FARMINGTON

HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

November 19, 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
November 19, 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

REZONE/GENERAL PLAN AMENDMENT APPLICATION

3. Nick Mingo/Ivory Development (Public Hearing) – Applicant is requesting a recommendation of zoning map and general plan 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 and an LM (Light Manufacturing) to a LDR (Low Density Residential) designation. (Z-5-15)

CONDITIONAL USE APPLICATION

4. Nefi Garcia/Technology Associates on behalf of Verizon Wireless (Public Hearing) – Applicant is requesting conditional use permit approval to install a wireless tower facility on 3.68 acres of property located at approximately 340 West Park Lane in a C-R (Commercial Recreation) zone. (C-15-15)

OTHER BUSINESS

5. Miscellaneous, correspondence, etc.

6. 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.

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Posted November 13, 2015

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Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
November 5, 2015

STUDY SESSION

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

Item #4. Street Cross-Section Request – 650 W and Glovers Lane Near Probable High School

David Petersen said Glovers Lane is a country lane with a 66' wide street cross section. It has not been built to City standards. With the new high school that is coming in, the Master Plan calls for Glovers Lane to be an 80' right-of-way (ROW). That would mean we need an additional 7' on each side to bring it to 80'. To make up the 80' ROW, the City would need 52' of asphalt, 2 ½' of curb and gutter on each side, as well as 5' sidewalks and 6 ½' park strip on each side. Once Davis School District (DSD) gives up their 7', they run into having a storm drain line manhole and a sanitary sewer line manhole in the sidewalk. To accommodate the 2 manholes, DSD needs to shift the northern boundary line 12' to the north. Doing so would create a very wide park strip to accommodate the manholes. Apparently, moving the sidewalk to the north is the cheaper option than moving the storm drain and sewer lines.

David Petersen said in reviewing the aerial map, there are approximately 6 undeveloped lots along Glovers Lane in the south side. To get 7 ½' along the Glovers Lane, it may take years before the additional improvements will be made as the City obtains those improvements when the lots are developed. We have an opportunity to widen the ROW from the proposed 80' to 92' (which includes DSD's 12' shift of the boundary line). He proposed shifting the curb and gutter to right under the manhole to obtain the entire sidewalk at this time to ensure there may be no outstanding dedication of ROW on the south side of the road. Once completed, the road will be 85' wide, the City is not waiting to call upon the improvements when lots are developed, and for this section of Glovers Lane, it will be built out in full.

David Petersen presented a handout from CRS Engineers (contracted with DSD) showing how the 85' will work. Although the bond for the high school has not yet passed, he said the reason for bringing this item to the Commission now is the designs for the roads is very extensive and must be moved along.

As for 650 West, **David Petersen** stated staff is recommending approval of the motion as written in the staff report. He also said that the applicant is requesting an additional 3', to bring the ROW to 69', to accommodate a sewer manhole.

REGULAR SESSION

Present: *Chair Rebecca Wayment, Commissioners Brett Anderson, Heather Barnum, Alex Leeman and Dan Rogers, Community Development Director David Petersen, Associate City*

Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Bret Gallacher and Kent Hinckley were excused.

Item #1. Minutes

Heather Barnum made a motion to approve the Minutes from the October 22, 2015 Planning Commission meeting. **Dan Rogers** seconded the motion which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from November 3, 2015 City Council meeting. He said the Villa Susanna Subdivision is finally going to move forward. The City Council votes on the new Gym's rules and fee structure which will allow residents to use the facility at a low cost. Also, the lawsuit with the City and the Evans family over the 62 acres located near the Park Lane "swoop" has been settled.

Motion to Move Agenda Items

Kent Hinckley made a motion that the Planning Commission move Item #4 (Street Cross Section Request) to Item #3 and Item #3 (Russell PUD Overlay) to Item #4. **Alex Leeman** seconded the motion which was unanimously approved.

OTHER BUSINESS

Item #3. Street Cross-Section – 650 West and Glovers Lane near probably future high school location. (M-4-15)

David Petersen asked the Commissioners to reference the amended staff report that was presented during the Study Session. He said staff is recommending the suggested motion for 650 West, but is requesting that the Glovers Lane originally proposed 92' cross section be amended to 85', as discussed in the Study Session. He said the additional ROW width is being given by DSD as it accommodates their needs so they do not have to move the storm drain and sanitary sewer lines. **David Petersen** said staff is suggesting Motion B with the same conditions as Motion A, as found in the amended staff report.

Doug Cromar, 2060 E. 2100 S., Salt Lake City, representative from CRS Engineers, said for 650 W., they are requesting to increase the standard 66' right-of-way (ROW) by 3' to make the ROW now 69'. Doing so will accommodate the manholes in the paved area and will give the road additional shoulder width which will help accommodate potential high school students that want to park along the road. He explained the main issues with the manholes were the curb and gutter. Widening the road will place the manholes just near the curb and gutter.

Dan Rogers asked if it is okay to have parking on the road near the future high school. **David Petersen** said high schools like Woods Cross High have a lot of students park along Frontage Road. **Doug Cromar** said the 3' adjustment provides 4' from lip of curb and gutter to the manhole; this will make it easy to maintain the sewer line.

For Glovers Lane, **Doug Cromar** said the initial proposal increased the ROW from 80' to 92' which would push the sidewalk to the north and would provide a very large park strip to ensure the manhole is not placed in the middle of the sidewalk. As **David Petersen** presented in the Study Session, it makes sense to shift the ROW to the north to ensure the road is fully built out at this time. He said

they have discussed the buffer areas and transitions for intersections with the Traffic Engineer. He said although it may be tight, it does meet requirements. Also, a shift in the road will place the manhole just behind the curb and gutter making it easy for Public Works to maintain it.

Dan Rogers asked if the applicant prefers Motion B over Motion A. **Doug Cromar** said yes; he prefers Motion B and the 85' ROW. He also added that although trees will not be able to be planted in the park strip, due to the sewer line, there will still be a landscape buffer (i.e.: trees) on the other side of the sidewalk as well as appropriate landscaping in the park strip. He suggested a public utility easement for the park strip.

Kent Hinckley pointed out that the amended staff report still shows 80' in lieu of the 85' ROW that was discussed. **David Petersen** said it was an error; 85' ROW is correct.

Motion for 650 West:

Alex Leeman made a motion that the Planning Commission recommend that the City Council approve the proposed street cross section subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City shall not pay for the additional 3 feet of right-of-way and asphalt as a system improvement, or otherwise, resulting from the new street cross section;
2. The transition from the standard to the wide cross section shall be approved by the City Engineer;
3. The DSD shall meet all other City site plan standards on-site related to the project.

Dan Rogers seconded the motion which was unanimously approved.

Motion for Glovers Lane:

Alex Leeman made a motion that the Planning Commission recommend that the DSD dedicate and widen the entire Glovers Lane from 66' to 85' whereby all of the additional 14' will occur on the north side of the right-of-way thus shifting all improvements 7' to the north, thereby placing the sanitary sewer and storm drain manholes in the park strip. This motion is subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City shall not pay for the additional 12' of right-of-way as a system improvement, or otherwise, resulting from the new street cross section;
2. Sidewalk transitions from the standard to the wider cross section shall be approved by the City Engineer;
3. The DSD shall meet all other City site plan standards on-site related to the project;
4. The DSD must work with staff to provide landscaping north and south of the new north side sidewalk location that will meet the needs of the City and CDSD and enhance the aesthetic appearance of the site.

Dan Rogers seconded the motion which was unanimously approved.

<u>Findings for Approval:</u>

1. A realignment of the side treatments on 650 West further to the east will make room for the sewer manholes to be located in the asphalt instead of the curb and gutter. Such an

improvement if located in the curb and gutter results in problematic access to manholes, and impedes the drainage function thereof.

2. A slightly wider pavement cross section on 650 West adjacent to the high school site may help better accommodate turning movements and possible on-street parking.
3. Due to a survey error, the southwest corner of Miller Meadows Phase I is located further east than it should be, which resulted in a wider street at this location. The DSD proposal to widen the street south of this point is consistent with this error.
4. The proposal to relocate the sidewalk on the north side of Glovers Lane further to the north will make room for sanitary sewer and storm drain facilities in a much larger park strip instead of locating these improvements in the sidewalk. Such improvements in the sidewalk result in problematic maintenance (i.e. snow removal, etc.).
5. Presently, Glovers Lane is a 66' wide minor collector and must be widened as per the MTP to an 80' major collector to handle the increased capacity necessary for the high school and other uses. A recommendation to shift the entire 80' street cross section to the north will minimize the need to obtain more right-of-way (7') along the south side of the existing street. This will help better make way for the possibility of provided a fully improved major collector adjacent to the High School father than taking a long time, possibly years, to obtain said 7'. But, if completed per the recommendation, it will be 85' wide and not 80' in width.
6. The proposed widening will not compromise the future high school site.
7. The DSD proposal will save money because sewer and storm drain remain in place at existing locations.
8. Attempts will be made to enhance the aesthetics of the street scape.

PUD OVERLAY APPLICATION

Item #5. Tami Russell (Public Hearing continued from 10.22.2015) – Applicant is requesting a PUD overlay for .25 acres of property located at 1217 North Main to allow for a small commercial use (a beauty salon) within a single family residence. (Z-6-15)

David Petersen asked the Commissioners to consider the staff report, the comments made by residents during the last Public Hearing and the location of the property on Shepard Lane and Main Street. He reminded the Commission that the General Plan calls for the surrounding area to be Business Park (BP); however, the orange "wavy" line does not include this property, but does touch it. He asked an open ended question if the Planning Commission feels this property should remain residential or if they feel it could be nonresidential.

Bret Gallacher asked for clarification on the "wavy" line. **David Petersen** stated the "wavy" line on the General Plan is a recommendation for property to be zoned BP which may include office facilities, doctor offices, etc. The General Plan is typically used as a guide, but that Planning Commissions and City Councils decide if they choose to follow the Plan. By following the Plan, it does help ensure all decisions are consistent. He said the property to the west has not yet been rezoned; however, there are other commercial uses located within close vicinity of this property. He asked the Commissioners if they would like to see this property remain residential and if they feel it will always remain residential.

Heather Barnum said she has given this property a lot of thought since the last meeting. She said she has been thinking about which street this home belongs to, either Shepard Lane or Main Street. She feels if the home belongs more to Main Street, it may be prudent for it to remain residential, but she feels the home is more visible from Shepard Lane so it may blend better with the commercial area. **Alex Leeman** said even though the home's front faces Main Street, it is further setback from it than on Shepard Lane. **Heather Barnum** agreed, but also added that she feels that approving the PUD overlay

for this property owner may make it challenging for future Planning Commissions to no longer allow businesses uses for this property, in event the property is sold. **Rebecca Wayment** also agreed. She is also concerned that changing the parking will solidify that this home feels more like a business.

Heather Barnum said she feels this property could never accommodate a high volume business as it cannot accommodate a lot of parking. **David Petersen** agreed, and added that the square footage of the home is too small to accommodate anything larger.

Rebecca Wayment said she feels this property is a gateway corner to the rest of the City. She is concerned that, if approved, the gateway to the City will be a business with a sea of concrete, but if it remains residential it may better maintain the "cozy" feel of old town Farmington. **David Petersen** said the appearance of the building does add to the neighborhood. He said the last few property owners rented the home to their kids, but had a hard time filling it with other renters. He said it has been sitting vacant for a long time. He asked the Commissioners if they feel it is a desirable place to live. **Brett Anderson, Alex Leeman**, and **Rebecca Wayment** agreed they would not want to live there with their families, but that it may be a good place for those without children.

Alex Leeman expressed concern that if a better use is not determined for the home, in a decade it could easily become a convenient store as it is a high traffic volume corner. **Heather Barnum** agreed; she feels if this proposal is approved, it will maintain the historic looking home as the gateway into the City.

Bret Gallacher referenced the letter from the applicant, Tami Russell that is found in the staff report. The letter stated she did not have any intention to modify the building, but she is proposing modifications to parking. He asked staff to clarify. **David Petersen** said yes, the applicant does not have plans to modify the house; however, she will modify the parking to accommodate her needs.

Rebecca Wayment mentioned that this item was previously tabled at the last Planning Commission meeting. One of the reasons stated was to give staff time to discuss with the City's historic architect if modifying the parking, as the applicant proposed, would change the historic nature of the home. **David Petersen** said staff did talk with the historic architect; modifications to parking, and even landscaping modifications, do not affect the homes eligibility. **Kent Hinckley** asked what makes a home eligible to be on the National Historic Registry. **David Petersen** said the age, style and location of the home.

Dan Rogers posed the question that if this use is not granted, the home remains residential and still does not sell, what will happen to the corner. As it currently stands, he feels the home is in disrepair. He feels this is a good alternative. **Alex Leeman** agreed; he feels if it is not saved, it may run the risk of demolition by neglect.

Kent Hinckley expressed concern that the Commission is considering to apply a PUD ordinance to one house in one lot on one corner. After reviewing the PUD ordinance, he feels this proposal flies in the face of the zoning ordinance as PUDs are meant for larger areas where there is open space and included amenities in return for the flexibility. He feels this does not fit the intent of a PUD. **Rebecca Wayment** agreed; she also feels the "commercial creep" could become more prevalent as granting this PUD may create an expectation that other property owners can request it. **Alex Leeman** pointed out that the advantage to the PUD overlay is that it is 100% discretionary; if the Commission and City Council do not feel it is a good idea for other potential applications, it does not have to be granted. **David Petersen** also added that if it is zoned commercial, the City and neighbors run the risk of losing that corner. The PUD overlay protects it as the property must meet the standards set by the Commission for the home's upkeep.

David Petersen presented the proposed parking plans presented by the applicant. The Commissioners reviewed the parking plans and asked about the signage that is being proposed. **David Petersen** said the signage conforms to the City's signage plan. They have also proposed a small sign hanging from the gable of the home with an exterior light on it.

David Petersen also explained that in the event someone were to live in the home, a home occupation allows for the homeowner and 1 additional helper that is not a family member to assist with the business, the homeowner has to fill out a license form, no changes to parking are required and they can put a 12" x 12" sign in the window.

David Petersen said he and the applicant met with Eric Miller, the City's building official to discuss how the home will meet building code as a business. The home must include adequate parking, including a handicap parking stall, exterior handicap ramp to the front door and handicap accessibility within the home and bathroom. He said the cost for those additions can be significant. He said the building code is more extensive based if there is not a resident living in the home. Also, if the applicant does use the home as her business location, the Ordinance requires some kind of screening and/or a 30' buffer. Screening would not be required with a home occupation.

Rebecca Wayment asked if there is any screening to the west of the property. She is concerned lights from the parking lot may shine into the windows of the home located to the west. **David Petersen** said with regards to a fence or 30' buffer, there is already a large landscape buffer that exceeds 30' and the neighboring home sits down far enough that a 6' fence would not affect it. He feels it will most likely meet the code as is.

Heather Barnum asked if the façade of the home would be changed with handicap accessibility. **David Petersen** explained the ramp would be a gradual rise coming up the side of the home and to the front door. He said the applicant is further looking into it, but he feels it will be subtle and will not change the façade of the home.

