



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

October 8, 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 October 8, 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 APPLICATIONS

3. Ernie Wilmore/ICO Development – Applicant is requesting a recommendation for minor plat approval of the Residences at Station Parkway Subdivision consisting of 4 lots on 13.65 acres located at approximately 550 North and Station Parkway in a TMU (Transit Mixed Use) zone. (S-22-15)
4. Scott Harwood/The Haws Companies – Applicant is requesting final 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)

REZONE APPLICATION

5. Nick Mingo/Ivory Development (Public Hearing) – Applicant is requesting a zoning map amendment for 56.68 acres of property located at 1269 South 650 West from an AE (Agriculture Estates) and LM&B (Large Manufacturing and Business) zone to an LR (Large Residential) zone. (Z-5-15)

CONDITIONAL USE APPLICATIONS

6. Phil Holland/Wright Development (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Mercedes Benz of Farmington located at approximately 549 West Bourne Circle in an LS (Large Suburban) and CMU (Commercial Mixed Use) zone. (C-6-15)

7. Brandon O'Brien (Public Hearing) – Applicant is requesting conditional use approval to build an accessory structure that exceeds the height requirement for property located at 1389 North Main Street in an LR (Large Residential) zone. (C-14-15)

OTHER BUSINESS

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

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 October 2, 2015

Eric Anderson
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION MEETING
September 17, 2015**

STUDY SESSION

Present: Chair Rebecca Wayment, Commissioners Brett Anderson, Alex Leeman, Bret Gallacher, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Melanie Monson.

Heather Barnum and Kent Hickley were excused from the meeting.

Chair Rebecca Wayment asked if there were any changes to the minutes from September 3, 2015, and there were none.

Item #3. Jeffrey Johnson – Requesting Approval for a Metes and Bounds Subdivision

Eric Anderson said this item is a simple lot split. There is an existing home on the property, which will be on one lot. In order for the existing home to meet the side setback requirements, the second lot can only be 75 feet wide. **Eric** said the zoning administrator will approve the deviation at building permit. He said the request is pretty straightforward and meets all the requirements with the exception of the width. **Dave Petersen** said they are 200 foot deep lots. The City will vacate a portion of its right of way along 600 North along the length of the property.

Item #4. Scott Harwood/The Haws Companies – Requesting Preliminary Plat Approval for the Park Lane Commons Phase III Subdivision

Eric Anderson explained that this item is straightforward. Some information regarding the easements has been cleaned up, and included as conditions to be met before final plat. Staff recommends approval. **Dan Rogers** asked what will happen to the parcel marked for wetlands. **Eric Anderson** said the lot will sit there until they want to develop it, at which point they will have to do a plat amendment to make it a buildable lot.

Item #5. Phil Holland/Wright Development – Requesting Preliminary Plat Approval and Final Plat Approval for the East Park Lane Subdivision

Eric Anderson said preliminary and final plat are being held jointly since this is a 2 lot subdivision. They are extending Lagoon Drive. Because they will be dedicating the right of way for Lagoon Drive, it is a major instead of a minor subdivision. The infrastructure and improvements are being completed jointly with the Mercedes-Benz dealership, and everyone who has looked it over has given it a green light.

Item #6. Brad Knowlton/Ascent Construction – Requesting Approval for Conditional Use Related to a New Office Building

Dave Petersen said this item was tabled for the 5 reasons listed in the packet. The City attorney said that deference regarding the requirements for the landscaped buffer and fence will be given to the Planning Commission. The attorney advised they be careful with how they administer it. He said the City has never required 30' for a side setback for an office building. He said to the best of his knowledge, if there was a residential use right next to a very intense retail commercial use, he could see the merit of requiring the 30' setback, given the higher intensity of the use. Whereas this is an office building that is only open 5 days per week, 9-5 pm, that requirement does not make sense. He said Planning Commissions in the past have not typically required the full 30 feet, but have used the requirement in Chapter 14, which is 10 feet. **Rebecca Wayment** asked if there are any examples of office buildings next to residential uses that have narrow setbacks. **Dave Petersen** said the City does have some examples, but not very many in the BP zone. There is the Lagoon office building, which abuts several homes, and has very narrow setbacks of 4 or 5 feet. He also said the library parking lot is right next to a home, but it is in the BR zone. The parking lot for Farmington Junior High is right next to a home, but is also in a different zone. He said there are several examples where rear yards abut residential. Based on the relatively low intensity of an office use, he thinks 10 feet is fair, based on what the City has done with other uses. **Dave Petersen** said he met with the applicant several times before they removed the mature trees along the property line, which created a natural buffer, and he is disappointed they were removed. He said staff believes if the Planning Commission requires the fence and the 10 foot setbacks from Chapter 14, a challenge may be unlikely. **Bret Gallacher** asked if the City attorney had an opinion on requiring less than the 30' buffer stated in Chapter 7. **Dave Petersen** said that the City attorney indicated the City could require less than a 30' buffer, if it is reasonable. He said the applicant has pushed this building as far front as they are comfortable with, and it is still close to the sidewalk. **Dave Petersen** reviewed the 5 items identified at the previous Planning Commission meeting as needing to be addressed. **Dan Rogers** asked if the applicant is willing to put in an 8 foot fence. **Alex Leeman** expressed that the Planning Commission could require it. **Bret Gallacher** said the applicant volunteered to install an 8 foot fence. **Dave Petersen** said side and rear yard fences can be up to 8 feet, however the code for the BP zone only requires 6 foot fences. **Rebecca Wayment** asked if there is any code requirement to install an 8 foot fence if there is a terrain difference. She cited an example with the Maverick Gas Station on Shepherd Lane, where the houses are lower than the gas station and an 8 foot fence was installed. **Dave Petersen** said the property owner is planning to bring in a lot of fill, and his property may end up being higher. He said if that is the case, it will end up looking like a 7 foot fence on the residential side. **Dan Rogers** expressed a desire to clarify that point with the applicant.

Dave Petersen requested that item 6 be moved up to the first item on the agenda because he needed to leave for another meeting.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Bret Gallacher, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Melanie Monson.*

Heather Barnum and Kent Hinckley were excused from the meeting.

Item #1. Minutes

Dan Rogers made a motion to approve the Minutes from the September 3, 2015 Planning Commission meeting. **Alex Leeman** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the September 15, 2015 City Council meeting. He said the first item was the May PUD subdivision, which the City Council approved with the setbacks the applicant requested. The second item was the Plat Amendment for Farmington Creek Estates, which was also approved.

CONDITIONAL USE APPLICATION

Note: Item Was Moved Up in the Agenda

Item #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)

Dave Petersen said this item was tabled at the last Planning Commission meeting in order to address the 5 issues set forth in the report. 1: review by the City attorney- he said deference to administration of the City's ordinances regarding the requirement for a wall and/or a 30 foot setback will go to the Planning Commission, and not to the applicant, as long as the requirements follow precedent and are reasonable. To his knowledge, the City has not required a 30 foot setback on a side yard. Chapter 7 for the commercial zone requires 30 foot setbacks, a fence, or both; Chapter 14 for the BP zone requires 10 feet. He said a bigger buffer would make sense for a more intense use such as a gas station. He thinks 10 feet is reasonable and appropriate. In Chapter 14, it indicates that a mix of evergreen and deciduous trees need to be planted at a rate of 1 tree for every 300 square feet of landscape area. For conditional uses, the Planning Commission may require additional trees as a buffer. He said Lagoon has a strip of trees between their parking lot and the frontage road, which has turned into an extensive buffer. If the Planning Commission gives staff the leeway, they will require lots of landscaping to create a green buffer. He said it is unfortunate that the applicant removed many of the mature trees within their 10 foot buffer. The Planning Commission can dictate the width/caliper of trees to be planted.

Dave Petersen addressed item 2 regarding the expansion of Park Lane. He said the expansion will take place immediately because they have to expand the road in order to get a building permit. Item 3 addressed consulting with UDOT and discussing hardship negotiations for the Heiner home. He said they clarified that UDOT wants a 22 extra feet of right of way, which is included on the site plan. He said they are prepared to take out the Heiner home, and to find the funding for them to have it removed. Item 4 was to gain clarification on the 20' or 24' requirement for emergency access on Main Street. He said the zoning ordinance for such driveways is 24'. He said the applicant shows 26'. The final item was to address requirements for loading and unloading, which he said staff felt was not necessary. This will allow them to keep 3-4 parking spaces and will result in no net loss in parking due to the UDOT right of way.

He said referring to the list that there are 3 important conditions that deal with the Planning Commission: the 6 foot fence and 10 foot buffer, the setbacks on Park Lane and the setbacks on Main Street. The applicant shows the Park Lane setbacks as 13', which staff recommends approving. Items 4 and 5 are self-explanatory. He said they are showing Farmington Rock to address item 6. He said item 7 is up to the Planning Commission; he does not care if they want to see any of these elements come back to the Planning Commission. The most important items are 1-3, which determine where the building will

be. **Eric Anderson** said on condition 3, it says 15 feet, but on the plan it says 13 feet, so he requested the Planning Commission change the motion accordingly.

Brett Anderson clarified that the setbacks deal with the location of the building, and that buffers are something entirely different. **Dave Petersen** said a buffer can be in a setback area. **Brett Anderson** clarified that what we are talking about is an extra buffer that separates the northern parcel from the parking lot, which **Dave Petersen** confirmed and said would be located within the side or rear setback area. **Brett Anderson** referenced Chapter 14, and clarified that it references setbacks and not buffers, which **Dave** also confirmed. **Dave Petersen** said the authority for the buffer comes from 11-14-050, paragraphs 1 and 2, which says parking lots shall not be permitted within the minimum required setback, but the Planning Commission can modify the setback requirement; it also says that if parking is in the rear, a landscaping strip of at least 10 feet shall be maintained along the property line. He said it is included as the last sentence before the suggested motion.

Bob Murri, 513 Graystone Farmington, Utah. He said they met with UDOT as well as with the City, and feel that the 10 foot setback on the north side meets the requirements. **Dan Rogers** said they had expressed willingness to install a higher fence for the neighboring property owner, and asked if they will make the fence on the property owner's level. **Bob Murri** said the requirement is for a 6 foot fence, which is what they are willing to put in, and asked if there is a need for an 8 foot fence. **Dan Rogers** said they will need to see if the neighbor wants one. He said they are feeling sympathetic due to the loss of trees. **Bob Murri** said they were not the kind of good trees they wanted on the property. **Alex Leeman** said they cannot make an 8 foot fence a condition of approval, since a 6 foot fence is the ordinance. **Bob Murri** said they were planning to match the existing fence. **Brett Anderson** asked if the neighbor has expressed any preference about the height of the fence. **Bob Murri** said he has not discussed the fence with the neighbor, but believes an 8 foot fence would feel confining.

Rebecca Wayment pointed out that the intersection of Park Lane and Main Street is a gateway to the City and wondered about the façade of the building as it faces this corridor. **Bob Murri** said it will have glass walls, ceramic tile, rock, etc. He said it will look very professional. He said there will be a tall pillar that can be seen from both the north and south sides.

