



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

April 3, 2014



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING

April 3, 2014

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

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)

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

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

1. Minutes
2. City Council Report

SUBDIVISION APPLICATION

3. Chris Ensign - Applicant is requesting a recommendation for Final Plat approval for The Farmington Bungalows Subdivision (10 lots) on 3.2 acres located at approximately 50 South and 300 West in an OTR zone. (S-15-13)
4. Jerod Jeppson/Norm Dahle – Applicant is requesting Preliminary Plat approval for the Silverleaf Subdivision (9 lots) on 3.74 acres located at approximately 1505 North 1500 West in an R Zone. (S-16-13)
5. Nick Mingo/Ivory Development – Applicant is requesting a recommendation for Final Plat approval for the Westwood Cove Conservation Subdivision (7 lots) on 4.057 acres located at the northwest corner of 650 West and Glover Lane in an AE zone. (S-3-13)
6. Nick Mingo/Ivory Development (Public Hearing) – Applicant is requesting Preliminary Plat approval for the Brentwood Estates Subdivision (24 lots) on 13.816 acres located at approximately 437 West 1400 North in an LR-F zone. (S-20-13)
7. James Wheatley/Symphony Homes (Public Hearing) -Applicant is requesting a recommendation for Schematic Plan approval for the proposed Pheasant Hollow Conservation Subdivision consisting of 12 lots on 4.55 acres located at approximately 700 South and 50 East in an R Zone. (S-2-14)
8. Jason Harris/Fieldstone Homes (Public Hearing) -Applicant is requesting a recommendation for Schematic Plan approval for the proposed Farmington Park Conservation Subdivision consisting of 83 lots on 39.75 acres located at approximately 1100 West and Glover Lane in an AE zone. (S-4-14)

ZONE TEXT CHANGES

9. 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)

OTHER BUSINESS

10. Chapter 12 Amendments (Discussion Item Only).
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 March 28, 2014



Eric Anderson
Associate City Planner

WORK SESSION: The City Council will meet at 5:00 p.m. at City Hall and will be taking a tour of the Public Safety buildings. They will then return and begin the work session at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be elected officials training by URMMA. The public is welcome to attend.

AMENDED
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 **Wednesday, March 19, 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 March 6, 2014

7:10 Letter of Thanks from "Save Farmington"

7:15 Annual Progress Report of the Farmington Trails Committee

PUBLIC HEARINGS:

7:25 Kestrel Bay Estates Final (PUD) Master Plan, Final Plat, and Rezone

7:40 Building Height and Setback Amendments – BP Zone

7:50 Residential Setbacks in Conservation Subdivisions

7:55 Historic Landmark Designation – Walter Grover Home

8:05 TOWN HALL MEETING

(This time is reserved for anyone wanting to talk about a non-agenda item)

SUMMARY ACTION:

8:15 Minute Motion Approving Summary Action List

1. Arbor Day Proclamation
2. Ratification of Park Property Purchase Agreements
3. 2014 Board of Adjustment Appointments

NEW BUSINESS:

8:25 UTA Improvements

8:35 Election for the GO Bonding and RAP Tax for the Construction of the Large Park and Gym this coming November

GOVERNING BODY REPORTS:

8:50 City Manager Report

1. Police and Fire Monthly Reports for February
2. Use of City Trails for Private Access

9:00 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 17th day of March, 2014.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

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

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



Planning Commission Staff Report April 3, 2014

Item 3: Final Plat for the Farmington Bungalows Subdivision

Public Hearing:	No
Application No.:	S-15-13
Property Address:	50 South 300 West
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	3.2 Acres
Number of Lots:	10
Property Owner:	Michael White/Bentley/Gill
Applicant:	Chris Ensign

Request: Applicant is requesting a recommendation for approval of a Final Plat for the Farmington Bungalows Subdivision.

Background Information

The applicant, Chris Ensign, is requesting a recommendation for Final Plat approval for a 10-lot conventional subdivision on 3.2 acres located at approximately 50 South 300 West. The underlying zone for this property is an OTR zone. One of the lots in the subdivision (Lot 10) is also located in the Clark Lane Historic District and the south boundary of the project abuts the rear yard of Farmington Junior High School. There is an existing house on Lot 10 and Davis County records show that the house was built in 1954.

Initially, the applicant proposed a cul-de-sac entering off of State Street during the Schematic Plan phase. At the public hearing on October 10th, the Planning Commission determined that a road alignment off of State Street would create corner lots for the Johnsons and Sonzinis. The proposed road alignment would also create potential conflicts with those property owners due to nuisances associated with traffic. Additionally, an entrance off of State Street was determined to be nonconforming to the Clark Lane Historic District, specifically the historic feel of State Street. The item was tabled on October 10th and again on October 24th to give the applicant time to meet with adjacent property owners and to pursue possible alternatives to a State Street access.

The applicant pursued the recommendations proposed by the Planning Commission and revised his schematic plan with the access road coming off of 300 West, he subsequently received a recommendation for approval at the November 14th Planning Commission and City Council approval at

the December 3rd meeting. Additionally, the applicant has acquired additional property owned by the Ballantynes and the Bentleys. The proposed 300 West access road is preferable for many reasons, including:

- 1- The impact to adjacent neighbors from the road will be less because there is more space for a side buffer;
- 2- The rhythm of State Street, which adds to the historic character of that district will not be impacted by a break in that rhythm from an access road;
- 3- Although the traffic impact to State Street would have been minimal, concentrating the limited additional traffic onto an existing local road is preferable to adding another access point onto State;
- 4- This new alignment, along with the possible acquisition of the rear portion of the Bentley property has allowed the applicant to create more lots (10 instead of 7) and remain a conventional subdivision in the OTR zone.

There is currently a home on the northern portion of the parcel and the property is owned by Michael White. The applicant is proposing that eventually the existing home may be demolished and a new home be built in its place. In discussions with a representative of the Farmington Historic Preservation Commission, it appears that this house is both a non-contributing structure to the historic district and falls outside of the period of significance. Notwithstanding this, Section 11-39-105(f)(2) states that "proposed repairs, alterations, additions, relocation or demolitions to Historic Resources listed on the Register requiring a building permit are subject to review by the Historic Preservation Commission and shall receive a "Certificate of Historic Appropriateness." Even though the existing home itself is not in the Historic Register, the underlying Clark Lane Historic District is, and therefore a Certificate of Historic Appropriateness may be required to replace the existing home. Additionally, Chapter 11-17-070 of the Zoning Ordinance establishes "New Construction Design Guidelines." While the houses on the interior of the proposed subdivision should try and meet all of the requirements established therein, it is highly recommended that the proposed house on State Street, because of its prominence and location between two historic homes should "request a recommendation from an ad hoc architecture committee established by the City Council or the Farmington City Historic Preservation Commission."

The current subdivision configuration shows that the lot widths for Lots 101, 102, 103, 104, 105, and 106 are 70'-80', but the required lot width in the OTR zone is 85'. Nevertheless, according to Section 11-17-040 of the Zoning Ordinance "the Zoning Administrator may reduce the minimum lot width standards," by no more than fifteen feet and only if the proposed width shall be compatible with the character of the district. This allowance for deviation is due to the variety in architectural eras that exist within the OTR zone; different periods of architecture had different lot widths, so there is a lot of variation within the OTR zone already, so some flexibility is in the ordinance to allow for new lots to conform to the surrounding neighborhood and the lot widths therein. In order to come into compliance with the City's zoning ordinance, these lot widths may need to be adjusted by the Zoning Administrator.

