



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

February 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**

February 19, 2015

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

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

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

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

1. Minutes
2. City Council Report

SUBDIVISION APPLICATIONS

3. Scott Harwood/The Haws Companies - Applicant is requesting approval of preliminary plat for the Cabela's Subdivision (Park Lane Commons Phase II) consisting of 2 lots on 11.185 acres located at approximately Grand Avenue and Station Parkway in a GMU (General Mixed Use) zone. (S-3-15)
4. Jared Darger/Clearwater Homes – Applicant is requesting preliminary plat approval for the Meadow View Phase II Conservation Subdivision consisting of 19 lots on 8.89 acres located at approximately 1725 West Spring Meadow Lane in an AE (Agriculture Estates) zone. (S-10-14)
5. Justin Atwater/Pembridge Heathrow Holdings -Applicant is requesting a recommendation and approval of preliminary and final plat for the proposed Parkwalk Downs Subdivision consisting of 4 lots on 2 acres located at approximately 520 South 650 West in an AE Zone. (S-17-14)
6. Phil Holland/Wright Development – Applicant is requesting a recommendation for final plat approval for the proposed Tuscany Grove Subdivision consisting of 9 lots on 3.55 acres on property located at approximately 1470 South and 200 East in an LR Zone. (S-14-14)
7. Nick Mingo/Ivory Development – Applicant is requesting a recommendation for final plat approval for the Brentwood Estates Subdivision consisting of 24 lots on 13.816 acres located at approximately 437 West 1400 North in an LR-F zone. (S-20-13)
8. Lew Swain/Shepard Ridge Enterprises – Applicant is requesting a recommendation for final plat approval for the Oakwood Estates Phase VII Subdivision consisting of 1 lot on .8 acres located at approximately 517 West Oak Wood Circle in an LR-F zone. (S-4-15)

ZONE TEXT CHANGE

9. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a Text Amendment of Chapter 17 of the Zoning Ordinance regarding amendments to garage width standards in the OTR zone. (ZT-3-15)

OTHER BUSINESS

10. Miscellaneous, correspondence, etc.
 - a. Other
11. Motion to Adjourn

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

Posted February 13, 2015



Eric Anderson
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION MEETING
February 5, 2015**

JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Bret Gallacher, Val Halford, Kent Hinckley and Alex Leeman, Mayor Jim Talbot, Councilmen Doug Anderson, John Bilton and Jim Young, City Manager Dave Millheim, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioner Heather Barnum and Councilmen Brigham Mellor and Cory Ritz were excused.*

David Petersen provided the Commission and Council members a handout that included Cabela's anticipated timetable for their planning process. It was reviewed and discussed.

Item #3. Farmington City – Preliminary Plat Approval and Recommendation and Approval of Final Plat for “Park Lane Plat”

David Petersen explained this item is the land swap between the City and CenterCal. As part of the development agreement, Preliminary Plat and Final Plat approvals are needed before the agreement can be finalized. Since this is more of a “housekeeping” item, staff has combined Preliminary and Final Plats together.

Item #4. Scott Harwood/The Haws Companies – Recommendation and Approval of Schematic Plan for Cabela's 2 lot Subdivision

Eric Anderson said The Haws Companies (THC) is requesting to subdivide parcels E and H from the Park Lane Commons PMP that was previously approved. This will create two lots, the larger lot (lot 1) will be occupied by Cabela's and the smaller lot (lot 2) will be reserved for future development by THC. Since there is a dedication of Right-Of-Way, it must go through the major subdivision process. David Petersen emphasized that although it must go through the major subdivision process, this item is just a lot split.

Item #5. Modification of Street Cross-Section on Grand Avenue and Cabela's Drive

David Petersen showed the Cabela's Concept Site Plan which is found in the staff report. He explained, based on Chapter 18 of the ordinance, large footprint buildings are treated slightly different as the building cannot go over the block. Currently, the block face for Cabela's is Cabela's Drive, which will be a private street to be owned and maintained by Cabela's. The proposed width would be 67'; based on the ordinance, the standard for a local road is approximately 61-69'. David Petersen discussed the proposed Promenade, which is the Grand Avenue road to the north of the Cabela's building. The intent of this road is to be pedestrian oriented with large sidewalks, outdoor dining, a landscaped median, buildings brought to the street and more. As the City is still unsure what it will look like, David Petersen said staff is suggesting the developer set aside a 20' easement for the Promenade's future development. David Petersen also reviewed Cabela's Drive South as shown on the Site Plan. The City originally planned for approximately 40', but Cabela's pavement width is 37'. Staff is proposing the width of the asphalt be 37' to maintain the uniformity of the road.

Item #6. Scott Harwood/The Haws Companies – Approval to Amend the Project Master Plan for Park Lane Commons

Eric Anderson said this is more of a “housekeeping” item. Since the applicant is requesting to amend the Regulating Plan, as discussed under Item #8, it is appropriate to amend the PMP in conjunction with it. He said the Planning Commission is the approving body for this item. Kent Hinckley asked if the SPARC committee had an opportunity to review it. Eric Anderson said yes; since this item is a result of the proposed Cabela’s site, it has all been reviewed and approved by SPARC. David Petersen suggested the Commission move Item #8 to be discussed with Item #6.

Item #7. Micah Peters/Clearwater Homes – Approval for Temporary Use Permit for Sales Office

Eric Anderson said that the applicant is wanting to put a sales office in one of their model homes, but, based on the ordinance, it requires a temporary use permit to do so. He reviewed the two conditions. Brett Anderson asked if the sales office can sell for other developments or phases by the developer. Eric Anderson said no, since the model home is located in Phase I, the developer can only sell Phase I lots from the sales office. Val Halford asked what will be the hours of operation for the sales office. Eric Anderson said he is not sure, but reasonable hours of operation could be added as a condition to motion.

Item #8. Farmington City – Recommendation for Text Amendment to Chapter 18 of the Zoning Ordinance

Eric Anderson said this is in conjunction with Item #6. He showed the site plan for Cabela’s and where the change would be taking place. The reason for the amendment is to ensure the site fits the proposed Cabela’s plan.

REGULAR SESSION

Present: Chair Rebecca Wayment, Commissioners Brett Anderson, Bret Gallacher, Val Halford, Kent Hinckley and Alex Leeman, Mayor Jim Talbot, Councilmen Doug Anderson, John Bilton, Cory Ritz and Jim Young, City Manager Dave Millheim, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioner Heather Barnum and Councilman Brigham Mellor were excused.

#1. Minutes

Alex Leeman made a motion to approve the Minutes from the January 22, 2015 Planning Commission meeting. Bret Gallacher seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on February 3, 2015. He said the City decided to modify the Street Cross-Section for Taylor Subdivision. He also said the Meadows at City Park Final Plat and Final PUD Master Plan was approved. David Petersen added the Commission should be seeing the application for Phase II of that development soon.

JOINT PLANNING COMMISSION/CITY COUNCIL ITEMS

#3. Farmington City – Applicant is requesting preliminary plat approval, and a recommendation and approval of Final Plat for the “Park Lane Plat” on property located at approximately 1100 West and Clark Lane in a GMU (General Mixed Use) zone. (S-1-15)

David Petersen explained the background of this item as it is simply a land swap with CenterCal and the City. Since there is a dedication of ROW, it must go through the major subdivision process. Preliminary Plat and Final Plat approvals are required before the development agreement between the City and CenterCal can be finalized.