Bret Gallacher said because he was gone for the last meeting, he is assuming everything the Planning Commission asked the applicant to address or do, they have answered and taken care of. **Brett Anderson** said most questions from the previous meeting were directed to staff. He said the members of the Planning Commission were discussing whether they could require a 30 foot setback. **Bret Gallacher** asked if the Planning Commission feels comfortable the 10 foot setback, which was confirmed. **Dan Rogers** said there is some leeway to describe what needs to go into that buffer area. **Bret Gallacher** said he feels badly for the landowner who lost those mature trees, but **Alex Leeman** confirmed that it is the landowner's prerogative to remove those trees. **Dan Rogers** suggested that they require the trees to be denser than the stated requirement. **Alex Leeman** said based on the statute, it would be 1 tree every 30 feet. **Rebecca Wayment** said there are not a lot of office buildings in the City that abut residential areas, and requiring a buffer to shield the residents will help to make it as nice as possible. **Bret Gallacher** said he thinks the decision to require more landscaping in the buffer area should make sense and not be out of spite. **Bob Murri** pointed out that there is no buffer between the library and the residents next door to it, and he hopes for consistency in the City with regard to the buffer landscaping requirements. **Rebecca Wayment** pointed out that the library is in a different zone, and said that example was discussed during the study session. **Bob Murri** also said there is property to the north of the office development that is currently for sale as commercial property, and **Alex Leeman** clarified that the City wants to keep the property along Main Street zoned as Large Residential, but that properties to the north and west of the office building will likely become commercial developments.

Alex Leeman said the buffer strip is 140 feet long, and 10 feet wide, which would mean they would be required to plant 4-5 trees based on the ordinance. He asked if they wanted to delegate it to

staff or to make the decision now. **Bob Murri** said there are 6 trees currently on the plan. **Alex Leeman** read what the ordinance specifies. **Eric Anderson** said 30 feet off center is standard, and suggested a conifer would be a good tree because they make better screens. **Bret Gallacher** asked if they wanted to change the motion. **Alex Leeman** suggested putting in a higher density requirement, and then leaving the types of trees to the landowner's discretion. **Brett Anderson** and **Rebecca Wayment** both expressed that they feel inadequate to determine a proper density. **Dan Rogers** said that it seems like the Planning Commission would like it to be dense and as beautiful as possible, and said they should leave it to staff to specify. **Eric Anderson** said the ordinance does not specify shrubs, only trees. He thinks the ordinance is reasonable. **Brett Anderson** suggested adding up to 1 tree every 300 square feet, and leaving it to staff to determine what will work best within a range. **Rebecca Wayment** said the additional condition number 7 says the applicant can provide a landscaping plan that can come back for review, which the Planning Commission can approve or ask for additional items. **Alex Leeman** said that if they cannot figure out how to quantify the density they want, they should just leave it to the code. **Bret Gallacher** said it would be nice if they did not have to come back before the Planning Commission. **Brett Anderson** said he agrees with Alex and feels uneasy about being arbitrary. The applicant said the landscaping plan is included, and they have 7 trees, which exceeds the requirement, and there are shrubs as well. **Dan Rogers** asked if the fact that they are losing some parking stalls will change the landscaping plan. The applicant said it will change a little bit. **Alex Leeman** said the homeowner can always plant trees on her side of the fence. **Bret Gallacher** wondered if they could approve the motion according to code, but include some leeway for staff. **Brett Anderson** said it authorizes the Planning Commission to require more trees, but not to delegate it to staff. **Rebecca Wayment** asked Eric if this is a site plan, or preliminary. **Eric Anderson** said it is site plan, and that with a conditional use/site plan they just have one shot. **Brett Anderson** said he does not see the ability to delegate it to staff within the code. **Bret Gallacher** said it is written in condition 7. **Rebecca Wayment** asked if they should strike condition 7. **Alex Leeman** said it does not need to be stricken, because they can delegate the entire approval, but they cannot add an additional delegation asking staff to determine how many trees to put in. He said when the buffer increases to 10 feet, the plan will look different. He said they have the power to require more trees, not suggest them, so they need to make sure whatever they require will work. **Rebecca Wayment** said seeing 7 trees on a 5 foot buffer, she would suggest doubling what they see for the 10 foot buffer. The applicant said when the trees are mature they will be 25 feet in diameter. **Brett Anderson** said you do not want the trees to encroach on the neighboring property. **Eric Anderson** said the point is to get the center of the trees as far on the property as possible. **Brett Anderson** said there were 5-6 trees before they were cut down, and they are putting in 5-6 trees, so it will be pretty comparable. **Eric Anderson** said most plans show 75% of tree maturity, and ultimately planting more will not make a big difference. He thinks what the plan shows is reasonable. **Alex Leeman** said his vote is to require what is in subsection 4. **Eric Anderson** said as part of their building permit and inspections, they look at the landscape plan. If they delegate it to staff, staff will take care of the final approval. **Alex Leeman** said that needs to happen because the current plan does not match the proposed site plan. **Rebecca Wayment** said she is comfortable delegating it to staff and having them review it and giving them the option to require more. **Alex Leeman** said if they have the authority to delegate final approval to staff he is fine with that, but he is not comfortable delegating the density requirements to staff because he does not think they have that authority.

Motion:

Bret Gallacher made a motion that the Planning Commission approve the proposed conditional use subject to all applicable City codes, development standards and ordinances 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 13' 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.

Dan Rogers seconded the motion which was unanimously approved.

Dan Rogers: Aye

Bret Gallacher: Aye

Brett Anderson: aye

Alex Leeman: Aye

Findings for Approval:

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

- d. A need for essential municipal services which cannot be reasonably met.

SUBDIVISION APPLICATIONS

Item #4. 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)

Eric Anderson said the proposed subdivision is on 600 North and Main Street. The applicant is proposing to subdivide the lot. The proposed metes and bounds subdivision would comply with all ordinances, with the exception of the width. As long as the 5 criteria are met, the zoning administrator can allow it. Thus far, 3 conditions are met, and the other 2 will be met. Staff is recommending approval.

Jeffrey Johnson, 54 East 600 North, Farmington Utah. He said he purchased the current lot and is looking to build on the proposed second lot. **Eric Anderson** said the two lots were combined in 2006, and his proposal is going back to the original. He said once split they will be the 2 of the largest lots in the neighborhood. He said the existing home will stay.

Rebecca Wayment opened the Public Hearing at 8:12 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 8:12 p.m.

Brett Anderson said the lots meet the standards, and the fact that it is going back to the original lot configuration, makes him comfortable with it.

Motion:

Brett Anderson made a motion that the Planning Commission approve the Dry Well Estates Metes and Bounds Subdivision subject to all applicable Farmington City codes, ordinances, and development standards. **Alex Leeman** seconded the motion which was unanimously approved.

Findings for Approval:

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 subdivision are permitted.

Item #5. Scott Harwood/The Haws Companies – Applicant is requesting 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)

Eric Anderson said this is on Station Parkway north of where the Cabela's is going in. The proposal is to create 3 lots, and to leave 1 parcel which will remain as wetlands. Lot 303 is where the assisted living facility is proposed to go, and the other 2 lots are on Station Parkway. Staff recommends approval. Dan Rogers asked what is going in across the street. Eric Anderson said it was Park Lane Commons Phase I, and the only thing going in right now is the McDonald's. Eric said the suggested motion takes care of the right of way and easement issues.

Scott Harwood, 33 South Shadow Breeze Road, Kaysville, Utah. He said they are fine with both of the easements, but he asked about the trail easement behind Parcel A. He said they hope to mitigate the wetlands area and to develop it in the future. He asked if the trail will go in now, or if it is an extension agreement before final plat. Eric Anderson said yes, it would either be before final plat or before recordation. He asked if it is simply an agreement between the City and the developer that the trail will be going in at some point. Eric confirmed that it will go in once development happens. Scott Harwood asked regarding condition 6, if they can include vertical improvements as a note on the plat to specify what the no-build easement includes. Eric Anderson said yes, the City is fine with that.

Motion:

Dan Rogers made a motion 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 before final plat or recordation;
6. Along the west side of the property, the applicant shall provide a no-build easement with a note on the plat that refers to no building vertically to delineate the block face; and an easement shall be provided for public safety and pedestrian access, as well as maintenance vehicles.

Alex Leeman seconded the motion which was unanimously approved.

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 do not 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.

Item #6. Phil Holland/Wright Development – Applicant is requesting a 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)

Eric Anderson showed the property just past the Chevron gas station, extending Lagoon Drive. He said the area was rezoned as part of the Mercedes-Benz dealership, conditional upon whether a site plan is approved for each of these lots. This is a major subdivision because of the Lagoon Drive extension. The DRC has reviewed it and given their sign off, with a condition to reflect their concern. Staff recommends approval.

Dan Rogers clarified that this is just approving the subdivision. Eric Anderson said they will have to come back to get approval for the uses and then the rezoning will take effect.

Motion for Preliminary Plat:

Alex Leeman made a motion 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 ease 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.

Bret Gallacher seconded the motion which was unanimously approved.

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 the 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 the 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.

Motion for Final Plat:

Alex Leeman made a motion 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). Bret Gallacher seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 8:29 p.m., Bret Gallacher made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

CLOSED MEETING will be held at 6:00 p.m. for potential litigation.

WORK SESSION: A work session will be held at 6:30 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss future park impact fees and to answer any questions the City Council may have on agenda items. 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 **Tuesday, October 6, 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

PRESENTATIONS:

7:05 Recognition of Shannon Harper for obtaining her CPFA and CPFIM Certifications

PUBLIC HEARINGS:

7:10 1525 West Street Vacation

7:20 Potential Budget Amendment for FY2015/16 regarding Justice Court

NEW BUSINESS:

7:25 Economic Development Planning

7:35 Facilities Agreement with State of Utah

SUMMARY ACTION:

7:40 Minute Motion Approving Summary Action List

1. Ratification of Approval for the May Subdivision and the Farmington Creek Estates PUD Phase III Amended

2. Ratification of Approval of Storm Water Bond Long
3. Approval of Minutes from September 15, 2015
4. Permission to allow a Fence on City Easement

GOVERNING BODY REPORTS:

7:45 City Manager Report

1. Executive Summary for Planning Commission held on September 17, 2015
2. Fire Monthly Activity Report for August
3. Building Activity Report for August

7:55 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, for litigation.

DATED this 5th day of October, 2015.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

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

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



Planning Commission Staff Report October 8, 2015

Item 3: Residences at Station Parkway Subdivision Minor Plat

Public Hearing:	No
Application No.:	S-22-15
Property Address:	Approximately 600 North and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use) and PPR (Public Private Recreation Open Space)
Zoning Designation:	TMU (Transit Mixed Use) and OS (Open Space)
Area:	13.65 acres
Number of Lots:	4
Property Owner:	ICO Development
Applicant:	Ernie Wilmore – ICO Development

Request: *Applicant is requesting a recommendation for minor subdivision approval.*

Background Information

The applicant, ICO Development has already received site plan approval for the Residences at Station Parkway apartment project. However, the applicant desires to phase the project for HUD financing reasons, but plans to do all the improvements, including but not limited to streets, sidewalks, utilities, etc. for the entire project at once, but phase the actual construction of the buildings into two separate phases. The improvements are being reviewed and the final approval for those, as well as site plan, have been delegated to staff. However, while this is a simple 4 lot subdivision, because the applicant will not be dedicating right-of-way, he will only need to go through the minor subdivision process, which includes schematic plan and final plat.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed Minor Plat for the Residences at Station Parkway Subdivision subject to all applicable Farmington City ordinances and development standards.

Finding:

The subdivision does not change the layout of the approved site plan, including streets, building placement, utilities, etc. and the improvements will all be done at one time. This subdivision is a simple subdivision meant to create four platted parcels on the map.

