



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

September 17, 2015



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING September 17, 2015

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

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

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. Jeffrey Johnson (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision consisting of 2 lots on .76 acres located at 54 East 600 North in an OTR (Original Townsite Residential) zone. (S-33-15)
4. Scott Harwood /The Haws Companies – Applicant is requesting preliminary plat approval for the Park Lane Commons Phase III Subdivision consisting of 3 lots on 9.77 acres located at approximately Market Street & Station Parkway in a GMU (General Mixed Use) zone. (S-16-15)
5. Phil Holland/Wright Development – Applicant is requesting preliminary plat approval and final plat approval for the East Park Lane Subdivision consisting of 2 lots on 4 acres of property located at approximately 425 West and 700 North in an LS (Large Suburban) and A (Agriculture) zone. (S-24-15)

CONDITIONAL USE APPLICATION

6. Brad Knowlton/Ascent Construction (Note: this item was tabled at September 3rd meeting) – Applicant is requesting approval for a conditional use related to a new office building located at the northwest corner of Park Lane and Main in a BP (Business Park) zone. (C-9-15)

OTHER BUSINESS

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

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted September 14, 2015

Eric Anderson
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION MEETING
September 3, 2015**

STUDY SESSION

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

Item #3. Jared May – Requesting Recommendation for Minor Plat Approval and a Waiver for the May PUD Subdivision

Eric Anderson said this item was previously recommended for denial as it did not meet the 10% open space requirement and the Commission did not feel the historic shed preservation in lieu of the open space was an adequate exchange. Eric Anderson said the City Council agreed with the Planning Commission that the historic shed preservation was not an appropriate exchange in lieu of the open space; however, the City Council did approve Mr. May's 3 lot schematic plan and gave staff direction to explore a zone text change to Chapter 27 of the Zoning Ordinance. Chapter 27 zone text has been amended to include a waiver of certain PUD standards; Mr. May is now requesting this waiver. Brett Anderson asked what the City receives in return for the waiver. David Petersen said the City Manager will negotiate just compensation. Rebecca Wayment expressed concern that approval of this item could then set a precedent that a waiver can be bought in lieu of open space. David Petersen said approval of the waiver is discretionary and is only available to parcels that do not exceed one acre. Alex Leeman asked about the layout of the 3 lots on the parcel. David Petersen explained Mr. May has shown how 3 lots fit; however, the lots would be awkwardly shaped and difficult to build on. By requesting a PUD, Mr. May is able to create 3 rectangular and more buildable lots.

Item #4. Ben Barrus – Requesting Recommendation for Farmington Creek Estates Phase III Plat Amendment and a Minor Plat (One Lot Subdivision)

David Petersen explained the history of this parcel in Farmington Creek Subdivision. When Phase III of the Subdivision was recorded, the City acquired a 20' wide strip of land next to the then D&RG rail road right-of-way (ROW) in hopes of providing a trail connection from 500 South to Glovers Lane. Additionally, the developer set aside land for a pocket park next to the trail ROW which has since been transferred to an inactive HOA. After the land was platted, UTA acquired the rail road ROW and announced a Rails to Trails project for it. Additionally, the City did not want an additional pocket park to maintain with the soon to be 40 acre regional park, 11 acre park next to the elementary school and another 10 acre park in the vicinity. The residents in the area approached the City about what could now be done. The City entered into a memorandum of understanding with the residents in the PUD that the City will deed the 20' strip of land to the property owners, and the HOA will deed a portion of the neighborhood park property to an adjacent owner and the remaining portions of this parcel be transferred to the City to establish a buildable lot. Residents and the City agreed upon these terms; however, the ordinance had to be amended to allow for it. Now that the ordinance has been amended, staff recommends approval of this item.

REGULAR SESSION

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

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the August 20, 2015 Planning Commission meeting. **Dan Rogers** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the September 1, 2015 City Council meeting. He said Farmington Fields Plat Amendment and the Meadow View Conservation Subdivision Phase II Final Plat were both approved. The Eagle Cove Conservation Subdivision schematic plan was also approved as 16 lots, 13 of those being TDR lots, and with the cul-de-sac design layout, as was recommended by the Planning Commission.

SUBDIVISION APPLICATIONS

Item #3. Jared May (Public Hearing) – Applicant is requesting recommendation for minor plat approval, and a waiver of certain standards thereto, for the May PUD Subdivision consisting of 3 lots on .72 acres located at 984 North 300 West in an LR-F (Large Residential-Foothill) zone. (S-10-15)

Eric Anderson showed the vicinity map. He explained this is proposed as a 3 lot subdivision on .72 acres. The applicant has shown that he can get 3 10,000 sq. ft. lots; however, the 3 lots would be odd shaped and difficult to build on. The applicant is proposing 1 larger lot with 2 smaller 8,000 sq. ft. lots. As discussed in the Study Session, City Council requested staff do a zone text change for PUDs as found in Chapter 27 of the Zoning Ordinance. The approved provision now waives all PUD requirements, include the 10% open space requirement. **Eric Anderson** pointed out if the applicant fulfilled the 10% open space requirement as the lot currently stands, it would result in approximately 3,000 sq. ft. and would require an HOA to manage it. Although other options were discussed in exchange for the open space, the City Council felt a zone text change to waive the PUD standards would be a better option.

Brett Anderson asked if the applicant could still put 3 lots on the parcel if the waiver was not included. **Eric Anderson** said yes, he could still build 3 lots; he would just have to create an HOA for the 3,000 sq. ft. open space.

Jared May, 94 Compton Rd., said that the yield plan shows 3 rooftops; however, the lots would be odd-shaped. The waiver would make the lots more buildable. At the last City Council meeting, **Jared May** said he presented a petition of 60% of the surrounding neighbors that were in favor of the schematic plan with only 1 neighbor that was not in favor of it. He said many of the surrounding lots are 8,000 sq. ft. to 8,500 sq. ft. although the zone no longer allows for lots of that size. **Jared May** said the concerns the neighbor has brought up to him is that he does not want to live in a subdivision and feels this project would contribute to the feel of a subdivision. **Jared May** stated he feels this is the first of many new projects that could come to the area. He also stated that he feels leaving the current home located on the property is a detriment to the neighborhood.

Dan Rogers asked the applicant how long he has owned the lot. **Jared May** said he has owned the lot for 7 years. He explained he had this previously “pre-approved this plan in theory” by Max Forbush; however, boundaries have changed and other things have come up that have taken this process significantly longer to finalize. **Dan Rogers** asked the applicant if he purchased the lot with the proposal to subdivide it. **Jared May** said yes, he did purchase it to subdivide.

Heather Barnum asked if the size of home that will be built on the lots will be consistent with the homes surrounding it. **Jared May** said yes, the homes will be slightly larger than those surrounding the lot but will be consistent in the fact that it will not exceed the height. **Heather Barnum** asked if the yards will also be consistent with the surrounding neighborhood. **Jared May** said the front setback should be approximately 20’ and that the proposed houses may be slightly closer together than the surrounding homes.

Dan Rogers said this is a nice area and having driven by the current home on the property, he can sympathize with the community’s desire to remove it. He does feel, however, that the area includes lots of open space with trees, grass and small homes. He feels what is being proposed will stand out in the neighborhood. **Jared May** said when he presented this to City Council, all but one of the neighbors petitioned that they were in favor of the project and that many are wanting to purchase the lots as they want to stay in the neighborhood.

Rebecca Wayment opened the Public Hearing at 7:21 p.m.

One email from a resident was received; the resident was not in favor of the development. The email was entered into public record. No other comments were received.

Rebecca Wayment closed the Public Hearing at 7:21 p.m.

Rebecca Wayment expressed concern that this project will not fit into the neighborhood, but understands residents’ desire to remove the current dilapidated house. **Heather Barnum** also feels seeking a waiver for the 10% open space will all reduce the open feel of the neighborhood which will also make the project stand out even more. **Brett Anderson** pointed out that if there was a concern from the neighborhood about the density, there is an absence of opinion.

Brett Anderson asked for the setbacks of the lots. **David Petersen** said the applicant is proposing 20’ front setback, 13’ rear setback and a 7’ side setback. **Rebecca Wayment** asked if the Commission has discretion to recommend setbacks in a PUD. She feels giving a deeper front setback may appear like there is more green space.

The Commissioners and staff reviewed the front setbacks of the surrounding homes in the area. Based on the review, many of the homes are setback further than what is being proposed by the applicant. **David Petersen** clarified that the front setback for the LR zone is 25’; under the PUD, the applicant is proposing 20’. **Rebecca Wayment** suggested the Commission approve the PUD and the waiver as well as add a condition that the front setback be 25’ to be more consistent with the neighborhood.

The Commissioners continued to discuss the setbacks and the project. **Alex Leeman** feels that even with amended setbacks, he does not like a large home on a tiny lot. **Kent Hinckley** agreed and added that he did not feel comfortable the first time this project was presented and is still not

comfortable with it. **Heather Barnum** agreed, but added that requiring the front setback to be 25' would at least provide a little more "breathing room."