Motion from the Planning Commission:

Kent Hinckley made a motion that the Planning Commission approve Preliminary Plat and recommend approval of the Final Plat for the “Park Lane Plat,” subject to all applicable Farmington City ordinances and development standards. Val Halford seconded the motion which was unanimously approved.

Motion from the City Council:

John Bilton made a motion that the City Council approve Final Plat for the “Park Lane Plat,” subject to all applicable Farmington City ordinances and development standards. Doug Anderson seconded the motion which was unanimously approved.

Finding:

In addition to exchanging deeds to make possible the Park Lane realignment, Farmington City and CenterCal entered into an agreement which also required approval of a subdivision plat. This is merely memorializing this requirement.

Item #4. Scott Harwood/The Haws Companies (Joint Public Hearing) – Applicant is requesting a recommendation and approval of Schematic Plan for the Cabela’s Subdivision consisting of 2 lots on 11.85 acres located at approximately Grand Avenue and Station Parkway in a GMU (General Mixed Use) zone. (S-3-15)

Eric Anderson said this is a simple minor subdivision lot split. Cabela’s plans to develop on the larger lot, Lot 1, but The Haws Companies (THC) will retain ownership of the smaller lot, Lot 2, for future development. Since there is dedication of ROW, the minor subdivision must go through the major subdivision process, which includes approval of Schematic Plan, and Preliminary and Final Plats.

The applicant was present, but did not have any comments for the City Council and Planning Commission.

Rebecca Wayment opened the public hearing at 7:12 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:12 p.m.

Brett Anderson did not have any concerns with recommending approval of the Schematic Plan. Bret Gallacher agreed.

Rebecca Wayment asked what is proposed for the smaller lot, Lot 2. **David Petersen** said there is not a site plan application for that lot. When an application is submitted, it will still go through the review process based on the zone, ordinance, parking requirements, etc. For now, the item before the Council and Commission is simply a subdivision.

Motion from the Planning Commission:

Kent Hinckley made a motion that the Planning Commission recommend approval of the Schematic Plan for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards, and City Council approval of proposed upcoming amendments regarding an easement, corner setback, standards for large footprint buildings, and other related changes to the Zoning Ordinance. **Alex Leeman** seconded the motion which was unanimously approved.

Mayor Jim Talbot said the Planning Commission held a public hearing prior to their motion to allow for the public an opportunity to voice opinion. He added the Council discussed this item in depth during the Study Session. The Council did not have any additional comments or questions.

Motion from the City Council:

Cory Ritz made a motion that City Council approve the Schematic Plan for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards, and City Council approval of proposed upcoming amendments regarding an easement, corner setback, standards for large footprint buildings, and other related changes to the Zoning Ordinance. **John Bilton** seconded the motion which was unanimously approved.

Finding:

The proposed subdivision will ensure compliance by the applicant with City Ordinance in conjunction with concurrent approval for the Cabela's site and allow for Lot 1 to be owned and maintained by Cabela's.

Item #5. Modification to the street-cross section on both Grand Avenue and Cabela's Drive, related to the proposed Cabela's site plan application (S-3-15)

David Petersen referenced the Cabela's Concept Site Plan that shows the modified street cross-section in the staff report. The proposed red line in front of the Cabela's store, as shown on the site plan, is Cabela's Drive. The proposed blue line just north of the Cabela's store, as also shown on the site plan, is tentatively Grand Avenue. He also said Cabela's Drive South is at the bottom of the site plan which connects to Park Lane. Cabela's will obtain an easement from CenterCal to provide access to the store from Cabela's Drive South.

David Petersen said the motion has three parts, as outlined below:

1. Cabela's Drive: proposing the cross-section be modified to 67' for back of curb to back of curb; based on the ordinance, a local road can range from 61-69' for back of sidewalk to back of sidewalk. The proposed cross-section would be similar in width.
2. Cabela's Drive South: proposing 37' asphalt strip with remaining part of Cabela's Drive South to be determined when development occurs on that parcel.

3. Grand Avenue: proposing 20' easement for Grand Avenue and that the street cross-section be deferred to when development occurs to one of the abutting parcels.

David Petersen suggested making three separate motions to ensure each part is adequately addressed.

Val Halford asked if the parcel north of Grand Avenue will be required to also dedicate 20' of ROW during its development. **David Petersen** said that cannot be determined at this time.

The applicant was present, but did not have any comments for the City Council and Planning Commission.

Brett Anderson feels that it meets the City's standards and is okay with its approval. The Commissioners agreed. **David Petersen** also added that the DRC has approved the site plan.

Motion from the Planning Commission for Cabela's Drive:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve the modified street cross-section for Cabela's Drive. **Brett Anderson** seconded the motion which was unanimously approved.

Motion from the Planning Commission for Cabela's Drive South:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve the Cabela's Drive South with 37' of asphalt and with the rest of the street cross-section to be determined at the time of further development. **Bret Gallacher** seconded the motion which was unanimously approved.

Motion from the Planning Commission for Grand Avenue:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve a 20' easement for the street cross-section for Grande Avenue, which is west of Station Parkway, but that further changes will be made when the property adjoining Grand Avenue is proposed for development. **Alex Leeman** seconded the motion which was unanimously approved.

Finding:

The modification of the street cross-section allows for more walkable mixed-use development to better accommodate the pedestrian while at the same time addressing the needs of the motorist.

Mayor Jim Talbot said this item was discussed in depth during the Study Session. He said the Council has also worked with the City Manager Dave Millheim and **David Petersen**. He feels the approval of this modification allows the Cabela's project to move forward. The Council did not have any further discussion.

Motion from the City Council for Cabela's Drive:

Jim Young made a motion that the City Council accept the Planning Commission's recommendation for the modified street cross-section for Cabela's Drive. **Cory Ritz** seconded the motion which was unanimously approved.

Motion from the City Council for Cabela’s Drive South:

Jim Young made a motion that the City Council approve a 37’ easement for Cabela’s Drive South with the final street cross-section to be determined at a later date. Doug Anderson seconded the motion which was unanimously approved.

Motion from the Planning Commission for Grand Avenue:

Jim Young made a motion that the City Council approve a 20’ easement for the presently called Grand Avenue with the precise changes to the street cross-section to be deferred until the proposed development of the adjoining parcels. John Bilton seconded the motion which was unanimously approved.

PLANNING COMMISSION ITEMS ONLY

Motion to Amend Agenda Items:

Brett Anderson made a motion that the Planning Commission move agenda item #8 (Text Amendment of Chapter 18 of the Zoning Ordinance) to be discussed with agenda item #6 (Approval to Amend the PMP for Park Lake Commons). Brett Gallacher seconded the motion which was unanimously approved.

PROJECT MASTER PLAN (AMENDMENT)

Item #6. Scott Harwood/The Haws Companies (Public Hearing) – Applicant is requesting approval to amend the Project Master Plan for Park Lane Commons. (PMP-2-15)

Item #8. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a Text Amendment of Chapter 18 of the Zoning Ordinance regarding amendments to the regulating plan. (ZT-3-15)

Eric Anderson said since there is a change to the Regulating Plan (item #8), an amendment to the Project Master Plan (PMP) (item #6) must also occur. Both amendments comply with the ordinance. Eric Anderson showed the proposed changes to the Regulating Plan, as shown in the staff report. The reason for the change is to accommodate Cabela’s site plan. David Petersen said the biggest change will affect the Promenade, as discussed in the Study Session; however, the City does not know what it will look like at this time. The City would like it to be a nice pedestrian-oriented street to allow for walkability within the City and to the commuter station. Eric Anderson said staff is recommending approval of the change as it keeps within the appropriate block size as well as maintains the Promenade, although it has been slightly reconfigured.

The applicant was present, but did not have any comments for the Planning Commission.

Rebecca Wayment opened the public hearing at 7:38 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:38 p.m.

Brett Anderson said he feels this is a better layout and is comfortable its approval.

Alex Leeman asked for further clarification on some of the proposed roads on the Regulating Plan. **David Petersen** explained some lines are proposed lines by the traffic engineer.

Motion:

Brett Anderson made a motion that the Planning Commission approve the proposed major amendment to the approved Park Lane Commons Project Master Plan, subject to all applicable Farmington City ordinances and development standards and made a motion that the Planning Commission recommend that the City Council approve the zone text amendment to Chapter 18 of the Zoning Ordinance as it relates to the Regulating Plan. **Kent Hinckley** seconded the motions which were unanimously approved.

Findings:

1. The proposed amendment will ensure compliance by the applicant with City Ordinance in conjunction with concurrent approval for the Cabela's site.
2. The changes to the regulating plan improve upon the overall block pattern, block size, connectivity, pedestrian access/walkability, and the overall intent of Chapter 18 as it relates to the street network design for the whole mixed-use district.

TEMPORARY USE APPLICATION

Item #7. Micah Peters/Clearwater Homes (Public Hearing) – Applicant is requesting approval for a temporary use permit to establish a sales office within a model home for the Meadow View Subdivision Phase I on property located at 1563 West Spring Meadow Drive in an AE (Agricultural Estates) zone. (TUP-1-15)

Eric Anderson said the applicant is proposing a sales office inside the model home, but the ordinance requires the applicant to obtain a temporary use permit to do so. He explained the two conditions listed in the motion which are the removal of the sales office after the last lot in Phase I has been sold and that if the office is in the garage, the office is converted back into a garage.

David Petersen also mentioned temporary use permits for sales offices were once before the City Council to determine if the decision could be deferred to staff for approval. At that time, the Council voted that the permits still needed Planning Commission approval.

Rebecca Wayment asked if the sales office in the Phase I model home can also be used as a sales office for Phase II homes. **Eric Anderson** said a sales office in Phase I cannot be used to sell homes in Phase II. He also clarified a developer may have multiple model homes, but what the Commission is approving for this item is the sales office within the model home.

The applicant was not present at the meeting.

Rebecca Wayment opened the public hearing at 7:48 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:48 p.m.

David Petersen said the ordinance states reasonable hours of operation is 8 a.m. to 8 p.m. as per **Val Halford's** comment during the Study Session.

Motion:

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

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

Val Halford seconded the motion which was unanimously approved.

Findings:

1. The proposed use of the particular location is necessary and does provide a service which contributes to the general well-being of the community.
2. Clearwater Homes has already built the model home and this use is permitted in the AE zone. Using the model home as such and as a sales office is a dual use; furthermore, sales trailers are not permitted in the AE zone.

MISCELLANEOUS

Motion for Sales Office Approvals:

Kent Hinckley made a motion that the City Council consider that staff be given authority to deal with sales offices within subdivision developments. **Alex Leeman** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 7:53 p.m., **Brett Anderson** made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to answer any questions the City Council may have on agenda items and to discuss proposed changes to the plat process. 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, February 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 Residences at Station Parkway Rezone and Street Cross-Section Modification
- 7:15 Zone Text Amendment to Amend the Regulating Plan (Chapter 18) Consistent with both the Cabela's Site Plan and the Residences at Station Parkway Project
- 7:25 Chapter 18 Zone Text Changes – Standards Related to Rights-of-way Large Footprint Buildings, and other Related Standards
- 7:40 Changes to Chapters 1, 2, 3, and 6 of the Subdivision Ordinance
- 7:50 BOA Zone Text Change, OTR Sign Text Change, or Rezone from OTR to R-4

PRESENTATION OF PETITIONS AND REQUESTS:

- 8:00 Consideration for Adoption of a Resolution the City Council (The "Council") of Farmington City, Utah Authorizing the Issuance and Sale of not more than \$6,000,000 Aggregate Principal amount of the City's General Obligation Bonds, Series 2015; and Related Matters

NEW BUSINESS/DISCUSSION ITEMS:

- 8:05 2015 Municipal Elections

- 8:20 Dennis Gibbons and Vertis Anderson regarding City Trails
- 8:35 Police Chief Report on Law Enforcement Impacts Related to new Growth
- 8:50 Storm Drainage Agreement with Cabelas

SUMMARY ACTION:

- 9:00 Minute Motion Approving Summary Action List
1. Proposed City Ordinance for the "Building Occupancy Resumption Program" (BORP)
 2. Amendment to ICMA 457 Plan to Allow Loans
 3. Approval of Minutes from City Council Meeting held February 3, 2015
 4. Approval of Storm Water Bond Log for January

GOVERNING BODY REPORTS:

9:05 City Manager Report

1. Attendance at ICSC on May 17-20
2. Centerville Road Connection
3. Building Activity Report for January
4. Police and Fire Monthly Activity Reports for January
5. UDOT's Annual Visit to Counties - March 26, 2015
6. New Bond Rating of AA2
7. Sign Survey
(Due by February 20th for Work Session Discussion on March 3rd)
8. Park Impact Fee Consultant – Zions Public Finance

9:20 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 February, 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 February 19, 2015

Item 3: Park Lane Commons Ph. II (Cabela's Subdivision) Preliminary Plat

Public Hearing:	No
Application No.:	S-3-15
Property Address:	Approximately Grand Avenue and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	11.185 Acres
Number of Parcels:	2
Property Owners:	The Haws Companies
Agent:	The Haws Companies/Cabela's

Request: Applicant is requesting approval of preliminary plat.

Background Information

The applicant, The Haws Companies, is proposing to subdivide parcel H from the Park Lane Commons PMP that was approved last spring. This subdivision will create two lots, the larger lot (Lot 1) is for Cabela's and will contain 10.394 acres. The smaller "out parcel" (Lot 2) is planned to be retained by The Haws Companies for further development. Although this is a simple lot split, there is ROW and easements being dedicated on "Cabela's Drive" (through the center of Lot 1, in front of the proposed Cabela's store), Grand Avenue along the northern border of the site, and on the western edge of the property, where the future Market Street will be extended. Because there will be dedicated right-of-way, this lot split must go through the major subdivision process, which includes three steps: schematic, preliminary, and final. It is only the subdivision that is being reviewed, not the site plan. We've included the site plan for your information.

Suggested Motion

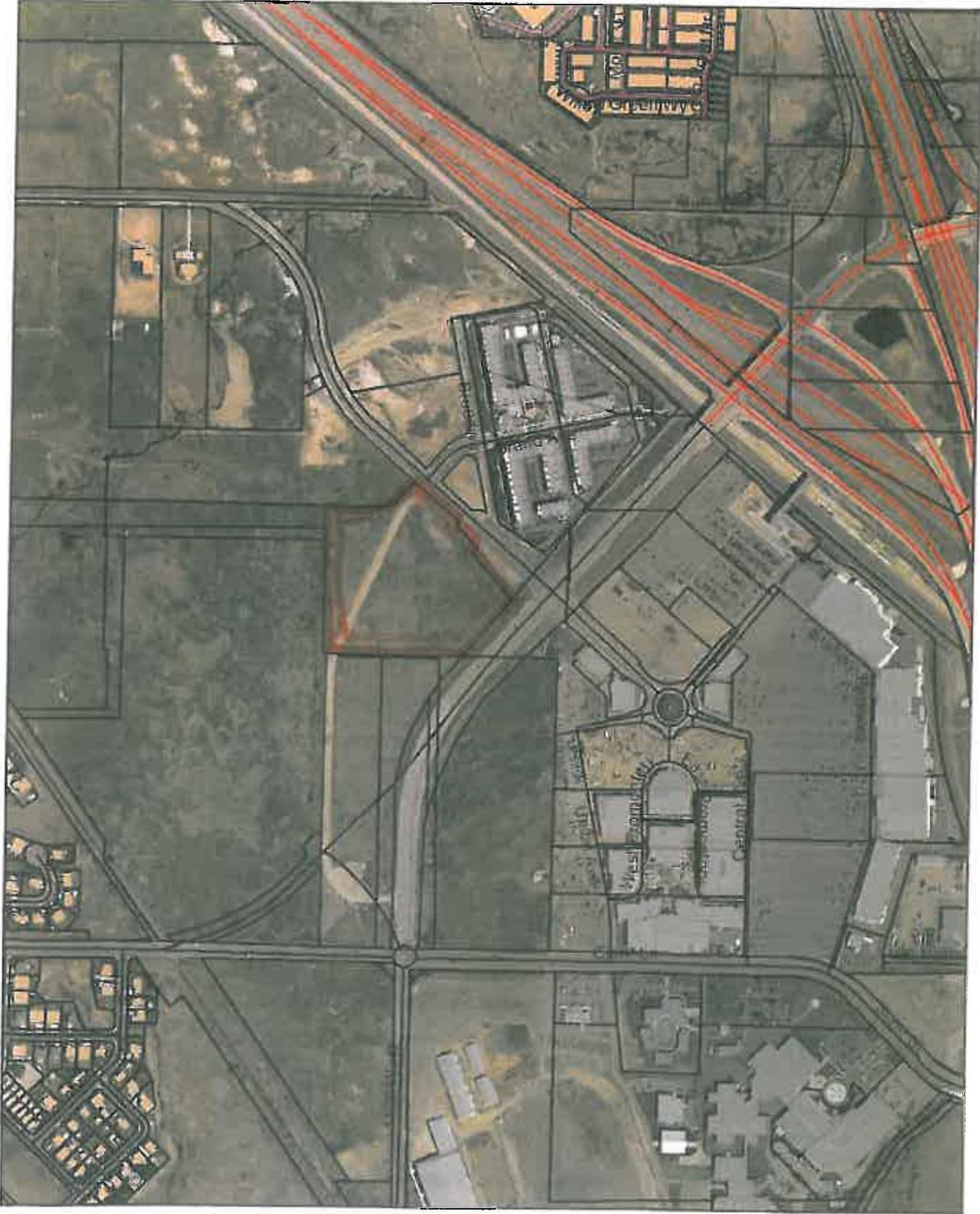
Move that the Planning Commission approve the preliminary plat for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards.

Finding: The proposed subdivision will ensure compliance by the applicant with City Ordinance in conjunction with concurrent approval for the Cabela's site and allow for Lot 1 to be owned and maintained by Cabela's.

Supplementary Information

1. Vicinity Map.
2. Preliminary Plat.
3. Overall Site Plan.

Farmington City





Planning Commission Staff Report February 19, 2015

Item 4: Request for Preliminary Plat Approval

Public Hearing:	No
Application No.:	S-10-14
Property Address:	1725 West 450 North
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	A (Agriculture)
Area:	8.89 Acres
Number of Lots:	19
Property Owner:	Clearwater Homes
Agent:	Jared Darger

Request: Applicant is requesting preliminary plat approval.

Background Information

The applicant is seeking to expand the Meadow View Subdivision into Phase II development. In order to do that, the applicant received a zone change from A (Agriculture) to AE (Agriculture Estates) which allowed for higher density and made it consistent with all of the surrounding neighborhoods, including Meadow View Phase I.

The yield plan shows that 16 lots could be built on the property, the applicant would need to provide 30% open space (or 2.667 acres) to receive a density bonus of 20%, taking the total lot count to 19 (or an extra 3 lots). In addition to this density bonus, the applicant was seeking for an additional 5 lots to be gained through a TDR transaction with the City; however, the City Council did not approve this TDR because they felt that the densities were too high for this area and they wanted to see larger lots. While the TDR transaction was denied, the Council approved a partial waiver of the 30% open space requirement, as the applicant is dedicating a trail easement on the western edge of this phase. The amount of that waiver has not yet been determined, and the applicant will need to negotiate that amount with the City Manager prior to final plat.

The subdivision ordinance does not allow for cul-de-sacs over 1000' for fire access and safety issues, however, the cul-de-sac for this project is approximately 1080'. The applicant has worked with staff, including the Fire Department to arrive at some possible alternative solutions. At schematic plan, the applicant proposed an emergency access road, but did not design it. After receiving input from the Fire

Marshall, the applicant designed a 20' access road in a designated location, and placed it on the preliminary plat.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the preliminary plat for Meadow View Phase II subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant shall receive City Council approval of the open space waiver amount, which shall be determined through negotiations with the City Manager prior to Final Plat;
2. Any outstanding issues raised by the DRC at preliminary plat shall be resolved prior to final plat;
3. The 20' access road shall also serve as an easement for a trail connecting the subdivision to 1525 West street.

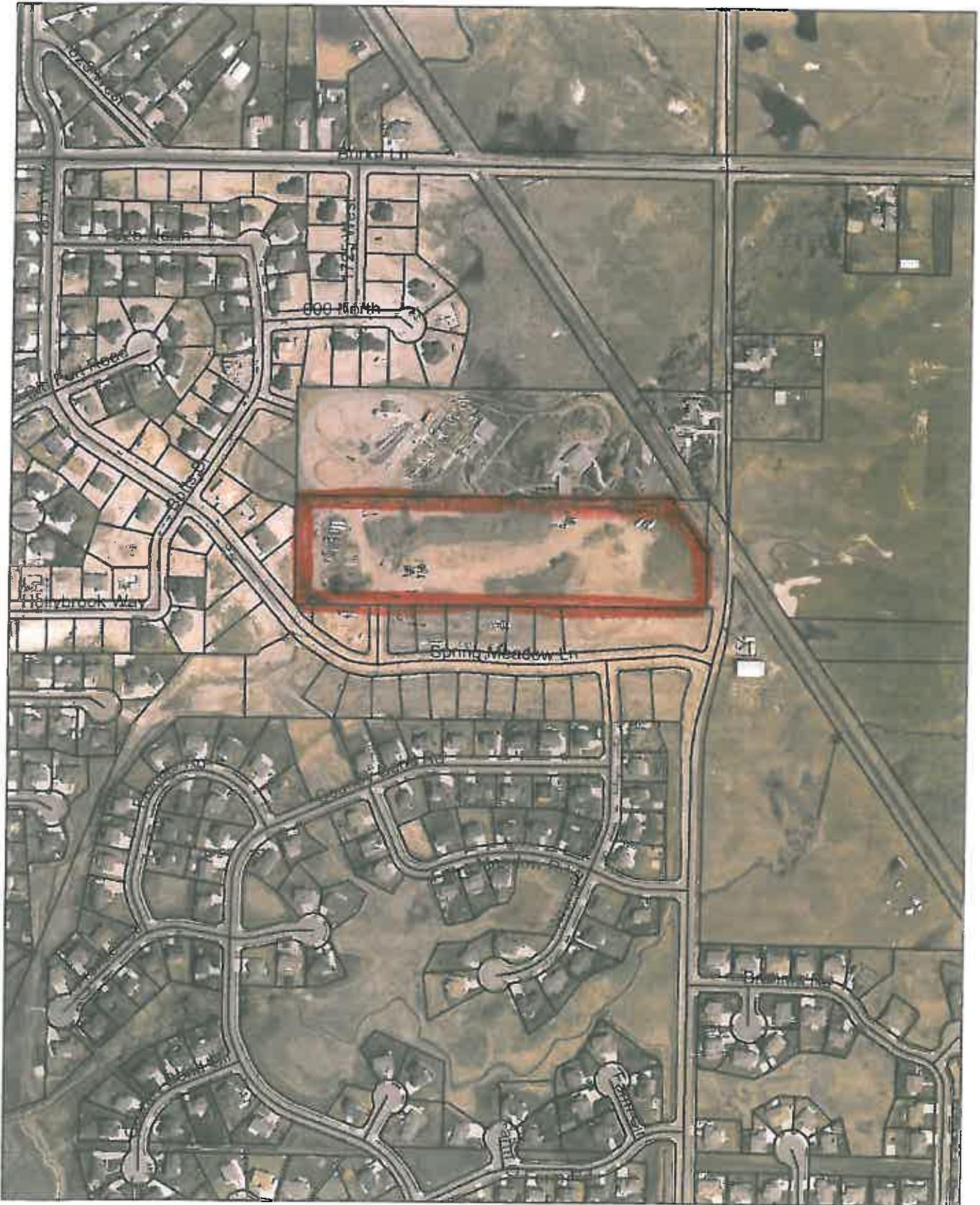
Findings

1. The preliminary plat meets all of the requirements of a conservation subdivision in the AE zone including lot size and width;
2. The densities requested by the applicant reflect those in other surrounding developments or are less;
3. The open space that would be provided by the applicant, while significant (2.7 acres) could be better used elsewhere in the City where it could be consolidated as either a trail or a park.

Supplementary Information

1. Vicinity Map
2. Preliminary Plat

Farmington City





Planning Commission Staff Report February 19, 2015

Item 5: Preliminary and Final Plat for Parkwalk Downs Minor Subdivision

Public Hearing:	No
Application No.:	S-17-14
Property Address:	520 South 650 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	2 acres
Number of Lots:	4
Property Owner:	Don Sides
Agent:	Justin Atwater

Applicant is requesting approval of preliminary plat and a recommendation for final plat approval for the Parkwalk Downs Minor Subdivision.

Background Information

The applicant, Justin Atwater is requesting approval and a recommendation for preliminary and final plat approval for the Parkwalk Downs Minor Subdivision which is located on the southwest corner of 650 West and 500 South. In the AE zone, the minimum lot size is 1 acre, and the applicant could get 2 lots. However, under the revised regulations of Chapter 10 of the Zoning Ordinance, there is an alternative lot size provision, which allows for smaller lots down to 12,000 sf, but only if a Transfer of Development Rights (TDR) transaction is completed with the City, and approved by the City Council. Because the applicant could only get 2 lots under a conventional subdivision, a TDR for 2 additional lots will be required.

On January 9, 2015, the City Council approved the schematic plan, as part of that approval, the Council approved the TDR. However, a monetary amount has not been determined for those two additional lots. Therefore, prior to final plat going to City Council, the applicant must negotiate the terms of a TDR with the City Manager and pay that amount.

The subject property abuts both 500 South and 650 West, which are each classified as minor collector streets on the Master Transportation Plan, or a 66' ROW. The applicant will be responsible to improve his project share of this right-of-way (see attached detail). Because neither of these roads have been fully completed to the proposed subdivision boundaries, the City may need to enter into an extension agreement until such time that 650 West and 500 South are completed to the subject property.

Moreover, an additional 8' of ROW must be dedicated along 500 South, it is only 58' wide near the intersection of 650 West. Consistent with the Steed Subdivision across the street, 5 of the 8 feet constitutes a system cost and the remaining 3 feet is a project cost.

Additionally, the applicant meets all of the requirements for a minor subdivision, as found in Chapter 5 of the Subdivision Ordinance, the approval process for this subdivision requires two steps with schematic plan and final plat approval at the City Council level; in both cases, the Planning Commission recommends. Because this project is technically a major plat (as there is ROW dedication) the applicant must also do preliminary plat. However, given that the subdivision is very simple and straightforward, staff thought it beneficial to hold preliminary plat and final plat together. The planning commission will approve/deny the preliminary plat and make a recommendation to the City Council for final.

Suggested Motion

Move that the Planning Commission approve the proposed preliminary plat and recommend that the City Council approve the proposed final plat for the Parkwalk Downs Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Applicant must dedicate 8' additional feet of ROW along 500 South;
2. The applicant will either fully improve his 650 West and 500 South frontages (i.e. sidewalk, park strip, curb and gutter, asphalt extension, road base, sub grade, etc.) OR enter into an extension agreement with the City until such time that these roads are improved to the subject property;
3. Applicant will need to receive approval for the 2 TDR lots, and any costs related thereto, by the City Council prior to Final Plat approval;
4. Applicant will need to obtain secondary water for the project prior to recordation.

Supplemental Information

1. Vicinity map.
2. Preliminary/Final Plat.
3. Minor Collector Standard Detail

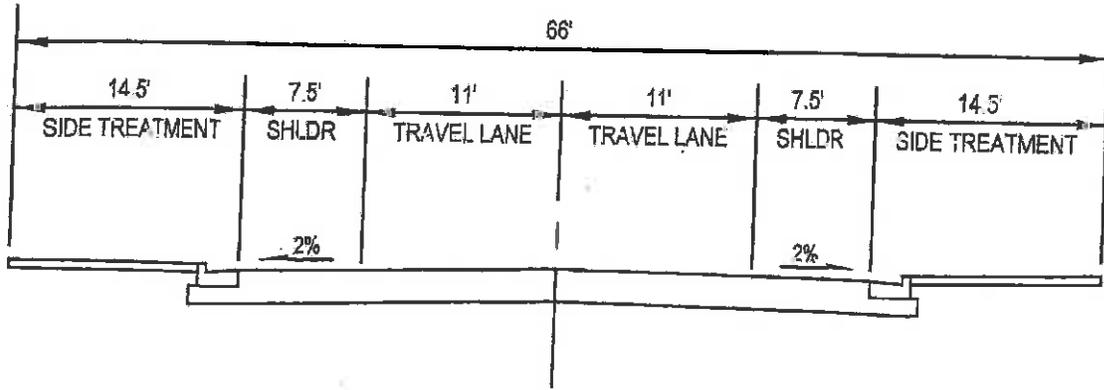
Applicable Ordinances

1. Section 11, Chapter 10 – Agriculture Zones
2. Section 12, Chapter 5 – Minor Subdivisions
3. Section 12, Chapter 7 – General Requirements for all Subdivisions

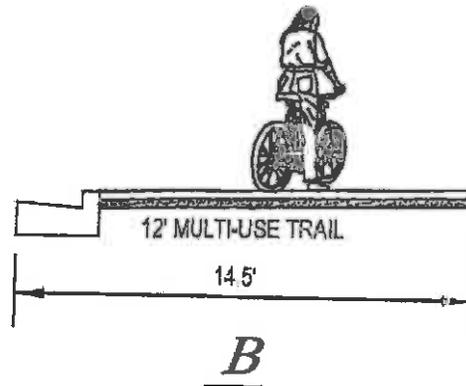
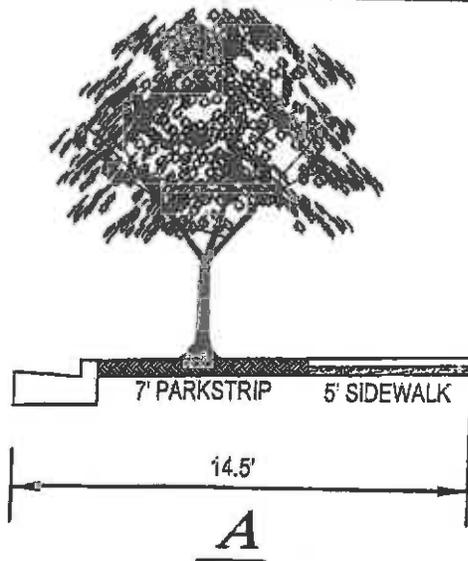
Farmington City



MINOR COLLECTOR



66-FOOT RIGHT-OF-WAY 2 LANES



SIDE TREATMENTS

ROAD SECTION

PLAN NO. 260 SP
DRAWING 3 OF 6



Planning Commission Staff Report February 19, 2015

Item 6: Request for a Recommendation of Final Plat Approval of the Tuscany Grove Subdivision

Public Hearing:	No
Application No.:	S-14-14
Property Address:	Approx. 86 West 1600 South
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR
Area:	3.55 Acres
Number of Lots:	9
Property Owner:	Parker Family Trust
Agent:	Phil Holland – Wright Development

Request: Applicant is requesting a recommendation for final plat approval.

Background Information

The applicant is seeking to consolidate and develop several parcels into one subdivision in south Farmington. The applicant has already received a zone change for the property at the City Council meeting held on September 2nd. You may recall that the applicant did not apply for his subdivision application before the pending legislation changes to Chapters 10, 11, 12, and 28, so the applicant had to wait to apply for subdivision approval until those changes were codified, which was done at the October 9th City Council meeting.

The applicant is now proposing a final plat with 9 lots under the new Chapter 11 of the Zoning Ordinance, which regulates single family residential zones. Under a conventional subdivision in the LR zone, the applicant would be required to design a layout with 20,000 s.f. lot minimum; the applicant has provided this layout as a yield plan. The yield plan dictated that 7 lots could be built and meet all of the minimum requirements of the underlying LR zone. The new Chapter 11 allows for an alternative lot size minimum of 10,000 s.f., however, this higher density can only be obtained through a TDR transaction with the City. The applicant is proposing 9 lots using the alternative lot size with all of the proposed lots exceeding 14,000 s.f. (or 4,000 s.f. more than the required minimum) with 2 of these 9 lots being gained through a TDR transaction. The TDR transaction and the monetary compensation to be paid to the City were approved by the City Council as part of the schematic plan.

This subdivision meets all of the requirements and provisions of the City. The conditions for approval reflect the relevant comments from the DRC.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the final plat for the Tuscany Grove Subdivision as requested, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant makes just compensation through approval of a development agreement to the City for use of the City's detention basin for storm-water storage as determined by the City Engineer;
2. Any comments from the DRC that have yet to be resolved, must be addressed prior to City Council consideration of final plat;
3. It appears that portions of the trail and the necessary abutting land adjacent to the Frontage Road may be located outside City property, if so, this land must be conveyed to the City, as per the TDR/arrangement with the City Council, prior to recordation.

Findings

1. The proposed subdivision meets the new requirements and standards of the underlying LR zone.
2. While the proposed subdivision layout is dependent on the TDR transaction approval, the densities proposed would reflect or be less than the surrounding developments, such as Tuscany Village, Tuscany Cove, and Aegean Village.
3. The conditions placed on the motion reflect any outstanding minor concerns raised by the DRC and can be addressed more fully prior to City Council consideration of final plat or recordation of the plat.

Supplementary Information

1. Vicinity Map
2. Final Plat

Farmington City





Planning Commission Staff Report February 19, 2015

Item 7: Final Plat for Brentwood Estates Conservation Subdivision

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

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

Background Information

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

Much of this property lies in constrained land due to the steep slopes that exceed 30%. To compensate for this slope, the applicant has exceeded the required lot size significantly throughout the proposed subdivision. For instance, the minimum lot size required in the LR-F zone under a conservation subdivision option 1 is 7,500 s.f. with an average lot size of 9,000 s.f. The smallest lot size proposed by the applicant is 10,000 s.f. and the average lot size is 21,000 s.f.

A minimum lot size of 7,500 s.f. is allowed in a conservation subdivision with a set-aside of 10% of the total area for open space. Staff determined that the open space that should be provided would not benefit the City as undeveloped open space. The applicant has negotiated the terms of the open space waiver with the City Manager and has agreed to those terms. The applicant was only required to provide a partial waiver due to the detention basin provided (near Lot 1) and a trail connection to North Compton Road; the detention basin will service this

development as well as several homes along North Compton Drive; as such, it is considered a system improvement and factored heavily into the open space waiver negotiations.

At the December 12, 2013, Planning Commission meeting, there was concern expressed at having homes backing 1400 North, as it would break the rhythm of the street. All of the homes along the south side of 1400 North to the west of this proposed development have homes fronting the street. Additionally, because a connecting road from this proposed development to either 1400 North or Compton Road was determined to be impossible within City standards (as determined by the City Engineer at the time and Great Basin Engineering) the Planning Commission wanted the developer to add a pedestrian connection to both of these streets from the proposed development. Also, the public expressed concerns over there only being one access point to the development and having all construction vehicles during construction and resident traffic post-construction funneled onto a few small local streets. Because of the concerns of both the public and the commissioners, the Planning Commission added several conditions to address these issues.

However, between the December 12, 2013, Planning Commission meeting and the January 21, 2014 City Council meeting, some of the surrounding residents hired Scott Balling to design a potential thru-street to 1400 North. The engineered design would use retaining walls to flatten out the landing approaching 1400 North and allow for safe queuing, but there was still some questions regarding the 14% cross-slope where the proposed road would tie into 1400 North. The City Council at that time determined that the applicant, together with staff, needed to further pursue this potential connection to 1400 North.

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

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

Suggested Motion

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

1. A truck route be established making all construction trucks use 1300 North to access the site prior to recordation;
2. If the applicant has not yet paid for the open space waiver, he will do so prior to City Council consideration of final plat;
3. Any outstanding issues raised by the DRC at Final Plat shall be addressed prior to recordation;
4. The improvements for the subdivision shall not go into warranty until the trail connection to Compton Road is constructed and installed.

Findings for Approval:

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

Supplemental Information

1. Vicinity Map
2. Final Plat
3. Road Profile and Plan Connecting to 1400 North

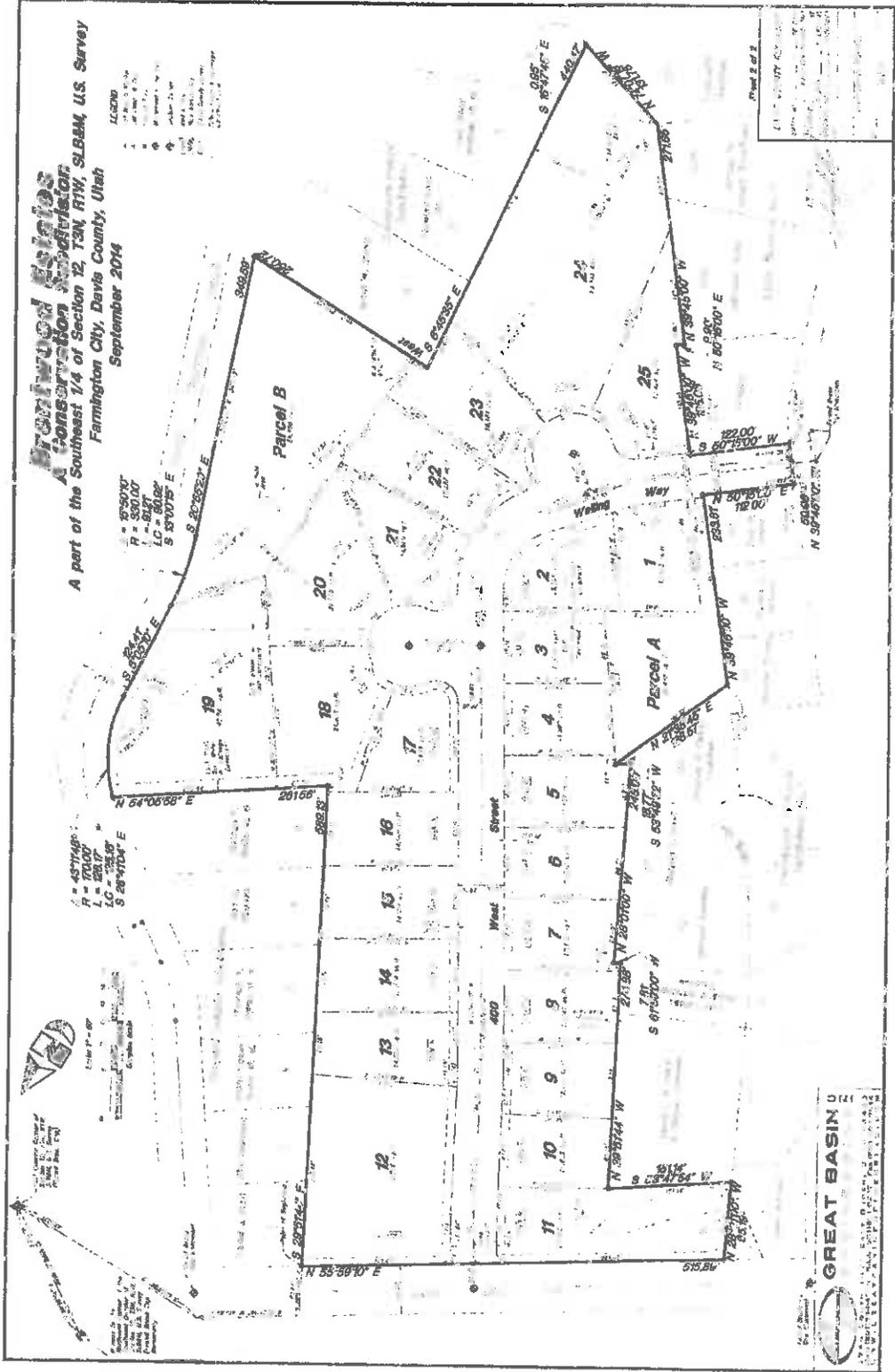
Applicable Ordinances

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

Frontwood Estates
A Conservation Easement

A part of the Southeast 1/4 of Section 12, T3N R1W, SLBAM, U.S. Survey
 Farmington City, Davis County, Utah
 September 2014

- LEGEND**
- 1. Survey Boundary
 - 2. Easement
 - 3. Right-of-Way
 - 4. Utility
 - 5. Other



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Planning Commission Staff Report February 19, 2015

Item 8: Final Plat for Oakwood Estates Phase VII Subdivision

Public Hearing:	No
Application No.:	S-4-15
Property Address:	Approximately 517 West Oak Wood Circle
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential – Foothill)
Area:	.88 acres
Number of Lots:	1
Property Owner:	Shepard Ridge Enterprises
Agent:	Lew Swain

Applicant is requesting a recommendation for approval of final plat for the Oakwood Estates Phase VII.

Background Information

The applicant, Lew Swain is requesting a recommendation for final plat approval for the Oak Wood Estates Phase VII, which is located at approximately 517 West Oak Wood Circle. In the LR zone, the minimum lot size is 20,000 s.f., and the applicant is proposing one lot that is 34,429 s.f. The proposed lot is currently Parcel G of Oakwood Estates Phase 4. All of the improvements for this one lot subdivision have been completed in earlier phases of Oakwood Estates/Bray Subdivision, and the preliminary plat, that acted as a master plan for the entirety of the Oakwood Estates Subdivision has been approved. This is largely a simple exercise in platting the lot according to the ordinance.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed final plat for the Oakwood Estates Phase VII subject to all applicable Farmington City ordinances and development standards.

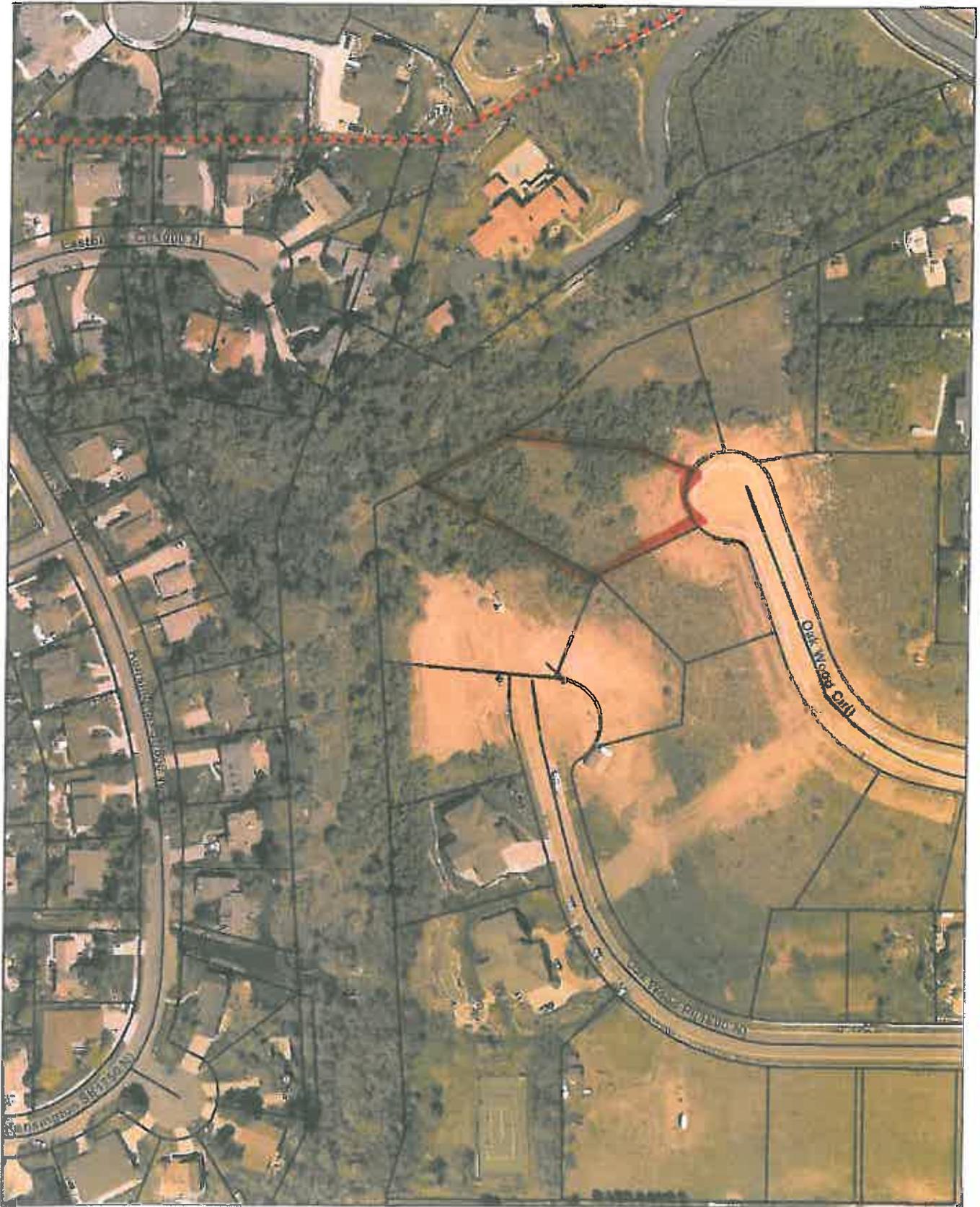
Supplemental Information

1. Vicinity map.
2. Final Plat.

Applicable Ordinances

1. Section 11, Chapter 11 – Single Family Residential Zones
2. Section 12, Chapter 6 – Major Subdivisions
3. Section 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City





Planning Commission Staff Report February 19, 2015

Item 9: Zone Text Change—Garage Width Standards in the Original Townsite Residential (OTR) Zone

Public Hearing:	Yes
Application No.:	ZT-3-15
Property Address:	Central Farmington
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	240 + acres
Number of Lots:	n/a
Property Owner:	n/a
Applicant:	Farmington City

Applicant is requesting a recommendation to modify the garage width standards in Chapter 17 of the Zoning Ordinance.

Background Information

The street and parcel layout of Farmington's original townsite, which includes most of the downtown area, was established in the 19th Century. Later, in the late 1950's, and the 1960's, the City adopted zoning regulations to address the needs of post WW II suburban subdivisions. Unfortunately, the City applied these same regulations to the original townsite even though they were inconsistent with the built environment of this area. In 2002 The City adopted new standards more compatible with decades old development, and then rezoned approximately 240 acres and identified the new district as the Original Townsite Residential (OTR) Zone. It is not an historic district, but its purpose is to guide growth such that it is harmonious with, and enhances, the neighborhood character exemplified by the downtown area.

In 2001 - 2002, in preparation for the new zone, City staff conducted inventories, among other things, of the housing stock to help quantify qualitative attributes which help establish the look and feel of downtown as compared to more modern areas of the City. Garage and garage placement were identified as significant characteristics which distinguished the ambiance of downtown from the rest of the community. One inventory revealed that 25% of the housing stock had rear detached garages, 5% were attached but recessed, 6% were located in side corner yards, 10% were to the side of the structure but flush with the front plane of the home, 26% of the homes had no garage at all, and only in 10% of the circumstances did the garage only slightly project past the front plane of the main structure.

Meanwhile, in one of our typical present day subdivisions the garages of almost 77% of all homes projected past the front plane of the home, and some significantly.

In keeping with what already existed in the area, the new ordinance allowed attached garages if they were recessed (or detached) to the rear of the home, and only permitted garages which were flush with the front of the home if considered as a conditional use. And in no circumstance were garages allowed beyond the front plane of the main structure. Later the conditional use requirement was repealed but other the placement standards remained. And still later the City adopted a standard which allowed attached garages to the side of a home so long as such garages comprised no more than 33% of the front façade.

Notwithstanding the forgoing, some lots in the OTR zone maybe reduced to 70 feet in width, and it is impossible for one to have an attached two car garage to the side of the home and meet the 33 percent standard because such lots are not wide enough.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the enclosed change to the attached garage percentage standards for narrower lots less than 85 feet in width from 33 to 40 percent, and change both side setbacks to 10 feet.

NOTE: findings will be discussed at the Planning Commission meeting.

Supplemental Information

1. Proposed Changes to Section 11-17-050(4) and Section 11-17-040(1)
2. Additional information will be presented at Planning Commission meeting.

Applicable Ordinances

1. Chapter 11 – OTR Zone

Proposed Changes to Section 11-17-050(4) and Section 11-17-040(1) regarding garage width and side setback standards (AT-3-15).

Planning Commission, February 19, 2015

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

- (4) All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:
- (a) Under no circumstance shall any garage encroach into the front yard, or any other yard, except side yards and the rear yard, of the building lot;
 - (b) Attached garages constructed even with the front setback line, or that are setback (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than 33% of the front plane of the home on lots greater that 85 feet in width and 40% on lots less that 85 feet in width,
 - (c) All garages, unless otherwise provided herein, shall be considered as a Permitted Use.
 - (d) Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.

11-17-040 Minimum Lot and Setback Standards.

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

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