Supplemental Information

1. Vicinity Map
2. Minor Plat
3. Approved Site Plan

Applicable Ordinances

1. Title 11, Chapter 18 – Mixed Use Districts
2. Title 12, Chapter 5 – Minor Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions

Farmington City



PROJECT NUMBER
14-050

SHEET TITLE

SCALE: 1" = 40'-0"
SITE PLAN
ARCHITECTURAL

PROJECT/ADDRESS

RESIDENCES AT
STATION PARKWAY
FARMINGTON, UTAH
ICD DEVELOPMENT

CONTRACT

architecture
2005 Oak Lake
Farmington, Utah 84403
(801) 592-8338 FAX
(801) 592-8338 FAX



REVISION

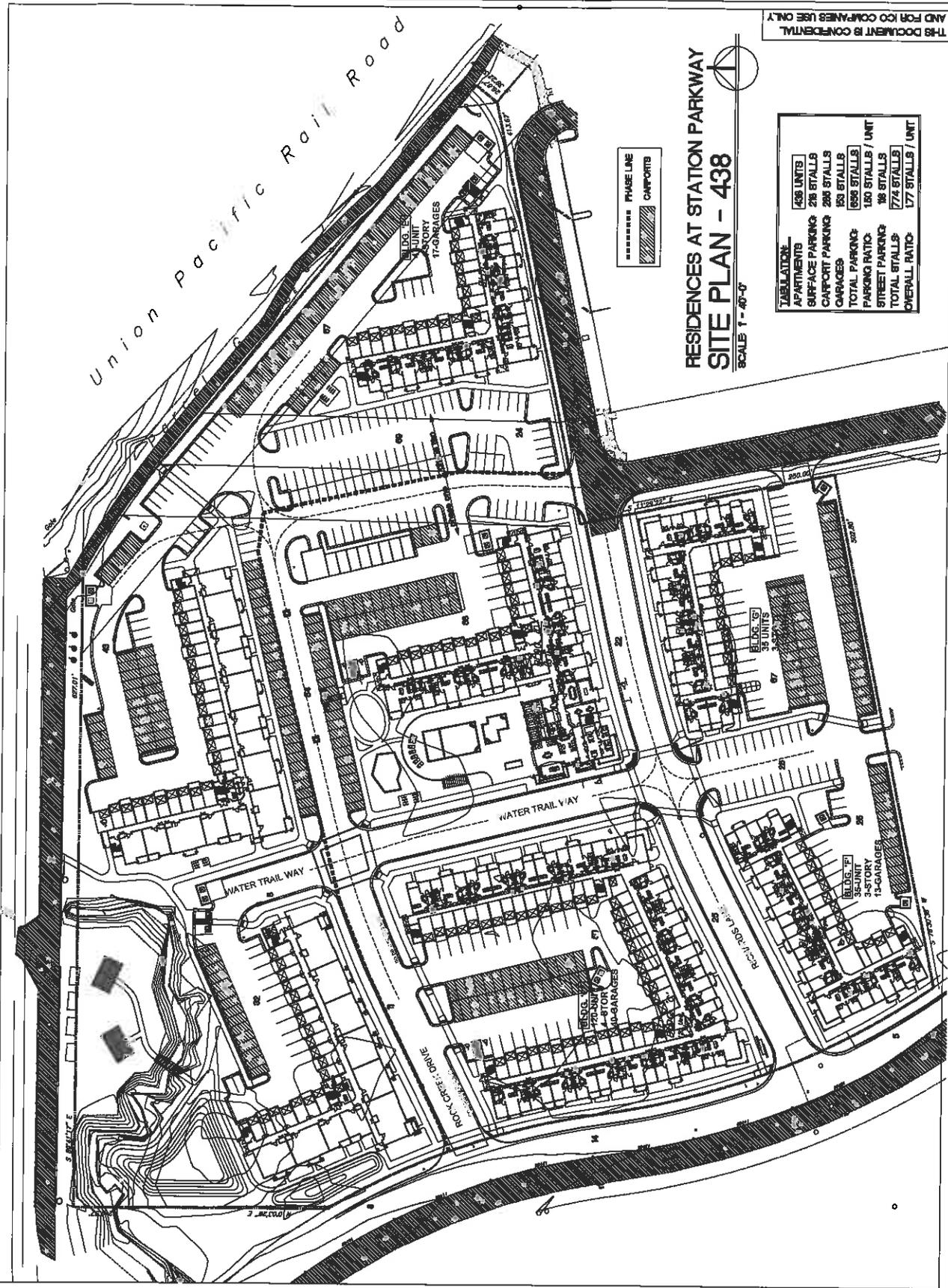
DATE

9 APR 2019

SHEET NUMBER

A1.1

THIS DOCUMENT IS CONFIDENTIAL
AND FOR ICD COMPANIES USE ONLY.



RESIDENCES AT STATION PARKWAY
SITE PLAN - 438
SCALE 1" = 40'-0"

LABELLATION	APARTMENTS	SURFACE PARKING	CARPORT PARKING	CARPORTS	TOTAL PARKING	PARKING RATIO	STREET PARKING	TOTAL STALLS	OVERALL RATIO
	438 UNITS	216 STALLS	280 STALLS	630 STALLS	630 STALLS	1.43 STALLS / UNIT	180 STALLS	774 STALLS	1.77 STALLS / UNIT





Planning Commission Staff Report October 8, 2015

Item 4: Park Lane Commons Phase III Final 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 final 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 subdivision only results in three lots, 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 plat.

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 south side 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, and public access easements on the plat in anticipation of the future road, and existing and future side treatments (i.e. sidewalk).

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 final 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 obtain all necessary secondary water shares from Weber Basin prior to recordation;
2. Davis County Flood Control shall review and approve the final plat prior to recordation to ensure that the necessary access easements along Shepard Creek are provided and a flood control permit issued;
3. 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;
4. Note 3 shall be amended to read the following: “No vertical structures shall be constructed within No Build Easement on the west side of Lot 303, Horizontal Improvements are permitted *as per the site plan approval process by the City.*”

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 final 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 in, staff will review and approve them as part of the review process set forth in the development agreement with The Haws Company.
7. The applicant has received a wetland delineation from the US Army Corp and that letter has determined that the wetlands are constrained by Parcel A, which will not be built on at this time.
8. The applicant has provided all necessary easements and dedicated all necessary right-of-way on the plat for the current proposal and any future development to the south.

Supplementary Information

1. Vicinity Map
2. Final 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





Planning Commission Staff Report October 8, 2015

Item 5: Pack Property Rezone

Public Hearing:	Yes
Application No.:	Z-5-15
Property Address:	1269 South 650 West
General Plan Designation:	LM (Light Manufacturing) and RRD (Rural Residential Density)
Zoning Designation:	LM&B (Light Manufacturing and Business) and AE (Agriculture Estates)
Area:	56.68 acres
Number of Lots:	4
Property Owner:	Brad Pack
Agent:	Nick Mingo – Ivory Homes

Request: Applicant is requesting a recommendation for the rezone of 51.68 acres of property from AE and LM&B to LR.

Background Information

The applicant desires to develop a mixture of single family residential home types on the Pack Property located at 650 West and approximately 1269 South. Currently, the majority of the property (48.38 acres) is zoned LM&B (Light Manufacturing and Business) while 8.3 acres of the property (on the north end, off of Glover's Lane) is zoned AE (Agriculture Estates). The applicant is proposing that 5 acres of property, on the southeast corner, near Legacy Parkway remain as LM&B and the remaining property be rezoned to LR (Large Residential).

The proposed concept plan has been included as part of this review to better inform your decision; however, the concept plan is not under review and will depend on the rezone for its realization, as well as a PUD overlay for part or whole of the project. The concept plan shows fifty-five 11,000 s.f. lots along 650 West on the western portion of the property; this would be a traditional single family product. The 6,500 s.f. lots are proposed as a senior living/patio home community tucked behind more traditional single family residential development. Along Doberman Lane, the applicant is proposing twenty-six 14,500 s.f. lots across Glover's Lane from the future high school.

The general plan designation for this property may also need to be changed from LM (Light Manufacturing) and RRD (Rural Residential Density) as the LR zone designation is usually tied to the LDR (Low Density Residential) general plan designation. Currently, both the LR zone and LDR general plan designation are only found east of the I-15 corridor, and this rezone would be setting a precedent. As

part of this approval, normally staff would also be doing a general plan amendment to reflect the zone change. However, prior to going through a general plan amendment staff wanted some direction on the rezone to gauge the Planning Commission's stance on the potential for this to go through the approval process.

Perhaps more impactful is the rezone of the LM&B zone and amendment of the LM general plan designation. The LM&B zone was established to provide for specific uses not permitted in other parts of the city, including: light industrial, manufacturing, and sexually oriented businesses. The risk of rezoning portions of the LM&B zone to LR is that once that zoning designation is gone, it will be very difficult to get back, unless the city boundary expands south. The growth of this zone has been slow, due in part to the types of uses, and to its location (there is no close freeway access that industrial and manufacturing uses depend on). The issue before the Commission is whether they are willing to reduce the size of the LM&B zone and thus limit the potential for future industrial and manufacturing uses within Farmington, or whether they want to keep the LM&B zone intact for future development of this kind in this location as was designated by a previous City Council as a suitable place for LM&B uses.

Suggested Alternative Motions

- A. Move that the Planning Commission table the item until such time as a public hearing for the related general plan amendment can be heard concurrent to the zoning map amendment.

OR

- B. Move that the Planning Commission recommend that the City Council rezone the property from AE and LM&B to LR effective only on approval of a subdivision application.

Findings for Approval

- 1. The zone designation of LR may be more realistic given the location (due to lack of access) and the types of uses associated with the LM&B zone.
- 2. The city may only need a small amount of LM&B zone to achieve its goals and the proposed change provides enough land to still meet the purpose of the LM&B zone and allow for future expansion.
- 3. By pushing the LM&B zone closer to Legacy, it removes it further from surrounding agricultural uses, residential, and the proposed high school.
- 4. Although the residential densities proposed are higher than the surrounding neighborhood, residential uses are more compatible with the surrounding neighborhood than manufacturing and industrial; additionally, there is a need for senior living communities within Farmington and this would be a desirable location for this type of use.

OR

- C. Move the Planning Commission recommend that the City Council deny the rezone application.