Taylor Russell, 846 Oakridge Dr., daughter of the applicant Tami Russell, said since they have closed on the house since the last Planning Commission meeting, they have gotten a better feel on the home and their goals for the business. She said she and one other person will be working in the home for a total of 2 employees at the most. They each plan to work 4 days a week at various times based on their appointment schedule. They have decided to decrease the number of parking spots from 6-8 to 4 stalls which is more than the required 3 stalls based on the building code for a 1,000 sq. ft. location. **Taylor Russell** said with regards to the previously expressed privacy issues by Mr. Roberts, there is a fence that runs along the property; however, in order to keep things as natural looking as possible, they will put in privacy bushes along the fence. She feels this natural looking "wall" would also appeal to future buyers in the event they sell the property.

Dan Rogers asked how many days they plan to be open for business during the week. **Taylor Russell** said they are not sure on their exact business hours as they plan to work their own schedule; however, she does not plan to work Saturdays or Sundays. She said there may be some nights that they may be open until 7 p.m. to accommodate customers' work schedules, but that would also mean they would open later in the morning. She does not see the business open for more than 6 hours a day on any given day.

Rebecca Wayment asked what their appeal was to change it from a residence with an in home business versus a business only location. **Taylor Russell** said she likes to stay where she is living, so she

wants to make sure they are doing this correctly. If this is not approved, she said their next option is for her to move in.

Brett Anderson asked if the two large pine trees on the southwest corner will be removed. **Tami Russell** said no, they will not be removed.

Taylor Russell asked staff if compliance with the building code to make it handicapped accessible will lessen its historic significance. **David Petersen** said he asked Eric Miller, the building official, about the modifications. Eric Miller said there is some flexibility.

Dan Rogers referenced the public comment made in the last Planning Commission meeting by Mr. Roberts that he has had problems with this location's visitors parking in his driveway. **Tami Russell** said she is unsure why so many people were confused at the time. Since they have owned the home, they have not had any problems with visitors knowing where the home's parking is located. **Taylor Russell** suggested posting a sign stating parking is around back or telling clients to access the location from Shepard Lane.

Rebecca Wayment reopened the public hearing at 8:12 p.m.

Elise Allred, 127 N. Main St., said that she discussed concerns that were previously brought before the Commission with the applicant. She said she feels the applicant's goal is to keep the home as beautiful as possible. She said she feels 2 women working there for a short period of the day will generate less traffic than if a family lived there. She said Taylor will ask clients to park in the back so they do not disturb the neighbors. The greenery wall will be a nice aesthetic addition as well as serve as a great privacy feature; the barn will also continue to block the business from the neighbors to the south. She said she does not feel this is a good location for residential. She knows the applicant and knows she will keep it well maintained and be respectful to neighbors around her.

Matt Poulsen, 1732 N. Main St., said he sent an email to the Commission and has nothing new to add, but wanted to reiterate the pressure that he feels surrounds this property. He feels an exception should not be made to allow the PUD overlay because it sets a precedent. He feels semantics are at play as the Commission calls it a PUD, but it looks like "spot zoning." He is concerned that although the applicant is stating business preferences right now, there may come a time when things drastically change.

Julie Roberts, 1199 N. Main St., said she lives on the south side of this property. She said it is admirable how the applicants have already been working hard to fix the disrepair of the previous renters of the home. Having lived in their home for over 13 years, she feels they have been able to maintain the natural farm feel that Farmington used to be. She said her husband was not able to attend, but emailed comments to the Commission. She said their main concern is that approving the PUD overlay for this property will forever deem it as commercial and adding the additional concrete will permanently make it that. She believes it should remain residential. She feels a home occupation would not be as big of a deal; however, an operational business will have a lot of strangers coming and going regularly. She feels it will be intrusive to their property. She has concerns about the businesses signage as well as concerns with the kids walking to and from the nearby elementary school. She feels the traffic from this will increase the congestion at the intersection. She does not feel it is reasonable to state no one will ever purchase this home as there were previous bids to purchase it from a single gentleman and a few others. She again emphasized the fact that she is concerned how this decision will affect the future as well as how it may negatively affect the value of her property.

David Roberts, 1199 N. Main St., said he lives with his parents that are located on the south side of the house. He feels what is before the Commission is a big decision as this property is at the gateway of Farmington. He said there have been many people that have looked at the home so he feels that there are still people that are willing to live there now. He feels many did not purchase it due to its listed price. He is concerned that approving the PUD Overlay could lead to its future approval of a commercially zoned property. He feels that there is nothing to limit the number of employees despite **Taylor Russell** stating they only have plans of 2 women working at a time.

Holden Russell, 846 Oakridge Dr., is the son of the applicant and brother to Taylor Russell. He said currently, Taylor holds her appointments in their basement, and he does not notice her. With regards to the elementary school kids, he feels people backing out of the driveway onto the busy road is currently more dangerous than modify the driveway to ensure cars exit the driveway facing forward.

Ruth Schow, 1228 N. Main, said she lives directly east of this property and has for 8 years. She agrees that expanding the driveway so cars enter the intersection facing forward will be a safer option. She feels this use will generate more traffic as 2 cars will be coming and 2 cars going if appointments are an hour each. She feels like if an exception is made in this circumstance, someone else may also come in asking and expecting the same exception. She said she works at the Brass Comb across the street. She said they have 4-6 stylists working at any given time; she feels their parking lot is always overly crowded. **Heather Barnum** asked if they offer the same services the applicant is providing. **Ruth Schow** said yes, they offer brow services, but she feels business begets business so it may be a way to cross market services.

June DeHaan, Kaysville, said she also works at the Brass Comb. She also feels that this business will add to the congestion of the intersection. She feels this will generate more traffic than if it were to remain a residential property. She feels the parking modifications will be an upgrade, but also feels clients may become confused about traffic patterns because they cannot turn left out of the driveway to access the freeway from Shepard Lane.

Russell Tribe, 1199 N. Main St., said he feels allowing a PUD overlay is basically the same thing as allowing a commercial business in a residential area. He said although the Commission may argue that it is not, but since he lives next door, he feels he could argue that it is. He said it is on the route to the school so there is an additional risk there. He said the only option is for clients coming down Main St. to drive past the school and flip a U-turn to come back up and enter the business parking lot. He feels there are safety concerns with that.

Rebecca Wayment also stated that the emails received by the Commission have also been entered into the record.

Rebecca Wayment closed the public hearing at 8:44 p.m.

Brett Anderson asked what the differences are between a home occupation and a business only location. He asked about parking requirements, number of employees and screening. **David Petersen** said with a home occupation, the applicant could leave the parking as is, they are allowed the family plus an additional outside helper to make 2 employees, and that screening would not be required. With a business only location, the modifications to the driveway must be made, which can be viewed as a benefit as cars will no longer be backing into a busy road. Also, the same number of employees would apply, and the applicant would be required to provide screening.

Rebecca Wayment asked the width of a standard 3 car garage. **David Petersen** a typical 3 car garage with a side yard filled with cement would be well over 40'. It would be significantly more than

what is being proposed for the parking on this home, which is the width of a standard 2 car garage with an additional 12'.

Alex Leeman stated that it is important to determine the differences between a PUD overlay, a residential property and a commercial one. He said if this remains residential and the applicant runs a home occupation, the applicant can still modify the driveway, put up screening, make ADA modifications to the home, but is not obligated to do so. Although it is not being requested, but for comparison purposes, he said if this were approved to be rezoned to Commercial, the applicant could remove the building, trees, etc. The PUD overlay option gives the control back to the Commission to ensure all requirements set by the Commission are met.

Brett Anderson asked if business hours or hours of operation may be regulated with a home occupation. **David Petersen** said no, a home occupation can operate anytime they choose.

Bret Gallacher expressed concern that Taylor Russell said she will keep the number of women working to 2; however, we do not know if they will maintain or grow that number. **David Petersen** said that can also be regulated with the PUD overlay. **Heather Barnum** expressed concern that restricting that could limit their growth. She feels if we approve the PUD overlay for their business, than it is important to let them grow it.

Kent Hinckley asked for further clarification on "spot zoning" as it was mentioned by a resident. **David Petersen** said it is when a property is rezoned to something that is inconsistent with the General Plan. He said an example might be if a whole area is Master Planned for Agriculture, but someone wants to rezone a property in the middle of the Agriculture as Commercial to accommodate his restaurant. That example would be considered "spot zoning."

Rebecca Wayment said she has been weighing the options all night. She said she appreciates the applicant's honestly that they do not want to live there; however, she feels it may be worth it to leave it as a home occupation as the Commissioners may not be totally comfortable with the PUD overlay. **David Petersen** pointed out that no one from the public stated they do not like the home, the trees or the ambiance the property creates. He said he feels that the driving force is to keep the corner vibrant and restrict "commercial creep." He feels the PUD overlay may give the Commission a way to preserve the corner in comparison to the corner of Park Lane and Main St. that has been totally cleared in order to accommodate a new office building.

Kent Hinckley expressed concern that the Commission will build a "box" around what is and is not required; however, a similar situation occurred with the approval of the Uhaul business. He remembers approving it with the condition that there cannot be more than 2 units parked in the front of the business at any given time, but he often sees 3 or more units parked out front. He feels that whatever "box" is put around this approval, it is difficult to control. He is concerned that a few years down the road the Commission may not get what they thought they were getting. **Heather Barnum** asked who enforces those issues. **David Petersen** said the City enforces those issues; however, controlling and enforcing can become difficult.

Alex Leeman expressed frustration that residents may have viewed staff as prejudged on the item. It is staff's job to talk with applicants to help them figure things out and then to bring it to the Commission and City Council to see if it will be approved. **David Petersen** added that often times applications can be so complicated; he feels staff often tells applicants that they will not know until they come before the Commission if something can be done and/or will be approved.

Heather Barnum said that the size of the driveway does not concern her as it will be accessed from Shepard Lane; she feels it is more consistent with the feel of Shepard Lane. She also does not feel the traffic the business will generate would be more than a family or even a set of roommates that could live in the home. She is concerned about the elementary kids. She asked that a sign be placed at the end of the driveway that increases awareness to look both ways. As for the buffer, she feels it is unreasonable to expect that you would never see neighbors. She feels the additional privacy would be an added bonus for the neighbors. After going back and forth, **Heather Barnum** says she is leaning toward approving the PUD overlay as long as it keeps the commercial view of the home along Shepard Lane and the residential feel of the home along Main St., as well as includes safety improvements and other restrictions the Commission sees fit.

Dan Rogers said that he has listened to the differences between the PUD overlay and the home occupation. He feels the PUD overlay gives the City so much more control over the property, allows it to include requirements for things that needs to be done, and protects the nature of the property. He is in favor of the PUD overlay.

Brett Anderson cautioned that a denial of this could potential mean the loss of control to preserve the house, the trees, the hours of operation, the privacy fence, etc. The PUD is tied to this owner. If she sells, the PUD overlay goes away and does not give the next property owner a free pass to do as they choose. He feels it may be less desirable to deny this request and run the risk of losing all the Commissioners and surrounding community would like to protect. **Bret Gallacher** agreed; he feels the best way to possibly stop the "commercial creep" is to grant the PUD overlay to ensure the City maintains control over the protection of this property.

Alex Leeman asked if there are restrictions the Commissioners would like to attach to the motion. The Commissioners discussed reasonable business hours, days and time of day the business could remain open and the number of employees. **Kent Hinckley** expressed concern that doing so many restrictions would be like dreaming up a business plan for them. He feels if the City is going to approve their application to run a business, then the City should allow them to be successful. **Alex Leeman** agreed, and he also stated he does not like passing restrictions that cannot be easily enforced. **David Petersen** added that the location will naturally restrict them due to parking restraints and the size of the home.

Rebecca Wayment asked how the complaints about cars parked in Mr. Roberts' driveway can be mitigated. **David Petersen** said it would be prudent for the applicants to inform and encourage their clients to use the correct parking. **Dan Rogers** also requested a small sign at the end of the driveway that says right turn only to better direct traffic.

David Petersen reviewed the conditions to the motion. The Commissioners were in agreement, and also requested the exterior light signing on the sign hanging from the gable be turned off past 10:00 p.m.

Motion:

Alex Leeman made a motion that the Planning Commission approve the PUD overlay request subject to all applicable codes, development standards and ordinances as per the enclosed site plan and the following conditions:

1. The PUD overlay designation shall run with the property owner and not the property, and shall terminate upon the transfer of ownership;

2. In the event the property owner demolishes the historic home or alters the home in such a way that it is no longer eligible for the national register the PUD overlay shall be terminated;
3. The street trees along Main Street and Shepard Lane, and the two large pine trees on the west side of the property, shall be preserved;
4. The applicant shall provide an opaque screen (either a fence or a vegetative buffer) the full length of the southern edge of the proposed parking lot.
5. The property owner shall provide at least 4 parking stalls on site.
6. The applicant may provide signs on site, but shall not exceed signage as per her request, including one sign in the east gable of the home, and one sign not to exceed 4 feet in height and 3' X 6' in area in the yard. The signs may be lit, but lights must be turned off by 10:00 pm.
7. A "right-turn only" sign, as approved by City staff, including the placement thereof (so as not to block site distance), shall be provided to caution vehicles leaving the parking area entering traffic.

Heather Barnum seconded the motion which was unanimously approved.

Findings for Approval:

1. The home is historic and is eligible for the National Register; the applicant will be preserving and rehabilitating the home where appropriate.
2. Open space, or common area, not less than 10% of the total area of a site is required for all PUDs. Nevertheless, in lieu of this requirement one may preserve an existing on-site historic structure as approved by the City. The applicant has agreed to do so.
3. The proposed PUD overlay and accompanying commercial use is compatible with and will have minimal impact on the surrounding neighborhood.
4. This location is a good place for low-impact neighborhood businesses, as it is at an intersection of two major roads (Main and Shepard).
5. A portion of the property is designated as OBP on the General Plan, which is a commercial zone.
6. Section 11-32-104 of the Zoning Ordinance dictates that a business such as this (a "less intensive commercial business") provide at least 1.5 parking stall per 1,000 sq. ft. of total area; this home is 2,000 sq. ft. and therefore the minimum requirement for parking is 3 stalls. The applicant is meeting this requirement.

ADJOURNMENT

Motion:

At 9:47 p.m., **Alex Leeman** made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the financial update with FY2015 unaudited balances, to update the Council on the well siting study and 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, November 17, 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 Resolution Adopting the Parks and Recreation Impact Fee Facilities Plan

7:15 Parks Impact Fee Analysis Ordinance

7:25 Russell PUD Overlay

NEW BUSINESS:

Convene as the Board of Canvassers

7:35 Canvass for General Election Results

Reconvene as City Council

7:40 Street Cross Section Request for Glovers Lane and 650 West

7:50 RFP for Prosecutor (Court Update)

SUMMARY ACTION:

8:05 Minute Motion Approving Summary Action List

1. Surplus Police Motorcycles

2. Local Consent for Crescent Hotels & Resorts, LLC dba Hyatt Place for a Full-Service Restaurant Liquor License and an On-Premise Banquet Liquor License
3. Resolution Honoring a Local Teacher
4. Approval of Minutes from City Council Meeting held November 3, 2015

GOVERNING BODY REPORTS:

8:10 City Manager Report

1. Legacy Parkway 2020 Issues

8:15 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 12th day of November, 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
November 19, 2015

Item 3: 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

October 8th Planning Commission Staff Report:

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.