After Preliminary Plat approval, the only outstanding issue was the storm-drain, and specifically, where the storm water would be detained.

Suggested Motion:

Move that the Planning Commission recommend the Final Plat for approval for the Farmington Bungalows subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Final improvement drawings, including but not limited to, a grading and drainage plan shall be approved by the City Engineer, Public Works Department, Fire Department, Central Davis Sewer District, Benchland Water, City Stormwater Official and the Planning Department;
2. Prior to consideration of Final Plat approval by the City Council, the applicant shall address any outstanding issues with regard to the proposed storm drain into the UDOT ROW by obtaining a letter of approval from UDOT and must obtain drainage easements in favor of Farmington City from UDOT, and these easements must be on the recorded plat;
3. If the applicant replaces the existing home on State Street, then the proposed dwelling on State Street shall receive a recommendation for approval from an ad hoc architectural review committee as established by the City Council or the Farmington City Historic Preservation Committee.

Findings for Approval:

1. The property is identified as Low Density Residential on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The General Plan also states that the City should “recognize and preserve Farmington’s heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.” The property is in the Clark Lane Historic District, and the applicant will receive a Certificate of Appropriateness before demolition of the existing home takes place.
3. The applicant has been in negotiations with UDOT and is confident that he will have all necessary letters, approvals and easements prior to City Council review of Final Plat.
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. Staff will ensure that the homes will fit in with the historic character of the underlying Clark Lane District.

Supplemental Information

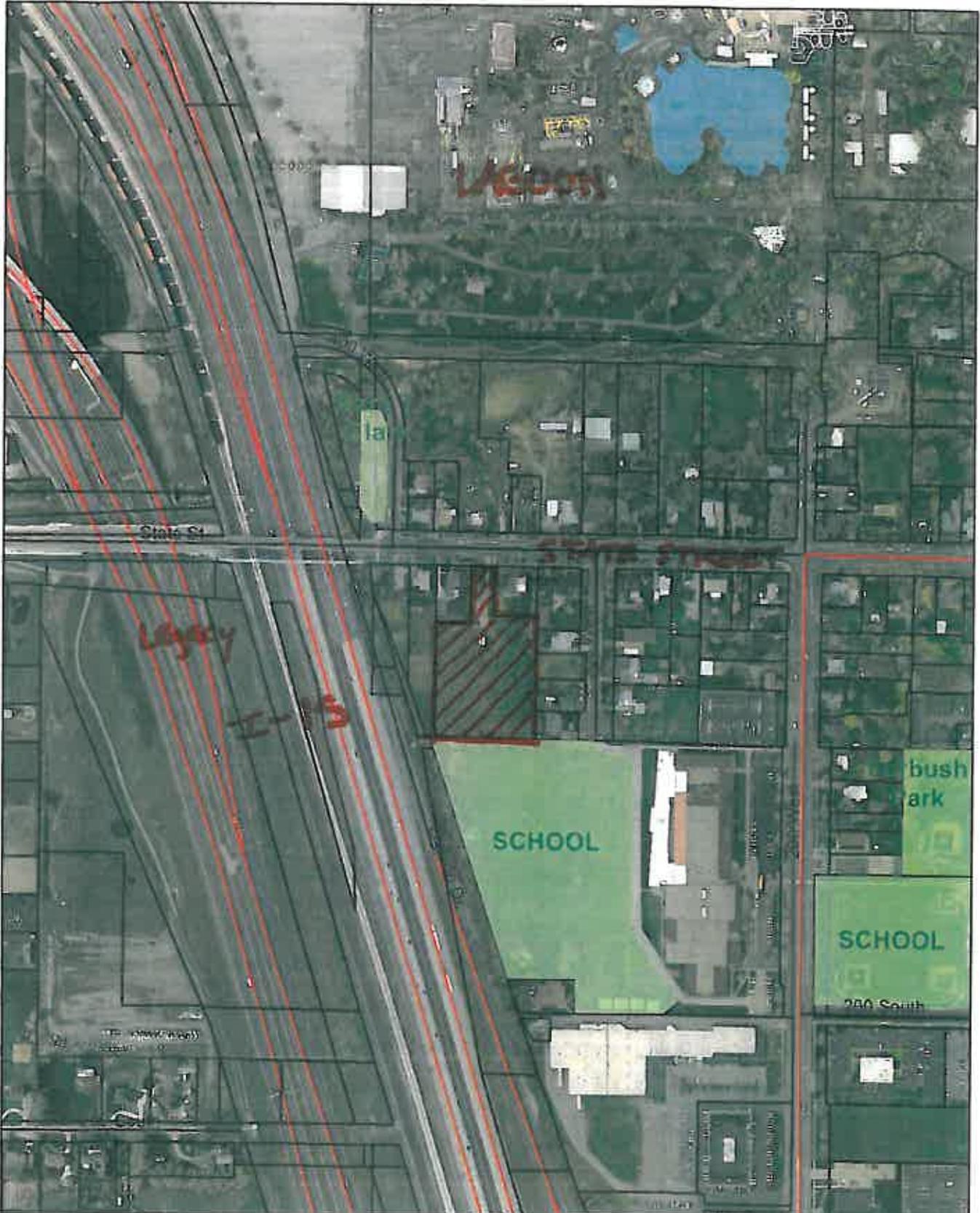
1. Vicinity Map
2. Farmington Bungalows Preliminary Plat
3. Clark Lane Historic District Map
4. Section 11-17-070 of the Zoning Ordinance

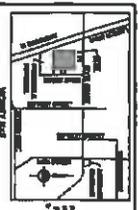
Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 17 – Original Townsite Residential Zone
4. Title 11, Chapter 39 – Historic Buildings and Sites