Findings for Denial

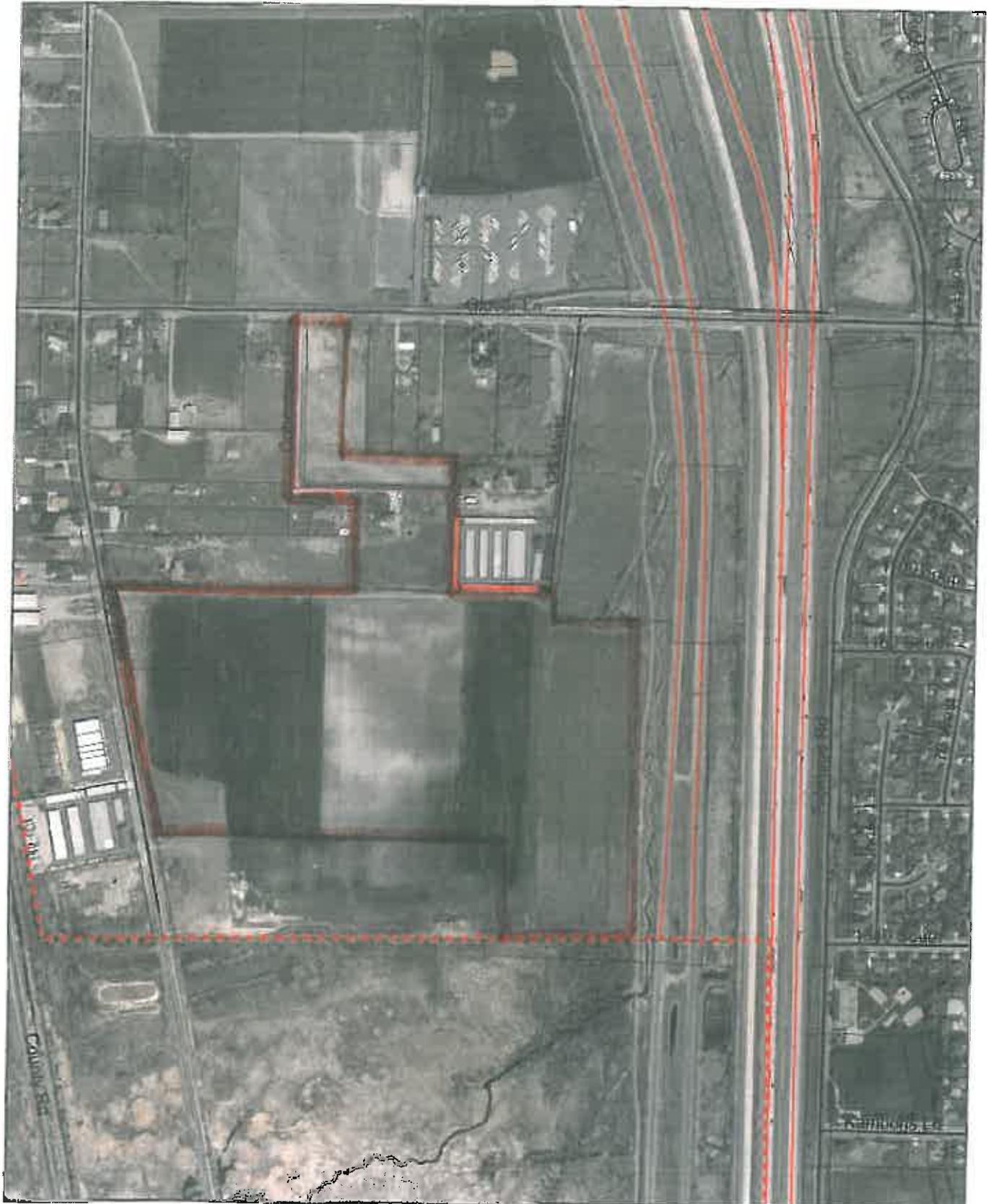
- 1. There is not currently any LR zone designations west of I-15 and a designation of AE would be more consistent with the existing neighborhoods.

2. Rezoning the LM&B zone would reduce the area for this necessary zoning designation and could potentially the City in the future if there wasn't enough space for these types of uses to develop in the future.
3. Rezoning the property would allow for residential abutting existing LM&B uses, including warehousing, self-storage, a heavy machinery storage yard, etc.

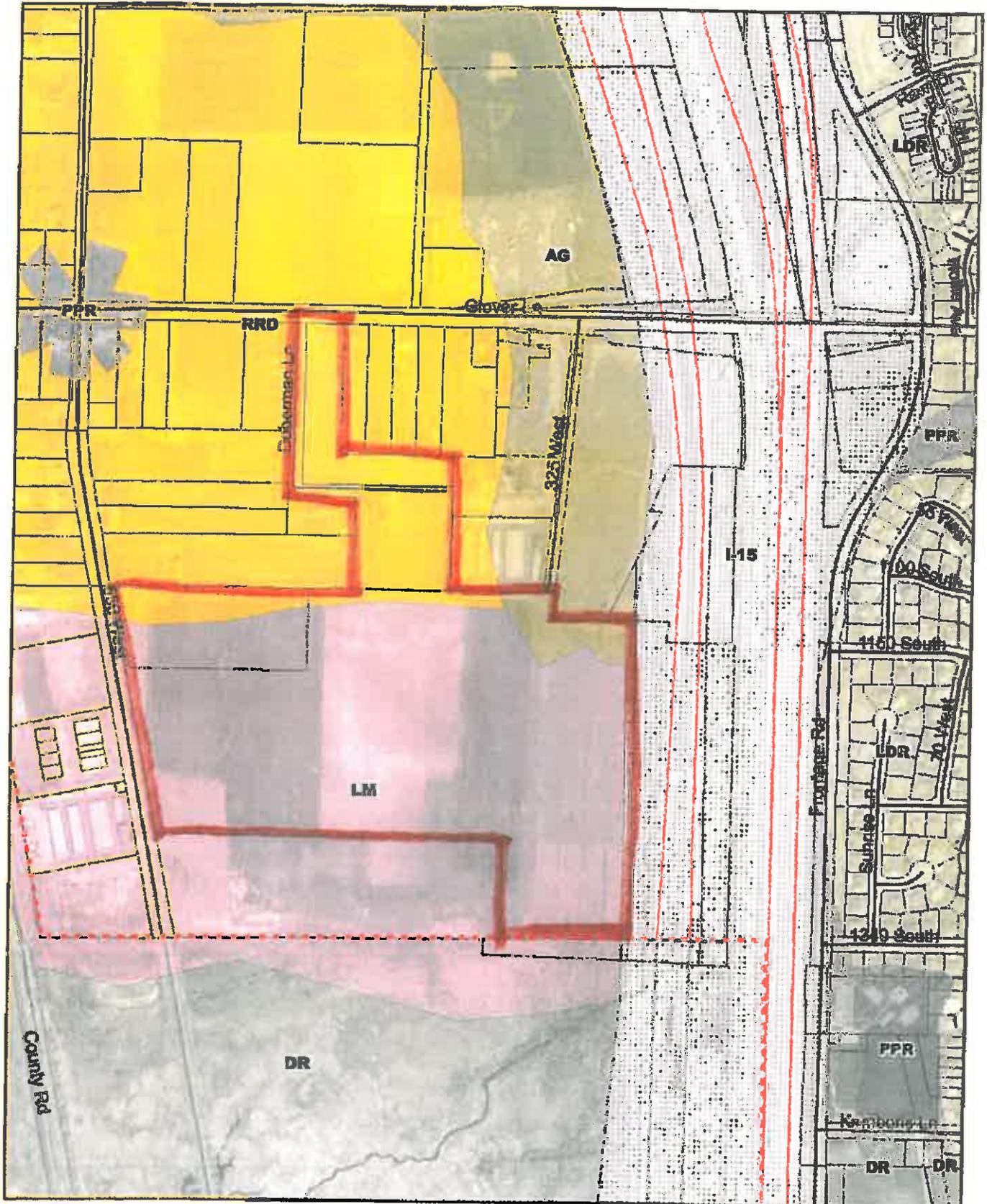
Supplemental Information

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Concept Plan
5. Yield Plan
6. Narrative

