collector and the engineering specifications as determined by the City Engineer;
2. The applicant shall provide a sign plan for any and all signs on the property and such sign plan must be approved by the City;
3. The applicant shall clarify what is being stored, type and quantity in the portable steel containers to the Fire Department for approval;
4. The applicant shall screen the storage site through the use of landscaping or fencing from view from any public street;
5. The height of the fence shall be at least 6’ from the berm or 8’ where no berm is present;
6. The fence must be solid and opaque.

Rebecca Wayment seconded the motion which was unanimously approved.

ZONE TEXT CHANGES

Motion:

Heather Barnum made a motion that the Planning Commission move agenda item #10 (modifying the definition of adaptive reuse) up to be reviewed as the next item on the agenda. **Rebecca Wayment** seconded the motion which was unanimously approved.

Item #8. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying the definition of adaptive reuse to include certain commercial uses. (ZT-2-14)

David Petersen provided a brief background on the item. **Craig Holmes** owns a windshield repair business in the BR zone. He would like to also do a U-Haul truck business rental, but it is not a permitted use in the BR zone. The Planning Commission approved a zone text change within the ordinance, but the City Council denied it on the basis that it would allow everyone the same conditional use opportunity within the entire zone. City Council wanted to preserve the historic nature of the City's downtown area. After a few requests, staff is again reviewing it. The business could now be allowed as a special exception under a modified definition of adaptive reuse within the Zoning Ordinance. Since Mr. Holmes has an historic building that is eligible for the historic registry, he would be allowed a special exception for his truck rental business. Mr. Holmes is the only one that would fit this requirement in the area. **David Petersen** read through the modified definition of adaptive reuse as shown in the staff report.

Mack McDonald opened the public hearing at 8:54 p.m.

Craig Holmes, 262 E. 2200 S., Kaysville, owns the property on 97 N. Main St. He explained he will only have one U-Haul unit in front of the business at a time and will be either a trailer or a small van. Any other rental equipment available will be placed behind the building.

Mack McDonald closed the public hearing at 8:55 p.m.

Kent Hinckley likes the idea of only one small trailer or van in front of the business, but asked staff how the Commission might regulate or monitor this. **David Petersen** said since the Applicant may come in as a special exception that would be added as a condition to the exception. He also added that if any of the Commissioners are not comfortable with the 10 permitted or conditional uses based on special exceptions if the owner meets the historic preservation eligibility criteria then let staff know so it can be removed from the list.

Mack McDonald stated he knows the owner will comply with all conditions the Commission determines, but in the end, customers returning rental trucks may not comply as they leave trucks in front of the business when returning them. He does not feel this type of business is congruent with the current feel of downtown Farmington.

Rebecca Wayment stated that some of the business uses along Main Street, like Mr. Holmes, are grandfathered in. She wondered what the conforming uses within the zone are. **David Petersen** said these uses are found in Chapter 15.

Kris Kaufman asked the Commissioners if there is any that is supportive of the zone text at shown in the staff report. None of the Commissioners were comfortable with the zone text change. He then asked how many would be supportive of an alternative motion to determine adaptive reuses. **Mack McDonald** stated he would not be supportive. **Kris Kaufman** never had a problem with it when it was previously before the Commission and he is supportive of the Applicant with all the time and money he has spent in trying to allow this rental business.

Kent Hinckley explained he is conflicted as he does not feel it appropriate to amend the ordinance to meet the needs of one person. He is also not comfortable with placing a U-Haul in front of a home after placing it with the historical distinction. **Craig Holmes** explained U-Haul was established by a WWII veteran and established his network through small downtowns like downtown Farmington. **Kent Hinckley** would like to see signage similar to what would have been found in these small downtowns as to possibly maintain the historic feel. **Craig Holmes** has been working with U-Haul headquarters to do some historical signage; however, the logo has hardly changed.

Rebecca Wayment does not feel the list of 10 uses provided in the staff report fit within the historic district of downtown Farmington. **Mack McDonald** agrees that it does not fit with the downtown feel.

Heather Barnum is not comfortable making a decision based on one situation. She does not feel it is a necessary change to make.

Motion:

Heather Barnum made a motion that the Planning Commission deny recommendation as stated in the staff report. **Kent Hinckley** seconded the motion. Heather Barnum, Kent Hinckley, Mack McDonald and Rebecca Wayment approved the motion; Kris Kaufman opposed it.

Findings:

1. It is not enough leverage to change the ordinance for one person and one circumstance.
2. There is not a need to add exceptions to the current ordinance.

Kris Kaufman added that had the motion been approved, he would have removed items 3, 6, 7 and 8 from the list of 10 adaptive reuses.

Item #9. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 12 regarding Conservation Subdivisions (ZT-3-14)

David Petersen asked the Commission if they would like to discuss the item at this meeting; all were in agreement to continue the item until a later date. He suggested putting together a subcommittee that could review the changes in depth with staff at another time. The Commissioners felt all should be in attendance when reviewing the changes. **David Petersen** suggested having an early Study Session that is dedicated solely to reviewing these changes. The Commissioners agreed that is the best solution. The Study Session will begin at 5:30 p.m. on May 22, 2014.

Motion:

Rebecca Wayment made a motion that the Planning Commission continue item #9 (zone text amendment to Chapter 12) until the next Planning Commission meeting on May 22, 2014. **Kent Hinckley** seconded the motion which was unanimously approved.

Item #10. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Subdivision Ordinance by modifying the definition of flag lots. (ZT-4-14)

Eric Anderson said the Commission and City Council have all provided input on amending the definition of flag lots to make the design requirements a little tighter.

Mack McDonald opened the public hearing at 9:33 p.m.

No comments were received.

Mack McDonald closed the public hearing at 9:33 p.m.

David Petersen stated there is one change to the amendment as proposed in the staff report; under design requirement k), the driveway standard is 14%, not 15% as listed.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council amend Section 12-7-030 (10) of the Subdivision Ordinance to read as follows with the exception to k):

12-7-030 Lots.

(10) Flag lots may be approved by the Planning Commission and the City Council and are prohibited except:

1. To reasonably utilize an irregularly shaped parcel;
2. To reasonably utilize land with sever topography;
3. To provide for the protection of significant natural or environmentally sensitive areas;
or
4. To allow a property owner reasonable use and benefit of a parcel of land not otherwise developable.

The creation of a flag lot subdivision, therefore all applicable subdivision ordinances, standards and regulation apply. Flag lots are for single family residential dwellings only and are prohibited if the proposed flag lot will increase the number of access points onto a major thoroughfare or re-subdivide an existing lot or lots in a recorded subdivision.

The design requirements for a flag lot are as follows:

- a) A flag lot shall be comprised of a stem portion and a flag portion.
- b) The stem portion must be contiguous to a dedicated public street.
- c) All buildings can be placed on the flag portion only.
- d) The front yard shall be considered one of the two sides of the flag portion that adjoins the stem and all buildings must face the front yard.
- e) A flag lot must comply with all requirements, standards and ordinances as determined by the underlying zone district in which it is located; this includes setbacks, building height accessory buildings, minimum lot size, etc.

- f) Minimum lot size calculations excluded the stem and only take the flag portion of the lot into considerations.
- g) The stem shall be at least 28' wide and no longer than 150' long.
- h) The stem shall service one lot only.
- i) No more than two flag lots shall be allowed in a subdivision.
- j) For back-to-back flag lots, a reduction of each stem to 20' wide is permitted where the stems abut one another.
- k) The access drive shall be at least 20' wide and no greater than a 14% grade. The drive shall be paved with a hard surface such as asphalt or concrete and conform to all applicable Fire Code regulations, including access to fire hydrants, emergency access and turnarounds.
- l) The access drive must have a minimum of 4' wide landscaped yard along both sides when no abutting stems exist, but when abutting stems exist, a 4' wide landscape yard will be required on the outside edge only.
- m) All utilities and related services (including easements) shall be provided to the flag lot in accordance with the applicable regulation and ordinances adopted by the City.

Rebecca Wayment seconded the motion, which was unanimously approved.

Findings:

1. The proposed amendment is reasonably necessary because there is too much flexibility in the current ordinance;
2. The design requirement in the updated ordinance labeled c, d, g, h, l, j, k and l are the changes to the previous ordinance, and these requirements give stricter definition to flag lots and allow for less flexibility in flag lot design.
3. In addition to those design requirements listed above, broadening the definition on when flag lots are prohibited, places stricter regulations on the use of flag lots and when they are allowed.
4. The Farmington City General Plan is based on the overall goal of creating within the community a healthy, attractive and pleasant living environment for its residents. This goal is the most significant element underlying the General Plan. This text amendment strongly supports this goal.