<u>The following is a summary of the October 8th Planning Commission:</u>

Staff presented the Planning Commission with three alternative suggested motions, with findings for each alternative, this allowed the commissioners to have an informed and guided discussion and to make a recommendation on which alternative they felt would guide the City in the right direction. This notwithstanding, staff suggested that the alternative for denial was the preferred motion, based on the LM&B zone being the only zone within the city for "backyard uses" and rezoning this to LR would reduce the availability of LM&B zone by half. Additionally, there are currently no single family residential zones (R, LR, S, LS) on the west-side of the freeway. The applicant made the argument that this is not a good location for the LM&B zone because it has no freeway access and single family residential, particularly a senior housing community (patio style homes) would be a better fit, and would be a good use for this land. The Planning Commission ultimately felt that more information was needed before an informed recommendation could be made, and the commission tabled the item until the applicant could provide more information on the floodplain issues, a traffic study, and whether the site could be feasibly serviced by both sanitary sewer and culinary water. Additionally, the commission felt that it would be prudent to consider the amendment to the General Plan concurrently,

<u>November 19th Planning Commission staff report:</u>

Since the October 8th meeting, the applicant performed all of the requested studies reviewing the potential impacts from a development on this site. The relevant portions of the traffic study have been included as attachments for your review, the floodplain as determined by the 4218' elevation line is in exactly the same spot as was previously shown at the prior meeting, and both Central Davis Sewer and the City Engineer sent the applicant emails stating that there is capacity and the necessary infrastructure of sewer and water to service the proposed development.

One remaining policy question that looms on this particular application is not only the larger question of whether to shrink the LM&B zone significantly, and to replace with residential uses, but how that may potentially affect the City's ability to allow for sexually oriented businesses (SOBs). Staff has included Chapter 34 of the Zoning Ordinance for your reference. Section 11-34-020(2)(a)(ii) states that "No

sexually oriented business shall be located within one hundred (100) feet of any residential use located within the LM&B zone, or within four hundred (400) feet of any residential use outside the LM&B zone or residential zoning boundary." If this rezone occurs, will this change essentially outzone sexually oriented businesses? We have placed attachments in the staff report illustrating the potential effects that this zone change could have on SOBs.

Perhaps the biggest change between the October 8th meeting and tonight is that the applicant has revised their rezone application to change the LM&B zone to AE instead of LR, and subsequently the applicant will need to amend the General Plan designation from LM to RRD (Rural Residential Density) instead of LDR (Low Density Residential). The applicant has provided a yield plan showing 79 lots instead of 129 lots as was previously proposed; the proposal may result in a 20% bonus or 94 total lots if approved as part of a conservation subdivision or PUD. While the applicant has provided the revised yield plan, until a concept plan is submitted and preliminarily reviewed by staff and the Planning Commission, staff is recommending that the public hearing be continued until a date certain.

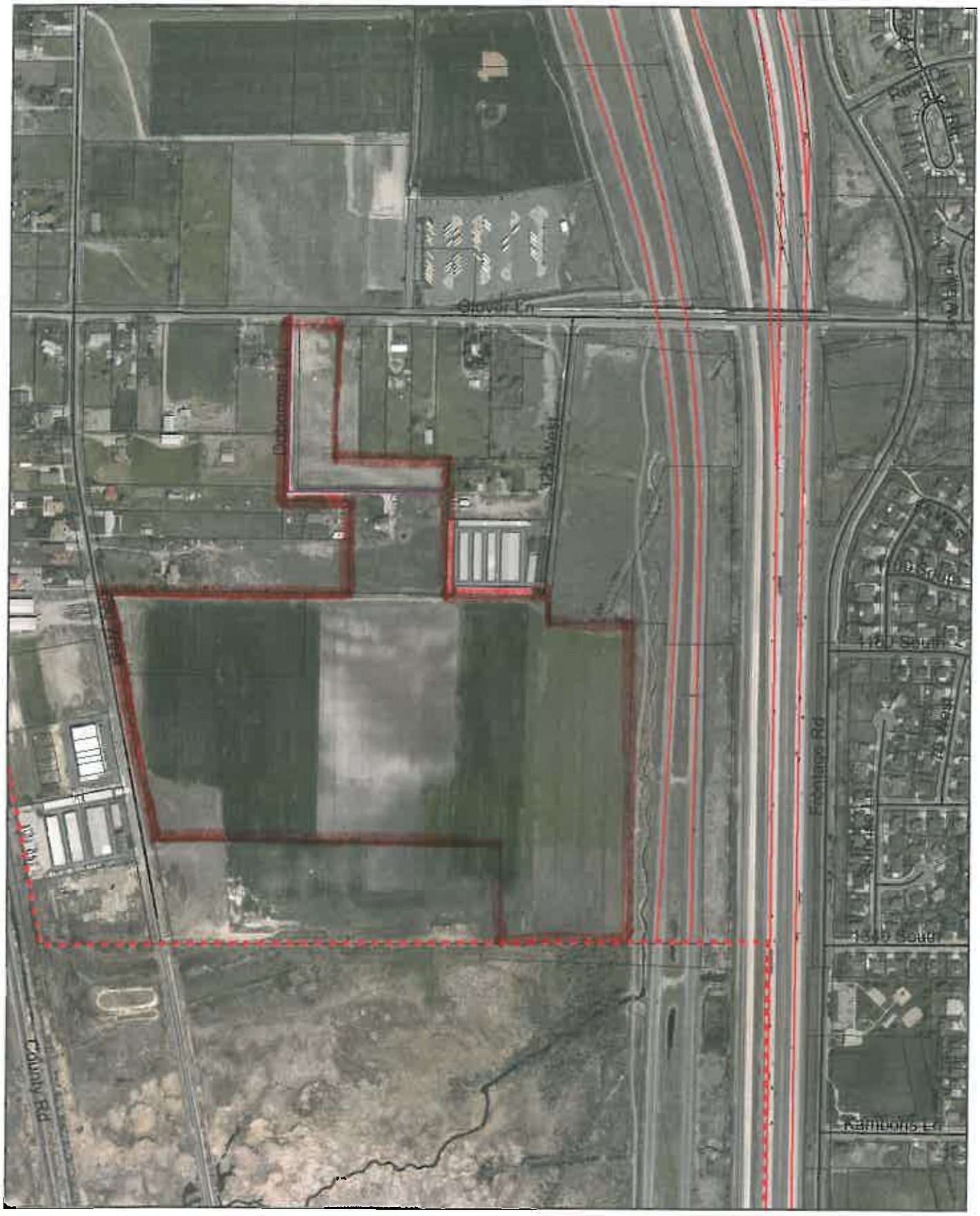
Suggested Alternative Motions

Move that the Planning Commission continue the public hearing to a date certain for staff to have adequate time to review the concept plan and make more informed recommendations to the Planning Commission on the rezone and General Plan amendment applications.

Supplemental Information

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. October 8th Concept Plan
5. Yield Plans – October 8th and November 19th
6. Narrative
7. Executive Summary and Results of Traffic Impact Study
8. SOB Attachments including Chapter 34 of the Zoning Ordinance
9. Chapter 12 of the General Plan regarding Industrial Development

Farmington City



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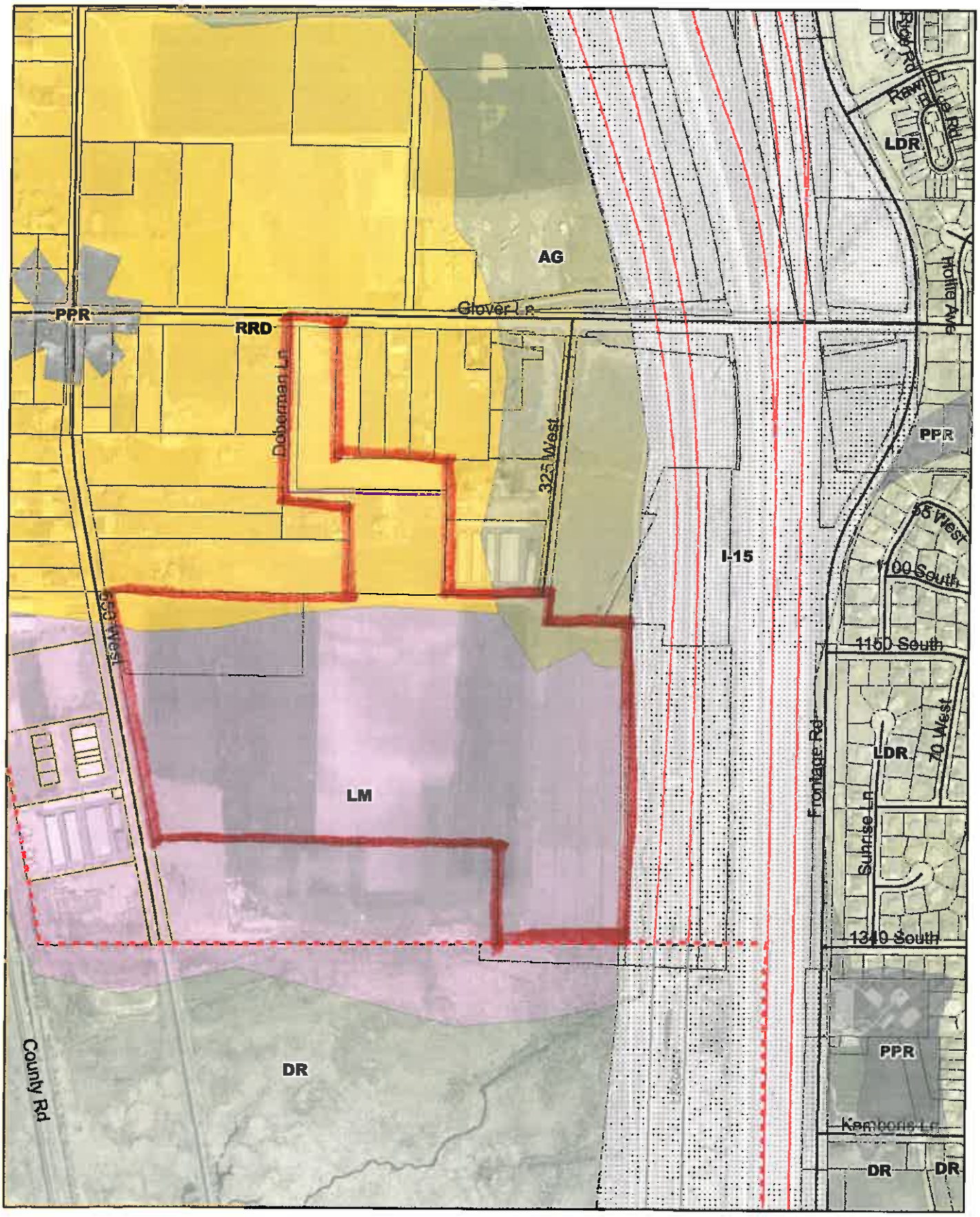
Farmington City



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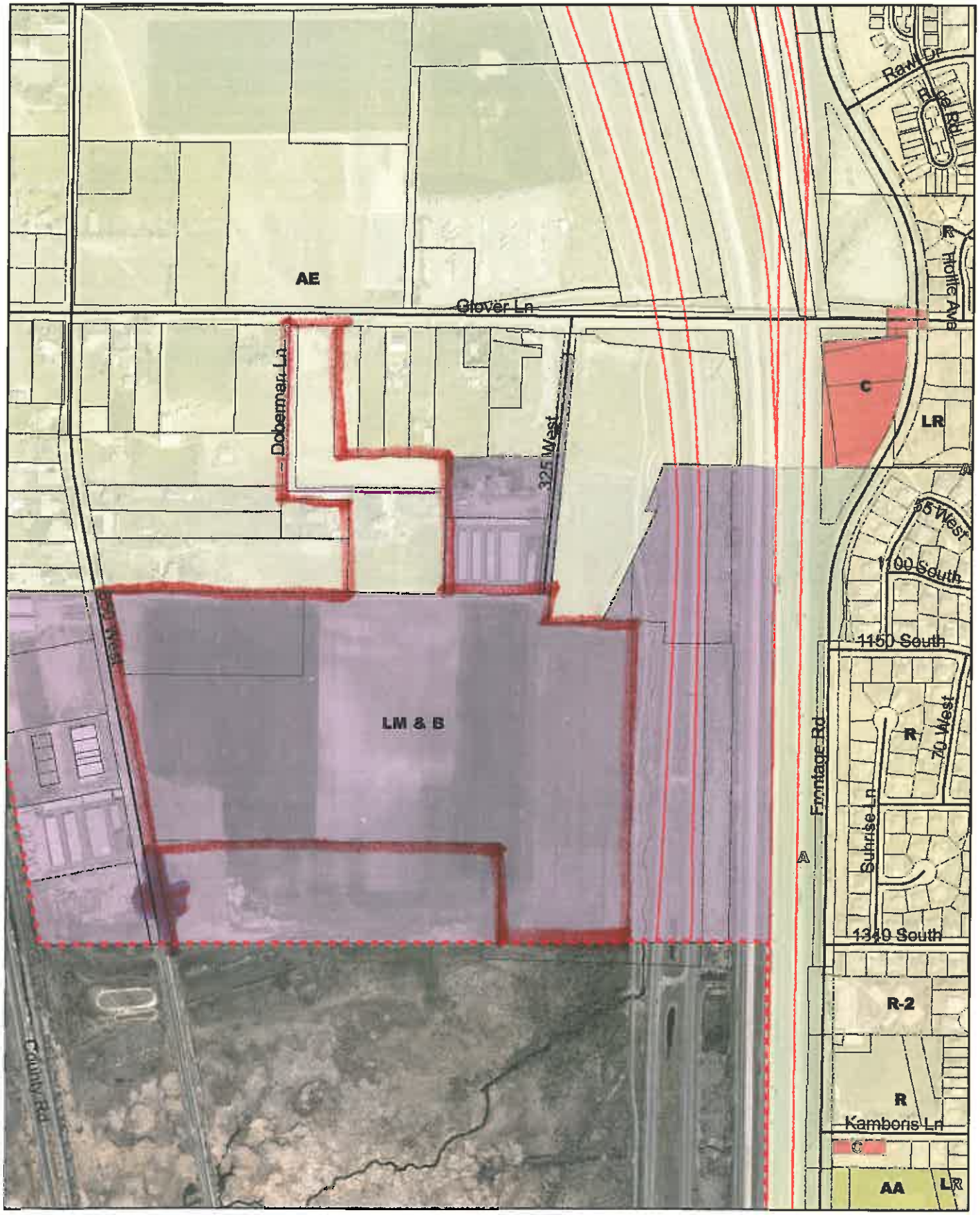