David Petersen asked the Commission for clarification. He asked if the Commission wanted to adhere to the LR zone setback requirements, except a small deviation to the rear setback on lot 3. **Heather Barnum** said yes; she feels comfortable making a recommendation that is consistent with the Ordinance.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the proposed Minor Plat for the May PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Applicant shall receive a full waiver for any applicable PUD requirements as found in Chapter 27 of the zoning ordinance, except the setback deviation from the standard, through a vote of not less than four (4) members of the City Council;
2. All lots will meet the standard for setbacks as stated for the LR zone.

Dan Rogers seconded the motion which was unanimously approved.

Findings:

1. The proposed subdivision would match the densities of the surrounding neighborhood.
2. The proposed Minor Plat submittal is consistent with all necessary requirements for a Minor Plat as found in Chapter 5 of the City's Subdivision Ordinance.

Item #4. Ben Barrus (Public Hearing) – Applicant is requesting a recommendation for a Farmington Creek Estates Phase III Plat Amendment and a minor plat (one lot subdivision) related thereto on .73 acres located at approximately 769 South Country Lane in an AE – PUD (Agricultural Estates – Planned Unit Development) zone, and a number of boundary adjustments along the eastern boundary of the PUD. (S-31-15)

David Petersen showed the vicinity map of the Farmington Creek Estates Phase III. He said the City is proposing a boundary adjustment with an adjacent property owner leaving the remainder of the HOA owned lot as a buildable lot. **David Petersen** said the one caveat that the City is requesting is that they reserve a trail easement to connect the subdivision to the D&RG trail.

Ben Barrus, 872 Country Lane, said staff adequately explained the request.

David Petersen also added that the City entered into an agreement that they will deed the 20' strip of property adjacent to the UTA Rails to Trails ROW to the property owners in exchange for the property owners requesting the boundary adjustment and that the City will receive a TDR for lot 320-A.

Alex Leeman asked if there have been any changes since this was previously presented to the Commission. **Ben Barrus** said the trail easement has been added, but stated that he feels it would be a smart addition. He also asked if the trail access will be built and maintained by the City. **David Petersen** said yes, it will be built and maintained by the City.

Rebecca Wayment opened the Public Hearing at 7:55 p.m.

Matthew Cameron, 754 County Ln., said he and his wife spent a long time looking for the right location to build a home. They picked their lot in Farmington because of the view of the mountains and the easy access to the trail system. He said he thoroughly reviewed the Master Plans for the PUD and decided to build on his lot as the lot across the street would be a park. He said upon moving in 2 weeks ago, he discovered a home will be built in the lot across the street. He expressed frustration that the design of the Master Subdivision Plan included a park; he asked the Commission not to deviate from the original plan.

Bryan Justesen, 803 Country Lane, suggested putting the trail easement on the north side. He also briefly explained a little of the history of this item. He said the builder was supposed to put the park in, but did not. After the recession in 2008, the builder went out of business. He created an unformed HOA to try and collect money for the creation of the park. **Bryan Justesen** said they made an attempt to see if residents in the community were interested in putting money toward the park, but only 30% agreed to contribute and pay for maintenance. Since there was not enough support, residents felt selling the property would be beneficial as it would give someone an opportunity to take care of it.

Ben Barrus also added that this solution being presented to the Commission has been 11 years in the making. He hopes a resolution can soon be reached.

Rebecca Wayment closed the Public Hearing at 8:02 p.m.

David Petersen said he will further look into putting the trail between the lots or, as suggested, putting the trail on the north side of the lot. **Rebecca Wayment** asked for more clarification on the location of the proposed trail easement. **David Petersen** showed the locations on the vicinity map. He said the City will have to further review the location of the wetlands to best determine the location of the trail easement. **Heather Barnum** suggested adding a condition that the applicant work with staff to determine the best location of the trail easement based on wetlands impact and the drainage easement.

Dan Rogers asked if the Commission is able to address any of Matthew Cameron's concerns. **David Petersen** said Mr. Cameron's concerns are valid; however, in reviewing it in a bigger context, what is being proposed is an adequate solution. He added that the City Parks and Recreation Department did not want the pocket park and the homeowners did not want to pay for an HOA park. In the near vicinity of the subdivision will be the City's 50 acre park, the 11 acre park adjacent to the new elementary school and the 10 acre park on 1100 West and Glover Lane.

Motion:

Alex Leeman made a motion that the Planning Commission recommend approval to amend the plat for the Farmington Creek Estates Phase III PUD by implementing a boundary adjustment and establishing an additional lot in place of the park property located at 769 South Country Lane (.73 acres), and approve boundary adjustments along the entire east boundary of the PUD thereby eliminating a 20' wide strip of property now owned by the City, subject to all applicable Farmington City codes, ordinances, and development standards and the attached memorandum of understating between the property owners and Farmington City and with the condition that the City retain a trail access easement and that the applicant work with staff to select the best location for the trail easement. **Heather Barnum** seconded the motion which was unanimously approved.

Findings:

1. In May of this year, property owners within the PUD and Farmington City entered into a memorandum of understanding whereby the City agreed to deed a 20' strip of land to the

owners, and the HOA agreed to deed a portion of the neighborhood park property to an adjacent owner and remaining portions of this parcel to the City for purposes of establishing a building lot.

2. Upon receiving a recommendation for the Planning Commission, the City Council approved amendments to the Zoning Ordinance on August 18, 2015 enabling the additional lot within the PUD, and approval of the boundary adjustments, while at the same time reducing the total amount of open space for the development.
3. The 20' wide strip of "trail" property is no longer needed because the UTA established a trail next to the PUD which connects 500 South to Glover's Lane.
4. The 20' wide property as presently situated is difficult to maintain, but now each abutting property owner will be able to maintain their respective strip of additional land.
5. A pocket park is no longer needed on Country Lane due to the close proximity of the new Elementary School in the vicinity, the City's new 10 acre park next to the school, and the regional park north of the PUD.

CONDITIONAL USE APPLICATIONS

Item #5. Brad Knowlton/Ascent Construction (Public Hearing) – Applicant is requesting approval for a conditional use related to a new office building located at the northwest corner of Park Lane and Main Street in a BP (Business Park) zone. (C-9-15)

Eric Anderson said the applicant is proposing a 2 story office building on the corner of Park Lane and Main Street. He said the parking for the building will be located on the west and north side of the building. The applicant has met the requirement for 15% open space. **Eric Anderson** also reviewed the standards of Section 11-14-050 regarding minimum lot and setback standards allowing the building to be brought closer to the street and Section 11-7-107)(b) regarding a buffer between a residential property and a proposed use of a commercial nature. The Ordinance explains a buffer may include a 6' high masonry fence and/or 30' buffer zone with sufficient landscaping surrounding it. **Eric Anderson** said staff felt this item should be presented to the Commission. Based on what the Commission feels regarding the buffer, the proposed site plan could change significantly. Staff wanted direction prior to final site plan review. **Eric Anderson** also requested the Commission delegate final site plan review to staff. He added that if the site plan does not move, the plan does meet all site development standards as found in Chapter 7.

Rebecca Wayment asked what the current buffer is on the site plan with the adjacent residential property. **Eric Anderson** said the buffer is 5' from parking lot to property owner with an approximately 5' change in elevation from property line to curb and gutter.

Bob Murri, 513 Greystone Dr., said he is representing Brad Knowlton of Ascent Construction. He stated that the Davis Economic Development Groups is working to promote offices in Davis County so residents can live, work and play here. The proposed building is approximately 22,000 sq. ft. with approximately 11,000 sq. ft. He said the building meets all City requirements, codes and ordinances. With regards to the buffer, there is currently a 5' buffer, but it will feel larger as the building is pushed to front Park Lane and Main Street. **Bob Murri** explained it would be very costly to move the site at this time. He also feels they have met the standard as there is already a constructed 6' masonry wall.

Rebecca Wayment asked for further clarification on the masonry wall. **Bob Murri** stated the wall is already constructed by the Hampton Inn on the western border of the site down to the residential property line. They would extend the wall along the north side of the site to the road. He

said they would use the same material on the wall or are open to other suggestions, like Farmington Rock, for the wall.

Rebecca Wayment opened the Public Hearing at 8:26 p.m.

Debbie DeJong, 763 N. Main St., expressed some concerns with the proposed development. She said as a resident of Farmington for 36 years, she has worked to preserve as much integrity of Main St. as possible. She explained she understands the progress that is happening within Farmington and is in support of it; however, she feels the proposed building is more contemporary and is not conducive to the Main Street look and feel. Also, she is in favor of putting a 30' buffer between the residential home and the commercial use. She feels that buffer should also include trees as she is very upset about the trees that were previously removed. She also asked why the parking stalls on the north side of the parking lot, as shown on the schematic plan, were wider than other stalls in the parking lot.