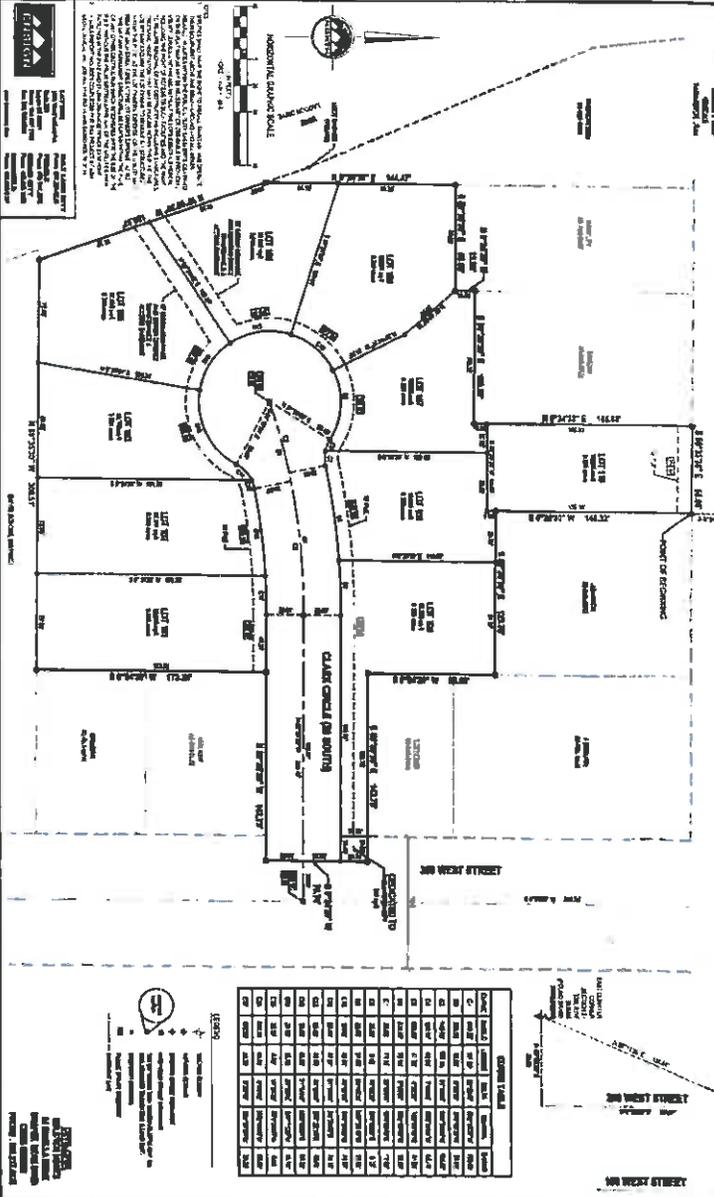


Farmington City





FARMINGTON BUNGALOWS SUBDIVISION
 A PART OF THE EAST PART OF THE CHANDLER TRACT BEING
 LOCATED IN THE UNINCORPORATED TOWNSHIP OF
 CHANDLER COUNTY, MISSOURI



OWNER LIST

LOT	OWNER	ADDRESS	CITY	STATE	ZIP
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LEGEND

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GENERAL NOTES

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DEED RECORDS

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PLAT RECORDS

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ADDITIONAL NOTES

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OWNER LIST

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ADDITIONAL NOTES

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FARMINGTON BUNGALOWS SUBDIVISION

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ADDITIONAL NOTES

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DEED RECORDS

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PLAT RECORDS

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ADDITIONAL NOTES

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FARMINGTON BUNGALOWS SUBDIVISION

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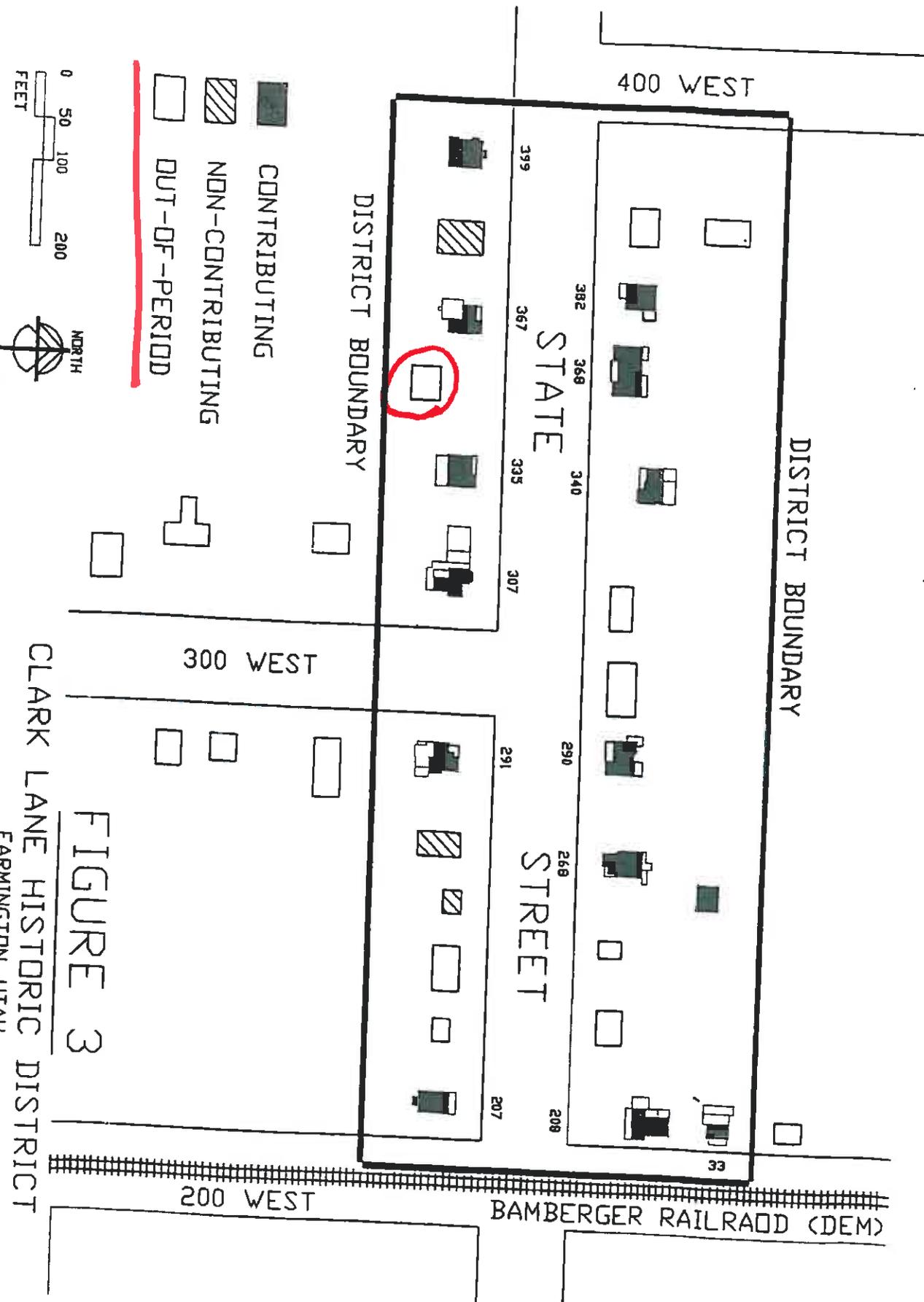


FIGURE 3

CLARK LANE HISTORIC DISTRICT

FARMINGTON, UTAH
MARCH 1994

CHAPTER 17

ORIGINAL TOWNSITE RESIDENTIAL ZONE (OTR)

- 11-17-010 Purpose.**
- 11-17-020 Permitted Uses.**
- 11-17-030 Conditional Uses.**
- 11-17-040 Minimum Lot and Setback Standards.**
- 11-17-050 Accessory Buildings and Structures (Including Attached or Detached Garages).**
- 11-17-060 Fences.**
- 11-17-070 New Construction Design Guidelines.**

11-17-010 Purpose.

The purpose of this zone is to conserve and protect the beauty and historic character of the original townsite residential area of Farmington City through conservation of neighborhoods which reflect distinctive features of the original townsite, to promote the public welfare by keeping the original townsite area a desirable and attractive place in which to live, and to assure compatibility of design of new residential units, additions, remodels, and accessory structures. In order to assure compatibility with the purpose of this zone, these provisions shall also extend to existing or proposed conforming or non-conforming land uses such as commercial, public, and industrial land uses that are situated within the boundaries of the Original Townsite Residential (OTR) Zone.