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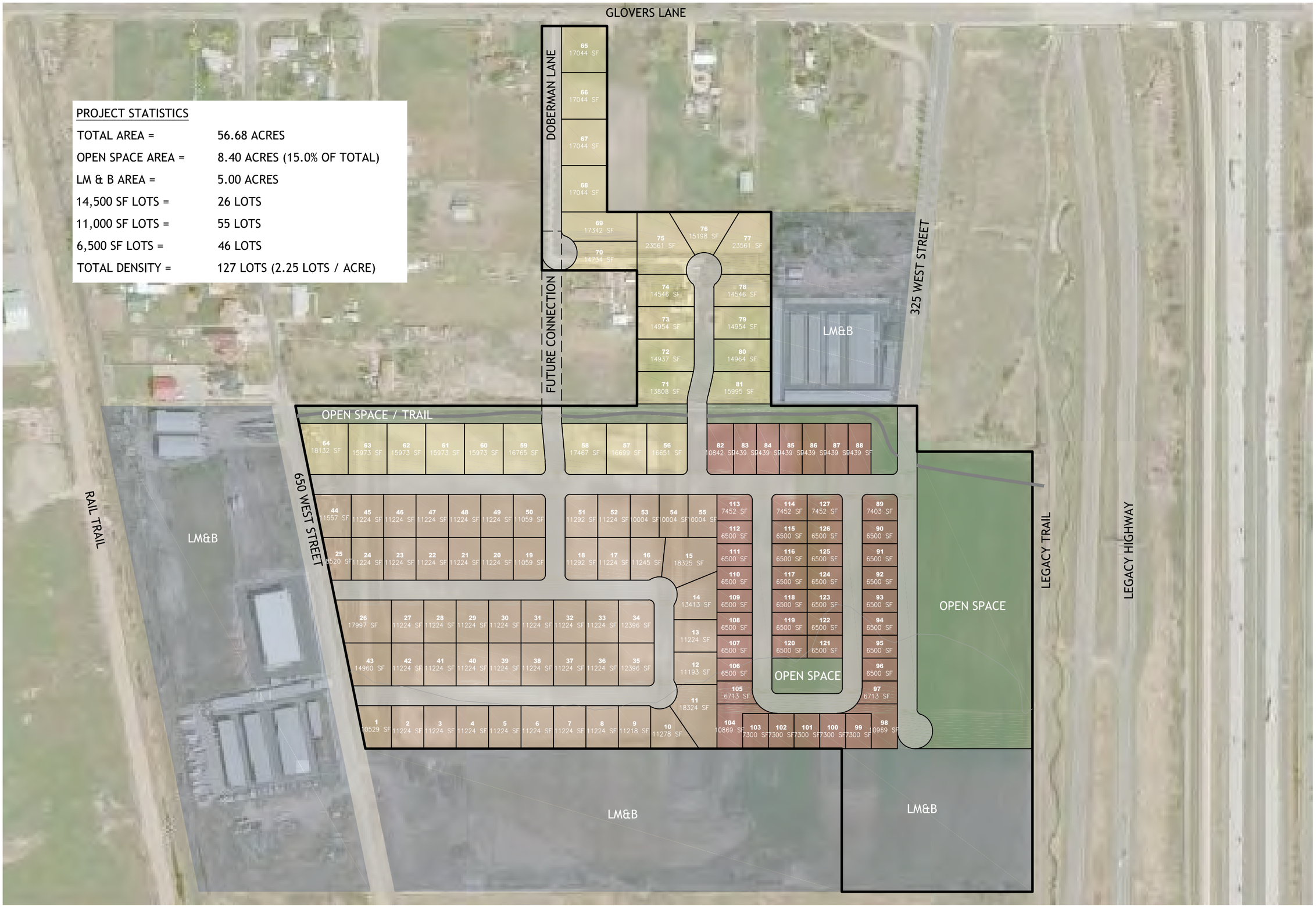
IVORY HOMES - Concept Plan

NORTH

SCALE
1"=250'

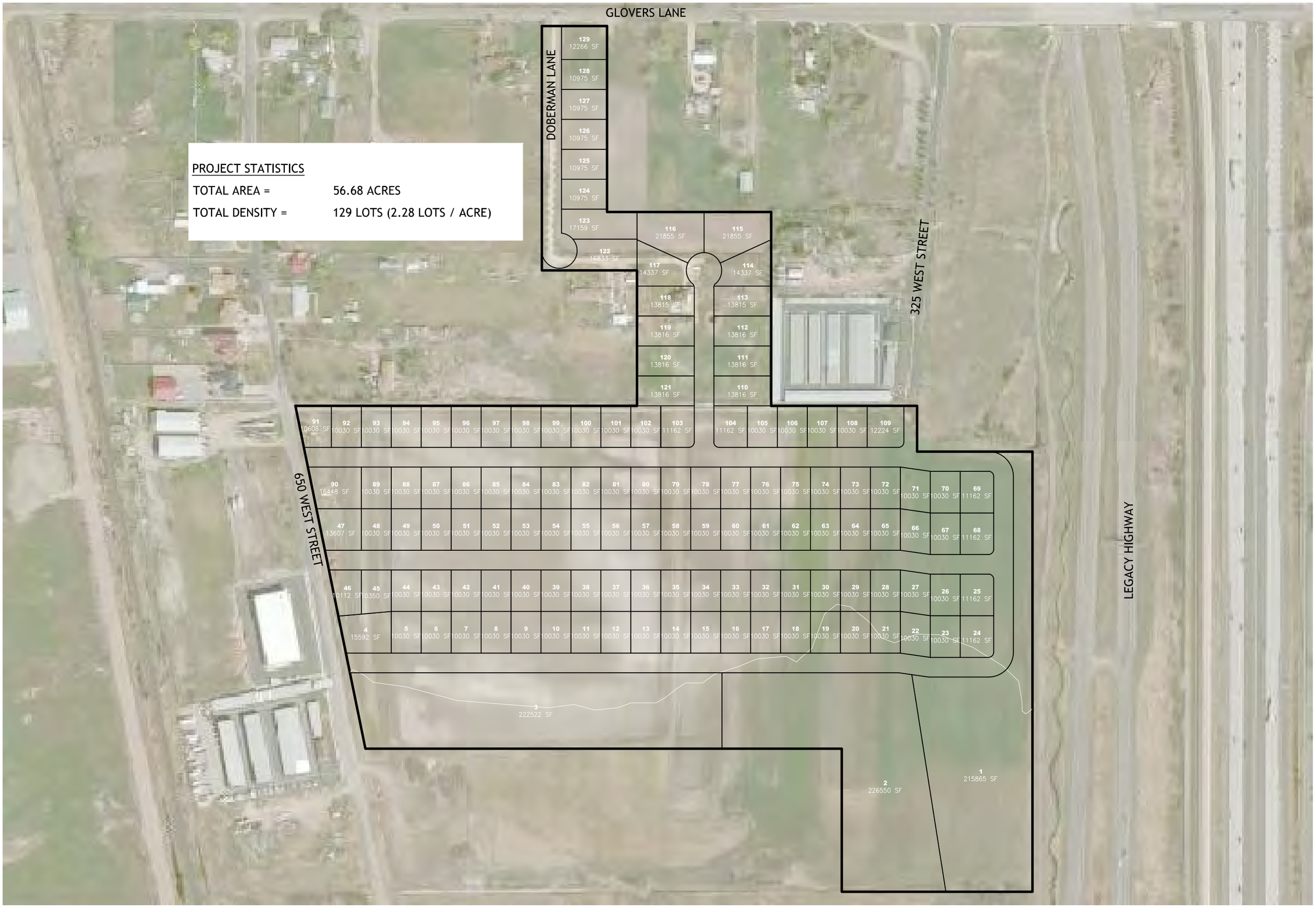


PROJECT STATISTICS

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

SCALE
1"=250'



IVORY HOMES - Yield Plan

SCALE
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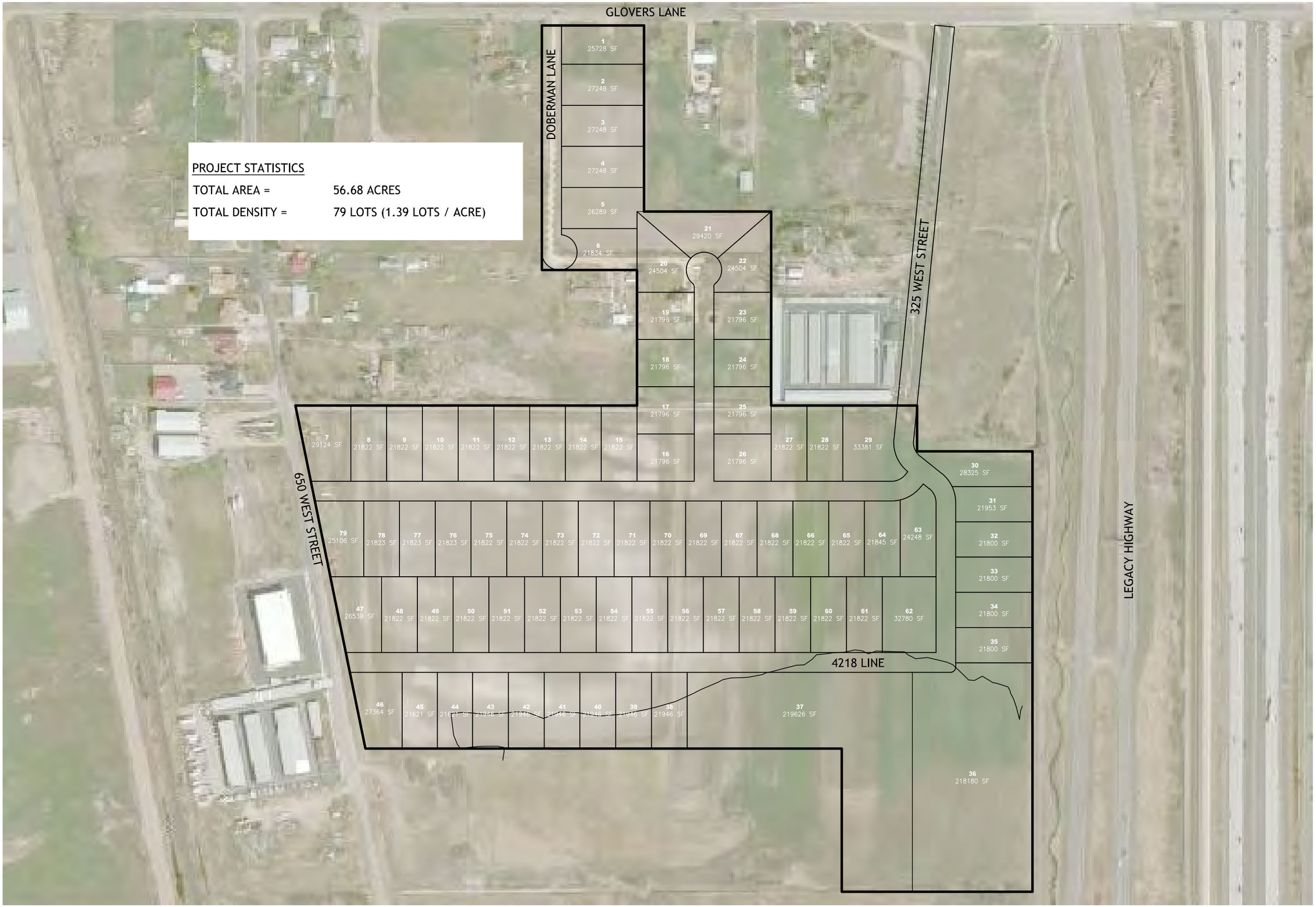


IVORY
DEVELOPMENT

978 Woodoak Lane
Salt Lake City, UT 84117

801-747-7440
fax 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

HALES ENGINEERING
innovative transportation solutions

Farmington Park

Traffic Impact Study

Farmington, Utah

November 2015

UT15-798

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.**hales**engineering.com

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Farmington Park project located in Farmington, Utah. The proposed project will be located south of Glovers Lane and east of 650 West (Tippetts Lane).

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site. Future 2020 conditions are also analyzed.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2015) Background Conditions Analysis

Hales Engineering performed weekday morning (7:00 to 9:00 a.m.), afternoon (2:00 to 4:00 p.m.), and p.m. (4:00 to 6:00 p.m.) peak period traffic counts at the following intersections:

- 650 West (Tippetts Lane) / Glovers Lane
- 325 West / Glovers Lane
- East I-15 Frontage Road / Glovers Lane
- 200 East / Glovers Lane

These counts were performed on Wednesday, October 28, 2015. The a.m. peak hour was determined to be between the hours of 7:45 and 8:45 a.m., the afternoon peak hour was between 3:00 and 4:00 p.m. and the p.m. peak hour between 5:00 and 6:00 p.m. The p.m. peak hour traffic volumes were found to be approximately 42 percent higher than the a.m. traffic volumes and approximately 29 percent higher than the afternoon traffic volumes. Therefore, the p.m. peak hour volumes were used for analysis to represent the worst-case conditions.

As shown in Table ES-1, all intersections are operating at level of service A during the p.m. peak hour. No significant queuing was observed.

Project Conditions Analysis

The proposed land use for the site has been identified as follows:

- Single Family Homes: 127 dwelling units

The projected trip generation for the development is as follows:

- Daily: 1,310
- a.m. Peak Hour Trips: 100
- p.m. Peak Hour Trips: 132

Existing (2015) Plus Project Conditions Analysis

As shown in Table ES-1, all of the study intersections are anticipated to continue to operate at levels of service A during the p.m. peak hour. No significant queueing is anticipated.

Future (2020) Background Conditions Analysis

As shown in Table ES-1, all of the study intersections are anticipated to continue to operate at levels of service A during the p.m. peak. No significant queueing is anticipated.

Future (2020) Plus Project Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to continue to operate at level of service A during the p.m. peak hour. No significant queueing is anticipated.

Future (2020) Plus Adjacent Project Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to continue to operate at level of service A during the p.m. peak hour. No significant queueing is anticipated.

RECOMMENDATIONS

The following mitigation measures are recommended:

Existing (2015) Background Conditions Analysis

No mitigation measures are recommended.

Existing (2015) Plus Project Conditions Analysis

No mitigation measures are recommended.

Future (2020) Background Conditions Analysis

No mitigation measures are recommended.

Future (2020) Plus Project Conditions Analysis

No mitigation measures are recommended.

Future (2020) Plus Adjacent Project Conditions Analysis

No mitigation measures are recommended.