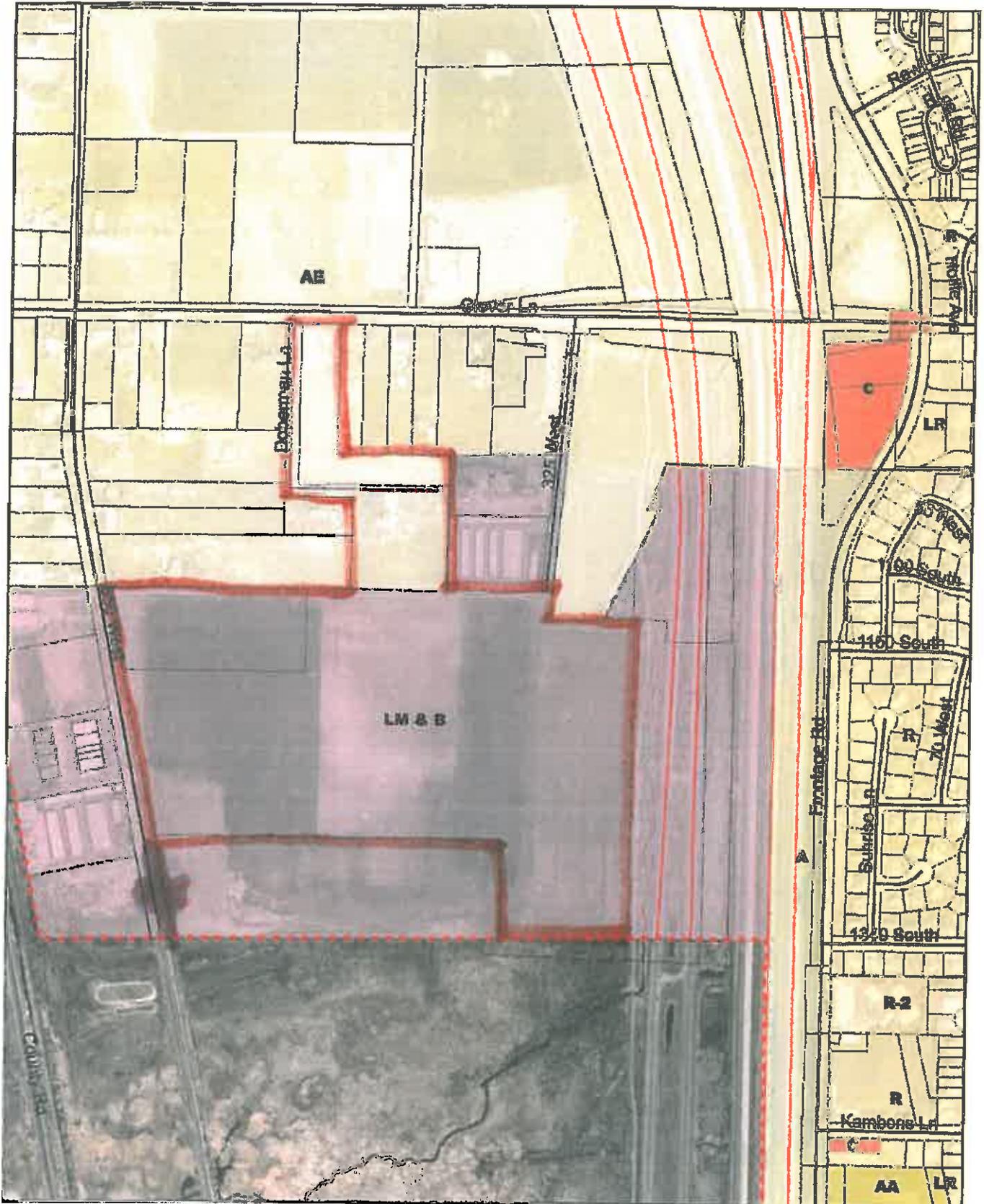
Farmington City



Farmington City

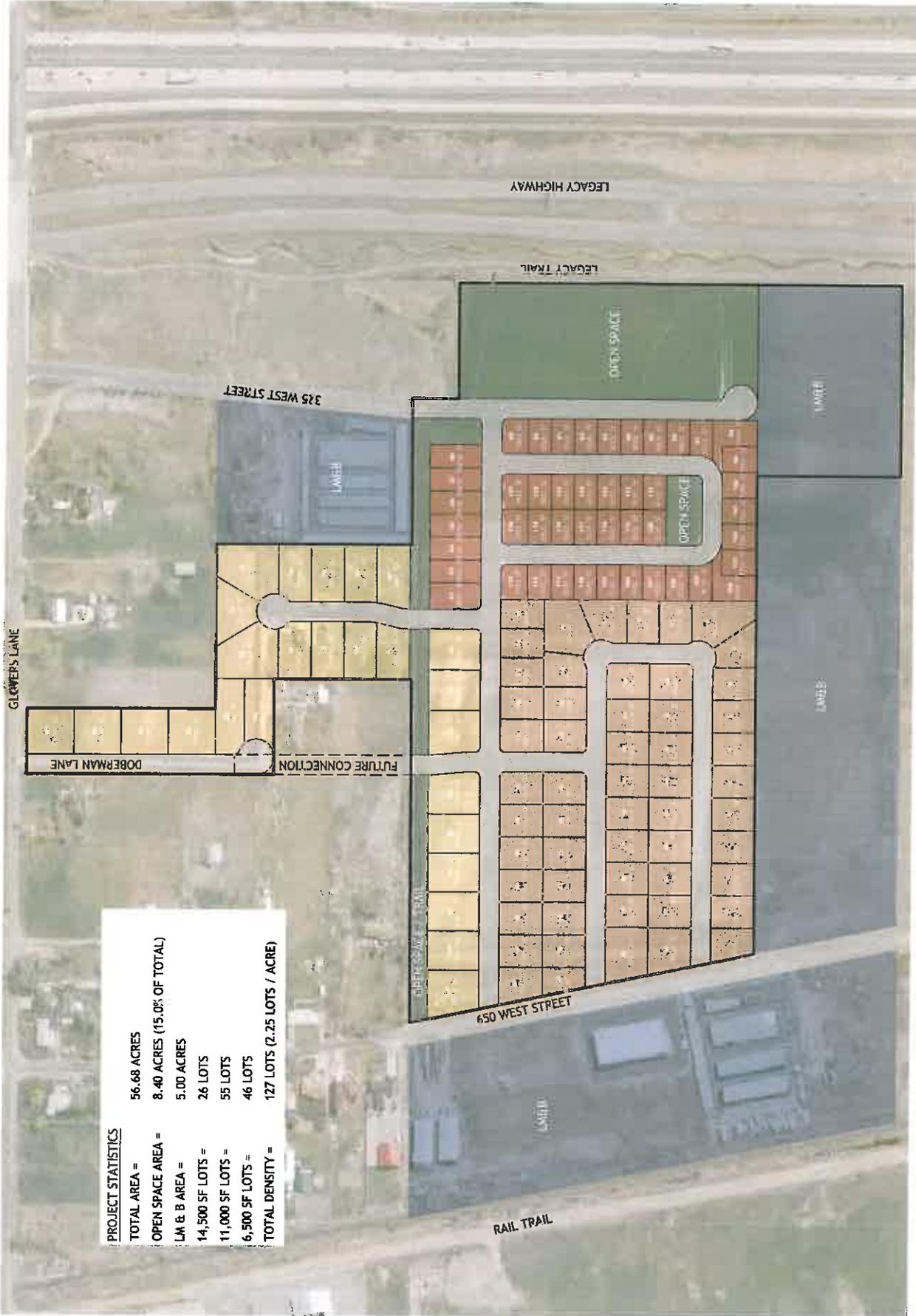


Farmington City





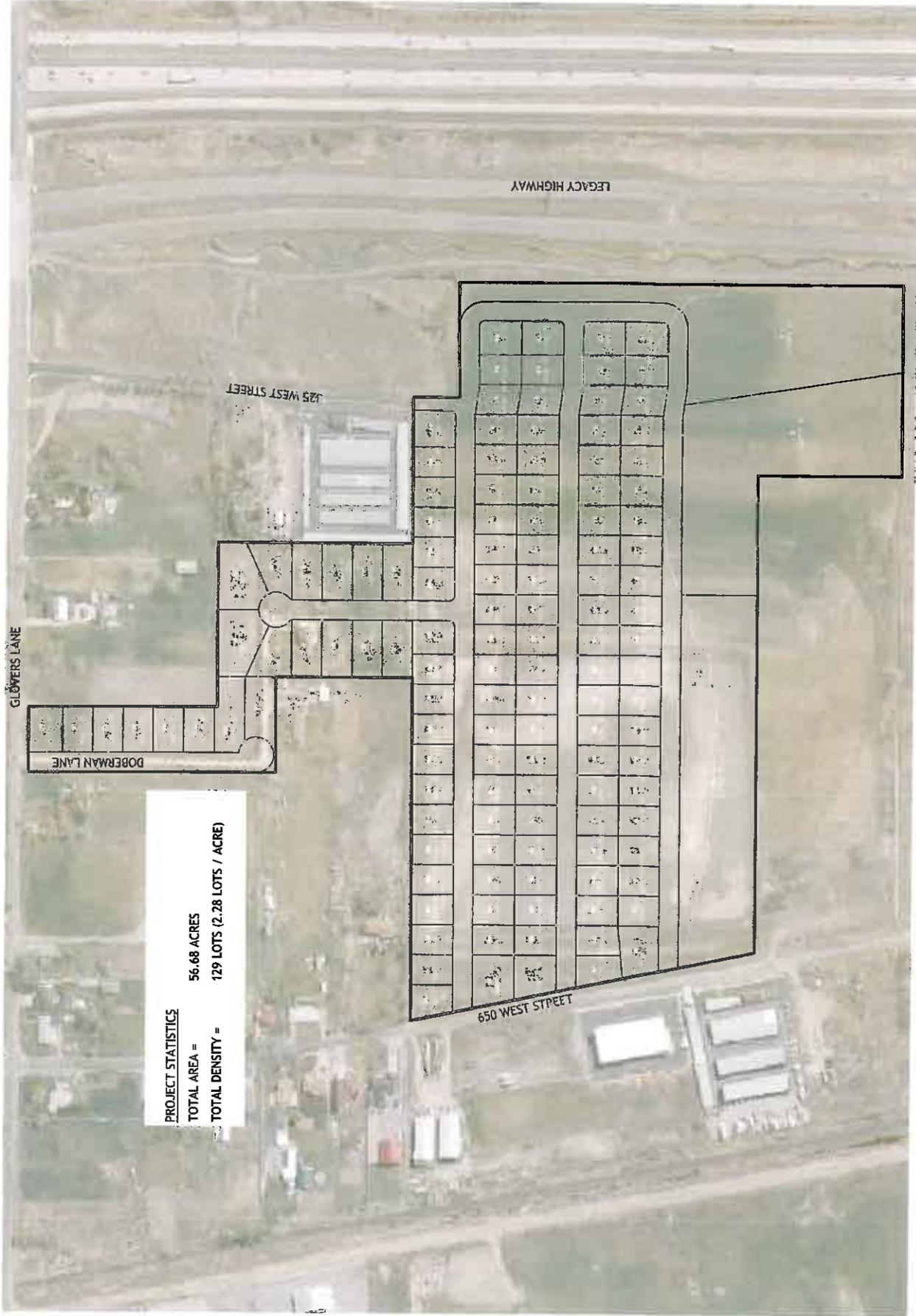
IVORY HOMES - Concept Plan



PROJECT STATISTICS	
TOTAL AREA =	56.68 ACRES
OPEN SPACE AREA =	8.40 ACRES (15.0% OF TOTAL)
LM & B AREA =	5.00 ACRES
14,500 SF LOTS =	26 LOTS
11,000 SF LOTS =	55 LOTS
6,500 SF LOTS =	46 LOTS
TOTAL DENSITY =	127 LOTS (2.25 LOTS / ACRE)



IVORY HOMES - Yield Plan





978 Woodoak Lane
Salt Lake City, UT 84117

801-747-7440
or 801-747-7091

August 27, 2015

David Petersen
Community Development Director
160 S. Main Street
Farmington, UT 84025

Re: General Plan Amendment and Zone Change Application

Dear David:

The purpose of the requested General Plan Amendment and Zone Change is to propose a mixed use master planned community that would include an estate single family home community, a maintenance free active adult community, a light manufacturing and business park, along with 9 acres of open space. Please feel free to contact me with any questions during the review process.

Regards,

Bryon Prince
Ivory Development
978 East Woodoak Lane
SLC, UT 84117
(801) 520-9155
bprince@ivoryhomes.com



Planning Commission Staff Report October 8, 2015

Item 6: Mercedes Benz of Farmington CUP

Public Hearing:	Yes
Application No.:	C-6-15
Property Address:	Approx. 549 West Bourne Circle
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	CMU (Commercial Mixed Use) and LS (Large Suburban)
Area:	8.42 Acres
Number of Lots:	1
Property Owner:	Dan Nixon, Britt DeJong Et. Al., and Gary DeJong
Agent:	Phil Holland – Wright Development

Request: *Applicant is requesting a conditional use approval for construction of a class "A" auto dealership (Mercedes Benz of Farmington).*

Background Information

On May 26, 2015 the City Council rezoned those portions of the subject property that were zoned LS (Large Suburban) to CMU (Commercial Mixed Use) contingent on the approval of a conditional use and site plan application. At that same meeting, the City Council approved text amendments to Chapter 28 of the Zoning Ordinance defining and creating regulations related to class "A" auto sales, and to Chapter 19 rendering class "A" auto sales an allowable use in the CMU zone. The application that is under review tonight must first meet the criteria for class "A" auto sales as defined in Chapter 28. Section 11-28-250 defining and regulating class "A" auto sales reads as follows:

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

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

1. *Purpose. The purposes of this Section and any rules, regulations, standards and specifications adopted pursuant hereto are:*

(a) To accommodate such auto sales with minimal impact in

commercial and mixed use areas in terms of compatible infill, scale, design, and appearance of buildings.

(b) To set forth standardized terms and conditions for Class "A" Auto Sales and procedures for review and approval of the same.

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

a. Architectural Detail

- (1) Create buildings that provide human scale and interest through use of varied forms, materials, details and colors;*
- (2) Provide architecturally finished and detailed elevations for all exposures of the building;*
- (3) Primary street facing walls of buildings may not have sections of blank walls that contain no openings in lengths that exceed 20 feet in length;*
- (4) Rooflines may be flat or pitched. Roofing shall not be of vivid primary colors (i.e. red, blue, or yellow). Rooftop equipment shall be screened by roof components, parapets, cornices, or other architectural features. Galvanized hoods and vents shall be painted to match the roof color.*

b. Fencing. All fencing must be decorative. It can be stamped masonry, wrought iron, or a mixture of both. Vinyl and chain-link fencing is expressly prohibited.

c. Landscaping. A minimum of 20% of the gross area of the site shall be landscaped. The 20% landscaping requirement should blend well with the fencing and solid masonry walls that may surround the project. Special attention should be given to landscaping in the high traffic and visible areas of the project as well as covering large and long exterior masonry walls.

d. Lighting. For developments for which outdoor lighting is proposed, lighting plans shall be required which illustrate the type and location of lighting proposed for structures, walkways, and parking lots. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties. With the exception of security lights, lighting for the sales lot shall not occur past 10:00 p.m.

e. Signage. Title 15 (Sign Ordinance) of the Farmington City Code shall be expressly followed.

f. Noise. Amplified speakers and noise shall be kept at a minimum so as not to disturb adjacent properties. In the event that amplified speakers are used, they must comply with the Farmington City Noise Ordinance as set forth in Title 7 of City Code.

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

The current conditional use application meets all of the criteria for a class "A" auto sales, or will be required to meet any future criteria through the conditions placed on the application in the suggested motion below. Additionally, because staff has reviewed the conditional use application for conformance to Section 11-28-250 of the Zoning Ordinance, the Planning Commission is then tasked with determining whether to approve the application as an allowable use in the CMU zone. An allowable use in the CMU zone either has to be a Planned Unit Development (PUD) or a Planned Center Development through a conditional use permit (CUP) application; this application falls under the latter and must meet the criteria for a CUP as determined through Chapter 8 of the Zoning Ordinance, which this application does.