ADJOURNMENT

Motion:

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

Mack McDonald
Farmington City Planning Commission

**FARMINGTON CITY
PLANNING COMMISSION MEETING
May 22, 2014**

STUDY SESSION

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

Staff said there will not be any minutes to present for the evening. The minutes will be approved at the next Planning Commission meeting.

The Commission and staff discussed amending Chapter 12 in the Zoning Ordinance regarding Conservation Subdivisions. Many of the Commissioners expressed concern that there is a great divide regarding the purpose and intent of the Ordinance and the way it is currently being applied. The Commissioners feel it important to conserve and protect the land; however, many developers are using the ordinance's bonus structure to build higher density developments. They also expressed frustration that Chapter 11 (Single Family Residential) will never be used as long as Chapter 12 remains as is currently written.

Staff and the Commission discussed the need for waivers and how many of the City's amenities, including many parks and trails, have been obtained and developed as a result of the waivers. All agreed that the waivers are important, but they still want to amend the ordinance so there is more conservation of land happening.

David Petersen suggested breaking Chapter 12 into three sections. Depending on where the property is located will determine if it will qualify for a Conservation Subdivision, waivers, TDRs, etc. Commissioners agreed a "tiered" approach would be better. Staff will prepare a draft of the revised ordinance.

REGULAR SESSION

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

#1. Minutes

There were no minutes to approve at this time.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on May 20, 2014. The main item discussed at the meeting was The Haws Company (THC). They asked that the City Council not vote on the item at the meeting, but later when the development application comes before the Council. For now, THC wanted the Council's input. The City Council also approved the rezone for Dr. Leaver's dental office. **Kris Kaufman** asked staff to report on the special meeting the Council had regarding Brentwood Estates for the other Commission members. **Eric Anderson** stated the City Attorney said it was an inappropriate appeal since it was made on a Preliminary Plat and not the Final Plat as an appeal only applies to a final decision, in addition, the Planning Commission did make a decision approving Preliminary Plat and therefore the applicant can move forward to Final Plat.

SUBDIVISION APPLICATIONS

#3. Jason Harris/Fieldstone Homes (Public Hearing) – Applicant is requesting Preliminary Plat approval for the proposed Farmington Park Conservation Subdivision consisting of 74 lots on 39.75 acres located at approximately 1100 West and Glover Lane in an AE zone. (S-4-14)

Eric Anderson said the applicant is applying for a conservation subdivision and will be having 11 acres of open space for a future park. Since he will meet the open space requirement with the 11 acres, he will get an additional 12 lots, taking the 62 lots from the yield plan to a total to 74. The school property was originally located in the northeast corner; however, Davis County School District has agreed upon a land swap to move their property to the northwest corner. The land swap will make it possible for the school to be along 1100 W instead of being along a local, neighborhood road. The City Council did not approve the 9 lot TDR as originally requested by the applicant. There are still some outstanding issues regarding whether or not a Conditional Letter of Map Revision (CLOMR) will be required, but that can be determined during Final Plat.

Brett Anderson asked the City's intentions for the 55' right-of-way (r.o.w.) that is located east of the property. **David Peterson** said the City is waiting to see if this development will progress to Final Plat. If so, then they will determine if they will vacate it. **Eric Anderson** added, even if the School District stays in the northeast corner, they have no interest in the r.o.w., but the City wanted to keep it just in case.

Jason Harris, 12896 S Pony Express Rd., Draper, said he is looking forward to moving forward with this plan and is happy to answer any questions from the Commission.

Brett Anderson opened the public hearing at 7:22 p.m.

Jon Shurtliff, 891 Country Lane, thanked the Commission for their suggested changes and was grateful the City Council approved what the Commission recommended. He expressed concerns regarding the development's drainage. This property is approximately 4' higher than the properties to the north. He wanted confirmation that no drainage would come onto his property as he is located just across from this development. He also asked that the developer be required to remove the Conservation Subdivision label in the event the West Davis Corridor conflicts with the proposed 11 acre park which would result in it not being built.

Brett Anderson closed the public hearing at 7:26 p.m.

Mack McDonald asked for clarification on what a “no rise certificate” is, as shown in the staff report. **Eric Anderson** explained the developer is required to provide plans on how they will mitigate storm water to ensure the water will not cause the base flood elevation to rise on neighboring property.

Brett Anderson asked if the creek on the property will be piped. **Eric Anderson** stated Public Works would like the developer to pipe it; however, the Army Corp of Engineers must determine if the creek is qualified as wetlands. If so, then it cannot be piped. **Jason Harris** added it has not yet been determined if that is the recommendation, but they will know more at Final Plat.

Rebecca Wayment thanked the applicant for listening to the Commission’s and the neighbor’s comments. She feels this development now fits the surrounding area.

Motion:

Rebecca Wayment made a motion that the Planning Commission approve the Preliminary Plat for the Farmington Park Conservation Subdivision subject to all applicable Farmington City Codes and development standards and the following conditions:

1. The applicant will mitigate the on-site wetlands and those mitigation efforts must be approved by the US Army Corp of Engineers prior to Final Plat approval;
2. The applicant will obtain both a CLOMR and LOMR from FEMA prior to building permit issuance;
3. The applicant will obtain a no-rise certificate for the proposed subdivision;
4. The applicant will receive Davis School District approval for the land swap prior to Final Plat.

Mack McDonald seconded the motion which was unanimously approved.

Findings:

1. The proposed development meets all the standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development is at a density of 1.99 units per acre, which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
4. The overall layout follows the low density residential objectives of the General Plan.
5. Moving the future elementary school to the northwest corner will be advantageous to all parties, including the City.

Item #4. Kenneth Steed (Public Hearing) – Applicant is requesting metes and bounds subdivision approval for the proposed Subdivision consisting of 2 lots on one acre located 650 West and 500 South in an AE (Agricultural Estates) zone. (S-6-14)

Eric Anderson stated this is essentially a lot split; however, in the AE zone, the minimum lot size requirement is 1 acre. Since this lot is 1 acre, to do the lot split, the applicant has to apply for a Conservation Subdivision. As part of the subdivision, improvements must be made to 650 W. and to 500 S. Since 650 W. remains unimproved to the north and 500 South to the west, the applicant has also agreed upon an extension agreement with the City to do improvements when the road is completed. The applicant has asked that the open space be waived; the City Manager is in

negotiations with the applicant to make that happen. The applicant has also asked for a waiver regarding Sections 11-12-100 (b), (d) and (e).

Kenneth Steed, 448 S. 650 W., stated in mediation, if the land could be split, half would be his so that is what he is trying to do. He agreed to make the curb, gutter and sidewalk improvements when it is time. He does not plan on building on his side of the lot split anytime in the foreseeable future.

Brett Anderson opened the public hearing at 7:37 p.m.

Don Sides, 520 S. 650 W., said he lives on 2 acres across from the applicant's property. He does not have any concerns with the split and stated he may want to do a lot split to his property someday. He also explained that he does have livestock on his property, which also creates a lot of dust and additional smells.

Kris Kaufman asked if there is a notation that needs to be made on a plat regarding Mr. Sides comments. **David Petersen** stated there is no plat in this case to note. The only other way to note it would be a "deed restriction" on the land, which would state the area has a lot of horses and other agricultural uses, if the applicant chooses to do so.

Annette Steed, 448 S. 650 W., lives on the other side of the property that is being split. She stated she wished the applicant would leave the property as is so it would be on one property deed.

Brett Anderson closed the public hearing at 7:41 p.m.

Brett Anderson asked if the City has any concerns with splitting the property with how the ownership is set up on the property. **David Petersen** asked Mr. Steed if he owns the property jointly or if he is the only owner. **Kenneth Steed** said it is owned jointly; however, during mediation, Annette Steed agreed to take the east side of the property and he agreed to take the west. **Kris Kaufman** expressed concerns that both owners of the property must apply jointly for the lot split. **Kenneth Steed** clarified that Annette Steed signed the application for the lot split, as well as the respective deeds.

Annette Steed added that she is not opposed to the lot split, but she would like additional help from Kenneth Steed with curb, gutter and sidewalk improvements when the time comes. **David Petersen** clarified that when this property is subdivided, there will be an extension agreement along all frontage of the entire acre. The corner lot will have double the frontage; the interior lot will have less. When the City calls upon that extension agreement, the property owner will have to pay for what fronts their property. The applicants will have to work something out with each other if they so choose.