TABLE ES-1 P.M. Peak Hour Farmington Park TIS					
Intersection	Projected 2015 Background	Projected 2015 Plus Project	Future 2020 Background	Future 2020 Plus Project	Future 2020 Plus Adjacent Project
Description	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])
650 West (Tippetts Lane) / Glovers Lane	**A (8.2) / SB**	**A (8.9) / SB**	**A (8.9) / SB**	**A (9.9) / SB**	**C (21.2) / SB**
325 West / Glovers Lane	**A (3.4) / NB**	**A (3.8) / NB**	**A (4.4) / NB**	**A (4.3) / NB**	**A (5.3) / NB**
I-15 Frontage Road / Glovers Lane	**A (7.2)**	**A (7.6)**	**A (8.0)**	**A (8.5)**	**B (10.4)**
200 East (SR-106) / Glovers Lane	**A (5.5) / EB**	**A (5.8) / EB**	**A (8.6) / EB**	**A (9.1) / EB**	**B (10.2) / EB**
Doberman Lane / Glovers Lane[2]	-	**A (0.7) / NB**	-	**A (0.7) / NB**	**A (9.4) / SB**
Street 1 / 650 West (Tippetts Lane)[2]	-	**A (2.6) / WB**	-	**A (2.7) / WB**	**A (2.7) / WB**
Street 2 / 650 West (Tippetts Lane)[2]	-	**A (2.5) / WB**	-	**A (2.7) / WB**	**A (2.7) / WB**
Street 3 / 650 West (Tippetts Lane)[2]	-	**A (2.9) / WB**	-	**A (3.3) / WB**	**A (2.6) / WB**
HS Access 2 / Glovers Lane[2]	-	-	-	-	**A (6.9) / SB**

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for signalized and all-way stop controlled intersections and the worst approach for all other unsignalized intersections.

2. This is a project intersection and is only analyzed in the plus project scenarios.

Source: Hales Engineering, November 2015

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections currently operate at level of service A.
- With project traffic added to the roadway network, all intersections are anticipated to continue to operate at level of service A.
- In future (2020) background conditions, all study intersections are anticipated to continue to operate at level of service A.
- With project traffic added to the roadway network under future 2020 conditions, all intersections are anticipated to continue to operate at level of service A.

- With traffic from the planned high school added to the future 2020 plus project traffic, all intersections are anticipated to operate at acceptable levels of service.
- No mitigation measures are recommended.

CHAPTER 34

SEXUALLY-ORIENTED BUSINESSES

11-34-010 **Purpose.**
11-34-020 **Location of Businesses-Restrictions.**
11-34-030 **Effect on Non-Conforming Businesses.**
11-34-040 **Signs.**
11-34-050 **Definitions.**

11-34-010 Purpose.

The purpose and objective of this Chapter is to establish reasonable and uniform regulations to prevent the concentration of sexually-oriented businesses or their location in areas deleterious to the City, regulate the signage of such businesses, control the adverse affects of such signage, and prevent inappropriate exposure of such businesses to the community. This Chapter is to be construed as a regulation of time, place, and manner of the operation of these businesses, consistent with the United States and Utah Constitutions.

11-34-020 Location of Businesses-Restrictions.

(1) Outcall services shall only be allowed in areas zoned Light Manufacturing and Business LM&B.

(2) Sexually-oriented businesses, except outcall services, shall only be allowed as a conditional use in areas zoned Light Manufacturing and Business LM&B subject to the following additional restrictions:

(a) No sexually-oriented business shall be located:

(i) within one thousand (1,000) feet of any school, public park, library, or religious institution;

(ii) within one hundred (100) feet of any residential use located within the LM&B zone, or within four hundred (400) feet of any residential use outside the LM&B zone or residential zoning boundary; or

(iii) within four hundred (400) feet of any other sexually-oriented business, except outcall services.

(3) Distance requirements between structures and uses specified in this Section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property boundaries of the school, public park, religious or cultural activity, residential use, or other sexually-oriented business, or from the right-of-way line of a gateway to the structure of the sexually-oriented business.

(4) Distance requirements from zoning districts for this Section shall be measured in

a straight line, without regard to intervening structures or zoning districts, from the closest zoning boundary of a residential or agricultural district to the sexually-oriented business structure.

11-34-030 Effect on Non-Conforming Businesses.

All existing legal, non-conforming sexually-oriented businesses, as of the effective date of the ordinance codified in this Chapter, or any amendment hereto, shall comply with the provisions of this Chapter within nine (9) months from the date this ordinance is enacted.

11-34-040 Signs.

Notwithstanding anything contrary to the Farmington City Sign Regulations or other applicable City Ordinances, the more restrictive requirements for signs shall prevail. Signs for sexually-oriented businesses shall be limited as follows:

(1) No more than one (1) exterior sign shall be allowed.

(2) No sign shall be allowed to exceed eighteen (18) square feet.

(3) No animation shall be permitted on or around any sign or on the exterior walls or roof of such premises.

(4) No descriptive art or designs depicting any activity related to or inferring the nature of the business shall be allowed on any sign. Said signs shall contain alphanumeric copy only.

(5) Only flat wall signs and/or awning signs shall be permitted.

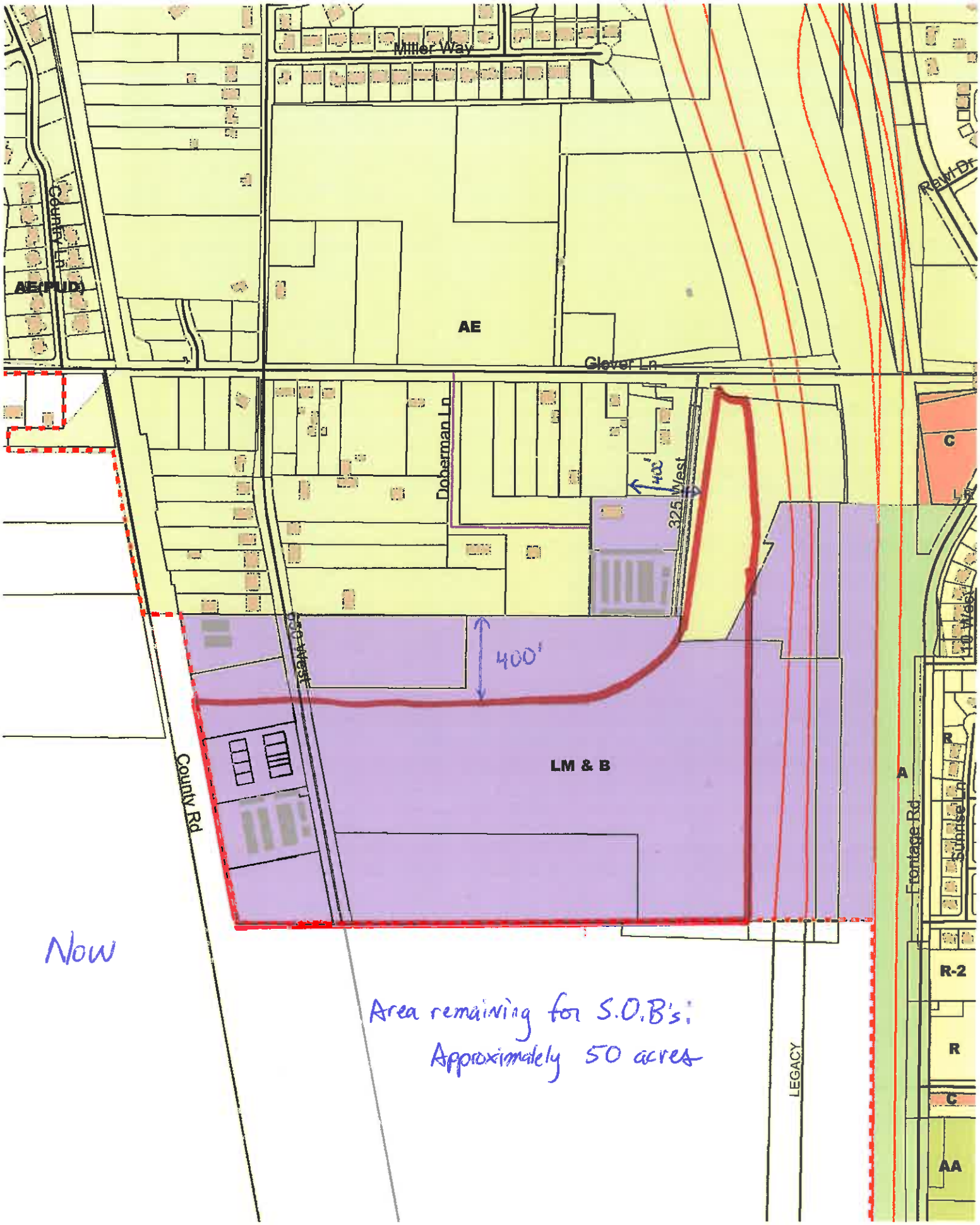
(6) Painted wall advertising shall not be allowed.

(7) Other than the signs specifically allowed by this Chapter, the sexually-oriented business shall not attach, construct, or allow to be attached or constructed any temporary sign, banner, light, or other device designed to draw attention to the business location.

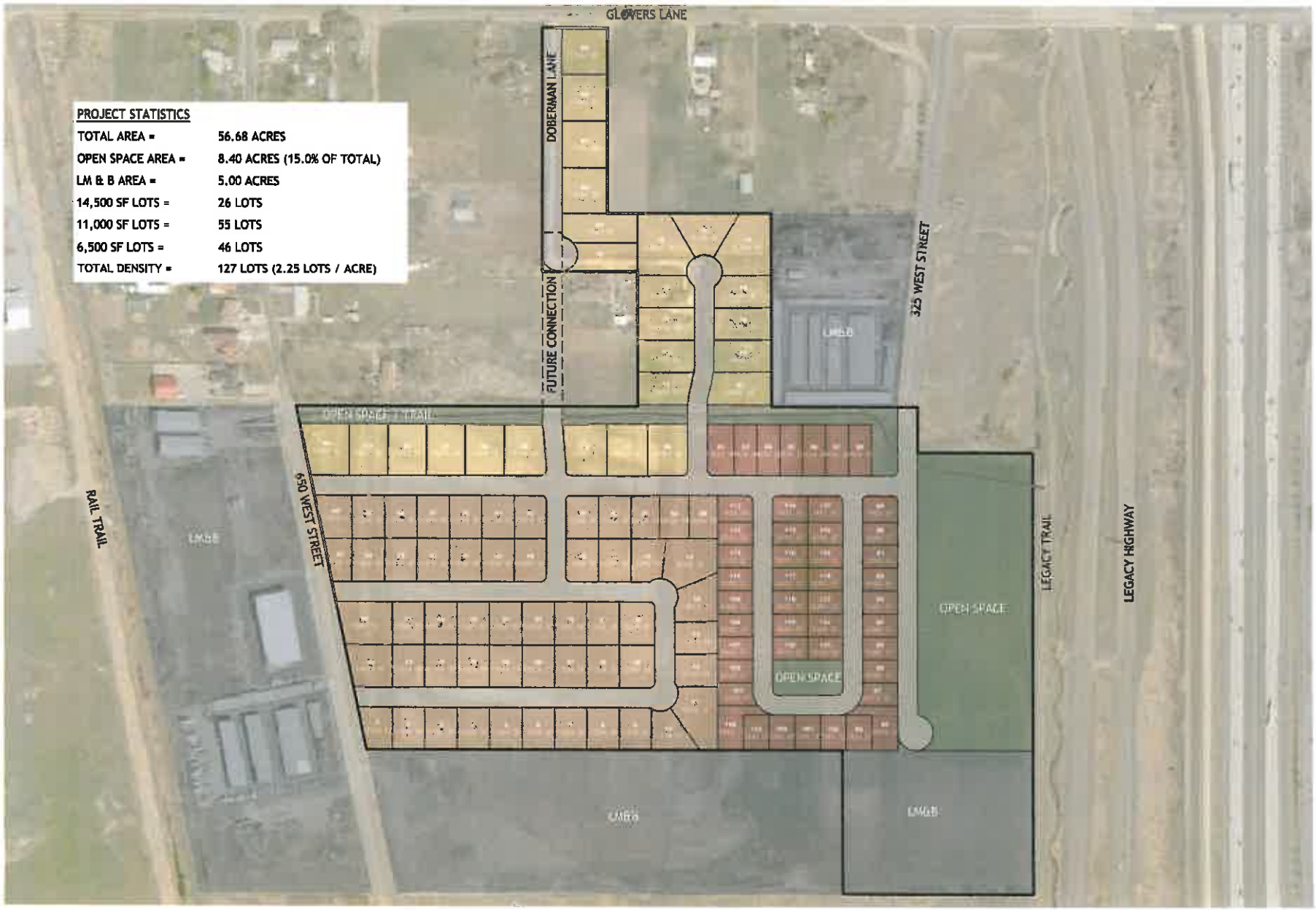
11-34-050 Definitions.

Terms involving sexually-oriented businesses which are not defined in this Title shall have the meanings set forth in Chapter 4 of the Businesses Regulations regarding Sexually-Oriented Businesses.

Chapter 34 Enacted, 1/22/97, Ord. 97-4
Amended, 6-20-06 Ordinance 2006-41


Miller Way
County Ln
AE(PUD)
AE
Clover Ln
Doberman Ln
400'
325' West
C
LR
400'
50' West
LM & B
County Rd
A
Frontage Rd
Sunrise Ln
110' West
R
R-2
R
C
AA
LEGACY
Now
Area remaining for S.O.B's:
Approximately 50 acres

IVORY HOMES - Concept Plan



PROJECT STATISTICS

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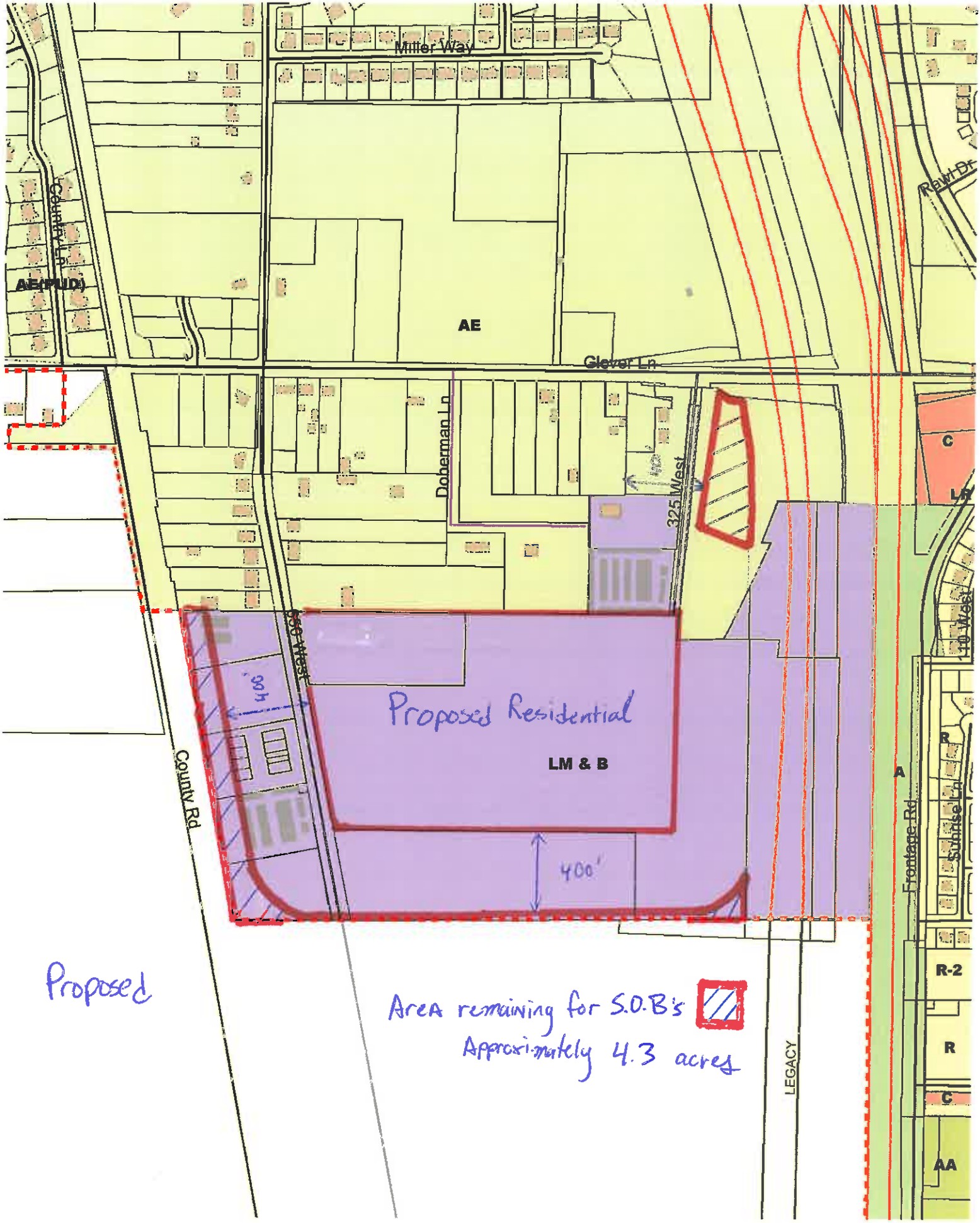
NORTH

SCALE
1"=250'

Proposed


Miller Way
County Ln
AE(PUD)
AE
Glever Ln
Doberman Ln
325 West
C
LR
110 West
550 West
48'
Proposed Residential
LM & B
County Rd
400'
A
Frontage Rd
Sunrise Ln
R-2
R
C
AA
Proposed
Area remaining for S.O.B's
Approximately 4.3 acres
LEGACY

CHAPTER 12

INDUSTRIAL DEVELOPMENT

Although there are a couple of areas in Farmington that are zoned for industrial use, there has never been a strong emphasis on this type of development in past General Plans. One reason for this is that, although there are large vacant tracts of land available, there is not adequate infrastructure to support significant industrial development on those tracts. Another reason is that, as discussed in the previous chapter, it is the desire of the City's residents to limit non-residential development in order to maintain the rural residential atmosphere of the City.

In spite of this, the West Farmington Master Plan, developed in 1986-87, designated an area west of I-15 near the Burke Lane interchange for industrial use. This includes and expands the larger of the two existing industrial zones. With the redesign of the interchange, and the extension of a road into West Farmington from the interchange to provide better access, this appears to have a better use with master planned commercial development. Therefore, another area south of Glovers Lane should be considered for light manufacturing uses, and related businesses.

The second existing industrial zone is located at 250 South on the West side of I-15. There appears to be no logical explanation for the zoning of this small, isolated, parcel.

Recommendations:

1. Future industrial development should be confined to the area in southwest Farmington adjacent to Centerville's industrial zone. In order to create a transition from industrial uses to residential uses which are anticipated north of this area, a buffer zone should be established between industrial zoning and Glover Lane.

2. The existing industrial zone on 250 South should be repealed.

3. Any future industrial development should be "light" industrial. Light industrial uses are considered to be those in which all fabrication and manufacturing is done entirely within an enclosed building, where there is little if any particulate emission resulting from the use, and where there is little if any outside storage.

4. Industrial development should occur in an aesthetically pleasing environment,

preferably as planned industrial parks. Design standards for landscaping, buffering, and architecture should be similar to the standards for commercial development.

5. Establish minimum setback standards from streets and residential boundaries in industrial zones for buildings and storage/service areas. Require these setback areas to completely landscaped.

Planning Commission Staff Report
November 19, 2015

Item 4: Verizon Wireless Conditional Use Permit for Lagoon Telecommunications Tower

Public Hearing:	Yes
Application No.:	C-15-15
Property Address:	Approximately 340 West Park Lane
General Plan Designation:	CR (Commercial Recreation), O/BP (Office Business Park), and LDR (Low Density Residential)
Zoning Designation:	C-R (Commercial Recreation), A (Agriculture), and LR (Large Residential)
Area:	3.68 acres
Number of Lots:	N/A
Property Owner:	Lagoon / Davkris Investments
Agent:	Nefi Garcia / Technology Associates on behalf of Verizon Wireless

Request: *Applicant is requesting a conditional use permit to build a telecommunications tower facility.*

Background Information

The applicant has requested to place a 120' monopole telecommunications facility on property located at approximately 340 West Park Lane, on Lagoon owned property. According to Section 11-28-190(g) of the Zoning Ordinance, a monopole must be less than 100' tall. However, the proposed monopole is 120' tall, this increased height is allowed only if the structure is approved as a co-location; this facility will provide co-location possibility for future antennae. The proposal is to place the 120' telecommunications tower on Lagoon property where it will be removed from streets and surrounding neighborhoods, and have a lower overall visual impact to surrounding properties. The proposal also includes equipment cabinets, generators, a gravel access road, and a chain link fence around the perimeter of the facility.

Section 11-28-190(f)(4) of the Zoning Ordinance states:

> "*Monopole with Antennas and Antenna Support Structure Greater than Two (2) Feet in Width. The maximum visible width of antennas and antenna mounting structures shall not exceed eight (8) feet in height or thirteen (13) feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure. No such monopole shall be located within two hundred (200) feet of a residential zone.*"

The proposed facility is currently placed at a distance of approximately 100' from the nearest residential zone, which in this case is a narrow strip of LR (Large Residential) along Main Street. The applicant may need to move the proposed facility another 100' to the west. However, there is a provision in the Zoning Ordinance that allows for some flexibility in this setback requirement, as found in Section 11-28-190(k)(5), it states:

> *"The Planning Commission may reduce the required setback from a residential zone if practical difficulties are demonstrated by the applicant (i.e. City Park location, public buildings, etc.), or upon detailed demonstration by the application that the proposed facility can be effectively screened from the view of nearby sensitive land uses."*

If the Planning Commission feels that 100' is an adequate distance from the LR zone, then they may reduce the 200' requirement; this reduction may make sense because the strip of LR zone is very narrow and comprises less than one half acre of property, and the remaining adjacent properties are zoned commercial recreation, business park, or commercial mixed use. However, if the Nielsen family feels that more distance should be provided between them and the cell tower, requiring the additional 100' could mitigate some of the impact from this tower. Staff has included a condition for approval that the applicant will need to move the proposed facility a minimum of 200' from the nearest residential zone; if the commission wishes to reduce this 200' requirement, then they may remove this condition and place a finding reflecting the reduction.

Currently, the property where the proposed facility would go is being used by Lagoon for the storage of shipping containers, tractor trailers, and similar maintenance equipment. The proposed facility is within the commercial recreation zone (C-R), which is the zone specific to Lagoon, and falls under the last column in the "Summary of Permitted and Conditional Uses" as found in Section 11-28-190 of the Zoning Ordinance. Under the "Monopoles/>2 ft structure, >60 ft tall or max height for district, if less" column, the C-R zone is listed as a conditional use. While the proposed facility is visible from Park Lane, it would be removed a significant distance from the road, is shielded by a row of evergreen trees, is near only one home, and is compatible with the surrounding properties and uses, particularly Lagoon itself which has many tall structures directly adjacent to this proposed tower.

A coverage plan must be approved by the Planning Commission prior to issuance of building permit; as part of your approval tonight, the applicant will provide a coverage plan to meet this requirement.

<u>Suggested Motion:</u>

Move that the Planning Commission approve a conditional use permit for the placement of a 120' monopole wireless telecommunications tower on property located at approximately 340 West Park Lane (Parcel ID 080880080) with the following conditions:

1. The applicant will need to locate the proposed facility a minimum of 200' from the LR (Large Residential) zone along the west side of Main Street;
2. A coverage plan site specific to the application shall be submitted by the applicant and approved by the Planning Commission prior to issuance of any building permit;
3. Any future poles shall be located in the area shall require a separate conditional use permit;

4. A building permit shall be submitted for the construction of the monopole, initial antenna array and each additional co-location antenna array, associated ground equipment, and any accessory buildings related thereto;
5. The monopole shall be limited to 120' as proposed in the plans, and the monopole shall allow for the possible co-location of other antenna in the future;
6. The monopole shall be fenced with a six (6) foot vinyl coated chain-link fence or other fencing as required or approved by the Planning Commission;
7. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole;
8. All power lines leading to the accessory building and antenna structure shall be underground.

Findings:

1. The location of the antenna in the center of Lagoon property removes it from being visually intrusive and will mitigate any potential adverse affects on adjacent neighborhoods.
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 development.
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 the particular case, 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.

Supplemental Information

1. Vicinity Map
2. Site Plans
3. Elevations
4. Section 11-28-190 – Wireless Telecommunications Facilities

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 25 – Commercial Recreation
3. Title 11, Chapter 28 – Supplementary and Qualifying Regulations

Farmington City

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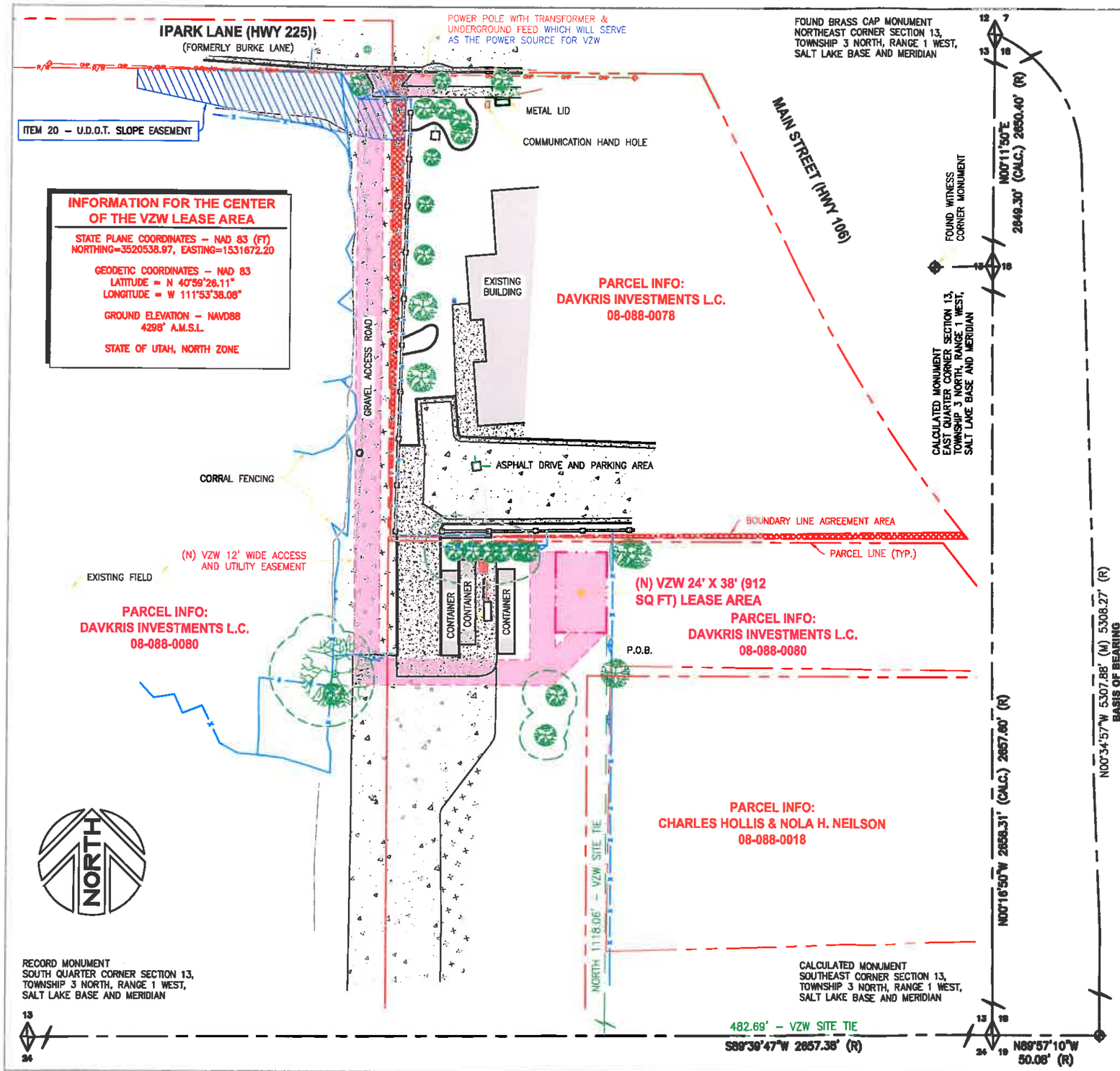


CERTIFICATE OF SURVEY:

I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 89°39'47" WEST 482.69 FEET ALONG SECTION LINE AND NORTH 1118.06 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHEAST CORNER BEING SOUTH 00°34'57" EAST 5307.88 FEET TO A FOUND WITNESS CORNER MONUMENT AND NORTH 89°57'10" WEST 50.08 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE WEST 24.00 FEET; THENCE NORTH 38.00 FEET; THENCE EAST 24.00 FEET; THENCE SOUTH 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 912 SQ. FT. OR 0.021 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°39'47" WEST 491.18 FEET ALONG SECTION LINE AND NORTH 1118.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHEAST CORNER BEING SOUTH 00°34'57" EAST 5307.88 FEET TO A FOUND WITNESS CORNER MONUMENT AND NORTH 89°57'10" WEST 50.08 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 45°00'00" WEST 26.87 FEET; THENCE WEST 2.51 FEET; THENCE NORTH 57.00 FEET; THENCE RETURNING SOUTH 57.00 FEET; THENCE WEST 82.98 FEET; THENCE NORTH 277.71 FEET, MORE OR LESS, TO A POINT 6 FEET PERPENDICULARLY DISTANT FROM THE RIGHT-OF-WAY LINE OF PARK LANE (HIGHWAY 225); THENCE SOUTH 89°45'00" EAST 29.27 FEET, PARALLEL TO AND 6 FEET PERPENDICULARLY DISTANT FROM SAID RIGHT-OF-WAY AND TERMINATING.

CONTAINS: 0.129 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:

(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R)= RECORDED BEARING OR DISTANCE.
(CALC)= CALCULATED BEARING OR DISTANCE.

(3) REFERENCE PLATS:
(A) SURVEY NO. 003504, PROPERTY SURVEY AND CREATION OF BOUNDARY LINE AGREEMENTS FOR PARCEL 08-088-0078 AND 08-088-0080, DATED AUGUST 18, 2000.
(B) SURVEY NO. 002137, BSL LAND COMPANY PARCEL CERTIFICATE OF SURVEY DATED JULY 30, 1991. (INCLUDES PARCEL 08-088-0080)

(4) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-14258, DATED JULY 06, 2015:
(A) PARCEL LINES DO NOT MATCH OCCUPATION, BOUNDARY LINE AGREEMENTS HAVE BEEN RECORDED TO RESOLVE LINE BETWEEN PARCEL 08-088-0078 AND 08-088-0080.
(B) ITEM 1,3,4,5,8,10,11,12, & 25 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(C) ITEM 2,7,8,9,14,21,22,23,24,26,27, & 28 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(D) ITEM 13 – IRRIGATION WATER APPLICATION AGREEMENTS TO CONNECT TO THE FARMINGTON AREA PRESSURIZED IRRIGATION DISTRICT DISTRIBUTION SYSTEM. EXACT CONNECTION LOCATIONS NOT DISCLOSED. THERE IS HOWEVER A BLUESTAKED IRRIGATION LINE IN THE NORTHEAST AREA OF PARCEL 08-088-0080. (NOT SHOWN ON PLAT)
(E) ITEM 15 – TELLURIDE POWER COMPANY EASEMENT IN BOOK C OF LIENS AND LEASES AT PAGE 197, GRANTS A BLANKET EASEMENT ACROSS PARCEL OWNED BY ABEL AND SOPHIA SMITH IN THE SOUTHEAST QUARTER OF SECTION 13 AS OF DECEMBER 19, 1906. EXACT LOCATION OR PARCEL AREA NOT DESCRIBED. (BLANKET EASEMENT)
(F) ITEM 16 – TELLURIDE POWER COMPANY EASEMENT IN BOOK C OF LIENS AND LEASES AT PAGE 198, GRANTS A BLANKET EASEMENT ACROSS PARCEL OWNED BY GEORGE AND LUCY E. HESS IN THE SOUTHEAST QUARTER OF SECTION 13 AS OF DECEMBER 19, 1906. EXACT LOCATION OR PARCEL AREA NOT DESCRIBED. (BLANKET EASEMENT)
(G) ITEM 17 – UTAH LIGHT & RAILWAY COMPANY EASEMENT IN BOOK U AT PAGE 310, GRANTS A BLANKET POWER LINE EASEMENT ALONG THE NORTH SIDE OF PARCEL IN THE SOUTHEAST QUARTER OF SECTION 13 AS OF DECEMBER 19, 1906. PARCEL DESCRIPTION NOT COMPLETELY LEGIBLE AND EXACT LOCATION NOT DESCRIBED. (BLANKET EASEMENT)
(H) ITEM 18 – NORTH COTTONWOOD IRRIGATION EASEMENT IN BOOK 12 AT PAGE 389, GRANTS AN IRRIGATION DITCH EASEMENT ALONG WHAT APPEARS TO BE PARCEL 08-088-0080, DOCUMENT IS NOT COMPLETELY LEGIBLE AND EXACT LOCATION NOT DESCRIBED. (NOT SHOWN ON PLAT)
(I) ITEM 19 – STATE ROAD COMMISSION DEED IN BOOK 48 AT PAGE 593, DESCRIBES AN AREA SOUTHWEST OF PARCEL. OUTSIDE VIEWABLE AREA OF PLAT. (NOT SHOWN ON PLAT)
(J) ITEM 20 – UTAH DEPARTMENT OF TRANSPORTATION EASEMENT IN BOOK 3412 AT PAGE 122, GRANTS CUT AND FILL SLOPES TO BE CONSTRUCTED ALONG BURKE LANE. (SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-8968
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY:	JERRY F.
CHECKED BY:	JERRY F.

REV	DATE	DESCRIPTION
1	10.26.2015	REVISED LEASE AREA
0	09.07.2015	SITE SURVEY

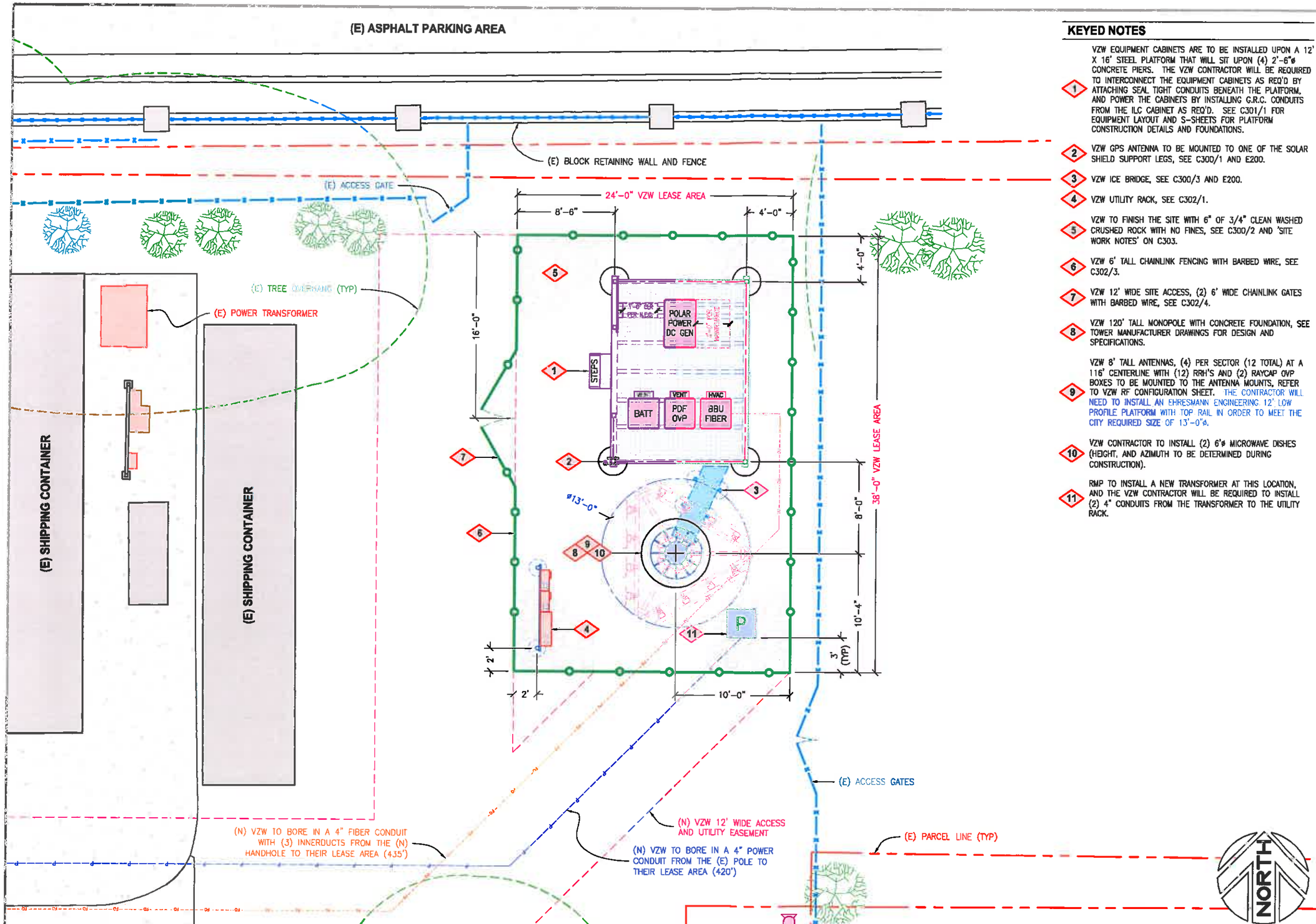
PROFESSIONAL LAND SURVEYOR
10-26-15
No. 6436064
JERRY FLETCHER
STATE OF UTAH

SAL – COLOSSUS
SE SEC 13, T3N, R1W
421 N. LAGOON LN.
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

SITE SURVEY | SCALE: 1" = 50'-0" | 1



ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"

1

KEYED NOTES

1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12' X 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
2. VZW GPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS, SEE C300/1 AND E200.
3. VZW ICE BRIDGE, SEE C300/3 AND E200.
4. VZW UTILITY RACK, SEE C302/1.
5. VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
6. VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
7. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
8. VZW 120' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
9. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 116' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET. THE CONTRACTOR WILL NEED TO INSTALL AN EHRESMANN ENGINEERING 12' LOW PROFILE PLATFORM WITH TOP RAIL IN ORDER TO MEET THE CITY REQUIRED SIZE OF 13'-0"ø.
10. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
11. RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
2	11.10.2015	REVISIONS PER NG
1	10.26.2015	REVISED LEASE AREA
0	10.14.2015	ZONING DRAWINGS

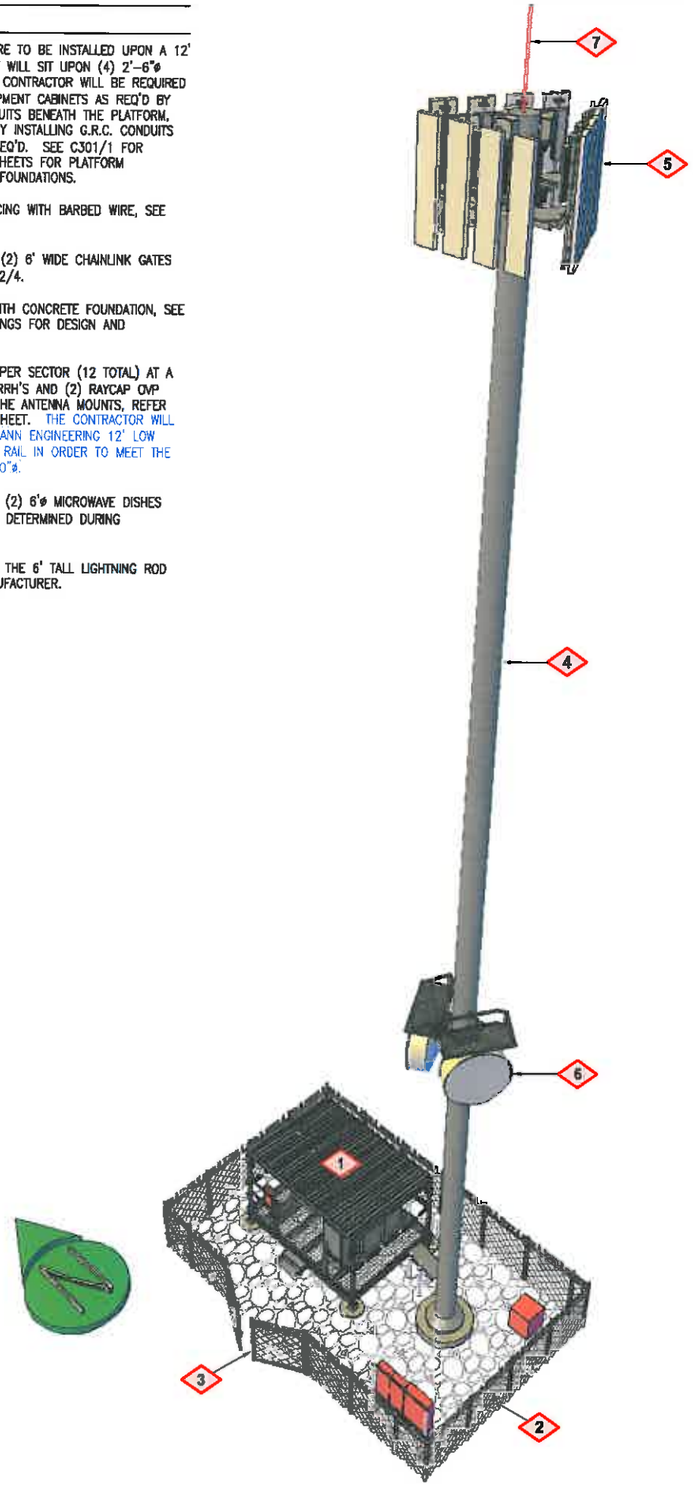
SAL - COLOSSUS
SE SEC 13, T3N, R1W
421 NORTH LAGOON LANE
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

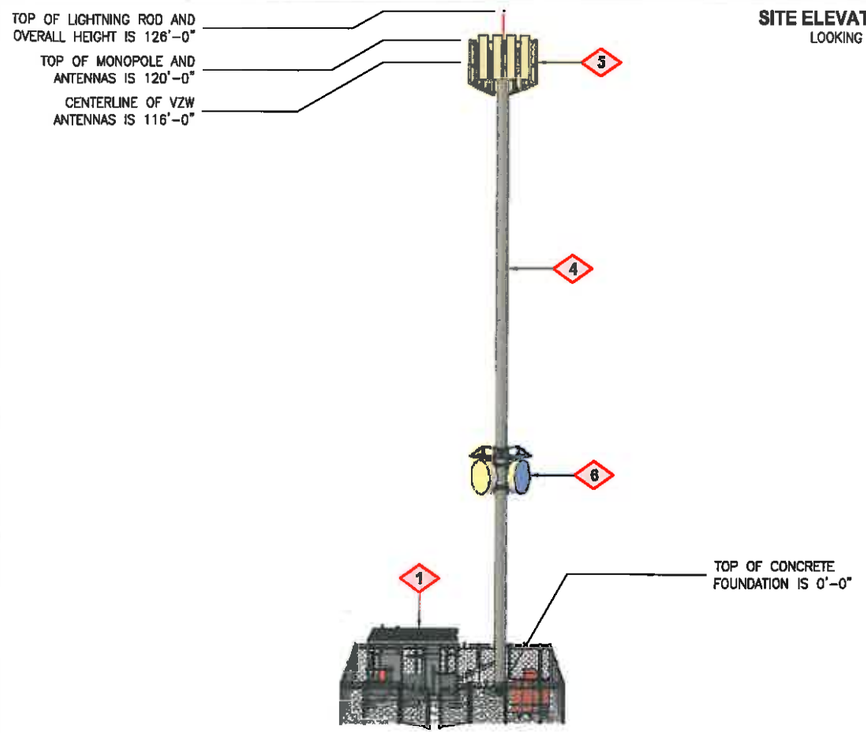
SHEET NUMBER
C101

KEYED NOTES

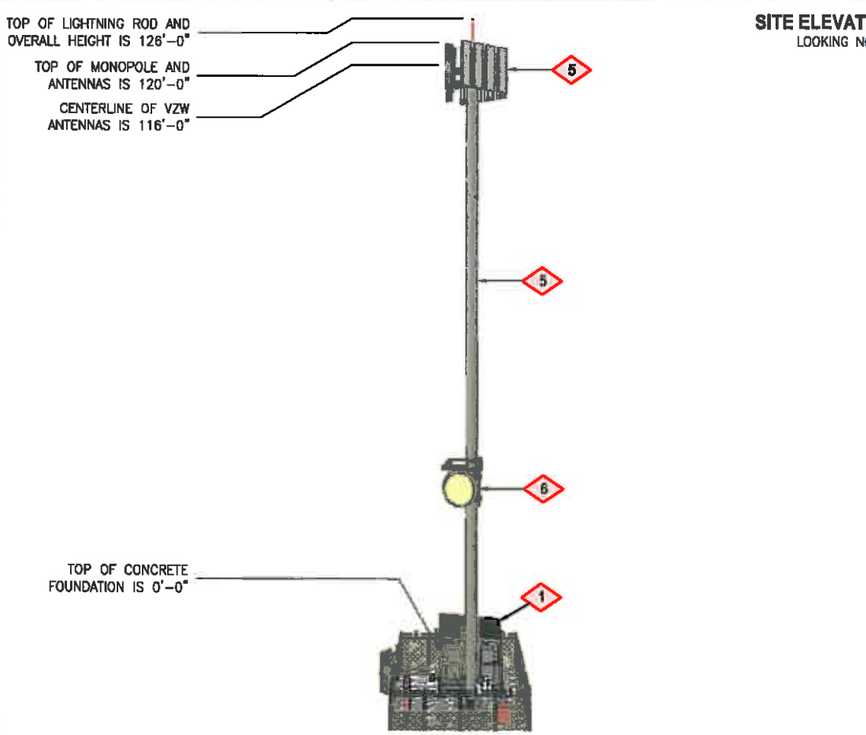
1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12' X 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
2. VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
3. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
4. VZW 120' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
5. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 116' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET. THE CONTRACTOR WILL NEED TO INSTALL AN EHRESMANN ENGINEERING 12' LOW PROFILE PLATFORM WITH TOP RAIL IN ORDER TO MEET THE CITY REQUIRED SIZE OF 13'-0"ø.
6. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
7. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
NORTHEAST VIEW



SITE ELEVATION
LOOKING EAST



SITE ELEVATION
LOOKING NORTH

verizon wireless

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DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
2	11.10.2015	REVISIONS PER NG
1	10.26.2015	REVISED LEASE AREA
0	10.14.2015	ZONING DRAWINGS

SAL - COLOSSUS
SE SEC 13, T3N, R1W
421 NORTH LAGOON LANE
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

11 November 2015

Farmington City
Attn: Eric Anderson
RE: SAL Colossus (Verizon Site Name)
160 South Main
Farmington, UT 84025

Dear Mr. Anderson:

Please find attached with this cover letter a conditional use application, along with the zoning drawings for a proposed Verizon Wireless (VZW) 120' cell tower located south of the Lagoon Annex building.

The necessity for this site and at this location is twofold: to provide more data capacity to the area (Lagoon and Farmington Station) and offload the data traffic from the nearest existing VZW sites. The 2 sites that it will help offload are:

1. VZW at 416 N. 1525 W. Farmington, Utah. Land owned by Karen B. Cook Trust
2. VZW at the Farmington Police Station

The site at the land owned by Karen B. Cook Trust has been there for at least 10 years and within those 10 years the area has exploded with development: subdivisions, Farmington Station, Frontrunner Station, Apartments, Cabelas, etc. Not just that, but also the explosion of hand held data devices, which cause more strain on that site. Relief is needed and that is why VZW needs a new facility in the vicinity.

Before I approached Lagoon I looked for colocation possibilities. There are 3 other towers in the area and they are: The tower at the Davis County Jail, the AT&T tower west of Farmington Junior High and the T-Mobile tower at Knowlton Elementary. Even though two of them are outside the Verizon search area, I still presented them to VZW for their evaluation. The jail (which is also too close to the one on Cook's property) and elementary location were too far away from helping Lagoon and the one at the junior high is too close to the VZW site at the police station.

Thus, I approached Lagoon about doing a cell site on their parcel. They are familiar with the process because at one point, they had a Qwest cell site on their property that was just south of the Subway Sandwich store. That facility was abandoned and removed about 6 years ago. We looked at three other locations on Lagoon's property, one being where the Qwest site was and another spot within the RV Park. The Qwest location would not work for Verizon because of the new power lines that went in along the south property line. VZW likes so have some separation from transmission lines so it would not work for VZW. There was another spot within the RV Park but some trees would need to be removed and Lagoon would not approve of losing any trees. The third spot we looked at was NW of their maintenance facility, near Lagoon Drive. That location was perfect because it had plenty of room for construction and it was nowhere near residential. However, the owner of Lagoon said we could not use that spot because he is saving that whole are for future development. So we looked at the current location by the annex building and it was a spot that would work for all parties.

The proposed cell site will be 120' tall with outdoor cabinets located at the base of the tower. It will be enclosed with a security fence. It will be designed to hold VZW and 2 other carriers. It will be a

monopole with antennas and antennas support structure greater than two (2) feet in width, thus per code the antenna array is limited to 8 feet in height or 13 feet in width. This antenna array complies with that section.

The subject location is zoned C-R. There is adjoining land that is zoned LR and per 11-28-190-f-4, "no monopole shall be located within two hundred (200) feet of a residential zone". Per K-9 of the code it also states that Planning Commission may reduce the required setback. If the 200' setback were to be meet at this location, it would push it out into the middle of the 3 acre lot and would greatly diminish any development plans for Lagoon. I am requesting that the setback be reduced to 28 feet.

Code also states (section d-"Coverage Plan Required") that the applicant provide a plan of future locations within the next 24 months. Currently there are no plans within the next 24 months to locate another cell site within Farmington City. However, as you know, VZW recently received approval for a "small cell" located at Oak Ridge Golf Course. The facility has yet to be built.

Please place this on the next available agenda. Should any more information be required, I can be reached at 702-429-0410.

Sincerely,

Nefi Garcia
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(ix) Roof. The roof of the dwelling must be pitched at a minimum of three to twelve (3:12) and shall have a roof surface of wood shakes or shingles, asphalt, concrete, or metal tiles or slate. The roof overhang must be at least twelve (12) inches measured from the vertical side of the dwelling.

(b) Alterations. The City Zoning Administrator may, in his or her sole discretion, approve deviations from one or more of the development or architectural standards set forth in subsections (5) through (9) upon sufficient showing and finding that the proposed alteration is compatible and harmonious with existing or proposed structures in the area and meets or exceeds the Uniform Building Codes, as adopted and amended by the City or the HUD Code, whichever is applicable.

11-28-190 Wireless Telecommunications Facilities.

(a) Purpose. The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety, and facility siting.

(b) Definitions. The following definitions are specific to this Chapter:

(1) Antenna. A transmitting or receiving device used in telecommunications that radiates or captures radio signals.

(2) Lattice Tower. A self-supporting multiple sides, open steel frame structure used to support telecommunications equipment.

(3) Low Power Radio Services Facility. An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or (wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached.

(4) Monopole with Antennas and Antenna Support Structure Greater than Two (2) Feet in Width. A self-supporting monopole tower on which antennas or an antenna structure exceeding two (2) feet in width are placed. The antennas and antenna support structures may not exceed thirteen (13) feet in width or eight (8) feet in height.

(5) Monopole with Antennas and Antenna Support Structure Less than Two (2) Feet in Width. A monopole with antennas and antenna support structure not exceeding two (2) feet in width. Antennas and antenna support structures may not exceed ten (10) feet in height.

(6) Monopole. A single cylindrical steel or wooden pole that acts as the support structure for antennas.

(7) Roof Mounted Antenna. A roof mounted antenna is an antenna or series of individual antennas mounted on a flat roof, mechanical room or penthouse of a building.

(8) Wall Mounted Antenna. An antenna or series of individual antennas mounted against the vertical wall of a building.

(9) Whip Antenna. An antenna that is cylindrical in shape. Whip antennas can be directional or omni-directional and vary in size depending upon the frequency and gain for which they are designed.

(c) Low Power Radio Services Facility. The requirements of this Section apply to both commercial and private low power radio services such as "cellular" or PCS" (Personal Communications System) communications and paging systems. All facilities shall comply with the following regulations and all other ordinances of the City and any pertinent regulations of the Federal Communications Commission and the Federal Aviation Administration.

(d) Coverage Plan Required. A coverage plan site specific to the application shall be submitted by each company desiring placement of wireless telecommunication facilities. The coverage plan shall be submitted and accepted by the Planning Commission prior to the processing of any permits for

permitted or conditional use locations. The coverage plan shall show approximate future locations that may be needed within a twenty-four (24) month period from the date of approval by the Planning Commission of facilities in adjoining areas and/or communities, and provide specific locations when possible, but are not required to detail the specific type (i.e., pole, roof, wall mount) of facility.

(e) Permitted and Conditional Uses. The uses specified in Table 1 are allowed provided that they comply with all requirements of section marked Wireless Telecommunications Facilities.

(1) Antennas to be located on any previously approved communication site, as allowed herein, may be allowed as a permitted use.

(2) All types of wireless telecommunication facilities are prohibited in residentially zoned areas except as may be permitted with a conditional use permit upon or within any institutional use, regardless of the zoning designation. These institutional uses include, but are not limited to: churches, well sites, water tanks, city parks, city buildings (fire, police, city hall) public schools, quasi-public schools and similar and compatible uses.

(f) Facility Types. Low power radio service facilities are characterized by the type or location of the antenna structure. There are five (5) general types of such antenna structures. Wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two (2) feet in width; monopoles with antennas and antenna support structure greater than two (2) feet in width and lattice towers. Standards for the installation of each type of antenna are as follows:

(1) Wall Mounted Antenna. The following provisions apply to Wall Mounted Antennas:

(i) Wall mounted antennas shall not extend above the wall line of the building or extend more than four (4) feet horizontally from that face of the building.

(ii) Antennas, equipment and the supporting structure shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Antennas and the supporting structure on buildings should be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

(iii) Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms, with no portion of the antenna extending above the roof line of such structures, shall be considered a wall mounted antenna.

(2) Roof Mounted Antenna. The following provisions apply to Roof Mounted Antennas:

(i) Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms provided the antennas and antenna support structures are enclosed by a structure that creates a visual screen. The screening structure, antennas and antenna mounting structures shall not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.

(ii) For antennas not mounted on a penthouse or mechanical equipment room, the antennas shall be mounted at least five (5) feet from the exterior wall of a building. For antennas mounted between five (5) and ten (10) feet from the exterior wall, the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten (10) feet above the roof line of the building to which the antenna is attached.

Antennas shall be mounted at least five (5) and ten (10) feet behind a parapet wall. For antennas mounted between five (5) and ten (10) feet behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of ten (10) feet as measured from the top of the

parapet wall. The antennas shall not exceed more than fifteen (15) feet above the roof line of the building itself unless approved as a conditional use.

(iii) Roof mounted antennas are permitted only on a roof and shall be screened, constructed and/or colored to match the structure to which they are attached.

(3) Monopole with Antennas and Antenna Support Structures Less than Two (2) feet in Width. The total antenna structure mounted on a monopole shall not exceed two (2) feet in width. The maximum height of such antenna shall not exceed ten (10) feet in height. No such antenna shall be located within two hundred (200) feet of a residential zone.

(4) Monopole with Antennas and Antenna Support Structure Greater than Two (2) Feet in Width. The maximum visible width of antennas and antenna mounting structures shall not exceed eight (8) feet in height or thirteen (13) feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure. No such monopole shall be located within two hundred (200) feet of a residential zone.

(5) Lattice Tower. Lattice Towers are not permitted.

(g) Height Limit. The height limit is up to one hundred (100) feet or up to one hundred twenty (120) feet if approved as a co-location. Each pole location requires a separate conditional use permit.

(h) Co-Location. For those service providers who desire to co-locate upon an existing pole, they may do so as a permitted use, provided that the initial installation received a conditional use permit. The new facility shall comply with all other provisions relating to site development, landscaping, security, etc., as provided herein.

(i) Location and Minimum Setbacks. Monopoles with antennas and antenna support structure less than two (2) feet in width and monopoles with antennas and antenna support structure greater than two (2) feet

in width, shall be allowed only in the rear yard area of any commercial or industrial lot. These structures shall not be located in a required landscaped area, buffer area or required parking area.

(j) Area Limitations for Wall and Roof Mounted Antennas. A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed forty (40) square feet for each exterior wall of the building or a total of one hundred sixty (160) square feet per building per carrier. A maximum of four (4) walls shall be occupied by cellular antennas. The total area is the sum of the area of each individual antenna face the visible portion of the support structure as viewed when looking directly at the face of the building. The total area for a roof mounted antenna shall apply to the closest exterior wall. Up to three (3) carriers may utilize each building side for a maximum of four (4) sides. Each carrier must obtain a separate conditional use permit.

(k) Additional Conditional Use Requirements. In addition to conditional use standards outlined in Conditional Uses, the following shall be considered by the Planning Commission:

(1) Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.

(2) Whether co-location of the antenna on other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc., is possible without significantly impacting antenna transmission or reception.

(3) The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening.

(4) Whether the spacing between monopoles creates quantifiable detrimental impacts to adjoining properties.

(5) The Planning Commission may reduce the required setback from a residential zone if practical difficulties are demonstrated by the applicant (i.e. City Park location, public buildings, etc.), or upon

detailed demonstration by the application that the proposed facility can be effectively screened from the view of nearby sensitive land uses.

(l) Accessory Buildings to Antenna Structures. Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six (6) foot vinyl coated chain-link fence or other fencing as approved or required by the Planning Commission. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole. All power lines on the lot leading to the accessory building(s) and antenna structure shall be underground.

(m) Historic Districts. Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the Historic Preservation Commission and Planning Commission.

(n) Antennas and Mounting Structures on or over a public right-of-way. Antennas and mounting structures encroaching on or over the public sidewalk or on or over a public right-of-way shall be subject to obtaining permission from the city pursuant to the City's Rights-of-Way Encroachment Policy.

(o) Non-maintained or Abandoned Facilities. The Zoning Administrator may require each non-maintained or abandoned low power radio services antenna to be removed from the building or premise when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within thirty (30) calendar days after notice of non-maintenance or abandonment is given to the owner, person having control or person receiving the benefit of such structure.

Table 1: Summary of Permitted and Conditional Uses

Zone District	Wall Mounted Antenna	Roof Mounted Antenna	Monopoles/<2 ft structure, <60 ft tall or max height for district, if less	Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district	Monopoles/>2 ft structure, <60 ft tall or max height for district, if less	Monopoles /<2 ft structure, >60 ft tall or exceeding max height for district
A	C!	C!	C	C	C	C
AE and AA	C!	N	C#	N	N	N
LS	C!	N	C#	N	N	N
S	C!	N	C#	N	N	N
LR	C!	N	C#	N	N	N
R	C!	N	C#	N	N	N
R-2	C!	N	C#	N	N	N
R-4	C!	N	C#	N	N	N
R-8	C!	N	C#	N	N	N
BP	P	P	P	C	C	C
C-H	C!	P!	P	C	C	C
C-R	P	P	P	C	C	C
C	P	P	P	C	C	C
BR	C!	C!	C#	C	N	N
M-1	P	P	P	C	C	C
S	P	P	P	C	C	C
B	C!	N	C#	N	N	N

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

11-28-200 Secondary Dwelling Units.