Section 15-5-104 of the Sign Ordinance states:

"The maximum height of signs at the minimum setback shall be twenty feet (20') above the elevation of the top of curb nearest to the sign. This height may be increased to a maximum of forty feet (40') if the sign is setback an additional 1.5' feet for each foot of height over twenty feet (20'). These standards may be reviewed by the Planning Commission in conjunction with a Conditional Use Application and may be adjusted either up or down..."

The applicant is proposing a 50' freeway pylon sign located southwest of the building; because this sign is next to Park Lane where it ramps up to the on/off ramp bridge, the finished grade is 20' below the road, and the sign is considered 30' high total. Therefore, the applicant is asking for an additional 10' of height for this sign. As long as the sign is setback at least 15' from the property line, special Planning Commission approval is not required. The current plans show a conceptual layout of the sign as being 7' from the property line. However, the conceptual drawing has the sign as being 22' wide where the actual detail plans show the sign width to be 14.5', or a difference of 7.5'. The applicant should easily be able to meet the required minimum setback of 15', but staff has included this requirement as a condition for approval.

The Planning Commission is tasked with determining whether they feel that this use is a good fit in this location, whether the site plan makes sense as proposed, and whether reasonable conditions may be applied to the project to mitigate any potential adverse impacts to adjacent properties and the surrounding neighborhood. Staff has reviewed this application and feels that it meets all of the criteria for approval, however, the DRC still has some outstanding issues that need to be addressed as it relates to the improvements and infrastructure; as such, staff is requesting that final site plan approval be delegated to staff.

Suggested Motion:

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

1. The applicant shall either remove the existing fence on the north property line or provide a 6' high fence with stamped masonry, wrought iron, or a combination of both;

2. The applicant shall provide a 10' landscaped buffer between the parking lot and the north property line with trees placed at least every 30' off center;
3. The Farmington City Sign Ordinance shall be followed for all signs throughout the site, including but not limited to the freeway pylon sign (as designated by R8 in the proposed sign package) being setback a minimum of 15' from the property line;
4. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots;
5. 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;
6. The site plan related to this application shall be delegated 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 Mercedes Benz dealership 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 class "A" auto sales dealership;
- 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 properties 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.

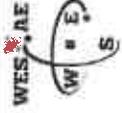
Supplemental Information

1. Vicinity Map
2. Site Plan
3. Elevations
4. Perspectives
5. Landscape Plan
6. Sign Package and Related Grading Plan

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 8 – Conditional Uses
3. Title 11, Chapter 19 –Commercial Mixed Use Zone (CMU)

4. Title 11, Chapter 28 – Supplementary and Qualifying Regulations



WESAVE
ARCHITECTURE & ENGINEERING
1000 N. UNIVERSITY AVENUE, SUITE 200
DURHAM, NC 27709
704.286.1111



Mercedes-Benz

MERCEDES BENZ OF FARMINGTON
FARMINGTON CITY, DAVIS COUNTY, UTAH
SITE DEVELOPMENT PLAN

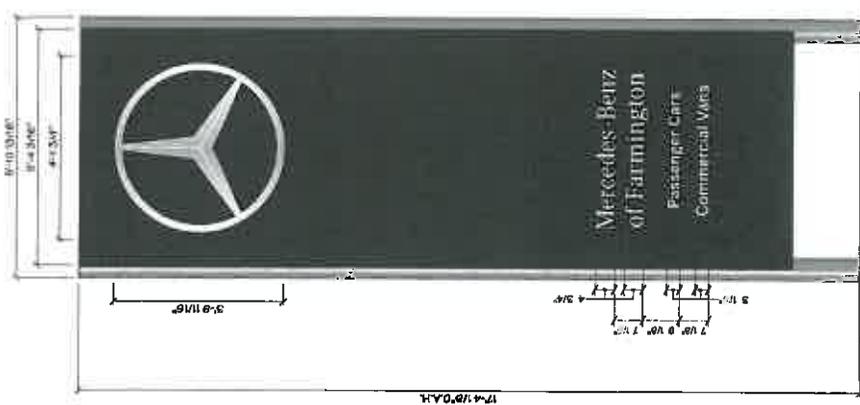
No.	Description	Date

Project Number: 0197000001
Date: 28 AUGUST 2010
Drawn By: SK / HL
Checked By: VLE

PERSPECTIVE

SDP-A14



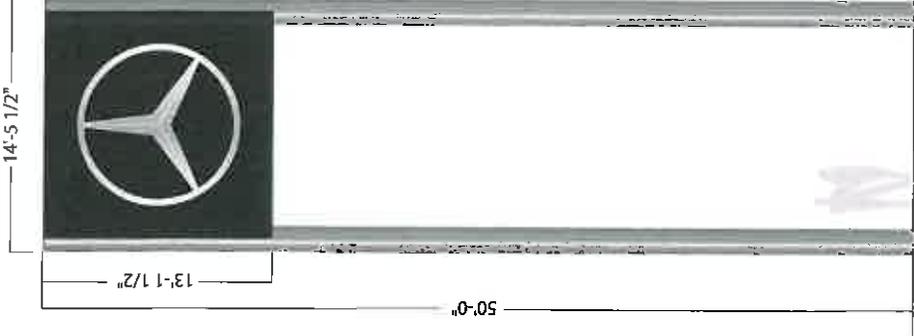


#113B Standard Pylon

29.9 sf.

R4

DEALER APPROVAL

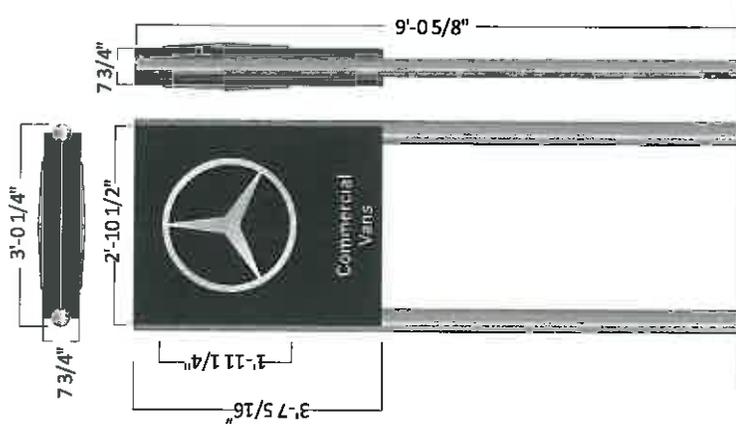


#177B Freeway Pylon

16.0 sf.

R8

DEALER APPROVAL



#131B-D

R5

DEALER APPROVAL

NOTE: All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.



2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 • Fax (757) 430-1297

WWW.AGISign.com

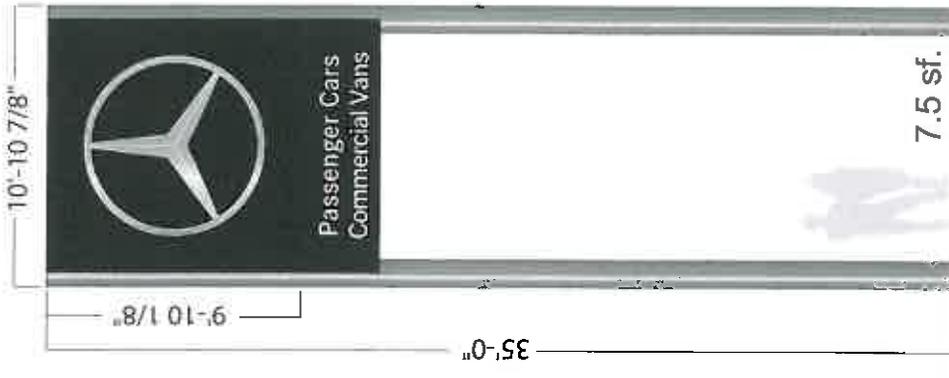
Client: Mercedes-Benz USA	Scale: NTS	Date Created: 8/19/15 mah
Project Title: MB Farmington, UT	Proposal:	Date Rev'sect: 8/26/15 mah 9/30/15 mah



Mercedes-Benz

MB Farmington, UT

Sign Family



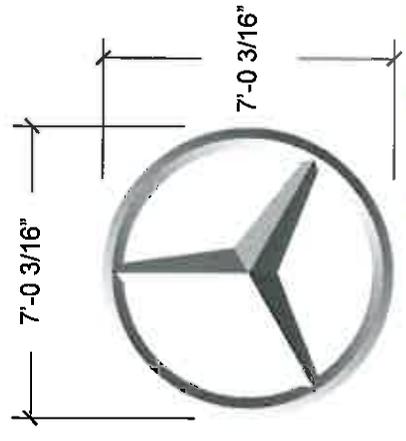
#176B Custom Freeway Pylon

R9 DEALER APPROVAL



MB 900-30

R7 DEALER APPROVAL



#6 Logo

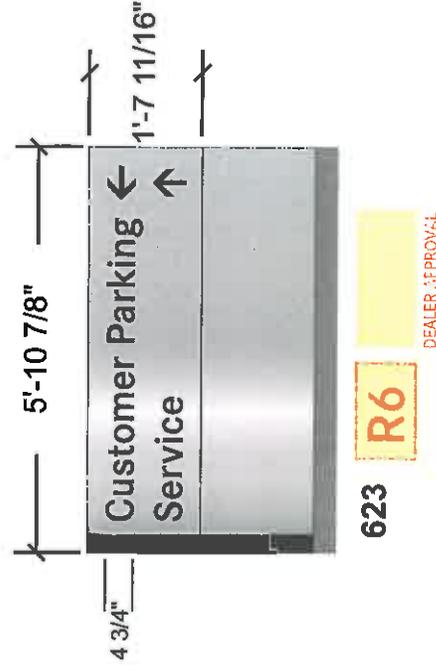
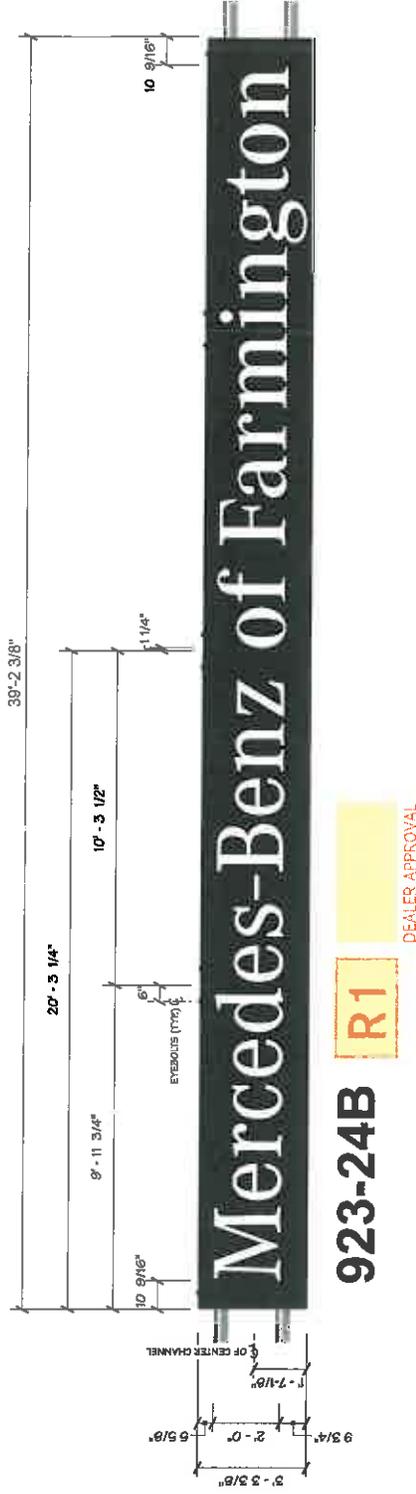
R2 DEALER APPROVAL

NOTE: All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.