Pat DeJong, 715 N. Main St., said she feels a 6' masonry fence would be sufficient. She asked for further details on the lighting as the hotel lights always flood into her windows. She also suggested that 2 driveways would help mitigate the increase in traffic this building will bring, although, the short distance to the traffic light on Main St. may cause problems. She also asked what will be parked in the larger parking stalls, as previously mentioned. She asked that the Commission thoroughly view this item before any final decisions are made.

Brad Knowlton, 478 Island View Cir., said he is looking forward to this project and feels it will be a great addition to the City. He said he is not looking for any additional standards that were given to the Hampton Inn. He feels the 5' buffer and the 6' wall is a sufficient buffer. He also has plans to include a nice landscaped buffer as well. With regards to concerns about the larger parking stalls, he assured the residents no equipment or heavy trucks will be stored at this location; the proposed building is a professional office. **Dan Rogers** asked Mr. Knowlton why there was a different size of parking stalls if it is not for heavy equipment. **Brad Knowlton** said it is more convenient to have larger stalls for those driving pickup trucks.

Brad Knowlton also added that it would be challenging to move their site plan 30' to accommodate a buffer as UDOT has plans to expand Park Lane which will drastically decrease the front setbacks. **Alex Leeman** asked what the shaded box area is located at the North West corner of the building as shown on the site plan. **Brad Knowlton** said it is a required loading and unloading area; although, he said he is unsure why it is a requirement.

Dan Rogers asked if there is a restriction for normal business hours found in the Ordinance. **David Petersen** said no, there is not a restriction on business hours.

Rebecca Wayment closed the Public Hearing at 8:44 p.m.

Bob Murri explained UDOT granted 2 accesses as they own the ROW on Main Street and Park Lane. The Park Lane access will be the main entrance; the Main Street access will be for emergency purposes only and will have a crash gate on it. If the Commission requires a 30' buffer to the residential property, it may impact the ability of emergency services being able to access the facility through the Main Street access. **David Petersen** stated the applicant may get re-approval from UDOT to move the access; however, that is not ideal. He also said currently the applicant has 16 more stalls than what the ordinance requires.

David Petersen asked the applicant if the current site plan reflects UDOT's ROW for the widening of Park Lane. **Brad Knowlton** said the site plan does not currently reflect the UDOT's street

dedication for Park Lane, but the current plans take it into account so that is why the building sits backs further on the site plan. He again stated that he feels they are not asking for anything that was not granted to the hotel. **Heather Barnum** asked if the hotel was granted a waiver of the buffer. **David Petersen** said no as the hotel property does not touch residential property, otherwise the buffer would have been taken into consideration. **Brad Knowlton** questioned why there is not a buffer between the small home located on the south east side of the hotel on Park Lane. **David Petersen** said that property is zoned as Business Park (BP) so the current 6' masonry fence satisfied all requirements. The proposed site plan is adjacent to a residential property, to the north, which will remain residentially zoned.

Brett Anderson explained that he feels the Ordinance may not be clear as to if the Commission gets to dictate which buffer is required, the 6' masonry wall and/or the 30' buffer, or if the applicant gets to choose one or both and then it fulfills the requirement. The Commissioners discussed their interpretations of the Ordinance. The Commissioners want to ensure the right interpretation is made; however, they also want to do what's best for the City and for the residents. **Bob Murri** explained he feels they have met the condition with the 6' fence. He offered that they are also willing to go higher on the fence if that provides a more adequate buffer for the resident. **Brett Anderson** said he feels as it is currently written, the Ordinance does not imply that other buffer alternatives are available, like a buffer distance less than 30' or a wall could be taller than 6'. He asked staff to include this standard within the Ordinance as part of a later discussion to ensure it is better clarified.

Heather Barnum asked the applicant about the distance from the back of the wall on the north side of the parking lot to the edge of the second row of parking stalls. **Scott Evans**, the architect of the site plan, said it is 24'; however, he was told that the emergency access from Main Street would only need to be 20'. **David Petersen** said that the City standard is 24' so that distance would need to at least meet that standard.

Rebecca Wayment stated that she feels that it is critical to maintain the feel of small town Farmington along Main Street. She feels the City should include a 30' buffer as it is an office building adjacent to a residential area and this buffer is to assist in maintaining the look of Farmington. **Heather Barnum** agreed; she feels that other businesses on Main Street, like the Lagoon office building, have maintained the look and feel of downtown Farmington with trees and landscaping.

Kent Hinckley said he felt a judgment should not be passed on this item tonight as there needs to be more clarity as to if the City or the developer has the option to pick "and/or" with regards to a 6' masonry fence or a 30' buffer. The Commissioners discussed the reason for a buffer. Based on Section 11-7-107(7)(b), the buffer is to provide suppression of sound and light and not to preserve a look and feel.

Brett Anderson asked for more information on the applicant's lighting plan. **Bob Murri** said the parking lot lights will be on a timer. If it is night, the lights will be adjusted off; they will not remain on all night like the hotel.

David Petersen suggested that the City Attorney be consulted to determine if the Ordinance reads the requirement as a 30' buffer or up to 30' as well as determine who dictates the "and/or" of the buffer options. He did also add that based on Section 11-14-050, the side and rear setback may not be less than 10' so the current 5' buffer will need to be increased to at least 10'. **David Petersen** also suggested that a site plan be presented showing the Park Lane expansion and that staff discuss with UDOT the option of the Heiner home as that would allow the developer more flexibility. **Brett Anderson** also asked if the loading and unloading area can be reviewed to see if it is necessary. **Rebecca Wayment** is comfortable tabling the item until questions presented receive adequate solutions.

Motion:

Heather Barnum made a motion that the Planning Commission table the item based on the following items:

1. Review by the City Attorney on Section 11-7-107(7)(b);
2. A plan is proposed showing the Park Lane Expansion;
3. Consult with UDOT to discuss their timeline for the Park Lane expansion and to discuss potential hardship negotiations for the Heiner Home that is located on Park Lane;
4. Ask for further clarification on the 20' versus the 24' requirement for the emergency access on Main Street;
5. Review of the loading and unloading drop off requirement;
6. Request that these items be expedited.

Dan Rogers seconded the motion which was unanimously approved.

Item #6. Michael King/Azure Midstream (Public Hearing) – Applicant is requesting approval for a conditional use and site plan related to a new office space and light industrial uses on a property located at 1262 South 650 West in a LM&B (Light Manufacturing and Business) zone. (C-11-15)

Eric Anderson said this is a conditional use request for light metal repair. It is for 2 units, as shown on the Site Plan in the staff report; one unit will be a single office place and the other is a small warehouse. This use is compatible for the LM&B zone. Staff is recommending approval of this item.

The applicant was not present at this meeting.

Rebecca Wayment opened the Public Hearing at 9:26 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 9:26 p.m.

Rebecca Wayment asked what is surrounding this location. **Eric Anderson** said it is near the soccer fields and dance studio. **Rebecca Wayment** asked if there are plans for a 4 way stop to assist with traffic at 650 West and Glovers Lane. **Eric Anderson** said with the new high school, it will be reviewed.

Motion:

Dan Rogers made a motion that the Planning Commission approve a conditional use permit for the Azure Midstream office to be located at 1262 South 650 West, subject to all applicable Farmington City codes, ordinances, and development standards and the following conditions:

1. Normal business hours shall be limited to 6 a.m. to 6 p.m. Monday through Friday;
2. No hazardous materials will be stored on site;
3. Equipment storage inside the building shall be maintained at ground level, and there will be no stacked storage racks.

Alex Leeman seconded the motion which was unanimously approved.

Findings:

1. The proposed use is very low impact in comparison to most light industrial and manufacturing uses.
2. The proposed use of the particular location is necessary to provide a service or facility which will contribute to the general well-being of the community.
3. The proposed use complies with the regulations and conditions in the Farmington City ordinance for such use.
4. The proposed use conforms to the goals, policies and governing principles of the Comprehensive General Plan for Farmington City.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed developments.
6. 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 are available.
7. Such use shall not, under the circumstances of this particular application, be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.

OTHER BUSINESS

Item #7. Miscellaneous: A) Farmington Rock Discussion

David Petersen said staff discussed Farmington Rock with the Historic Preservation Commission (HPC) and that he feels they are just as divided as the Planning Commission. The HPC pointed out there are many historic residential homes and nonresidential uses within the City that do use Farmington Rock. He said there are also many buildings within the City that have Farmington Rock. He feels an appropriate compromise would be to have a designate area, like possibly the OTR zone, that will have a Farmington Rock standard. The Commissioners on the HPC felt this may be an adequate compromise. David Petersen said he will draft changes then re-present them to the Commission for review and a recommendation before the item re-appears on the Planning Commission agenda.

ADJOURNMENT

Motion:

At 9:55 p.m., Heather Barnum made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

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

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, September 15, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

7:05 Minor Plat Approval for the May PUD Subdivision

7:15 Amend Budget for FY2015/2016

7:25 Plat Amendment for Farmington Creek Estates Phase III

NEW BUSINESS:

7:35 Approve Fire & Medical “Standby” Rate Increases for Contracted Events

SUMMARY ACTION:

7:45 Minute Motion Approving Summary Action List

1. Approval of Minutes from City Council held September 1, 2015
2. Resolution Amending Consolidated Fee Schedule relating to Parks and Recreation Activities and Rentals
3. Ratification of Approval of Station Park West Improvements Agreement
4. Design Burke Lane from the Red Barn Lane to 1525 West
5. Transportation Impact Fee Facilities Plan
6. Transportation Impact Fee Analysis
7. Lease with Zions for Purchase of Riding Mower

GOVERNING BODY REPORTS:

7:50 City Manager Report

1. Executive Summary for Planning Commission held on September 4, 2015
2. Police Monthly Activity Report for August
3. Paul Moore Foundation Discussion

7:55 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 10th day of September, 2015.

FARMINGTON CITY CORPORATION

By: _____
Holly Gadd, City Recorder

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

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



Planning Commission Staff Report September 17, 2015

Item 3: Dry Well Estates Metes and Bounds Subdivision

Public Hearing:	Yes
Application No.:	S-33-15
Property Address:	54 East 600 North
General Plan Designation:	Low Density Residential (LDR)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	.76 Acres
Number of Lots:	2
Property Owner:	Jeffrey Johnson
Agent:	Jeffrey Johnson

Request: *Applicant is requesting approval of a two-lot metes and bounds subdivision.*

Background Information

Jeffrey Johnson is requesting approval to do a lot split through metes and bounds for property at 54 East 600 North. The lot created on the east side would be 17,860 s.f. and have a lot width of 91 feet; the existing house is proposed to remain, which home will meet the setback requirements as per the new proposed lot. The westerly lot would be smaller, at 15,246 s.f. and have a lot width of 75 feet. The minimum lot size in the OTR zone is 10,000 s.f., and both lots far exceed this requirement. However, the western lot does not meet the required lot width standard of 85' in the OTR zone. Section 11-17-040 does provide a provision whereby the Planning Commission may approve a reduction of the lot width standard by up to 15' (or a required width of 70'); it states:

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

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

Standard (a) and (d) will be enforced at Building Permit; the current proposal conforms with standards (b)(c) and (e) as outlined above. The reason the applicant is requesting this deviation in the lot width requirement is that in order for the existing home to remain and meet the side setback requirement of 10', the new lot could only be 75' wide given the current placement of the home. It is important to note that the reduction of the lot width does not require Planning Commission approval; it is allowed so long as the standards are met, the compliance of which will be reviewed at building permit by the city's Zoning Administrator.

Concurrent to the metes and bounds subdivision application, the applicant has also filed a separate but related request to the City to vacate approximately 18 feet of the 600 North right-of-way along the length of his property. The applicant is including this portion of right-of-way in their current plans, and though this application does not depend on this vacation to meet any of the standards as found in the OTR zone, the vacation of this right-of-way makes sense as it has already been completed for the two property owners west of the subject property. Curb and gutter and all improvements have already been installed in 600 North, however, the applicant will need to build sidewalk the length of his property. The right-of-way vacation will better enable the applicant to line the sidewalk up with the existing sidewalk to the west.

Suggested Motion:

Move that the Planning Commission approve the Dry Well Estates Metes and Bounds Subdivision subject to all applicable Farmington City codes, ordinances, and development standards.

Findings:

1. This application is for a simple lot split, and the two lots created would conform to all requirements in the OTR zone.
2. The lot sizes created by this metes and bounds subdivision meet or exceed the surrounding neighborhood.
3. The requested subdivision meets all of the standards as set forth in Section 12-4-020 of the Subdivision Ordinance regarding when metes and bounds subdivisions are permitted.

Supplemental Information

1. Vicinity Map
2. Metes and Bounds Subdivision

Applicable Ordinances

1. Title 11, Chapter 17 – Original Townsite Residential Zone
2. Title 12, Chapter 4 – Subdivision by Metes and Bounds

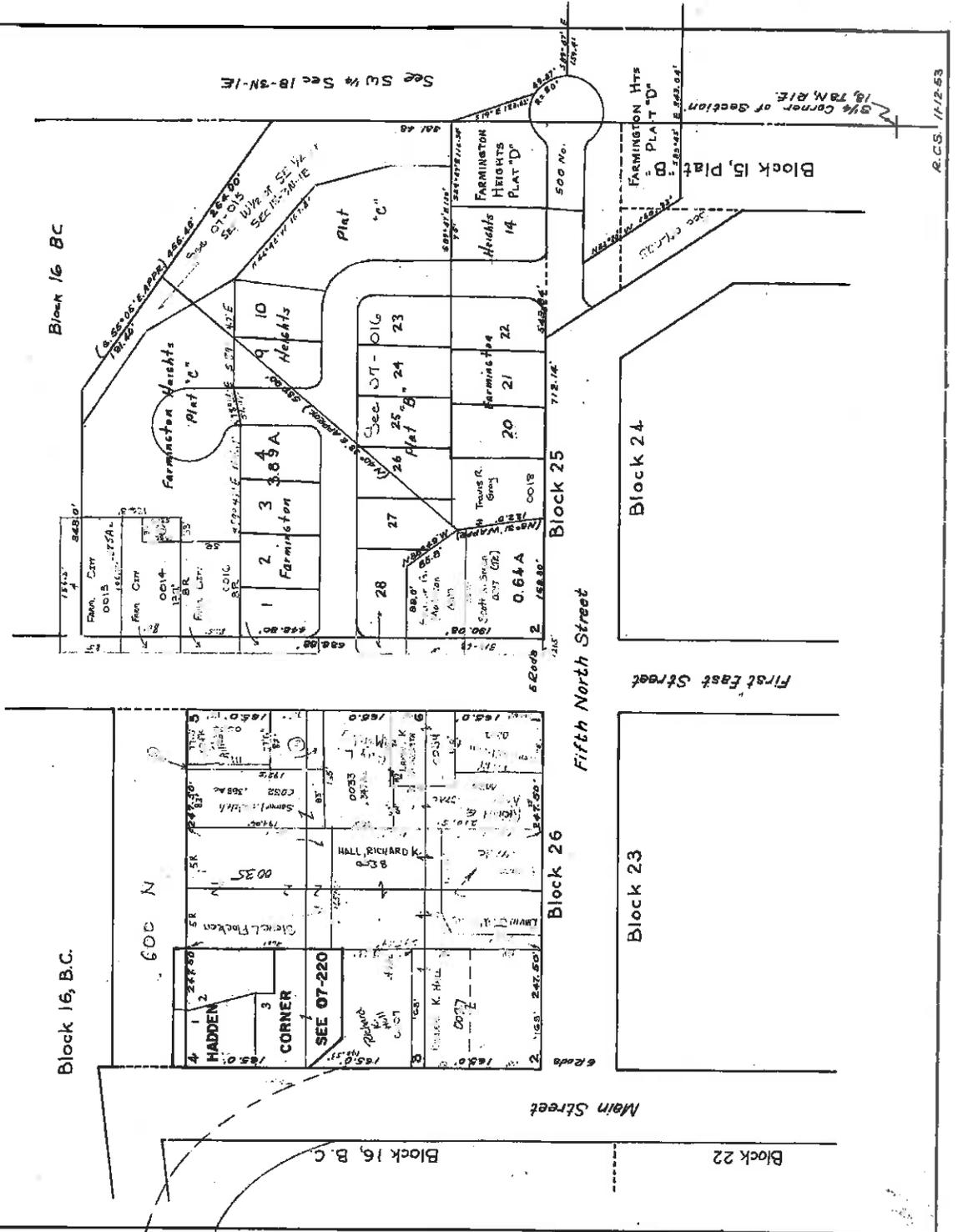
Farmington City



6
 PT. OF SECTION 18 TP 3N R1E
 Salt Lake Meridian
 SCALE 100 FEET = ONE INCH
 PREPARED BY
 07-020
 0038

**BLOCKS 25 & 26, PLAT "A"
 FARMINGTON TOWNSITE**

- 1. LACK
- 2. 0006
- 3. 0007
- 4. 0008



070



Planning Commission Staff Report September 17, 2015

Item 4: Park Lane Commons Phase III Preliminary Plat

Public Hearing:	No
Application No.:	S-16-15
Property Address:	Approximately Market Street and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	9.77 Acres
Number of Parcels:	3
Property Owners:	The Haws Companies
Agent:	The Haws Companies

Request: Applicant is requesting approval of preliminary plat.

Background Information

The applicant, The Haws Companies, is proposing to subdivide parcels E & H from the Park Lane Commons PMP that was approved in the spring of 2014. This subdivision will create three lots, the larger lot (Lot 303) is intended to be for a Western States Assisted Living Facility and will contain 4.53 acres. The smaller "out parcels" (Lot 301 and 302) are planned to be retained by The Haws Companies for further development. Although this is a simple three lot subdivision, there is ROW and easements being dedicated on Market Street, along the southern edge of the property (that abuts the Evans property), and on the western boundary of the proposed subdivision. Because there will be dedicated right-of-way, this subdivision must go through the major subdivision process, which includes three steps: schematic, preliminary, and final.

The Evans family owns the property to the south of Park Lane Commons Phase III, and the applicant has expressed a willingness to build the whole of the road, but the Evans family is not ready to develop yet, so the applicant will need to build a temporary road on the southside of their project to City and Fire Department local road standards, complete with curb, gutter, and sidewalk, the temporary road will not have park strip at this time. When the Evans property does develop, the applicant will then need to relocate their portion of the road, including curb and gutter to the south, and complete their half of the road to City standards. In the meantime, the applicant will need to provide the public right-of-way on the plat in anticipation of the future road.

Lot 303 is where the assisted living facility is proposed to go (there is a site plan application currently under review by city staff), and because the financing of that project is being done through HUD, the applicant has additional federal requirements to meet as part of that, including two points of access on the lot where the facility is to be located. Due to this, there is a long “arm” that connects Lot 303 to Station Parkway. Staff initially regarded this as a flag lot, but on closer inspection, it does not meet the definition of a flag lot because the site has two frontages, the main one being off of Market Street; this arm is solely intended to meet HUD requirements and provides a second point of access that crosses through Lot 303 solely.

In order to conform with the lot design requirements found in Section 11-18-106 of the Zoning Ordinance, the applicant was required to establish a block face on the west side of Lot 303. On the regulating plan, this “frontage” was designated as a pedestrian connection. On the site plan, which is not under consideration tonight, but does affect this plat, there is a public access proposed connecting the future promenade, to the Shepard Creek trail. There is further clarifying language provided as a condition for approval which will ensure that even though this is a private street, a no-build easement should be provided to delineate the block face, and an easement should be provided for public safety and access, as well as maintenance vehicle access.

Suggested Motion

Move that the Planning Commission approve the preliminary plat for the Park Lane Commons Phase III, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall provide an approved wetland delineation prior to or concurrent with final plat approval;
2. The applicant shall obtain all necessary secondary water shares from Weber Basin prior to consideration of final plat;
3. The applicant shall dedicate 16.5’ of public right-of-way on the south boundary of their property on final plat;
4. The applicant shall enter into an agreement to ensure that future improvements and the future street will be built in its ultimate location at that time that the Evans family develops;
5. The applicant shall provide a trail easement along those portions of his property that abut Shepard Creek, and install a trail, and/or enter into an extension agreement for the trail;
6. Along the west side of the property, the applicant shall provide a no-build easement to delineate the block face; and an easement shall be provided for public safety and pedestrian access, as well as maintenance vehicles.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed preliminary plat creates a needed east-west connection from Station Parkway to points west, and conforms to the Regulating Plan and that plan’s stated purpose of creating connectivity throughout the Mixed Use District.
3. Parcel A will preserve wetlands, and the portions of those properties that abut Shepard Creek will be preserved as open space, and a trail easement will be provided.
4. The applicant has performed a geotech report above and beyond the normal requirements as a way to address the soil issues.

5. The subdivision of this property will allow for Western States Assisted Living to develop, which is a good use in this location, and fills a need the City has to care for and house their elderly residents.
6. Lots 301 and 302 will be developed as part of the Park Lane Commons project master plan, and although we don't know what uses will be proposed there yet, when those applications do come, staff will review and approve them as part of the review process set forth in the development agreement with The Haws Company.

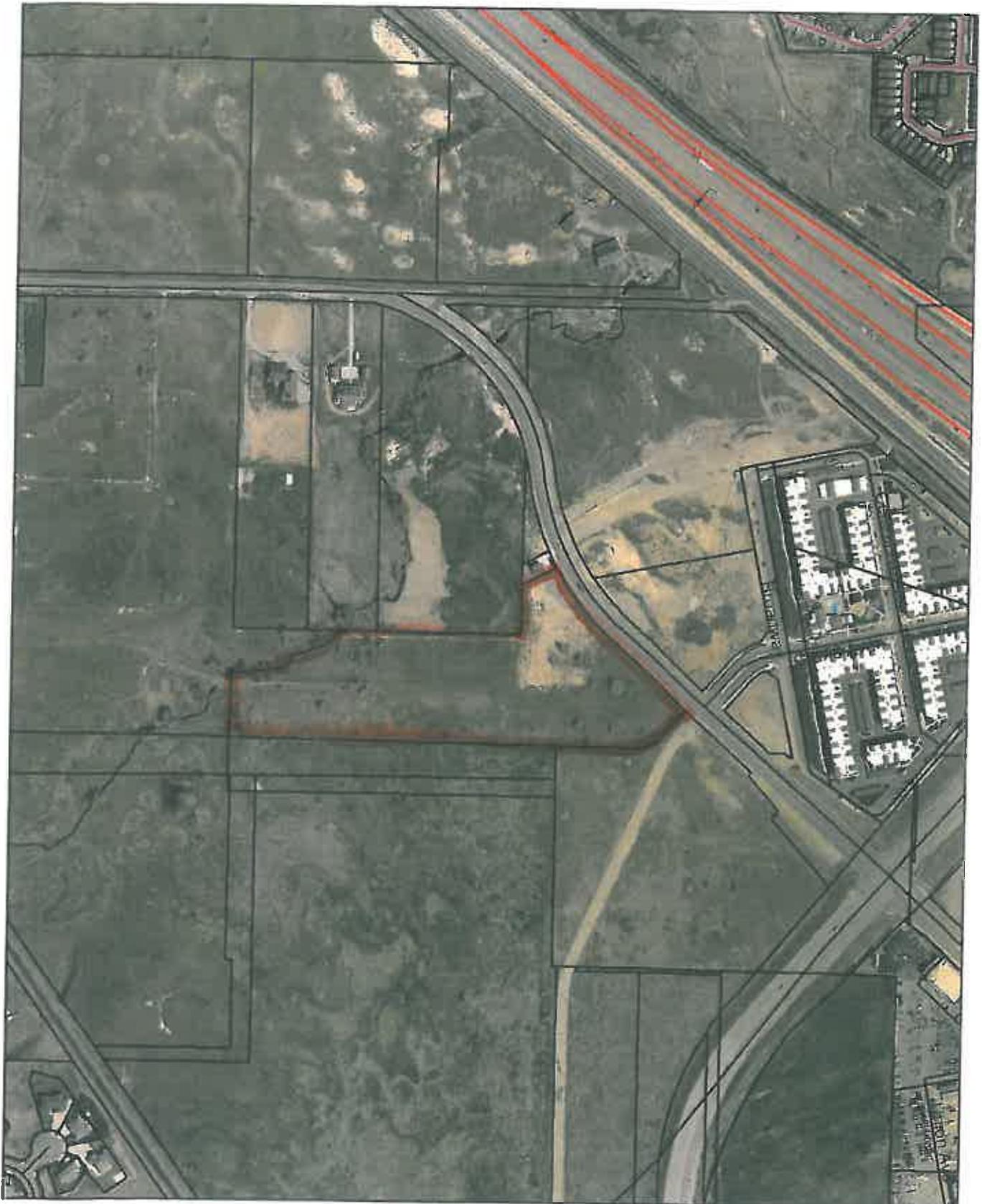
Supplementary Information

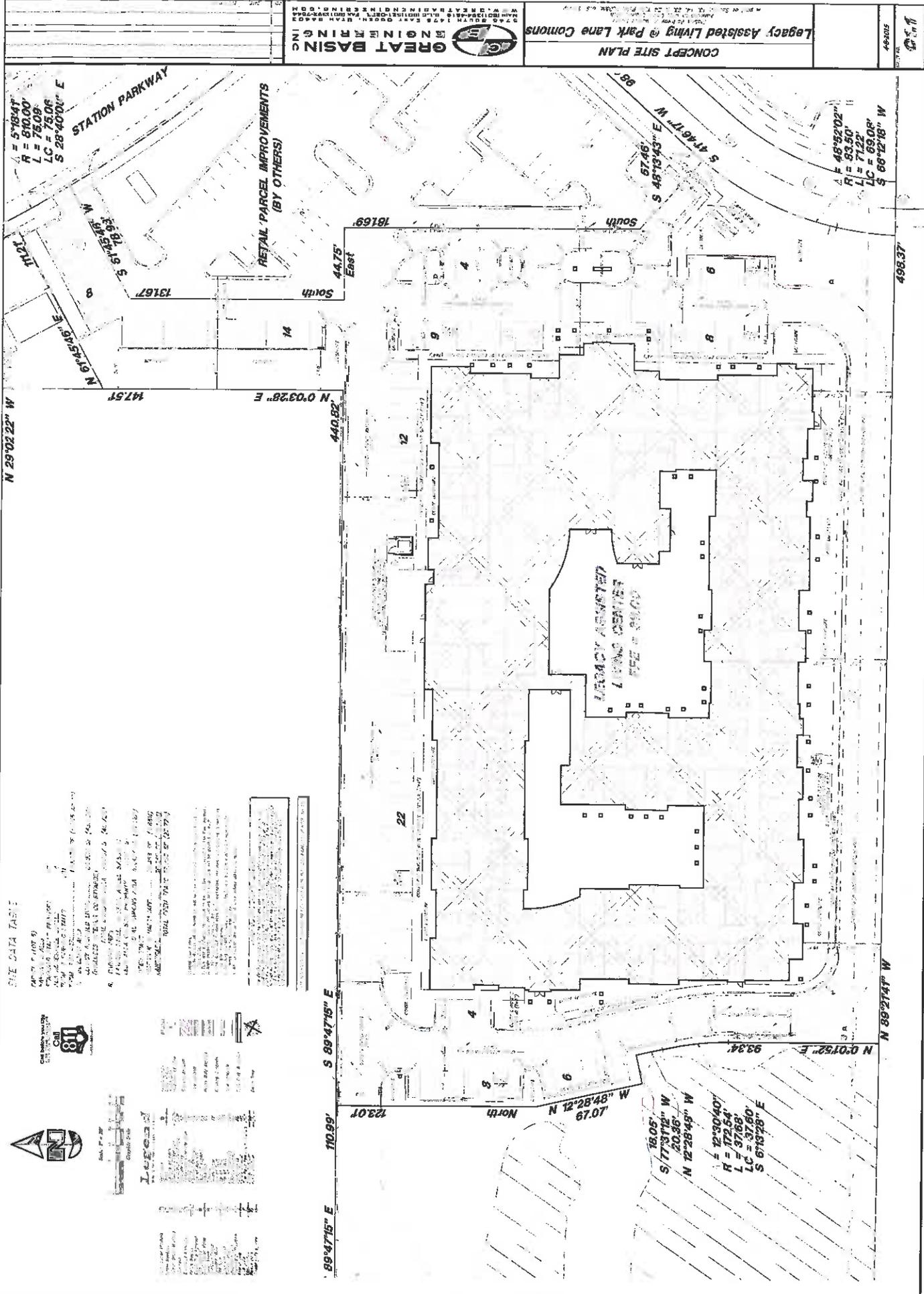
1. Vicinity Map
2. Preliminary Plat
3. Overall Site Plan for Western States Assisted Living

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 18 – Mixed Use Districts
3. Title 12, Chapter 6 – Major Subdivisions
4. Title 12, Chapter 7 – General Requirements For All Subdivisions

Farmington City





SITE DATA TABLE

NO.	DESCRIPTION	UNIT	AMOUNT
1	PERMITS (100% \$)		
2	CONSTRUCTION		
3	OPERATING		
4	MAINTENANCE		
5	REPAIRS		
6	REPLACEMENT		
7	RENOVATION		
8	DEMOLITION		
9	LANDSCAPING		
10	UTILITIES		
11	PAVING		
12	CONCRETE		
13	STEEL		
14	WOOD		
15	GLASS		
16	MECHANICAL		
17	ELECTRICAL		
18	PLUMBING		
19	HEATING		
20	Cooling		
21	Lighting		
22	Security		
23	Accessibility		
24	Signage		
25	Site Preparation		
26	Site Work		
27	Site Clearing		
28	Site Grading		
29	Site Erosion Control		
30	Site Stabilization		
31	Site Sealing		
32	Site Fencing		
33	Site Security		
34	Site Access		
35	Site Egress		
36	Site Circulation		
37	Site Parking		
38	Site Loading		
39	Site Unloading		
40	Site Storage		
41	Site Distribution		
42	Site Collection		
43	Site Disposal		
44	Site Recycling		
45	Site Reuse		
46	Site Restoration		
47	Site Rehabilitation		
48	Site Remediation		
49	Site Mitigation		
50	Site Avoidance		

Legend

- Proposed Building Footprint
- Proposed Parking
- Proposed Access
- Proposed Egress
- Proposed Circulation
- Proposed Parking
- Proposed Loading
- Proposed Unloading
- Proposed Storage
- Proposed Distribution
- Proposed Collection
- Proposed Disposal
- Proposed Recycling
- Proposed Reuse
- Proposed Restoration
- Proposed Rehabilitation
- Proposed Remediation
- Proposed Mitigation
- Proposed Avoidance

North Arrow

Scale

Graphic Scale



Planning Commission Staff Report September 17, 2015

Item 5: East Park Lane Subdivision Preliminary and Final Plat

Public Hearing:	No
Application No.:	S-24-15
Property Address:	Approximately 425 West and 700 North
General Plan Designation:	LS (Large Suburban) and A (Agriculture)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	4 Acres
Number of Parcels:	2
Property Owners:	The DeJong Family
Agent:	Wright Development

Request: Applicant is requesting preliminary plat approval and final plat approval.

Background Information

On May 25th, the City Council “rezoned” the subject property from LS (Large Suburban) to CMU (Commercial Mixed Use) [Note: the ordinance enabling the zone change will only become effective upon approval of a site plan]; this rezone was part of preparations for a Mercedes Benz Dealership west of this proposed subdivision. The applicant, Phil Holland of Wright Development has applied for conditional use and site plan approval for the Mercedes dealership, and has also applied to amend the Farmington Fields Subdivision plat. The application before you tonight is related to these other applications, but is being held separately; the reason for this is because the applicant will be dedicating right-of-way as part of this subdivision and will be required to go through the full major subdivision process, which includes schematic plan, preliminary plat, and final plat. Moreover, in the event a site plan is not approved and the property remains LS, the proposed East Park Lane Subdivision still complies with the standards for this zone. The conditional use and site plan approval is a one-step process and will appear before the Planning Commission for approval/denial at a later date. Likewise, the plat amendment, because it is a joining of two lots rather than a subdivision, will also be a one-step approval process and was approved by City Council on September 1st.

Although this subdivision is merely a simple two lot subdivision, on the City’s Master Transportation Plan, there is supposed to be a minor collector extension of Lagoon Drive to points north. There has been some discussion on the merits of taking the road high or low, but the applicant, because he is the first in, has decided to take the road high to accommodate their proposed plans. There is a wetland complex on the west end of this undeveloped area, and by going high, it misses this complex. The City

has long envisioned this area as being Commercial Mixed Use, as demonstrated by the General Plan, however, this application is the first piece of this development pattern. By constructing a minor collector road, this will enable future development, whether commercial or residential to occur, and will aid in the overall circulation patterns of the City. Because the applicant is the first in, he may be responsible for building the full width of this road, with curb and gutter, 37' of asphalt, and full side treatments only on the side of the road where the subdivision is currently being proposed, which will equal 7' of park-strip and 5' of sidewalk, or 12' total.

Because this is a simple two lot major subdivision, staff recommended that preliminary and final plat be considered at the same meeting as a condition for approval at schematic plan; both the Planning Commission and City Council conceded to this recommendation and that is why both preliminary and final plat are being considered tonight. The only complication to this subdivision is in assuring compliance to city standards in the construction of the road. As part of this final plat review, all improvement drawings were included and reviewed by the DRC. All comments are either minor or can be addressed prior to recordation and/or scheduling a precon, whichever comes first.

Suggested Motion

A. Move that the Planning Commission approve preliminary plat for the East Park Lane Subdivision, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall address all outstanding DRC comments prior to recordation;
2. The applicant shall dedicate 66' of public right-of-way on the east boundary of the proposed subdivision on Final Plat;
3. For any sewer lines not installed in a roadway, the applicant shall dedicate a 30' easement in favor of Central Davis Sewer District, and such dedication shall be on the recorded plat.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed plat begins a needed and planned north-south connection from Park Lane to points north, and conforms to the Master Transportation Plan and that plan's stated purpose of creating connectivity throughout the City.
3. The subdivision of this property will allow for future development, and though it is not directly a part of the proposed Mercedes Benz dealership, it will be continuation of this type of development which fits the CMU zone and is consistent with the master plan for this area.
4. The proposed road alignment will continue Lagoon Drive and will allow for future development of the road without being impeded by the wetland complex.

B. Move that the Planning Commission approve final plat for the East Park Lane Subdivision, subject to all applicable Farmington City ordinances and development standards, with the same conditions and findings as those listed above for preliminary plat approval (in motion A).

Supplementary Information

1. Vicinity Map
2. Final Plat
3. Minor Collector Cross Section Detail

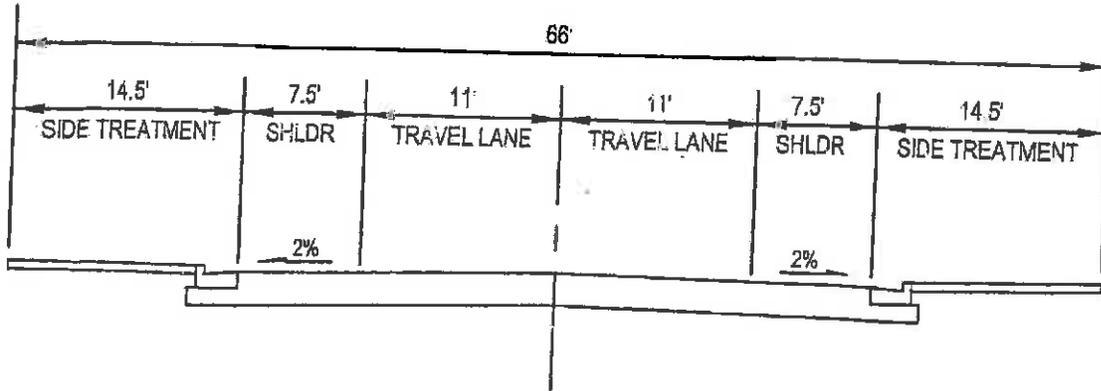
Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 19 – Commercial Mixed Use Zone
3. Title 12, Chapter 6 – Major Subdivisions
4. Title 12, Chapter 7 – General Requirements For All Subdivisions

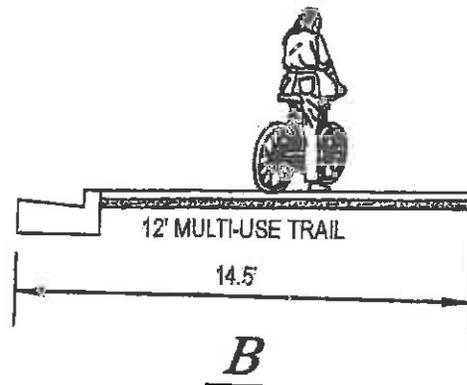
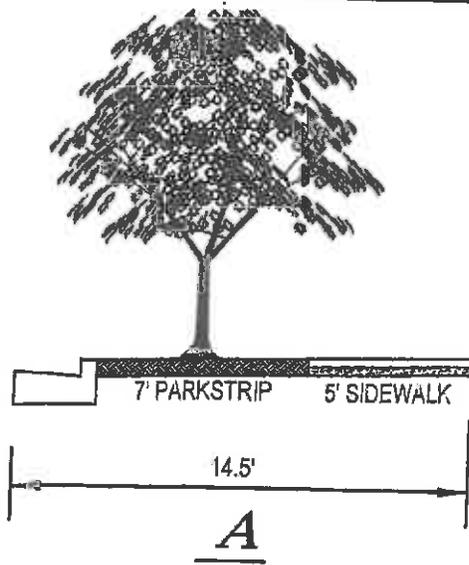
Farmington City



MINOR COLLECTOR



66-FOOT RIGHT-OF-WAY 2 LANES



SIDE TREATMENTS

ROAD SECTION

PLAN NO. 260 SP
DRAWING 3 OF 6



Planning Commission Staff Report September 17, 2015

Item 6: Ascent Construction Office Building CUP

Public Hearing:	Yes
Application No.:	C-9-15
Property Address:	NW Corner of Main and Park Lane
General Plan Designation:	O/BP (Office/Business Park)
Zoning Designation:	BP (Business Park)
Area:	1.422 Acres
Number of Lots:	1
Property Owner:	Ascent Construction
Agent:	Brad Knowlton

Request: *Applicant is requesting a conditional use approval for construction of a large professional office building.*

Background Information

This item was considered at the Planning Commission held on September 3, 2015 and was tabled to allow for time for staff and the applicant to address the following:

1. Review by the City Attorney on Section 11-7-107(7)(b);
2. A plan is proposed showing the Park Lane Expansion;
3. Consult with UDOT to discuss their timeline for the Park Lane expansion and to discuss potential hardship negotiations for the Heiner Home that is located on Park Lane;
4. Ask for further clarification on the 20' versus the 24' requirement for the emergency access on Main Street;
5. Review of the loading and unloading drop off requirement.

These five items are either addressed below or will be addressed at the Planning Commission meeting.

Ascent Construction is proposing to construct their new headquarters in a two story professional office building on property located on the northwest corner of Park Lane and Main Street. The existing site had a home on it that has been vacant for some time which has been torn down along with several trees on the property. The proposed building will add to this important city intersection by providing professional offices that will bring jobs to the City and accommodate the growing commercial office space needs in Farmington City and Davis County.

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

While the applicant has completed a full DRC review with a few issues, the majority of these issues deal with site plan as it relates to building permit, these issues can be addressed prior to a pre-construction meeting and the issuance of a building permit.

Staff felt that because of the potential impact of the three decisions set forth below on the overall site plan, that it would be wise to receive a Planning Commission decision regarding the same before having the DRC review the plans any further. While such a move would not necessarily affect the site's compliance with the ordinance, the move would affect the layout of improvements, parking, landscaping, etc. As such, the applicant is only submitting this application for conditional use approval tonight, and depending on the Commission's decisions related to the three issues below, the Commission may elect to defer the approval of the site plan component to staff. The reason for this, beyond those cited above, is that the Planning Commission can review the site plan and give their blessing, and leave the final approval for site plan and improvements to staff and the DRC.

(1) At the Planning Commission meeting on September 3rd, there was a lot of discussion on Section 11-7-107(7)(b) which states:

"A six (6) foot high masonry fence and/or thirty (30) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, shall be constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of a commercial or industrial nature. All fences shall be engineered to withstand wind loads up to 100 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on its own initiative or upon petition by affected property owners."

The plan as proposed shows a landscaped buffer of 5', and a 6' high composite panel fence (to match the existing fence on the Hampton Inn's property line) along the north property line that abuts Patricia DeJong's property and the parking lot. The 5' distance does not meet the 10' width required in Section 11-14-050(2) referenced below. Additionally, according to the Section of the Zoning Ordinance cited above, either a 6' high fence, a 30' buffer zone, or both may be required, but it was unclear who has the authority to require this and who regulates the administration of such a decision. Staff was directed to consult with the City Attorney for clarification on the matter, and staff did as directed and was counseled that the discretion is up to the Planning Commission, but in doing so must be reasonable in their administration of the ordinance, and establish findings to match their action. If a 30' buffer is required by the Planning Commission, the whole site may have to move south, closer to Park Lane, and this would change the whole site plan.

(2) On May 26, 2015, the City Council passed a Zone Text Change allowing for more flexibility in front setback requirements in the BP zone, in order to help Ascent Construction bring their building to the street and give others in the future the same opportunity. The ordinance reads as follows:

11-14-050 Minimum Lot and Setback Standards.

(1) *Setback from Streets: The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional ten (10) feet (thirty (30) feet total). The minimum setback from streets may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application. Parking lots shall not be permitted within the minimum required street setback(s).*

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

The building setback from Main Street does not meet City standards unless the Commission reduces this setback as per Section 11-14-050(1) from 30' to 20'.

(3) Both streets which abut the applicant's property are state rights-of-way (Park Lane is SR225, and Main Street is SR106). The applicant received the enclosed letter from UDOT dated August 13th. Upon a careful study of the letter, and through discussions with UDOT officials, it appears UDOT will require an additional 22' of r.o.w. on the north side of Park Lane. Therefore the building setback from Park Lane does not meet City standards unless the Commission reduces this setback as per Section 11-14-050(1) from 30' to 15'.

Suggested Motion:

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

1. The applicant shall provide a 6' high masonry fence (or an accepted alternative fence as approved by the Planning Commission) and provide a 10' landscaped buffer between the parking lot and the north property line;
2. The Planning Commission shall reduce the required setback on Main Street from 30' to 20' as set forth in Section 11-14-050(1) of the Zoning Ordinance;
3. The Planning Commission shall reduce the required setback on Park Lane from 30' to 15' as set forth in Section 11-14-050(1) of the Zoning Ordinance.

With the additional conditions as follows:

4. The Farmington City Sign Ordinance shall be followed for all signs throughout the site;
5. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots;

6. An element of "Farmington Rock" shall be included in part of the exterior façade of the building **OR** as architectural elements in the landscape and be approved by the City Planning Department;
7. The site plan related to this application shall be deferred to staff and the DRC for final approvals, including all improvement drawings.

Findings for Approval:

- a. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community. The Ascent Construction Building is a great asset to the community and provides more space for local businesses here in the county;
- b. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use, as it is a professional office building;
- c. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
- d. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development as it will be a much needed upgrade to the facilities that are currently existing in the area, and the required 10' landscape buffer along with a 6' high fence will provide an adequate and reasonable buffer between the proposed development and the abutting DeJong property to the north;
- e. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
- f. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surrounding property; and
 - c. A need for essential municipal services which cannot be reasonably met.

Supplemental Information

1. Vicinity Map
2. Site Plan showing the expanded r.o.w. width on SR225 (Park Lane)
3. Site Plan from Planning Commission meeting 9.3.15
4. Elevations
5. Landscape Plan

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 8 – Conditional Uses
3. Title 11, Chapter 14 –Business Park Zone (BP)

Farmington City





181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-295-2336
Fax 801-295-5983

NOT FOR CONSTRUCTION

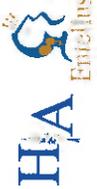


NEW OFFICE BUILDING FOR ASSENT CONSTRUCTION

FARMINGTON, UTAH

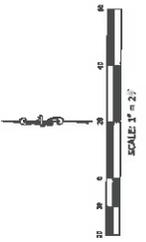


181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-295-2336
Fax 801-295-5983



15-200

CE-106

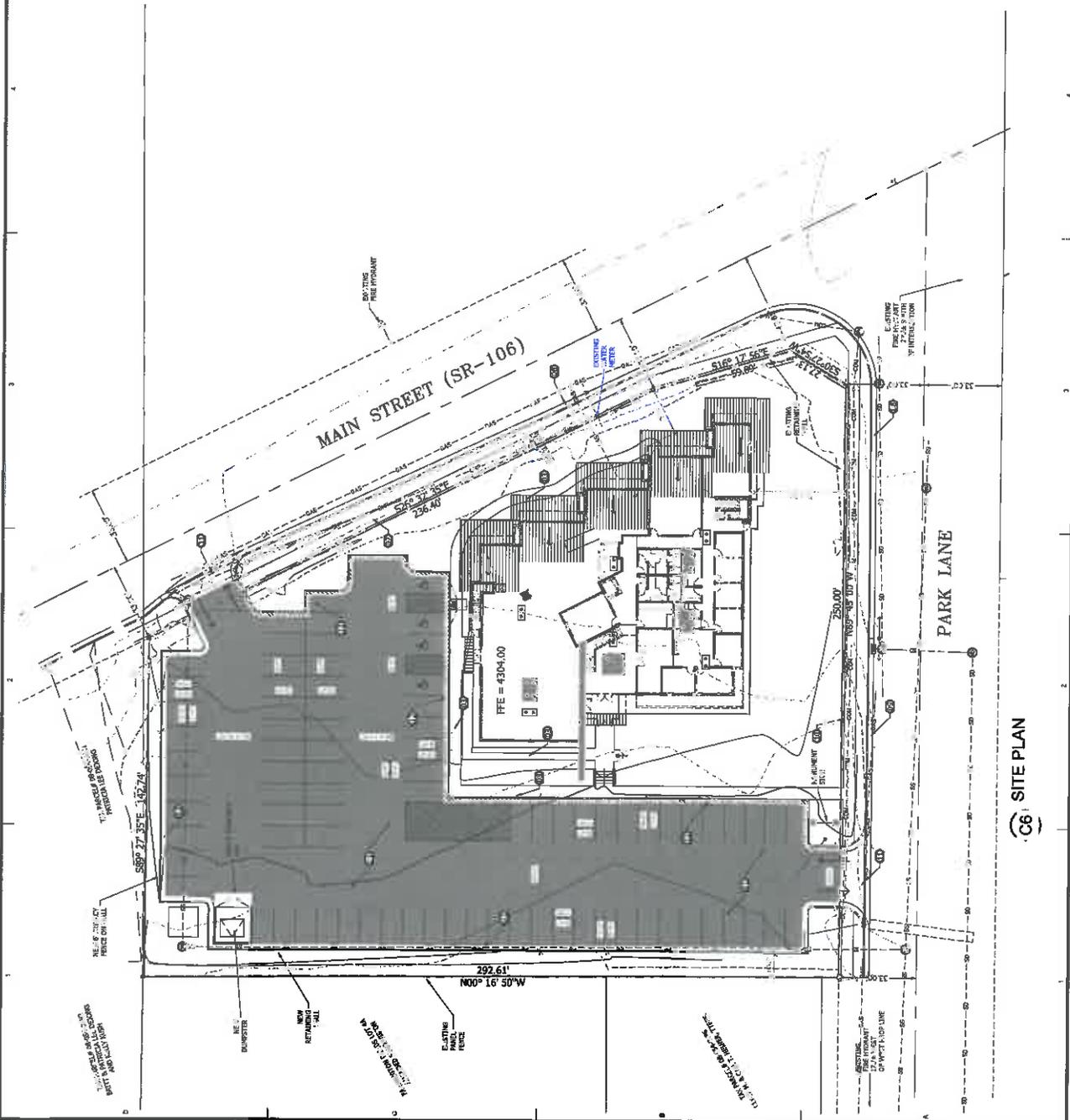


SYMBOL LEGEND

- 1. FINISH BASE
- 2. FINISH INTERIOR CURB & GUTTER
- 3. FINISH EXTERIOR CURB & GUTTER
- 4. 6" CONC. SIDEWALK
- 5. ADA COMPLIANT WHEELCHAIR RAMP
- 6. 4" CONC. SIDEWALK
- 7. 4" CONC. SIDEWALK
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- 98. 4" CONC. SIDEWALK
- 99. 4" CONC. SIDEWALK
- 100. 4" CONC. SIDEWALK

LAND USE TABLE

SITE AREA =	1.62 ACRES
BUILDING FOOTPRINT =	0.11 ACRES (4,677 SQ FT)
CONCRETE DRIVEWAY =	0.05 ACRES (2,178 SQ FT)
CONCRETE SIDEWALK =	0.05 ACRES (2,178 SQ FT)
LANDSCAPE =	0.41 ACRES (17,767 SQ FT)



C6 SITE PLAN



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

August 13, 2015

Brad Knowlton
Ascent Construction
25 South Main, Suite 200
Centerville, UT 84014

RE: SR-106 & SR-225; Ascent Office Building (Application # 66510)

Dear Mr. Knowlton,

The UDOT Region One Permits office has reviewed your submittal for the SR-106 & SR-225; Ascent Office Building. At this time, **the variance request is approved**. However, in order for us to issue an access permit, please provide new documentation that addresses the following:

1. A single access is granted along SR-225 (Park Lane) and a gated and locked access for emergency only access is allowed on SR-106 (Main St).
2. With the new pedestrian facilities (sidewalk) built along the property a pedestrian pole with ped head and ped button will need to be installed at the northwest corner of the intersection of main St and Park Ln along with a pedestrian ramp. Both west and north legs of the intersection will need crosswalk striped with thermo plastic messages. Recent "no ped crossing" signs were installed, they are to be removed once the pedestrian facilities are in place.
3. Open driveways with waterways are not allowed use flared driveways for entrances.
4. Identify sidewalk width (min 5'), place one foot inside 55' half width ROW line.
5. For asphalt construction within the UDOT ROW match existing, or the anticipated existing of 7 inches of UDOT- approved hot mix asphalt (HMA), PG-grade 64-34 asphalt binder, 1/2 inch nominal max, 7-75-115 gyration per UDOT standard specification 02741; over 6 inches untreated base course (UTBC) per UDOT specification 02721; over 14 inches granular borrow (GB) per UDOT specification 02056 (whichever is greater).
6. Specify the following method of sealing the pavement: Micro-Surfacing per UDOT standard specification 02735 required for this roadway on at least all new pavement placed within UDOT right-of-way.
7. All saw cut lines must be located either at designed lane lines or designed center of lane. Saw cuts must be cleaned and a tack-coat applied before asphalt placement.
8. Add the following note to General Project Notes: All construction within the UDOT Right-of-Way shall conform to the most current UDOT standard (including supplemental) drawings and specifications, found at udot.utah.gov/go/2012standards.

9. Add a note requiring any damaged sidewalk, curb and gutter, or pedestrian ramps due to permit work to be replaced at no cost to UDOT. See UDOT standard drawings GW Series for installation requirements that match existing features.
10. Update detached sidewalk width to meet the 5 ft minimum shown on Standard Drawing GW 11. Attached sidewalk width is to meet the 6 ft minimum.
11. Submit plans for traffic control, signs, and pavement markings that meet the Utah MUTCD standards.
12. Coordinate all landscape impacts, seed mix design, and SWWP with the Region One Landscape Architect - Ryan Halverson at 801-620-1624.
13. Provide detail drawings of the proposed driveway construction. The details shall demonstrate how the proposed driveways will meet the requirements of standard drawings GW 4 series.
14. Submit Utility plans showing relocations and tie-ins.
15. Submit Drainage plans and calculations showing pre- and post-development conditions according to the latest UDOT Roadway Drainage Manual of Instruction, including storage requirements for the most critical duration storm. Calculations for the site's post-development drainage flow must document that post-developed flow does not exceed the pre-developed flow.
16. Widening of SR-106 will be required for the access and all new curb and gutter to match adjacent development and access.
17. Coordinate right-of-way dedication with Essy @ 801-620-1658.
18. Please go to the following link for additional information that will be helpful in creating your site plan: <http://www.udot.utah.gov/main/uconowner.gf?n=20388927471820926>

The requested information must be received within sixty (60) days from the date of this letter or the application will be deemed withdrawn. If you have any questions or concerns, please contact me at 801-620-1604.

Sincerely,



Keith Bladen

Region Right-of-Way Control Coordinator

CC: Kris Peterson, P.E.
David Adamson, P.E.
Darin K. Fristrup, P.E.
J. Brent DeYoung, P.E.
Gordon Young
Rodger (Jay) Genereux