11-17-020 Permitted Uses.

The following are permitted uses in the OTR Zone. No other permitted uses are allowed, except as provided by Section 11-4-105(6):

- (1) Agriculture;
- (2) Class "A" animals;
- (3) Class "B" animals (as provided herein);
- (4) Home occupations complying with the provisions of Section 11-35-103;
- (5) Single-family dwellings; and

11-17-030 Conditional Uses.

The following are conditional uses in the OTR Zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (1) Class "D" animals;
- (2) Day-care center;
- (3) Dwelling, Accessory;
- (4) Dwelling, Secondary;
- (5) Greenhouses, private with no retail sales;
- (6) Home occupations requiring a conditional use permit under Section 11-35-040;
- (7) Private school;
- (8) Public uses (as provided herein);
- (9) Public utility installations (except lines and rights-of-way) (as provided herein);
- (10) Quasi-public uses (as provided herein);
- (11) Residential facilities for the elderly; and
- (12) Residential facilities for the handicapped.
- (13) Single-family residential planned unit development (PUD)

11-17-040 Minimum Lot and Setback Standards.

(1) The following shall be the minimum lot areas, widths, and main building setbacks in the OTR Zone:

Zone	Lot Area	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
OTR	10,000 s.f. for each single-family	85'	95'	30'	10' min., total 22'	20'	30'

(2) Class "B" animals are permitted in the OTR Zone only if the area of the lot is twenty thousand (20,000) square feet or larger. Class B animals shall be limited to not more than one (1) horse or cow and not more than two (2) sheep or goats for each twenty thousand (20,000) square feet of a lot.

(3) Public uses, Public utility installations, and Quasi-public uses are only allowed on lots less than 40,000 square feet in size.

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

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

11-17-050 Accessory Buildings and Structures (Including Attached or Detached Garages).

(1) Accessory buildings, except for those listed in Subsection (2) below, may be located within one (1) foot of the side or rear property line, provided they are at least six (6) feet to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, are located at least fifteen (15) feet from any dwelling on an adjacent lot, and accessory buildings shall, without exception, be subordinate in height and area to the main building and shall not encroach into the front yard and required side corner yard;

(2) Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten (10) feet from any side or rear property line and eighty (80) feet from any public street or from any dwelling on an adjacent property (exceptions to these setback requirements may be reviewed by the Planning Commission as a conditional use);

(3) On double-frontage lots, accessory buildings shall be located not less than twenty-five (25) feet from each street upon which the lot has frontage.

(4) All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

- (a) Under no circumstance shall any garage encroach into the front yard, or any other yard, except side yards and the rear yard, of the building lot;
- (b) Attached garages constructed even with the front setback line, or that are setback (or recessed) from the front setback less than a distance equal to

half the depth of the main building shall comprise no more than 33% of the front plane of the home,

- (c) All garages, unless otherwise provided herein, shall be considered as a Permitted Use.
- (d) Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.

11-17-060 Fences.

- (1) Fences consisting of chain link or vinyl materials, except such fences which have a wood grain appearance, located in the front yard or side corner yard shall be prohibited.
- (2) Vinyl fences shall only be installed with colors consisting of flat, non-gloss finishes.

11-17-070 New Construction Design Guidelines.

These standards apply to all structures requiring a building permit including new construction, additions, and alterations. Creative solutions that are compatible with the desired character of a historic neighborhood are strongly encouraged. Designs that seek to contrast with the existing context are discouraged. This guidance will help protect the established character of each neighborhood, while also allowing new, compatible design.

The area within the OTR Zone, including specific neighborhoods and buildings, conveys a certain sense of time and place associated with its history. It also remains dynamic, with alterations to existing structures and construction of new buildings occurring over time. New buildings and/or construction are not encouraged to look old, rather a new design should relate to the fundamental characteristics of the district while also conveying the stylistic trends of today.

New construction should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of other buildings on the street. New buildings and additions may be larger than earlier structures, but should not be so dramatically greater in scale such that the visual continuity of the street is compromised.

The Planning Department and/or Planning Commission may request a recommendation from an ad hoc architecture committee established by the City Council or the Farmington City

Historic Preservation Commission regarding applications for Permitted Uses or Conditional Uses.

(1) Streetscape. New construction must be compatible and consistent with buildings on adjoining lots and parcels in the general vicinity. To ensure compliance with setback and orientation, mass and scale, building height, building and roof form, materials, and color standards set forth herein, applicants for new construction may be required to provide a plan view of the streetscape showing building elevations (similar to examples contained in the appendix of this chapter), landscaping, and other physical features, of adjacent lots, a series of abutting lots, or lots across the street. The City may also review aerial photographs to ensure a compatible and consistent streetscape.

(2) Setback and Orientation. Situate new buildings such that they are arranged on their sites in ways similar to existing buildings in the area. This includes consideration of building setbacks, orientation, and open space. The Zoning Administrator may reduce the minimum setback standards contained herein, provided such exception shall conform to the following standards:

- (a) The reduction in the setback shall not exceed fifteen (15) feet;
- (b) The setback proposed shall be compatible with the character (including historic qualities related thereto) of the site, and the existing setback of structures on adjacent and surrounding properties.
- (c) The Zoning Administrator and/or Planning Commission may require conditions consistent with the Farmington City General Plan, the intent and purpose of this Title, and other provisions contained herein,

(3) Mass and Scale.

- (a) New buildings and additions must be constructed to reinforce a sense of human scale. This may be accomplished by employing techniques such as these:
 - i. Using building materials that are of traditional dimensions;
 - ii. Providing one story porch on a main building dwelling that is similar to that seen traditionally;
 - iii. Using a building mass that is similar in size to those seen traditionally;

- iv. Using a solid-to-void ratio on all visible facades from the public right-of-way that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally. At least 25% of street facing facades, excluding roofs, shall consist of window and/or doors.
 - (b) New buildings and additions shall appear similar in scale to the scale that is established in the block or in the general vicinity. Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally. The area of a new construction or addition shall be equal to or less than that of the main dwelling or original building unless otherwise approved by the Planning Commission as a conditional use;
 - (c) Front elevations shall be designed similar in scale to those seen traditionally in the block. Fronts shall include a one story element, such as a front porch. In certain circumstances a two story element, such as a two story porch, may be appropriate. The primary plane of the front should not appear taller than those of typical structures in the block. A single wall plane should not exceed the typical maximum facade width in the zone.
- (4) Building Height.
- (a) New building height should be similar to those found historically in the vicinity, and shall not exceed twenty-seven (27) feet height;
 - (b) No dwelling structure shall contain less than one (1) story;
 - (c) Except as otherwise provided herein, the height of a new addition shall be equal to or less than that of the original building;
 - (d) Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed 15 feet in height unless approved by the Planning Commission after a review of a conditional use application filed by the property owner.

(5) Building and Roof Form. Building form is an indispensable component which advances the purpose of this Chapter, and visually, the roof is the single most important element in an overall building. New construction, including second story additions, shall comply with the following design guidelines (see also the illustrations in the Appendix):

- (a) Building and roof forms should be consistent with other buildings seen traditionally on the block and in the neighborhood;

(b) Simple rectangular solids are typically appropriate in building form;

(c) Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches must be within +/- 2 inches per foot of other roofs on that property and/or adjacent properties of similar era ("shed style" roofs excepted);

(d) If a property owner is proposing to construct a second story but no second story homes exist in the neighborhood, the property owner should consider bringing portions of the roof down to the gutter or eave line of the first story;

(e) Major portions of second-story and/or second story additions should be set away from front, rear and side property lines, and placed over the house and not the garage only; and

(f) No structure shall extend above or beyond a daylight plane having a height of 12 feet at each side property line and extending into the lot or parcel at an angle of 45 degrees with the following encroachments allowed:

i. Television or radio antennas, chimneys, flues, eaves, and skylights;

ii. Dormers or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of 15 feet on each side; and

iii. Gables or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of 19 feet on each side, measures along the intersection with the daylight plane, and provided that the intersection of the gable with the daylight plane closest to the front property line is along the roof line.

(6) **Materials.** Building materials should contribute to the traditional sense of scale of the block, this will reinforce the sense of visual continuity in the district. New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Except for the roof, fascia and soffit, exterior material on the front and side elevations of said structures shall consist of brick, rock, stucco, wood siding or combination thereof, metal and vinyl shall be prohibited. Metal or vinyl exterior materials shall be permitted on windows and doors and on the fascia and soffit, and on the entire rear elevations of said structures. All exterior materials and colors are to be specified on plans for said structures and shall be submitted for approval by the Planning Department and/or Planning Commission.

(7) Color. With respect to colors on an historic building, a scheme that reflects the historic style is preferred, although some new color selections can be compatible. For newer buildings and additions, a color scheme that complements the historic character of the zone should be used. Property owners are particularly encouraged to employ colors that will help establish a sense of visual continuity for the block.

- (a) Keep color schemes simple. Using one base color for the building is preferred. Muted colors are appropriate for the base color. Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with some architectural styles.
- (b) Coordinating the entire building in one color scheme is usually more successful than working with a variety of palettes. Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.

Enacted 12/04/02, Ord. 2002-48
Chapter 17 Amended, 7/16/03
Added Conditional Use #13, 09/19/06, Ord. 2006-62
Amended 3/6/07, Ord. 2007-18



Planning Commission Staff Report April 3, 2014

Item 4: Preliminary Plat for the Silverleaf Conservation Subdivision

Public Hearing:	No
Application No.:	S-16-13; A-1-13
Property Address:	1505 North 1500 West
General Plan Designation:	LDR (Low Density Residential) and "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density)
Zoning Designation:	R - Residential
Area:	3.74 Acres
Number of Lots:	9
Property Owner:	Jerod and Sharon Jeppson
Applicant:	Norm Dahle

Request: *Applicant is requesting Preliminary Plat approval for the proposed Silverleaf Subdivision.*

Background Information

The Haight Creek draw runs along the southern portion of the property. Under a conservation subdivision, the proposed schematic plan has large enough lot sizes to have either an R or an LR zoning designation. Under a conservation subdivision, either 10% conservation land must be set aside and shown or a waiver be obtained through City Council approval or a Transfer of Development Rights transacted through an agreement with the City.

Concurrent with schematic plan approval was an application for annexation into the Farmington City limits. This annexation has been approved and is currently in the process of being recorded with the County, at the time that a parcel of land is annexed into the City, a zoning designation of A (Agriculture) is automatically applied, unless the applicant asks for a different zone. The applicant requested a zoning designation of R (Residential) at time of annexation and this designation was approved concurrently to the annexation approval.

The applicant originally received schematic plan approval for 11 lots, but later decided to remove two of the lots and create Parcel A instead. Under this configuration, if the applicant ever decides to re-subdivide the property in the future, a plat amendment is required. In the meantime, the current owner of this property, Jerod Jeppson, can retain a significant portion of his property and perpetuate the uses therein. The overall lot layout and street configuration is consistent with the schematic plan, but the applicant has added a few key components including a detention basin.

However, this detention basin is undersized; it is designed for a 10-year storm event and needs to be designed for a 100-year storm. Prior to Final Plat, the applicant will need to address this and several other issues raised by the DRC (Development Review Committee) specifically the City Engineer. The major changes required are addressed in the conditions for approval below. Additionally, the City adopted an amendment to the required standards widening the ROW from 55' to 56', the applicant must show this change in the road cross section at Final Plat.

Suggested Motion:

Move that the Planning Commission approve the Preliminary Plat of the Silverleaf Conservation Subdivision as shown, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall designate 10% of the total land as conservation land *or* obtain a waiver through approval of City Council;
2. Final Plat must show a 56' road cross section, a detention basin designed to hold a 100 year storm event and the storm drain easement that is at least 20' wide;
3. Applicant must provide a sensitive area designation plan prior to Final Plat pursuant to Section 11-12-080;
4. Applicant must provide a soils report prior to Final Plat;
5. Public improvement drawings, including but not limited to, a grading and drainage plan, shall be reviewed and approved by the Farmington City Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.

Findings:

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units/acre. The proposed subdivision is at approximately 3 dwelling units per acre and is consistent with the General Plan threshold.
2. The project is consistent with the Conservation Subdivision standards for an R zone.
3. The applicant has agreed to work through the issues raised by the DRC and address these issues prior to Final Plat.
4. An open space requirement of .37 acres is of no value to the City and the money for the waiver would be better spent on open space elsewhere in the City.

Supplemental Information

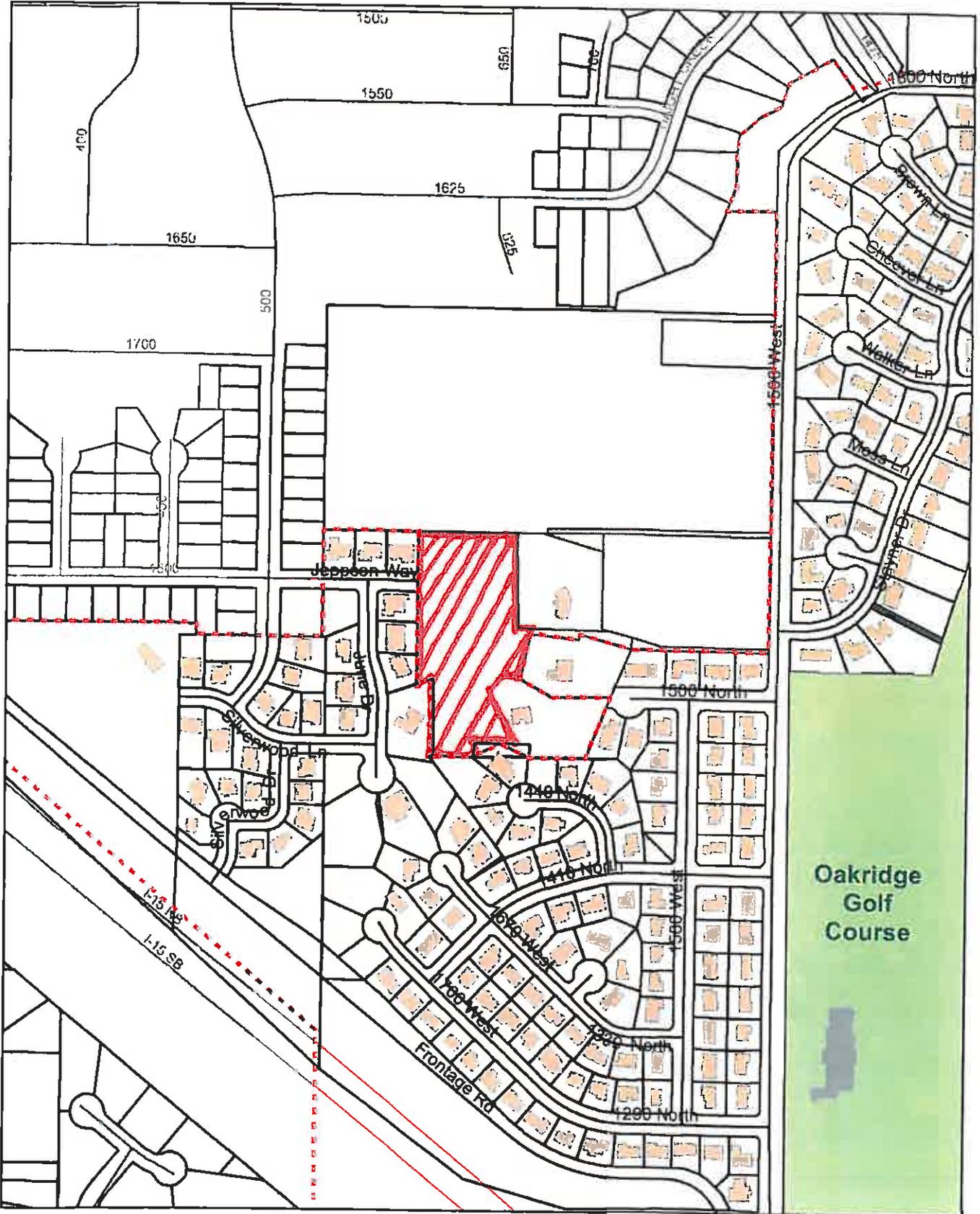
1. Vicinity Map
2. Preliminary Plat

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 11, Chapter 11 - Low Density Residential
3. Title 11, Chapter 12 – Conservation Subdivision Development Standards



Farmington City





Planning Commission Staff Report April 3, 2014

Item 5: Final Plat for the Westwood Cove Conservation Subdivision

Public Hearing:	No
Application No.:	S-3-13
Property Address:	650 West Glover Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	4.057 acres
Number of Lots:	7
Property Owner:	Ivory Development LLC
Agent:	Nick Mingo, Ivory Homes

Request: *Applicant is requesting a recommendation for final plat approval for the Westwood Cove Conservation Subdivision.*

Background Information

The applicant, Ivory Homes, is requesting a recommendation for final plat approval for a 7-lot subdivision on property located at the NW corner of Glover Lane and the 650 West. The subdivision as proposed would consist of seven lots and one parcel on 4.057 acres of property. The underlying zone for this property is an AE zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

A road stubbing to the property to the north will be built to accommodate future development. There are pipeline easements running through the property, but there is enough buildable area on each lot to accommodate houses being built. The detention basin will be a project improvement because it does not accommodate future development in the area. Future developments will need to construct their own detention that will tie into this detention basin.

The yield plan shows that 6 lots can be constructed. The AE zone requires a minimum lot size of $\frac{1}{2}$ acre. One additional lot and a minimum lot size of 9,000 s.f. can be allowed in a conservation subdivision with a set-aside of 30% of the total area for open space. This open space requirement would be 1.217 acres (53,017 s.f.). The proposed subdivision will have 18,804 s.f. set aside as open space. The Developer is requesting a waiver of the additional 34,203 s.f. of open space in exchange for the construction of a portion of a regional detention basin on the property. Staff determined that the open space that should be provided would not

benefit the City as undeveloped open space. There is already a trail running through this area, and there is no reason for the City to maintain undeveloped open space here. However, there is a need for a regional detention basin. Just compensation for this waiver will need to be determined by the City Manager and approved by the City Council before we can proceed with Final Plat approval.

The Developer is also asking for a waiver of Section 11-12-100 (b) of the Zoning Ordinance which states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." Glovers Lane is a Major Collector and 650 West is classified as a Minor Collector. In order to have the lots along Glovers Lane and 650 W, a waiver of this requirement by the City Council is required.

Section 11-12-100 (d) of the Zoning Ordinance states: "Access: Houselots shall be accessed from interior streets, rather than from roads bordering the tract". This provision will have to be waived in order to allow access to lots off of 650 West.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council, which will need to be obtained upon City Council approval. (See full waiver provision in the ordinance.)

As part of this subdivision, 7 feet of right-of-way will be dedicated to expand Glover Lane, and improvements will be installed. There is some question as to the actual alignment of the row and where it matches up with Glover Lane to the west of the property, but that determination will be made with the improvement drawings.

Suggested Motion

Move that the Planning Commission recommend the proposed Final Plat for approval for the Westwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager determines what just compensation is for the waiver of the 34,203 s.f. of open space, and the City Council approves the waiver prior to Final Plat approval;
2. The City Council approves the waiver of Sections 11-12-100 (b) and (d) of the Farmington City Zoning Ordinance;
3. The applicant must dedicate an expansion of the width of Glovers Lane by 7 feet, taking the total right-of-way to 80';
4. Final improvement drawings, including but not limited to a drainage and grading plan, shall be reviewed and approved by Public Works, City Engineer, Fire Department, Central Davis Sewer District, Weber Basin Water, and the Community Development Department of the City.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-10-040.
2. The proposed Final Plat shows a dedicated right of way expansion of Glover's Lane by 7' and has street cross sections for both Glover's Lane and 650 West that conform to the City's Development Standards.

3. The open space requirement is of no value to the City and the applicant has provided a regional detention basin which will be used by other applicants as this area is developed.

Supplemental Information

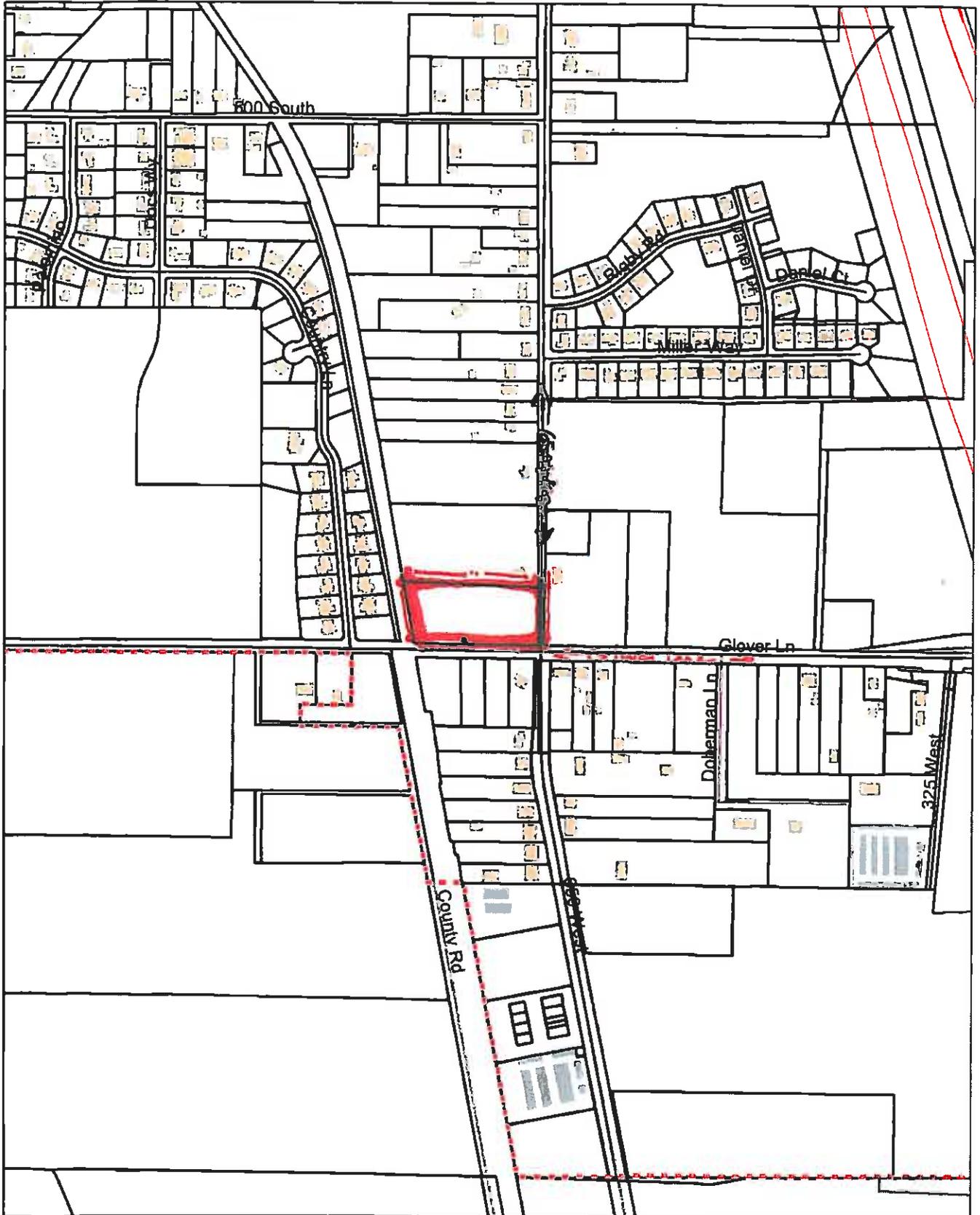
1. Vicinity Map
2. Westwood Cove Conservation Subdivision Final Plat

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agricultural Zones
4. Title 11, Chapter 12 – Conservation Subdivision Development Standards



Farmington City





Planning Commission Staff Report April 3, 2014

Item 6: Preliminary Plat for Brentwood Estates Conservation Subdivision

Public Hearing:	Yes
Application No.:	S-20-13
Property Address:	437 West 1400 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential Foothill)
Area:	13.816 acres
Number of Lots:	25
Property Owner:	Ivory Development LLC
Agent:	Nick Mingo, Ivory Homes

Request: *Applicant is requesting preliminary plat approval for the Brentwood Estates Conservation Subdivision.*

Background Information

The applicant, Ivory Homes, is requesting preliminary plat approval for a 25 lot subdivision on property located at approximately 437 West and 1400 North. The subdivision as proposed would consist of 25 lots on 13.82 acres of property. The underlying zone for this property is an LR-F zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

Much of this property lies in constrained land due to the steep slopes that exceed 30%. To compensate for this slope, the applicant has exceeded the required lot size significantly throughout the proposed subdivision. For instance, the minimum lot size required in the LR-F zone under a conservation subdivision option 1 is 7,500 s.f. with an average lot size of 9,000 s.f. The smallest lot size proposed by the applicant is 10,000 s.f. and the average lot size is 21,000 s.f. Additionally, Chapter 11-12-080 requires all conservation subdivisions to complete a "sensitive area designation plan," because of the severe slopes and potential fault lines, the applicant has completed a sensitive area designation plan delineating constrained lands.

The proposed development lies in the foothill overlay zone and the applicant shall be required to complete some additional steps such as a drainage and erosion control plan, a grading plan, a geology report, a fire protection plan, etc. Under Section 11-30-105 the Planning Commission shall require that all of these plans be submitted. The ordinance does not specify

when they shall be completed, just that they are. Some of these plans were submitted as part of the sensitive area designation plan, and those parts that weren't included in that report will be included in the final plat stage of the application as part of the required improvement drawings.

The yield plan shows 24 lots, however, the current plan has 25 lots. Because the LR-F zone yield plan requires a minimum lot size of 10,000 square feet and the applicant provided a yield plan with lot sizes that greatly exceed this amount, staff is very confident that the yield plan would allow for more than 25 lots. For instance, lots 16 and 17 alone could be reconfigured to meet the LR-F yield plan standards and fit an additional lot therein. Therefore, staff didn't make the developer redo his yield plan to show the addition of another lot.

A minimum lot size of 7,500 s.f. is allowed in a conservation subdivision with a set-aside of 10% of the total area for open space. Staff determined that the open space that should be provided would not benefit the City as undeveloped open space. The applicant has negotiated the terms of the open space waiver with the City Manager and has agreed to those terms. The applicant was only required to provide a partial waiver due to the detention basin provided (near Lot 1); this detention basin will service this development as well as several homes along North Compton Drive; as such, it is considered a system improvement and factored heavily into the open space waiver negotiations.

At the December 12th Planning Commission meeting, there was concern expressed at having homes backing 1400 North, as it would break the rhythm of the street. All of the homes along the south side of 1400 North to the west of this proposed development have homes fronting the street. Additionally, because a connecting road from this proposed development to either 1400 North or Compton Road was determined to be impossible within City standards (as determined by the City Engineer at the time and Great Basin Engineering) the Planning Commission wanted the developer to add a pedestrian connection to both of these streets from the proposed development. Also, the public expressed concerns over there only being one access point to the development and having all construction vehicles during construction and resident traffic post-construction funneled onto a few small local streets. Because of the concerns of both the public and the commissioners, the Planning Commission added several conditions to address these issues.

However, between the December 12th Planning Commission meeting and the January 21st City Council meeting, some of the surrounding residents hired Scott Balling to design a potential thru-street to 1400 North. The engineered design would use retaining walls to flatten out the landing approaching 1400 North and allow for safe queuing, but there was still some questions regarding the 14% cross-slope where the proposed road would tie into 1400 North. The City Council at that time determined that the applicant, together with staff, needed to further pursue this potential connection to 1400 North.

The applicant revised his schematic plan showing a connection to 1400 North. The proposed access road had a relatively flat landing zone for safe queuing and loading, however, the inside radius of the tie-in (the southwest curve) was proposed at a 16% slope. Upon reviewing the revised schematic plan, the City Engineer determined that lowering the east side of the road where it ties into 1400 North would reduce the cross-slope of the southwest curve and make it more feasible as a connecting road. Under this proposal, a 10' high (or higher) retaining wall would be required to create the flat landing and lower the east side of the road as recommended by the City Engineer.

The current Preliminary Plat (before you) has improved upon the design of the road that connects to 1400 North even further, since the plan was submitted to City Council. The current landing spot for cars to queue is at a 5-7% slope and is approximately 100 feet long (which would allow for 5-6 cars to safely queue at a time). The cross slope has been reduced to 14%, even on the inside radius of the road. Staff recommends that the proposal before you, with the connection to 1400 North, be approved as it will provide additional access from the development and disperse traffic onto three separate roads (Cherry Blossom, 1300 North and 1400 North). The Increased connectivity is preferred over a cul-de-sac and the design of the road connection is far preferable to Cherry Blossom Road and is equivalent to 1300 North.

Suggested Motion

Move that the Planning Commission approve the proposed Preliminary Plat for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval as part of the improvement drawings;
2. The applicant pays the agreed upon open space waiver as determined through negotiations with the City Manager prior to Final Plat;
3. A truck route be established making all construction trucks use 1300 North to access the site prior to Final Plat approval;
4. The applicant must continue to work with the Trails Committee to determine the ultimate and final route of the trail connection to North Compton Road prior to Final Plat;
5. Any outstanding issues raised by the DRC at Preliminary Plat shall be addressed by Final Plat.

Remember
*

Findings for Approval:

1. The proposed Preliminary Plat submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 6 of the City's Subdivision Ordinance.
2. The proposed Preliminary Plat meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.
3. The outstanding issues raised by the DRC are minor revisions and can be addressed by Final Plat.
4. The density of the proposed subdivision matches the surrounding neighborhoods and conforms to the City's General Land Use Plan which designates this parcel as LDR (Low Density Residential) or 4 units per acre. Because the yield plan (attached) used lot sizes greater than 10,000 square feet, the development meets the required threshold as determined by the City's General Land Use Plan.
5. The applicant has negotiated a price with the City Manager for the open space waiver and has agreed to pay this amount.
6. The applicant is providing a detention basin that will service lots in addition to the Brentwood Estates i.e. North Compton Road.
7. The applicant has provided a trail connection from this development east to Compton Road and has worked with the Trails Committee to do so, expanding connectivity for the development.
8. The second access onto 1400 North is needed for safety issues associated with emergency responses and slope challenges on neighboring roads.

Supplemental Information

1. Vicinity Map
2. Brentwood Estates Conservation Subdivision Preliminary Plat
3. Road Profile and Plan Connecting to 1400 North
4. Yield Plan
5. Letter from City Traffic Engineer

Applicable Ordinances

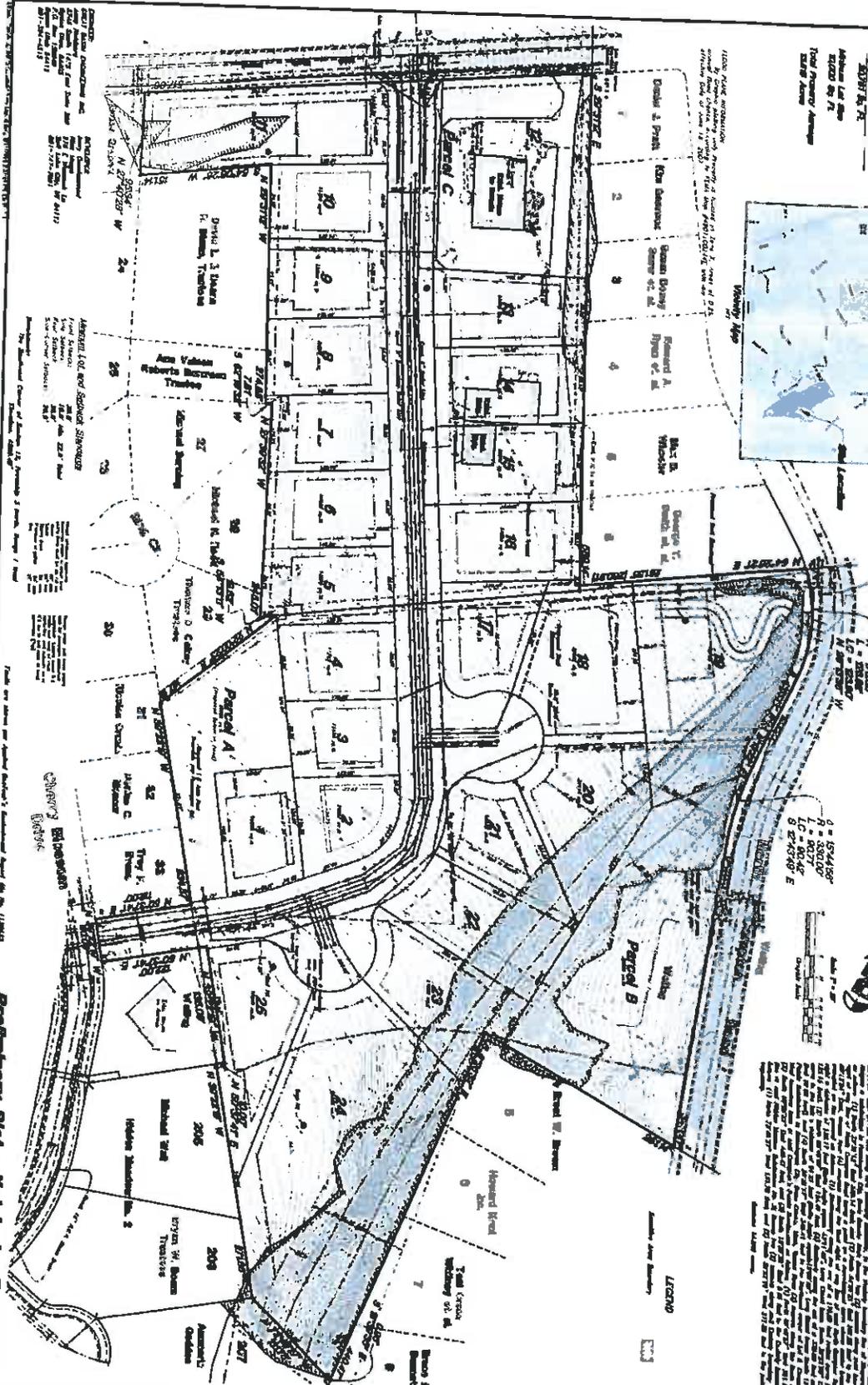
1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 11 – Residential Zones
5. Title 11, Chapter 12 – Conservation Subdivision Development Standards
6. Title 11, Chapter 30 – Foothill Overlay Zone

Lot Area Information
 1/4 Acre Parcel
 108,900 sq. ft.
 Average Lot Area
 108,900 sq. ft.
 Minimum Lot Area
 108,900 sq. ft.
 Total Property Area
 108,900 sq. ft.



Brentwood Estates

A part of the Southwest 1/4 of Section 12, T34N R11W, S36&M U.S. Survey
 Farmington City, Davis County, Utah
 March 2013



LEGAL DESCRIPTION

A part of the Southwest 1/4 of Section 12, T34N R11W, S36&M U.S. Survey, Davis County, Utah, containing approximately 108,900 square feet of land, more or less, as shown on the attached plat, and as more fully described in the accompanying plat.

Preliminary Plat - Not to be Recorded

Preliminary Plat
Brentwood Estates
 437 West 1400 North
 Farmington City, Davis County, Utah
 A part of Section 12, T34N R11W, S36&M, U.S. Survey


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21 Oct 2013
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