2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - Fax: (757) 431-1297
 www.AGISign.com

Client: Mercedes-Benz USA	Scale: NTS	Date Created: 8/19/15 mah
Project Title: MB Farmington, UT	Proposal:	Date Revised: 8/26/15 mah 9/30/15 mah



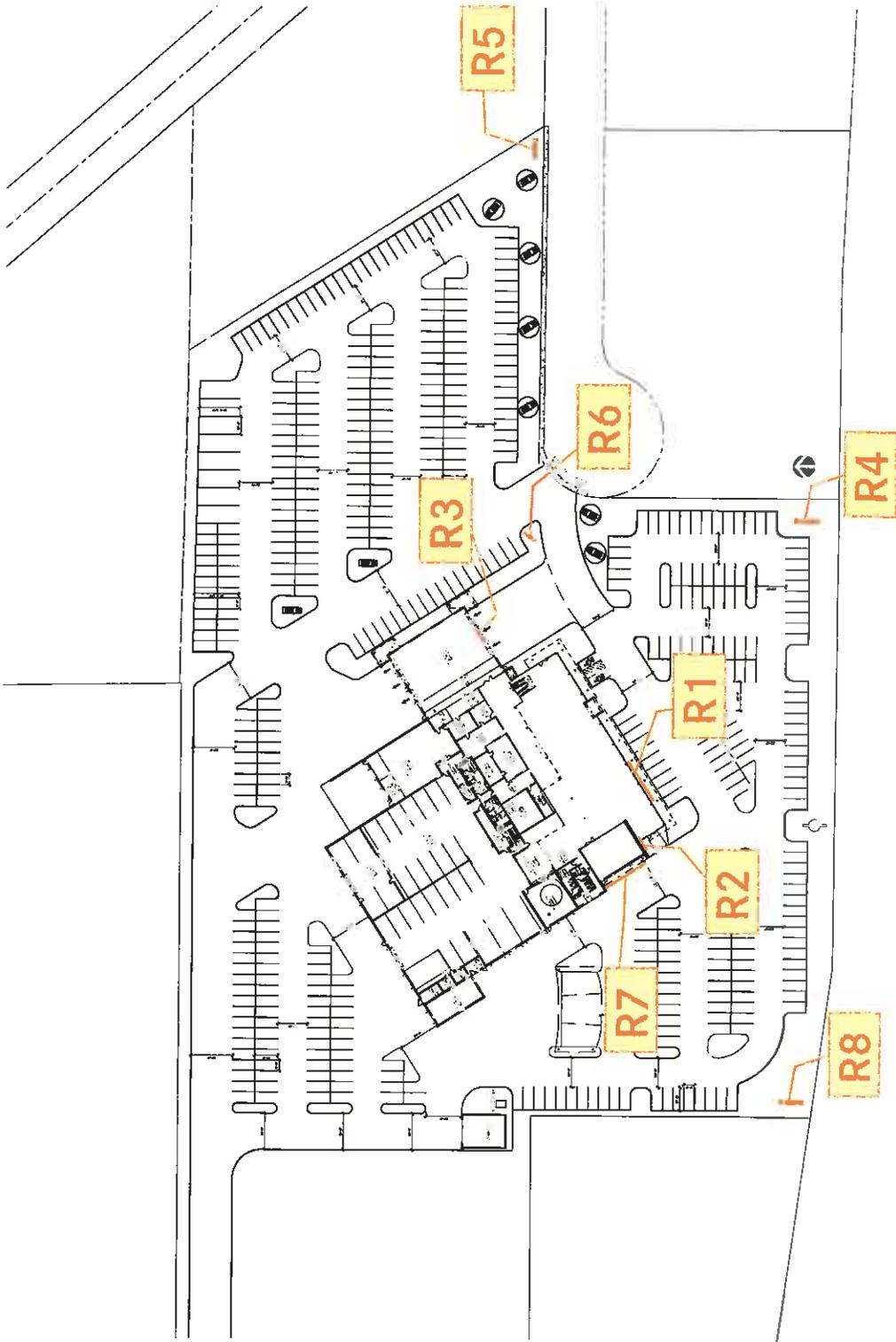
24" BLACK LED Channel Letters

NOTE: All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.



2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 • Fax (757) 430-1277
 www.AGISign.com

Client:	Mercedes-Benz USA	Series:	NTS	Date Created:	8/19/15 mah
Project Title:	MB Farmington, UT	Proposal:		Date Revised:	8/26/15 mah 9/30/15 mah



NOTE: All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.



2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - Fax: (757) 430-1297
 www.AGISign.com

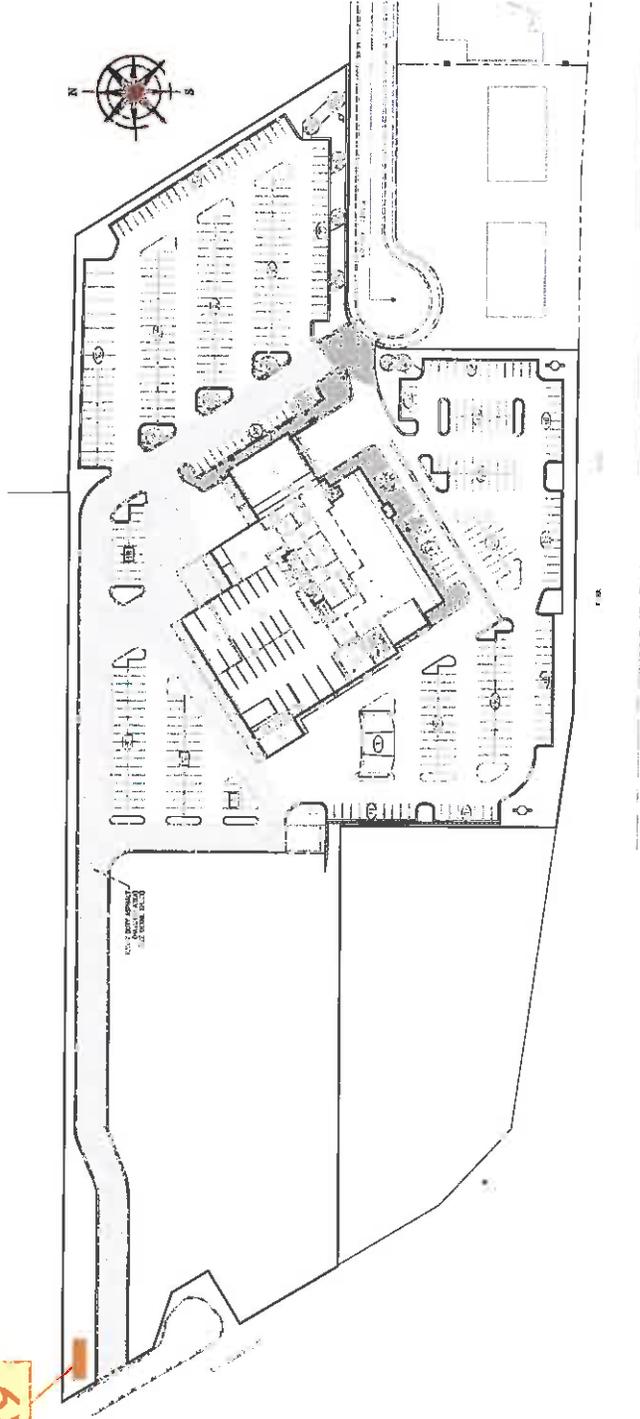
Client: Mercedes-Benz USA	Scale: NTS	Date Created: 8/19/15 mah
Project Title: MB Farmington, UT	Proposal:	Date Revised: 8/26/15 mah 9/30/15 mah



MB Farmington, UT

Siteplan

R9



**NOTE: All signage and locations are as prescribed by Mercedes-Benz USA, LLC.
 Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.**



2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - Fax (757) 430-1297
 www.AGISign.com

Client: Mercedes-Benz USA	Scale: NTS	Date Created: 8/19/15 mah
Project Title: MB Farmington, UT	Proposal:	Date Revised: 8/26/15 mah 9/30/15 mah



Mercedes-Benz

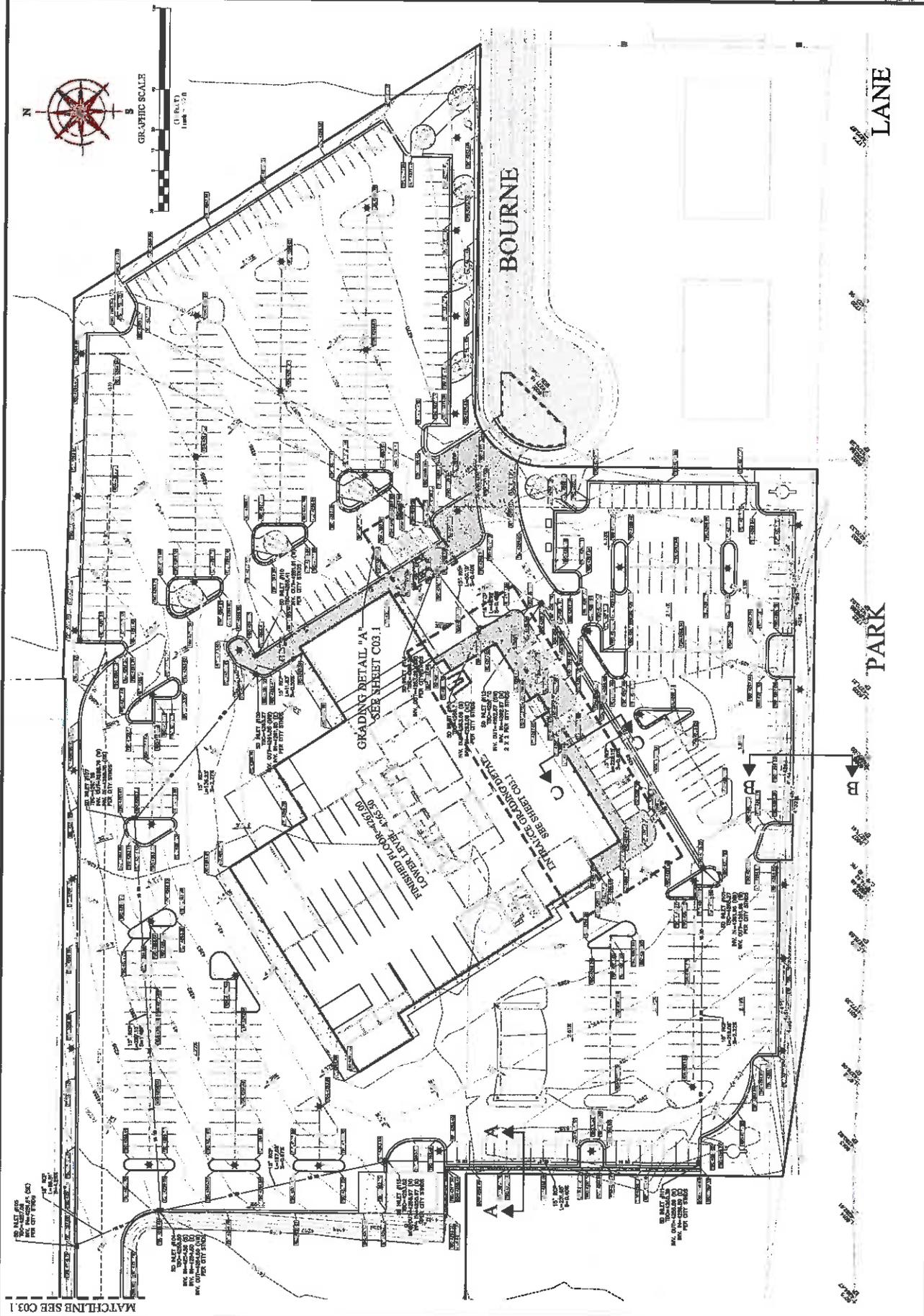
MB Farmington, UT

Siteplan

MERCEDES BENZ OF FARMINGTON
FARMINGTON, UTAH
GRADING & DRAINAGE PLAN

GRADING &
DRAINAGE
PLAN

C03



MATCHLINE SEE C03.1



Planning Commission Staff Report October 8, 2015

Item 7: O'Brien Accessory Building Conditional Use Permit

Public Hearing:	Yes
Application No.:	C-14-15
Property Address:	1389 North Main Street
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR (Large Residential)
Area:	.38 Acres
Number of Lots:	1
Property Owner:	Brandon O'Brien
Agent:	N/A

Request: Applicant is requesting a conditional use permit to increase the allowable height of an accessory building.