Motion:

Kris Kaufman made a motion that the Planning Commission recommend that the City Council approve the metes and bounds Tillie's Corner Conservation Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must appear before the City Council for final approval;
2. The applicant must enter into an extension agreement for road improvements prior to recordation;

3. The applicant must obtain waivers of Section 11-12-100(b)(d)&(e) through a vote of not less than four (4) members of City Council;
4. The applicant must obtain a waiver of the 25% open space requirement, and pay compensation of an amount determined through negotiations with the City Manager, and pay that waiver prior to recordation. This waiver shall be obtained through a vote of not less than four (4) members of the City Council.
5. The property owner must dedicate an additional 8' of right-of-way by warranty deed to expand the 500 South right-of-way. The property owner should be reimbursed for all system costs associated with the dedication.

Rebecca Wayment seconded the motion.

The Commissioners expressed concern that this is being approved based on the applicants' court proceedings. **David Petersen** clarified that if the waiver is obtained, the applicants meet all current ordinances in Chapter 12 for the Conservation Subdivision; the decision would not be based on court proceedings, but on meeting the City's ordinances. The Commissioners are still concerned about the purpose and application of Chapter 12 Conservation Subdivisions. They feel a moratorium should be in place until Chapter 12 can be appropriately amended.

Karolyn Lehn asked if the City will serve two separate bills, one to each property owner, when the extension agreement is called upon. **David Petersen** said yes.

Don Sides asked for further clarification on placing a moratorium regarding Conservation Subdivisions and if that means he cannot divide his property. **David Petersen** explained to Mr. Sides that the moratorium is to stop new applications from being submitted while the ordinance is being amended. Once amended, it will likely help him be able to divide his property.

With regards to the motion, **Brett Anderson, Kent Hinckley, Kris Kaufman and Karolyn Lehn** approved the motion; **Mack McDonald and Rebecca Wayment** denied it.

Finding for Approval:

1. The proposed lot split will be in compliance with the spirit of both the General Plan and the Zoning Ordinance, and will maintain the rural character of Farmington.

Motion:

Mack McDonald made a motion that the Planning Commission recommend that the City place a moratorium on Chapter 12 Conservation Subdivision applications that the City is receiving for a time period of 6 months until the ordinance can be amended and the changes can be reviewed. **Kent Hinckley** seconded the motion which was unanimously approved.

CONDITIONAL USE APPLICATIONS

Item #5. Brian Tagge/Flowcal (Public Hearing) – Applicant is requesting conditional use approval for a temporary use of a shaved ice stand on property located at approximately 1000 West and Shepard Lane in the C (Commercial) Zone. (C-10-14)

Eric Anderson said the applicant wants to put a shaved ice stand in the old Kmart parking lot. Because it is a temporary operation, staff recommends an end date of the operation. Staff proposed October 1, 2014, but the date is up to the Planning Commission to decide.

The applicant was not present.

Brett Anderson opened the public hearing at 8:01 p.m.

No comments were received.

Brett Anderson closed the public hearing at 8:01 p.m.

David Petersen said in the past Planning Commissions have approved temporary uses for one season or one year. When the applicant reapplies, if there have not been any issues, the Planning Commission often approves an extension for 5-6 years. **Kent Hinckley** stated since the operation is temporary, he feels it best that the Planning Commission review the situation each year.

Motion:

Kris Kaufman made a motion that the Planning Commission approve the temporary use subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The use terminates no later than one year from today's date, or May 22, 2015;
2. The hours of operation are limited to 10 a.m. to 10 p.m.
3. The applicant must obtain all other applicable permits for the operation of the temporary use including but not limited to all business license from Farmington City, all health department regulations and all applicable building codes.

Kent Hinckley seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity.

Item #6. Russell Relyea (Public Hearing) – Applicant is requesting conditional use approval for a temporary use of a corn dog stand on property located at approximately 1000 West and Shepard Lane in the C (Commercial) Zone. (C-11-14)

Eric Anderson said the applicant is also requesting a conditional use permit. The Commission needs to set a time limit for the conditional use as this is also a temporary operation. The applicant is also proposing the stand be in the old Kmart parking lot, but on the other end from the shaved ice stand.

Russell Relyea, 30 W. 100 N. Kaysville, owner of World's Best Corn Dogs, would also like the conditional use permit be set for one year.

Brett Anderson asked if the truck leaves every day. **Mr. Relyea** explained the truck, stand and tables are typically set up around 9-10 a.m. every day, operations run from 11 a.m. until dusk, and then is all dissembled and stored at a different location.

Brett Anderson opened the public hearing at 8:13 p.m.

No comments were received.

Brett Anderson closed the public hearing at 8:13 p.m.

Brett Anderson feels this is a good use for the large, open parking lot. **Rebecca Wayment** is concerned that visibility is not adequate enough. **David Petersen** said sign issues are usually administered by staff; the applicant can work with staff if he would like signage.

Motion:

Mack McDonald made a motion that the Planning Commission approve the temporary use subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The use terminates no later than a year from today's date, or May 22, 2015;
2. The hours of operation are limited to 10 a.m. and 10 p.m.
3. The applicant must obtain all other applicable permits for the operation of the temporary use including but not limited to all business license from Farmington City, all health department regulations and all applicable building codes.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.

6. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity.

Item #7. Ivory Homes (Public Hearing) – Applicant is requesting temporary conditional use permit approval for a sales office in Eastwood Estates model home on property located at 53 West Glover Lane in the LR (Large Residential) Zone. (C-6-14)

Eric Anderson stated Ivory Homes already has a model home built in Eastwood Cove. Ivory would like to do a sales office within this model home. Once all the lots are sold, Ivory would remove the office. He reviewed the guidelines for a temporary office in a model home, as found in Section 11-28-12(h)(1)(iii) of the Zoning Ordinance.

Brett Anderson asked if the applicant can use this sales office for the neighboring subdivision Westwood Cove. **Eric Anderson** said no, the sales office must be on site and can only advertise for its development.

The applicant was not present.

Brett Anderson opened the public hearing at 8:20 p.m.

Karl Asay, 850 S. 650 W., stated he has some questions regarding the subdivision near his home. **Brett Anderson** clarified that the item being discussed was Eastwood Cove and not Westwood Cove near Mr. Asay's home. **David Petersen** invited Mr. Asay to bring his questions to staff to be addressed and resolved.

Brett Anderson closed the public hearing at 8:24 p.m.

Rebecca Wayment wanted to clarify that the sales office will close once all the lots are sold. **David Petersen** said yes.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the temporary/conditional use subject to all applicable Farmington City codes, development standards and ordinances, and the following conditions:

1. Approval of the temporary use shall be terminated once the last lot in the subdivision has been sold;
2. If the temporary sales office is located in the garage, any alterations made to accommodate the office shall be removed, and the space shall be converted to function as a garage upon termination of the temporary office.

Mack McDonald seconded the motion which was unanimously approved.

Findings:

1. The proposed use of the particular location is necessary and does provide a service which contributes to the general well-being of the community.

2. Ivory Homes is already building the model home and this use is permitted in the LR Zone. Using the model home as such and a sales office is a dual use; furthermore sales trailers are not permitted in the LR Zone.

ZONE TEXT CHANGES

Item #8. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by enacting Chapter 43 regarding a shorelands preservation zone related to conservation, recreation, a wildlife and waterfowl refuge and parks. (ZT-6-14)

David Petersen stated City Council approved a resolution to establish a conservation, recreation, wildlife and waterfowl refuge and park, and to provide for the continuing management thereof. He received direction from the Council to create an ordinance to make approximately 450 acres a conservation, recreation, wildlife and waterfowl refuge and park. Staff is still working with attorneys as to the best way to craft the ordinance so it is best to continue the item until the June 5, 2014 Planning Commission meeting.

Brett Anderson opened the public hearing at 8:32 p.m.

No comments were received.

Brett Anderson ended the public hearing at 8:32 p.m. for the evening and continued it until June 5, 2014.

David Petersen explained that when an item is tabled, the public hearing is done and must be reposted when it appears on a future agenda. If an item is continued, the posting stands.

Motion:

Kent Hinckley made a motion that the Planning Commission continued this item until June 5, 2014. Rebecca Wayment seconded the motion which was unanimously approved.

Item #9. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 12 regarding Conservation Subdivisions. (ZT-3-14)

David Petersen stated the Commission and staff discussed this item at length in the Study Session. The Commission would like to consider a more tiered approach, which would allow the City to better qualify residential areas as those that are important to the City to conserve and those that are not. The Commission was able to provide a lot of feedback to the staff. David Petersen stated he would prefer the item be tabled.

Brett Anderson opened the public hearing at 8:34 p.m.

No comments were received.

Brett Anderson closed the public hearing at 8:34 p.m.

Motion:

Mack McDonald made a motion that the Planning Commission table this item. **Karolyn Lehn** seconded.

ADJOURNMENT

Motion:

At 8:38 p.m., **Rebecca Wayment** made a motion to adjourn the meeting which was unanimously approved.

Brett Anderson, Chairman
Farmington City Planning Commission

WORK SESSION: A work session will be held at 5:00 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.

CLOSED SESSION: A closed session will be held at 6:00 p.m. Minute motion adjourning to closed session for purposes of litigation.

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, June 3, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held May 22, 2014

PUBLIC HEARINGS:

7:10 Subdivision Ordinance Text Amendment regarding Flag Lots

7:20 Adaptive reuses to include Commercial Uses in the BR Zone

7:30 Additional Uses in the Mixed Use Zones

SUMMARY ACTION:

7:40 Minute Motion Approving Summary Action List

1. GeoTech Grant Match for Future Office Park
2. Proclamation Request for Local First Utah's Independents Week
3. Proposal and Contract with Stantec to Delineate Wetlands for Possible Detention Basin Project
4. Final Plat for the Farmington Hollow and Cottages at Farmington Hollow Conservation Subdivisions

CONTINUED BUSINESS:

7:45 The Haws Companies (THC) Zone Change, PMP, Development Agreement and Zone Text Change Applications

GOVERNING BODY REPORTS:

8:45 City Manager Report

1. Bell Estates 55' right-of-way Vacation

8:55 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 29th day of May, 2014.

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 June 5, 2015

Item 3: Final Plat for the Station Avenues Phase I Subdivision

Public Hearing:	No
Application No.:	S-10-13
Property Address:	Southwest Corner of Clark Lane and 1100 West
General Plan Designation:	Transportation Mixed Use (TMU)
Zoning Designation:	RMU (Residential Mixed Use)
Area:	4.66 Acres
Number of Lots:	44
Property Owner:	Amenti, Inc.
Agent:	Henry Walker Homes (HWH)

Request: *Applicant is requesting approval of a Final Plat for Station Avenues Phase I.*

Background Information

The Planning Commission reviewed the Schematic Plan at a public hearing on September 17, 2013, and recommended the plan for approval to the City Council, which they subsequently approved on October 1st. On November 14, 2013 the Planning Commission approved the Preliminary Plat. Now the Final Plat for Phase I is before the Planning Commission. Under normal circumstances, a schematic plan is far less detailed than what was required by staff of the applicant, the reason for this was twofold: first, the plan was hampered by a large petroleum/gas line running through the property that could have potentially affected the lot layouts and overall site plan significantly, as a result the applicant had to provide a detailed explanation. Second, because this constitutes the first development in the RMU zone, it became important that the plan, even at the schematic level show more refinement than what is normally requested. As a result, the Final Plat before you is very similar to what was proposed at both schematic plan and preliminary plat level, but is solely for Phase I.

Project Master Plan (PMP). The proposed project is subject to the development plan review process set forth in Chapter 18 of the Zoning Ordinance. As per Section 11-18-108 of this chapter, an approved PMP, which establishes a "framework for the development of large or phased projects" may be required as a prerequisite for this process. The PMP was approved concurrently with the Preliminary Plat on November 14, 2013.

Subdivision Process. Notwithstanding the forgoing, the developer must follow the subdivision process because each dwelling unit results in a building lot and the streets and trails as shown in red on

the attached drawing must be dedicated as public rights of way. This subdivision process consists of three stages: 1) Schematic Plan; 2) Preliminary Plat; and 3) Final Plat. The final plat for phase I is now being presented for Planning Commission consideration, in so doing the Commission must ensure, among other things, that the proposed layout and description of public improvements (i.e. culinary water, storm drain, sanitary sewer, etc.) comply with the City's Master Plan, Zoning Ordinance, the Subdivision Ordinance, and other appropriate regulations. After a careful review of the plan, the City's Development Review Committee (DRC) is recommending final plat approval subject to the conditions set forth in the proposed motion.

The last remaining issue for this development involves storm water. The applicant will need to enter into a development agreement to use a future detention basin to the west of the D&RG Trail (UTA ROW); this detention basin will be a project improvement. Until the detention basin is built, however, a temporary detention basin will need to be built within the project to detain storm water. The applicant is proposing that a temporary detention basin be built on the southern end of the future Phase III, just north of Phase I. The storm water from the temporary detention basin will also need to be conveyed underneath the trail, and the applicant will need a letter of approval from UTA to convey the storm water underneath their Right-Of-Way.

Suggested Motion:

Move that the Planning Commission approve the Final Plat for the proposed Phase I of the Station Avenues subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Subject to all public improvement drawings, grading and drainage plans, being reviewed and approved by members of the DRC;
2. The applicant must enter into a development agreement regarding the temporary detention basin and the timing of when she must provide a permanent drainage solution;
3. The applicant must meet all requirements by UTA to convey stormwater through their right-of-way west to a permanent site on City property.

Findings for Approval:

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

Supplemental Information

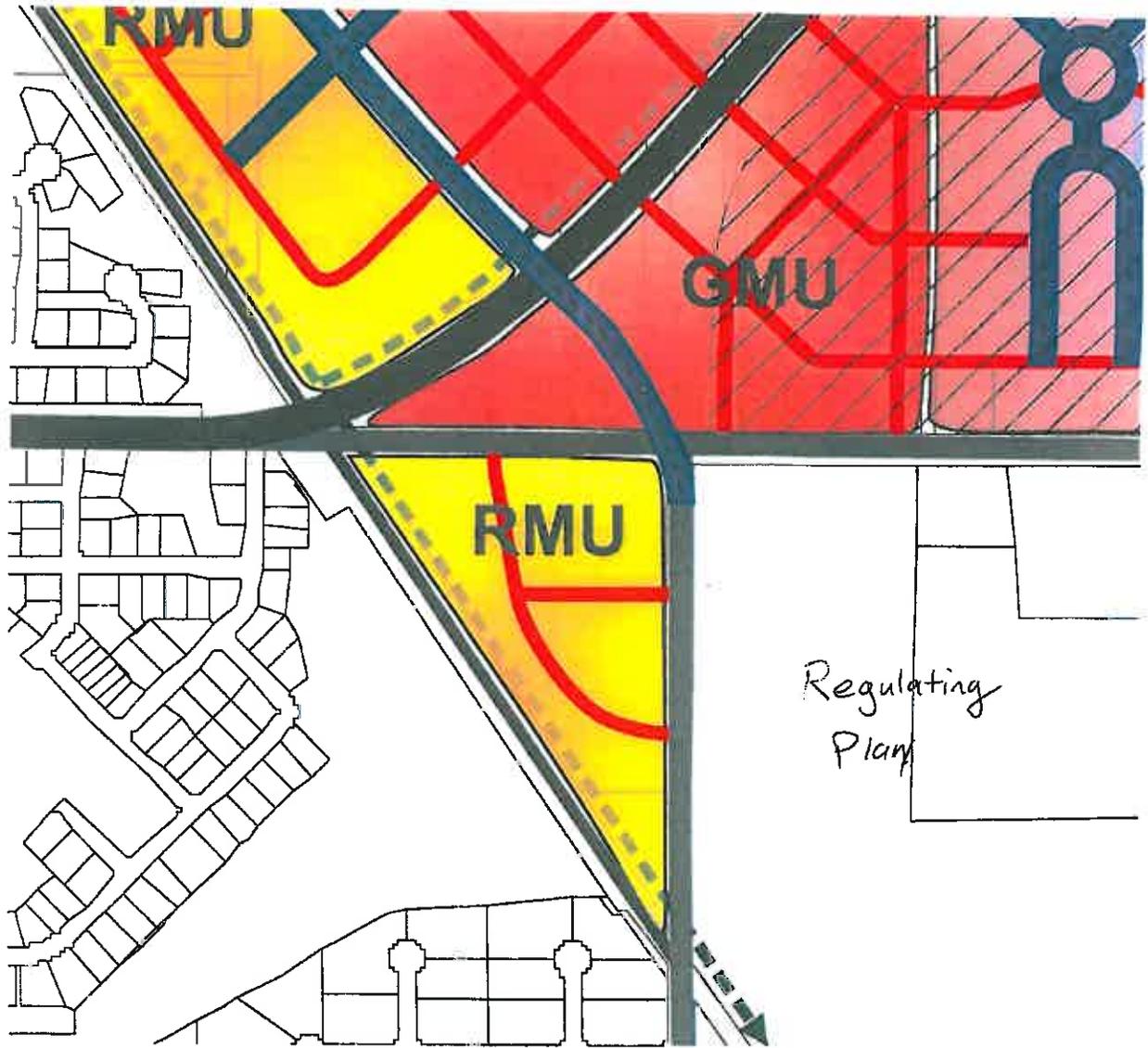
1. Vicinity/ Zoning Map
2. Final Plat

3. Landscape Plan
4. Regulating Plan

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions.
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 18 – Mixed Use Districts.
4. Title 11, Chapter 32 – Off-street Parking, Loading, and Access.







Planning Commission Staff Report
June 5, 2014

**Item 4: Conditional Use Permit and Site Plan Approval for the “Beehive”
Wardhouse Parking Lot Expansion**

Public Hearing:	Yes
Application No.:	C-4-14
Property Address:	1395 South 200 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential-Foothill)/A-F (Agriculture Foothill)
Area:	n/a
Number of Lots:	n/a
Property Owner:	LDS Church
Agent:	Gary Tyler-BP Architects

Request: *Conditional use and site plan approval for the expansion of a parking lot at the “Beehive”
Wardhouse.*

Background Information

An application has been submitted for conditional use and site plan approval to expand the parking lot for the “Beehive” Wardhouse at 1395 South 200 East. The LDS church is adding an additional ward to this meetinghouse and they need additional parking to accommodate this increase in use.

Under Sections 11-11-030 and 11-10-020 of the Zoning Ordinance, quasi public uses are conditional in both the A-F and LR-F zones, and require Planning Commission approval. Section 11-7-106 determines that site modifications require development plans be reviewed by the DRC. The issues raised by the DRC have all been addressed with the exception of the City Engineer’s comment regarding the recordation of the ROW; this has been included as a condition for approval.

Suggested Motion

Move that the Planning Commission approve the conditional use and site plan subject to all applicable Farmington City ordinances and development standards, and the following condition: the ROW must be recorded prior to the issuance of any permit.

Findings for Approval

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

Supplemental Information

1. Vicinity Map
2. Existing Site Plan
3. Proposed Site Plan

Applicable Ordinances

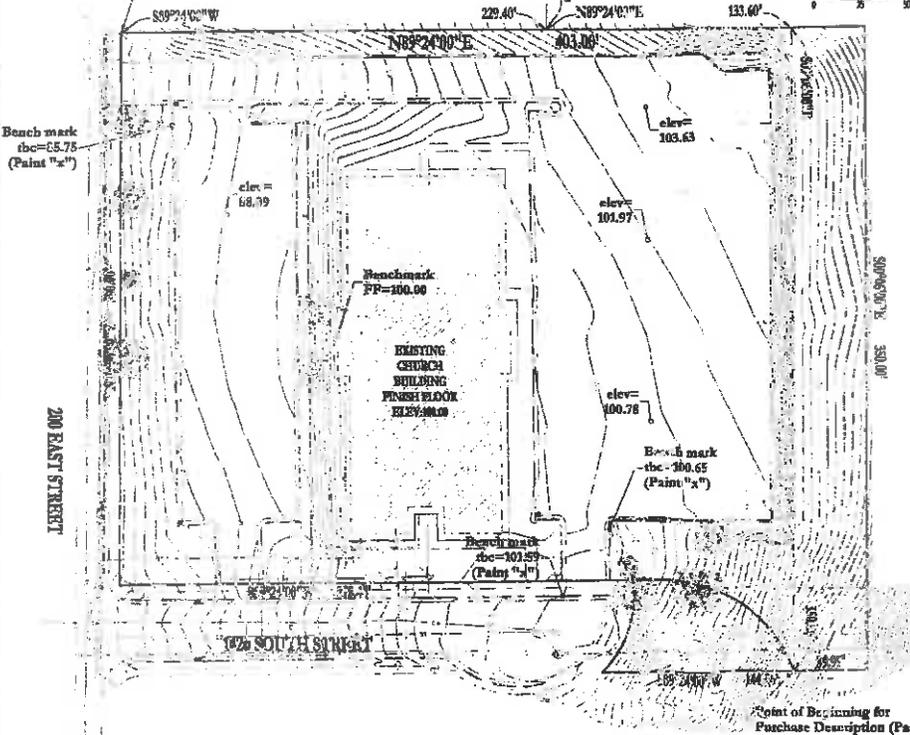
1. Title 11, Chapter 8 – Conditional Uses
2. Title 12, Chapter 7 – Site Development
3. Title 12, Chapter 10 – Agriculture Zones
4. Title 12, Chapter 11 – Single Family Residential Zones

Farmington City



North Quarter Corner of Section 31
Township 3 North Range 1 East
Salt Lake Base & Meridian
BLM - U.S. Cadastral Survey brass cap dated 1952
The bearing base is Davis County defined by rotating
GPS bearing

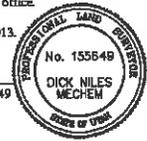
Point of Beginning for
Boundary Description



SURVEYORS CERTIFICATE

I, Dick Niles Mechem, do hereby certify that I am a Professional Land Surveyor, and that I hold license number 155649, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have directed a topographical survey of the tract of land as shown on this drawing and have prepared the property descriptions shown below from records recorded in the Davis County recorder's office.

Signed this _____ day of _____ 2013.



Dick Niles Mechem - License No. 155649

BOUNDARY DESCRIPTION

Being a part of the North Half of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian and more particularly described as follows:

Beginning at a point on the East line of 200 East Street, said point being 500°15'20"W 170.88 feet and S89°24'00"W 279.40 feet from the North Quarter Corner of said Section 31, and running: Thence N89°24'00"E 403.00 feet; Thence S00°06'00"E 350.00 feet; Thence S89°24'00"W 144.56 feet, to a point on the arc of a 58.00 foot radius curve to the left; Thence along the arc of said curve a distance of 57.99 feet (Long Chord bears N18°38'09"E 52.95 feet); Thence S89°24'00"W 275.44 feet, to the East line of 200 East Street; Thence N00°06'00"W, along the East line of said street, 300.00 feet, to the point of beginning.

Contains 127,466 sq ft or 2.93 acres, more or less.

Being a part of the Northeast Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian and more particularly described as follows:

Beginning at a point which is S00°15'20"W 170.88 feet, 189°24'00"E 133.63 feet and S00°06'00"E 350 feet from the North Quarter Corner of said Section 31, and running: Thence S89°24'00"W 104.57 feet to a point on the arc of a 58.00 foot radius curve whose center bears N44°12'09"W; Thence Northeastly along the arc of said curve a distance of 54.99 feet (Central angle of arc segment is 54°19'24"); Thence N89°24'00"E 16.42 feet to the P.C. of a 75.00 radius curve to the right with a central angle of 70°31'53"; Thence along the arc of said curve a distance of 92.52 feet, to the point of beginning.

Contains 0.083 acres.

Point of Beginning for
Purchase Description (Parcel A)

Civil Engineering Consultants, PLLC
Surveying & Mapping, Inc.
3641 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 885-0573

No. 155649
DICK NILES MECHAM
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

NO.	DATE	BY	REVISIONS

DATE: JULY 2013
DRAWN BY: JLS
CHECKED:

PROJECT/LOCATION: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, FARMINGTON, UTAH
TITLE: DRAWING AND DESCRIPTIONS

CLIENT: BOIT TANTON ARCHITECTS
PROJECT NUMBER: RP-15001
FILE: RP15001.dwg
SHEET: 1 of 1



Planning Commission Staff Report June 5, 2014

Item 5: Conditional Use Permit Approval

Public Hearing:	Yes
Application No.:	C-5-14
Property Address:	1058 South 650 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	n/a
Number of Lots:	n/a
Property Owner:	Ross Campbell
Agent:	n/a

Request: *Conditional use approval to store two 2-ton trucks in his yard as part of a Home Occupation.*

Background Information

The applicant is requesting that the City allow the use of his yard space to store two 2-ton trucks and one dump truck in his yard as part of a home occupation. In order to obtain a Home Occupation Permit the applicant must have a conditional use permit first.

Section 11-35-104(1)(c) of the Zoning Ordinance, which regulates Home Occupations states:

“(1) The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a Conditional Use Permit:

(c) Any use where outside storage, use of an accessory building, or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation.”

Suggested Motion

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards.

Findings for Approval

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

Supplemental Information

1. Vicinity Map
2. Title 11, Chapter 35

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 12, Chapter 10 – Agriculture Zones
3. Title 12, Chapter 35 – Home Occupations

Farmington City



CHAPTER 35

HOME OCCUPATION

11-35-101	Purpose.
11-35-102	License Required.
11-35-103	Conditions.
11-35-104	Conditional Uses.
11-35-105	Exemptions.
11-35-106	Revocation.
11-35-107	Appeal.

11-35-101 Purpose.

(1) It is the purpose of this Chapter to establish guidelines, conditions, and requirements for limited non-agricultural business activities in residential and agricultural zones. For the purpose of this Chapter, "home occupation" is defined as an occupation or profession in which the associated activity or use is clearly incidental and secondary to the residential use of a dwelling unit, there is no alteration to the exterior of the dwelling unit to accommodate the occupation or profession, and such occupation or profession does not adversely affect the residential character of the surrounding neighborhood. A home occupation should be conducted in such a way that neighbors or passers-by would not, under normal circumstances, be aware of its existence.

(2) It is recognized that home occupation may be desirable to reduce "start up" costs for small businesses and to provide gainful employment within the community. However, if a home occupation grows to the point, or is conducted in such a manner, that the conditions of this Chapter are not met, the home occupation shall cease and any continuing business shall be moved to an appropriate location in a commercial zone.

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, Farmington City Code.

11-35-103 Conditions.

Each home occupation shall comply with all of the following conditions:

(1) Only family members related by blood, marriage, or adoption who are bona fide residents of the dwelling unit shall be employed on said premises except that one (1) additional person may be employed as a secretary, computer operator, apprentice, or helper where there are no more than five (5) family members actively engaged in the home occupation.

(2) No exterior architectural or structural modifications shall be made to any dwelling unit to accommodate a commercial use in the dwelling.

(3) Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling units, or uses which create noise, smell, sound, light, or vibration not normally associated with residential use, shall be prohibited.

(4) There shall be no display or sale of goods, wares, or merchandise upon said premises other than those produced upon the premises. Where the home occupation involves the sale of products, such products shall generally be delivered directly to the customer.

(5) One sign advertising the business may be permitted but shall be limited to one (1) square foot in area and shall be attached to the front face of the building or may be displayed in a window.

(6) The home occupation shall not generate substantially greater vehicular traffic than commonly associated with residential activities in the neighborhood in which it is located.

(7) The home occupation shall not create a hazard by using flammable materials, explosives or other dangerous or hazardous materials, or by keeping, raising or storing animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person.

(8) The home occupation shall not create a demand for municipal services or community facilities in excess of those usually and customarily provided for residential uses.

(9) Not more than twenty-five percent (25%) of the floor area of a dwelling may be devoted to a home occupation, and/or storage of materials, equipment, or stock in trade associated with the occupation, except as provided in Section 11-35-104 below.

(10) The home occupation shall be conducted entirely within the dwelling and shall be clearly incidental, secondary and compatible to the residential use of the dwelling. The home occupation shall not occupy or use any accessory building, yard space, or activity outside the main building, or an attached garage to the extent that vehicle parking is displaced, unless approved by the Planning Commission as provided in Section 11-35-104 below.

(11) A foster home, child day care center, or preschool shall not have more than eight (8) children at one time except as provided in Section 11-35-104 below.

(12) Music, dancing teachers, or tutors shall be limited to not more than eight (8) pupils at one time except as provided in Section 11-35-104 below.

(13) The size of vehicles used in conjunction with a home occupation shall not exceed one (1) ton rated capacity. Off-street parking, in compliance with the provisions of this Title, shall be provided for all business and private vehicles associated with a residential property.

(14) There shall be complete conformity with all City and State codes, including business license regulations. Depending on the type of business, periodic inspections may be made as required by these codes or as deemed necessary or desirable by the City.

(15) The following uses, among others, shall not be allowed as home occupations:

- (a) Barber shops and beauty salons except for a barber or beautician who has no assistants and sells no products except their skilled services;
- (b) Kennels or animal hospitals;
- (c) Commercial stables;
- (d) Restaurants;
- (e) Sale or repair of firearms;
- (f) Repair shops or service establishments, except for the repair of electrical appliances, typewriters, televisions, cameras, or other similar small items.

11-35-104 Conditional Uses.

(1) The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a Conditional Use Permit:

- (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 shall inspect the facilities to ensure compliance with the requirements of the Uniform Building Codes.

Preschool and child day care uses shall submit documentation within thirty (30) days of approval that all Utah State Department of Social Services requirements have been met. The entire yard, or minimum outside area required by the State Social Services, shall be fenced;
- (b) Uses where the applicant proposes to use more than twenty-five (25%) of the dwelling in connection with the business;
- (c) Any use where outside storage, use of an accessory building, or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation;

(2) In evaluating a home occupation conditional use, the Planning Commission shall apply the review standards contained in Chapter 8 of this Title and, if applicable, site development standards contained in Chapter 7.

11-35-105 Exemptions.

- (1) The following uses are exempt from the provisions of this Chapter:
 - (a) Sale of goods or services by City residents age 18 or under;

- (a) Temporary home occupations such as garage sales, yard sales, or craft boutiques that occur not more than four (4) times a year with each event lasting not more than seventy-two (72) hours;
- (b) Promotional meetings for the purpose of taking orders for merchandise, by invitation only, which occur not more than once each month;
- (c) Community/neighborhood fund raisers which are sponsored and/or approved by the City;
- (e) Other exemptions as specifically approved in writing by the City Council.

11-35-106 Revocation.

Violation of, or failure to comply with, the requirements of this Chapter may result in revocation by the Farmington City Council of the home occupation business license. Any activity presenting an immediate threat to the health, safety and welfare of the neighboring residents may be ordered terminated immediately by the Mayor under the powers given him to act in an emergency.

11-35-107 Appeal.

Any person or entity denied a home occupation business license shall have the right to appeal such denial to the City Council if a written request for an appeal is made to the City within thirty (30) days of the denial.

Chapter 35 Amended, 12/8/93, Ord. 93-44
 11-35-104(1)(a) Amended, 12/6/95, Ord. 95-49
 11-35-103(11) and 11-35-104(1)(a) Amended, 9/4/02, Ord. 2002-36
 Amended 11-35-103 (15)(d) 4/19/06 Ordinance 2006-28
 Amended 11-35-103(12), 5/18/10, Ordinance 2010-21
 Amended 11-35-103(15), 6/5/12, Ordinance 2012-19



Planning Commission Staff Report June 5, 2014

Item 6: Conditional Use Permit and Site Plan Approval for the Shepard Crossing Indoor Storage Unit Facility

Public Hearing:	Yes
Application No.:	C-7-14
Property Address:	1318 North 1075 West
General Plan Designation:	GC (General Commercial)
Zoning Designation:	C (Commercial)
Area:	n/a
Number of Lots:	n/a
Property Owner:	JSA Properties
Agent:	Ken Menlove

Request: *Conditional use and site plan approval for the Shepard Crossing Indoor Storage Unit Facility.*

Background Information

An application has been submitted for conditional use and site plan approval for the Shepard Crossing Indoor Storage Unit Facility. The application is intended to repurpose the abandoned K-Mart Building and create 380-440 climate controlled storage units. Additionally the applicant is proposing a front office retail area that will be used to operate the facility. The existing ADA restrooms would remain for customer use.

Under Section 11-16-030(22) self-service storage facilities are conditional uses. Attached are the specifications and a general description of the intended use of the proposed facility.

The DRC has reviewed the application and given the site plan their approval with the exception of the Fire Marshall. However, many of his concerns weren't regarding site plan or the use, but are issues that will need to be raised at the time of building permit issuance.

Suggested Motion

Move that the Planning Commission approve the conditional use and site plan subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant must refurbish the outside of the building where necessary.

Findings for Approval

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

Supplemental Information

1. Vicinity Map
2. Various Attachments

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 12, Chapter 7 – Site Development
3. Title 12, Chapter 16 – Commercial Zone

Farmington City



Proposed Self Storage at Shepard Crossing
1318 N. 1075 W.

General Description of Proposed Construction:

Construct 58,315 Sq. Ft. of climate controlled, self-storage storage units inside the existing building shell where K-Mart used to be at 1318 N. 1075 W.

There will be anywhere from 380 to 440 individual storage units for rent depending on the final unit mix. These units will be accessed by 5 foot wide hallways.

Construct 4008 Sq. Ft. of office / retail area that will be used to operate the facility.

The existing ADA accessible restrooms will remain.

All HVAC, Electrical and Plumbing systems will remain in place and only be modified slightly. For example, the existing fluorescent lights will be disconnected and new LED lights will be used to save energy.

The exterior elevations of the building will remain the same with exception of a new sign. The parking lot will remain the same. The landscaping will remain the same.

General Description of Business Operations:

Hours of Operation:	7 am to 11 pm
Access:	Customers will only be able to access the facility with a security card or key.
Security:	Entry doors will have card readers. When a customer enters the facility, their information is logged into a computer onsite. Cameras are located throughout the facility. Down hallways and around the exterior. Quick switch alarm systems are used on individual doors for personal security.
Doors:	All storage unit doors are only accessed from the inside of the facility. There are no doors facing the outside.
Climate:	This will be a state of the art climate controlled facility with A/C and Heat.
Hazmat:	All customers are required to sign a rental agreement which prohibits them from storing any hazardous materials.
Lighting:	Interior lighting is only located down the hallways and not in individual units. These lights are on motion sensor timers. There are no lights in individual units.
Power:	There are no outlets in any individual units. This keeps customers from using these spaces as work spaces. The rental agreement also prohibits this.

Questions or comments call or email Ken Menlove, P.E. 801-671-4697 / menlovec@gmail.com

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REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	FOR AS BUILT PERMIT	2004	BANKETT

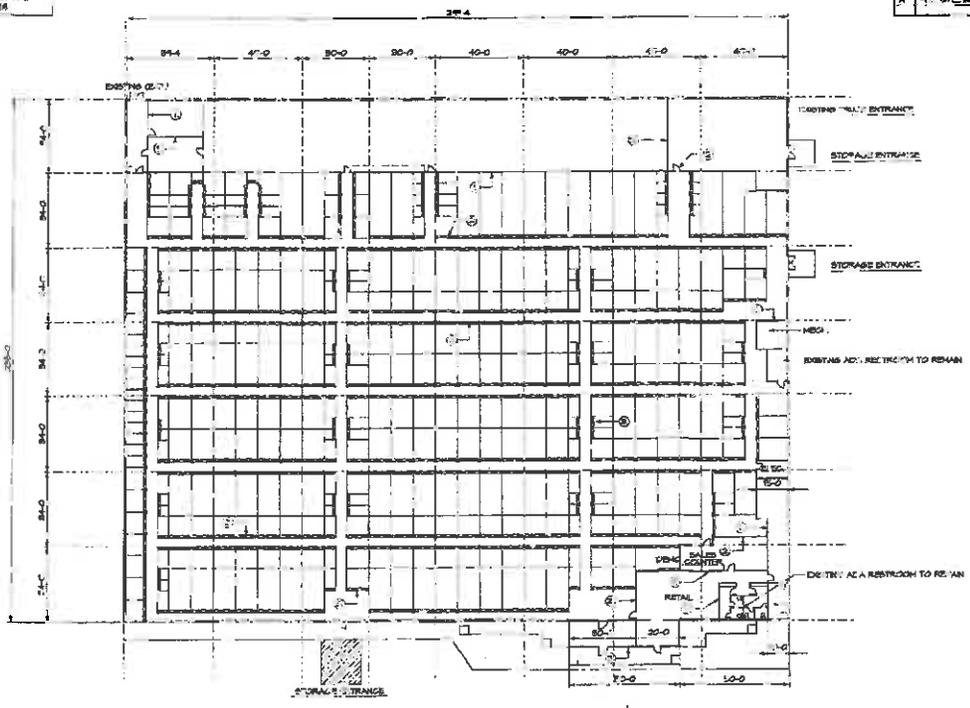


EAST ELEVATION
 EXISTING

	PROJECT: Storage/Shepard Crossing ADDRESS: 1518 N. 1075 W. CITY: FARMINGTON, UTAH	SHEET: 1 OF 1 DATE: 1404 DRAWN BY: EL CHECKED BY: A
	TITLE: ELEVATION	SCALE: 1/8" = 1'-0" PROJECT NO: 1404
	DRAWN BY: EL CHECKED BY: A	PROJECT NO: 1404

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REVISION			
NO.	DATE	BY	APP'D.
1	10/20/11	MARK	MARK
2	11/15/11	MARK	MARK



STORAGE LAYOUT

EXISTING AREA: 11,160 S.F.
 NEW STORAGE: 30' x 50'
 EXISTING WALLS TO REMAIN: 8,840 S.F.
 NEW AND EXISTING OFFICE AREAS: 4,000 S.F.
 TOTAL BUILDING AREA: 11,160 S.F.

- 1. EXISTING WALL TO REMAIN
- 2. NEW CONSTRUCTION
- 3. SEE DRAWING T-104 FOR WIDE STAND 10' ST. BRACED SYSTEM.



	DRAWN BY: [Name] CHECKED BY: [Name] DATE: 10/20/11 PROJECT NO.: 1404 SHEET NO.: 1 OF 1	Storage/Shepard Crossing 1910 N. 1015 W. FARMINGTON, UTAH	SCALE: 1/8" = 1'-0" DATE: 10/20/11 PROJECT: 1404 DRAWN: SL BY: A
	STORAGE LAYOUT		



Planning Commission Staff Report June 5, 2014

Item 7: Site Plan Approval

Public Hearing:	No
Application No.:	C-9-14
Property Address:	1184 Sunrise Lane
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	R (Residential)
Area:	n/a
Number of Lots:	n/a
Property Owner:	Frank Wilkinson
Agent:	n/a

Request: *Site plan approval for a detached accessory building in a side yard.*

Background Information

The applicant is requesting site plan approval to build a detached accessory building in a side yard. Section 11-11-060 of the Zoning Ordinance regulates accessory buildings and structures in the single family residential zones, it states:

"A detached garage, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side yard of a lot providing that a separation is maintained from the residence in compliance with applicable building codes, and all front and side setbacks are provided as specified in Section 11-11-050, and the rear setback is specified in Section 11-11-060(a)."

Suggested Motion

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards.

Findings for Approval

1. The lot in question is of an irregular shape and has a very shallow rear yard.

Supplemental Information

1. Vicinity Map
2. Attachments

Applicable Ordinances

1. Title 12, Chapter 10 – Single Family Residential Zones

Farmington City



REQUEST FOR CONDITIONAL USE AND/OR SITE DEVELOPMENT APPLICATION –DESCRIPTION

TO: FARMINGTON CITY PLANNING COMMITTEE

FROM: FRANK AND SYLVIA WILKINSON – CURRENT OWNERS OF PROPERTY LOCATED AT 1184
SUNRISE LANE – LOT 905, CAVE HOLOW SUBDIVISION PLAT J

SUBJECT – DESCRIPTION OF CONDITIONAL USE PERMIT

Current owners are requesting a permit to build a 2 door RV size detached garage/workshop on the West side of property. The property is currently part of a privacy fenced area and would have either a 35' x 40' or 40' x 40' building facing South with cement pads around building and connect to the current driveway in front. The metal building will be white with a portion of rock front which will complement the existing home.

The current privacy fence will be changed to accommodate entrance to the building and possibly extend to the South along the property line to the front of the home.

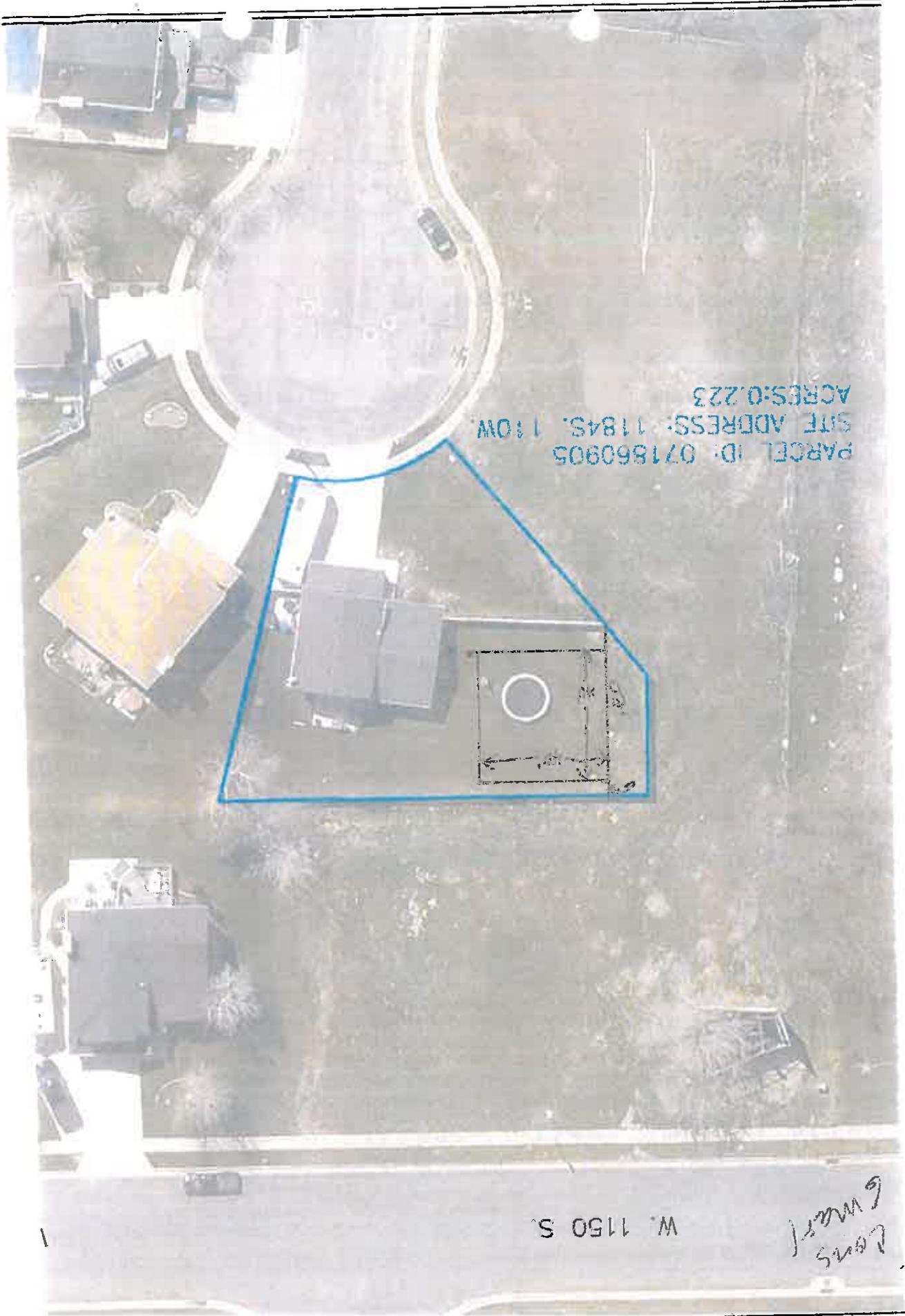
Owners are contemplating adding an awning to the existing cement pad just off the family room at the same time, but cost will be considered at time of bid to determine viability of this addition. The metal awning would be approximately 15' x 15'.

Frank and Sylvia Wilkinsori

1184 Sunrise Lane (1184 South 110 West)

Farmington UT 84025

801-294-8132



PARCEL ID: 071860905
SITE ADDRESS: 1184S. 110W
ACRES: 0.223

W. 1150 S.

Lions
6 March



Planning Commission Staff Report June 5, 2014

Item 8: Conditional Use Permit Approval

Public Hearing: Yes
Application No.: C-12-14
Property Address: 694 S. Shire Lane
General Plan Designation: RRD (Rural Residential Density)
Zoning Designation: AE (Agriculture Estates)
Area: n/a
Number of Lots: n/a
Property Owner: Chuck Olcott
Agent: n/a

Request: *Conditional use approval for a Home Occupation, part of which will be in a detached accessory building.*

Background Information

The applicant is requesting that the City allow the use of a detached accessory building to build specialty suit cases as part of a home occupation. In order to obtain a Home Occupation Permit the applicant must have a conditional use permit first.

Section 11-35-104(1)(c) of the Zoning Ordinance, which regulates Home Occupations states:

“(1) The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a Conditional Use Permit:

(c) Any use where outside storage, use of an accessory building, or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation.”

Suggested Motion

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards.

Findings for Approval

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

Supplemental Information

1. Vicinity Map
2. Attachments illustrating nature of home occupation

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 12, Chapter 10 – Agriculture Zones
3. Title 12, Chapter 35 – Home Occupations

Farmington City





Shire Lane, Farmington UT 84025, United States



BUILDING SIZE APPX. 50' X 30'

X-TREME CASES, INC.
694 South Shire Lane
Farmington, Utah 84025
(801) 209-2247

To whom it may concern

X-treme cases is a hobby of mine that I have done for several years. We assemble small shipping boxes, these are used by the audio, video and medical bussiness to ship expensive pieces of equipment in. I have a shop behind my home that I would like to continue assembleing them in.

The tools to assemble these are they same tools in any wood works garage a chop saw, table saw, drill and rivet gun.

Thanks
Chuck Olcott









Planning Commission Staff Report June 5, 2014

Item 9: Conditional Use Permit Approval for a Home Occupation (Preschool)

Public Hearing:	Yes
Application No.:	C-13-14
Property Address:	2073 North Kingston Road
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	R (Residential)
Area:	n/a
Number of Lots:	n/a
Property Owner:	Kathleen Thomas
Agent:	n/a

Request: *Conditional use approval for a Home Occupation.*

Background Information

The applicant is requesting that the City approve a conditional use for a preschool. In order to obtain her Home Occupation permit, the applicant must first receive a conditional use permit.

Section 11-35-104(1)(a) of the Zoning Ordinance, which regulates Home Occupations states:

“(1) The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a Conditional Use Permit:

(c) 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 shall inspect the facilities to ensure compliance with the requirements of the Uniform Building Codes.”

Suggested Motion

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards.

Findings for Approval

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

Supplemental Information

1. Vicinity Map
2. Explanation Letter

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 12, Chapter 11 – Single Family Residential Zones
3. Title 12, Chapter 35 – Home Occupations

Farmington City





May 15, 2014

Farmington City Planning Commission:

I have operated a high-quality, home-based preschool serving the community of Farmington for nearly thirty years. Due to health issues, I put the school on hiatus for the last two school years (2012-2014). I would like to re-open Mrs. T's Preschool this fall.

I would like the Farmington City Planning Commission to issue a conditional use permit to allow the continued operation of this preschool.

We do not offer day-care, only limited preschool for local parents and children. My school is a home-based school (2073 N. Kingston Rd) with an enrollment averaging ten to fourteen children each morning and afternoon, three days a week for nine months corresponding with the public school year.

I have always been licensed with Farmington City in the past with permission for enrollment at that level. My school is licensed as a LLC with the state and IRS. We have a regional reputation for making sure that children who attend our school are totally prepared to begin their formal education. My proprietary curriculum has received national acclaim.

Additionally, we have had fire and safety inspections in past years that have determined our physical space to be a safe environment for young children. There has never been a complaint by neighbors. We have strict safety rules for parent drop off and pick up. With a teaching staff of three (myself, my daughter-in-law, and a part-time music teacher), there will always be at least two teachers with the children at all times.

Please consider and issue a conditional use for the continued operation of this preschool, which has served Farmington families for nearly thirty years.

Respectfully,

Kathleen Thomas (Mrs. T)



Planning Commission Staff Report June 5, 2014

Item 10: Zone Text Change

Public Hearing:	Yes
Application No.:	ZT-6-14
Property Address:	N/A
General Plan Designation:	DR (Development Restricted)
Zoning Designation:	AA (Very Low Density Agricultural)
Area:	N/A
Number of Lots:	N/A
Property Owner:	N/A
Agent:	N/A

Applicant is requesting a recommendation to amend the Zoning Ordinance by enacting Chapter 43 regarding a shorelands preservation zone related to conservation, recreation, a wildlife and waterfowl refuge, and parks.

See Attached Draft of Chapter 44 – Shore lands conservation, recreation, wildlife and waterfowl refuge and park zone (shore lands preservation zone).