Background Information

Brandon O'Brien is requesting approval for a Conditional Use Permit to increase the height of an accessory building from 15 to 19.75 feet. The property, which consists of one lot totaling .38 acres, is located at 1389 North Main in an LR Zone. The applicant has an existing home on the property and is wanting to build a "pole barn" style garage in the rear yard. Before he can do this, however, the applicant needs conditional use permit approval to have a height increase for an accessory building.

Section 11-11-070(b) states: "Accessory buildings or structures shall not exceed fifteen (15) feet in height unless an increased height is approved by the Planning Commission after review of a conditional use application..."

Additionally, Section 11-11-060(a) states: "Accessory buildings shall, without exception, be subordinate in height and area to the main building." After discussions with the applicant's agent from Roper Construction, it was discovered that the existing house has a height of 19'. Therefore, in order for the accessory building to be brought into compliance, the structure will need to be lowered below 19' (as stated above, it is currently at 19.75'). The applicant is aware that they will have to alter the design so that it is in compliance, but staff has addressed this issue as a condition of approval, requiring that the accessory structure's height will be reduced and that final elevation will be reviewed by staff prior to issuance of any building permit.

Suggested Motion:

Move that the Planning Commission approve the conditional use request subject to all applicable codes, development standards and ordinances as per the enclosed site plan and the following condition: the height of the accessory building as shown in the enclosed elevation shall be reduced to make it subordinate to the main building prior to issuance of any building permit.

Findings for Approval:

- a. The height of the proposed accessory building is subordinate to the height of the existing residence as set forth in section 11-11-060(a) and is proposed at 19.75’.
- b. The proposed accessory building is at least 15’ away from any dwelling on an adjacent lot as Moon Park is the nearest adjacent property.
- c. The proposed accessory building does meet all of the requirements set forth in Section 11-11-060(a), such as setback standards and occupies less than 25% of total area of rear yard.

Supplemental Information

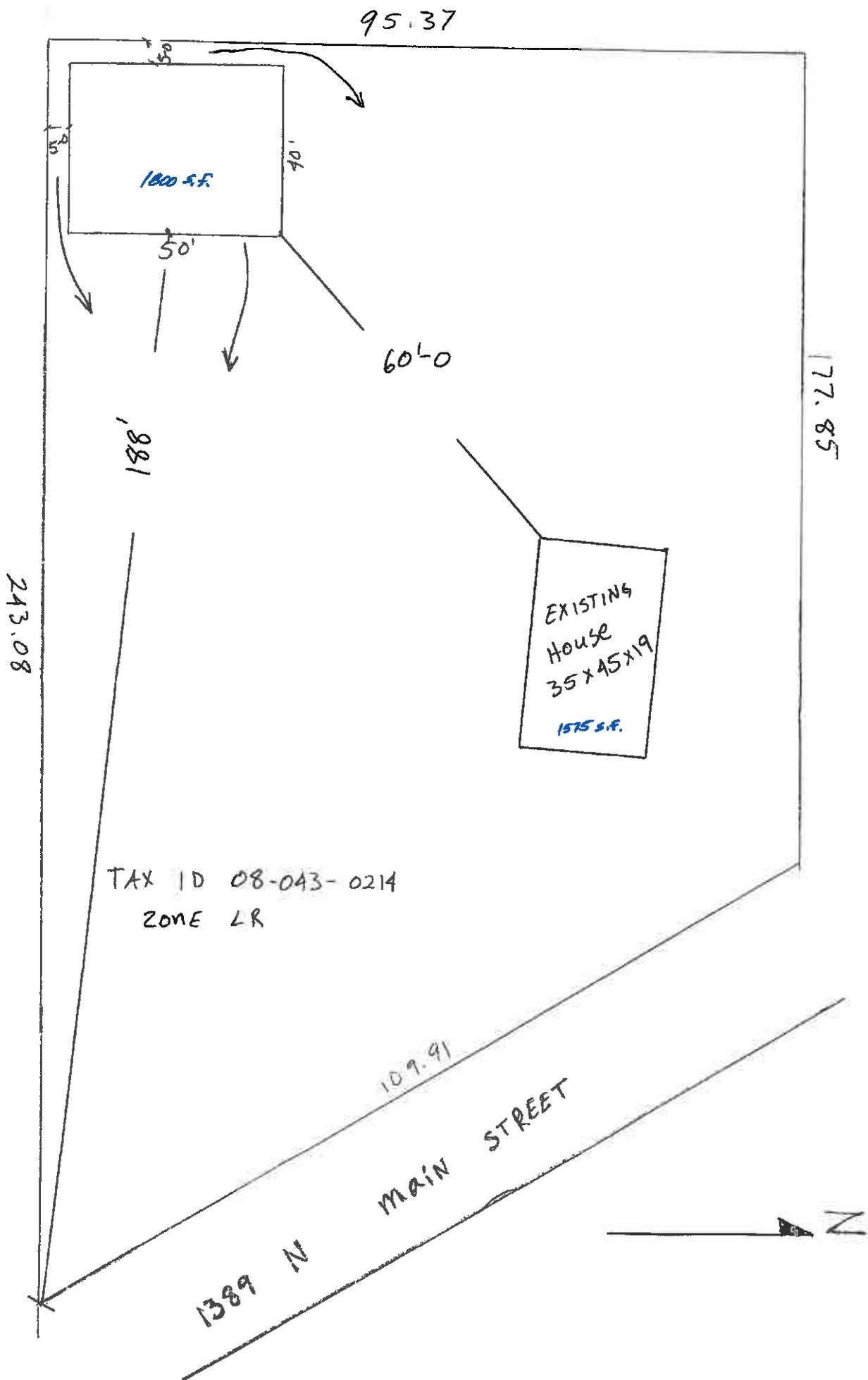
1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Sections 11-11-060 and 11-11-070

Applicable Ordinances

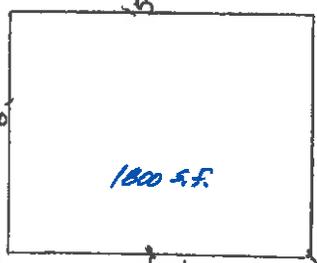
1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 11 – Single Family Residential

Farmington City





95.37



60'-0

1881



177.85

243.08

TAX ID 08-043-0214
ZONE LR

109.91

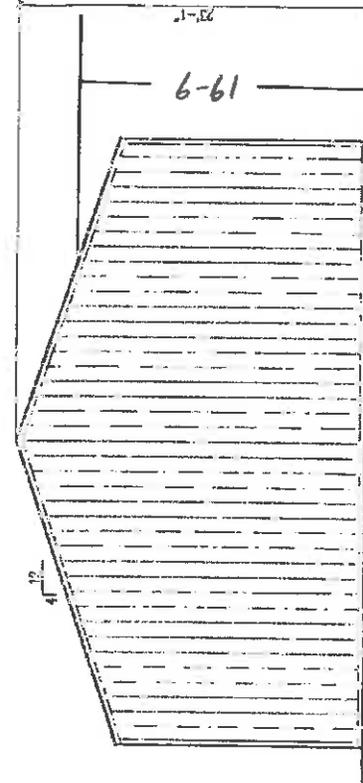
1389 N
MAIN STREET



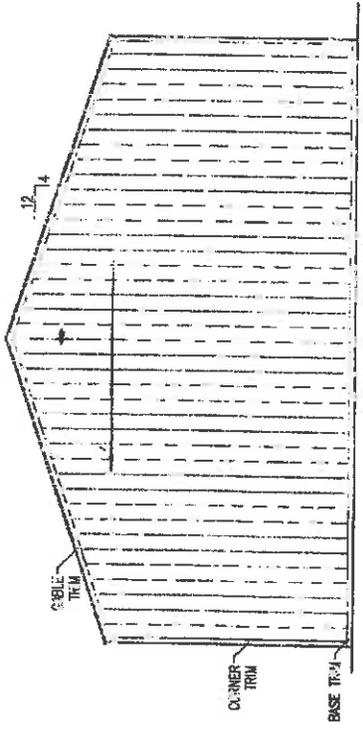
ROPER BUILDINGS
DAN SCARROUCH
(801) 540-2288

O'BRIEN BUILDING
1323 NORTH MAIN STREET
FARMINGTON, UTAH

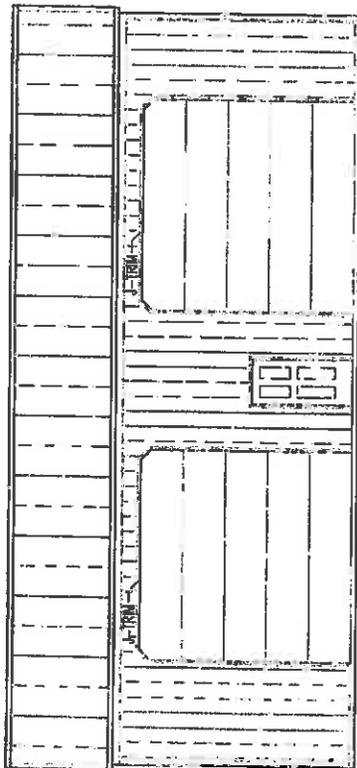
DATE: 07-15-11
SCALE: 1/8"=1'-0"
JOB: O'BRIEN
SHEET: 03B



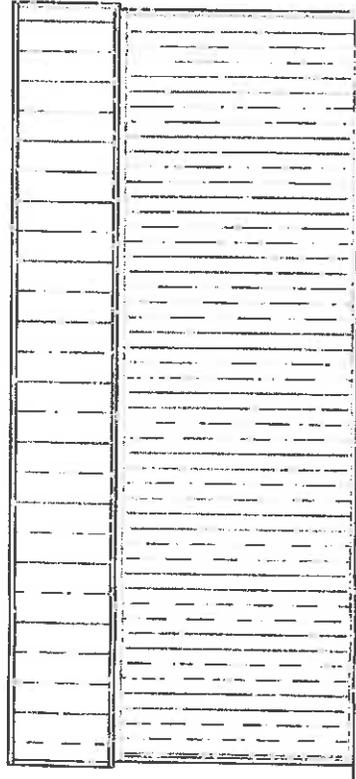
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION