



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

April 16, 2015



# FARMINGTON CITY

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CITY COUNCIL

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CITY MANAGER

## AGENDA PLANNING COMMISSION MEETING April 16, 2015

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

*Park and Gym Open House: 6:00 p.m. – Community Room*  
**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> 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

### CONDITIONAL USE AND SITE PLAN APPLICATION

3. Farmington City (Public Hearing) - Applicant is requesting conditional use and site plan approval for the Farmington City Regional Park and Gymnasium on 44.12 acres located at approximately 150 South 650 West in a AE (Agriculture Estates) Zone. (C-1-15)
4. Miscellaneous, correspondence, etc.
  - a. Other
5. 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 April 10, 2015



Eric Anderson  
Associate City Planner



## Planning Commission Staff Report April 16, 2015

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### Item 3: Conditional Use and Site Plan for Farmington Park and Gym

Public Hearing:	Yes
Application No.:	C-1-15
Property Address:	Approximately 150 South and 650 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	44.12 acres
Number of Lots:	n/a
Property Owner:	Farmington City
Agent:	Farmington City – VCBO Architects and Design West

Request: Applicant is requesting approval of a conditional use permit and a site plan for the design of a regional park and gym.

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#### **Background Information**

Farmington City is moving forward with plans for a regional park and gym on 650 West and approximately 150 South. The plans and building elevations for the park and gym are attached for your review.

#### **Suggested Motion**

Move that the Planning Commission approve a conditional use permit and site plan for the Farmington City Regional Park and Gym with the following conditions:

1. The applicant completes all requirements for site plan approvals as well as all on-site and off-site improvements requirements to comply with City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, and Weber Basin Water District;
2. All landscaping shall be installed as shown on the approved site plan;
3. All lights shall be full cut-off lights and shall not shine onto adjacent residential properties;
4. The irrigation system for watering the landscape shall use secondary water and obtain approval from Weber Basin Water District;
5. All City Engineer comments on the improvement drawings will be amended prior to a pre-construction meeting;

6. "Farmington Rock" must be an element on the building or in the landscape.

#### **Findings for Approval**

1. The use requested is listed as a conditional use within the AE zone.
2. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
3. The proposed use shall comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development.
6. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
7. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
  - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
  - b. Unreasonable interference with the lawful use of surrounding property; and
  - c. A need for essential municipal services which cannot be reasonably met.

#### **Supplemental Information**

1. Site Plan for Proposed Facility
2. Landscape Plan
3. Elevations

#### **Applicable Ordinances**

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 16 – General Commercial Zone
3. Title 11, Chapter 8 – Conditional Uses
4. Title 11, Chapter 32 – Off-street Parking, Loading, and Access



FARMINGTON GYMNASIUM AND PLAY FIELDS  
Farmington, UT





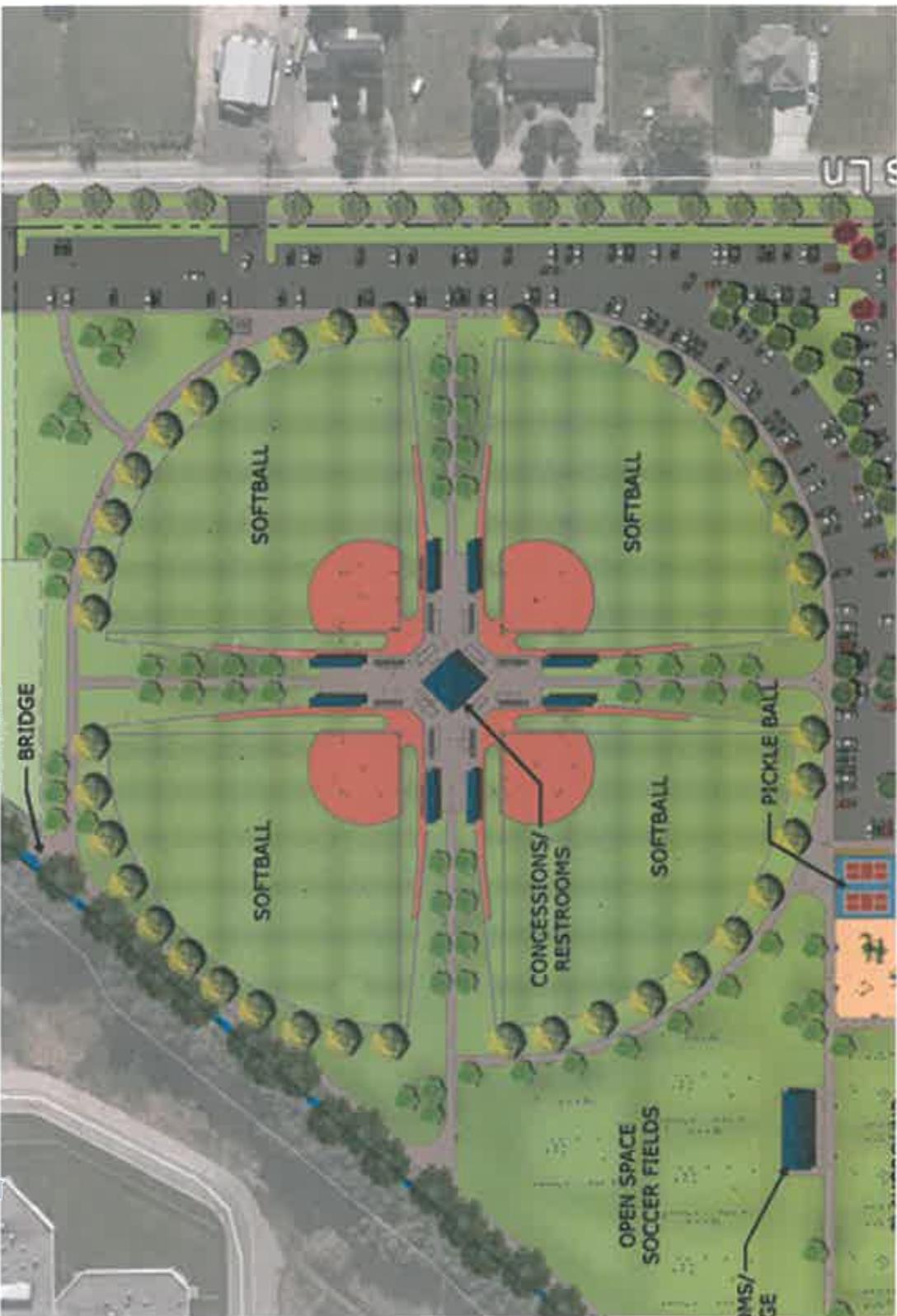
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Farmington, UT





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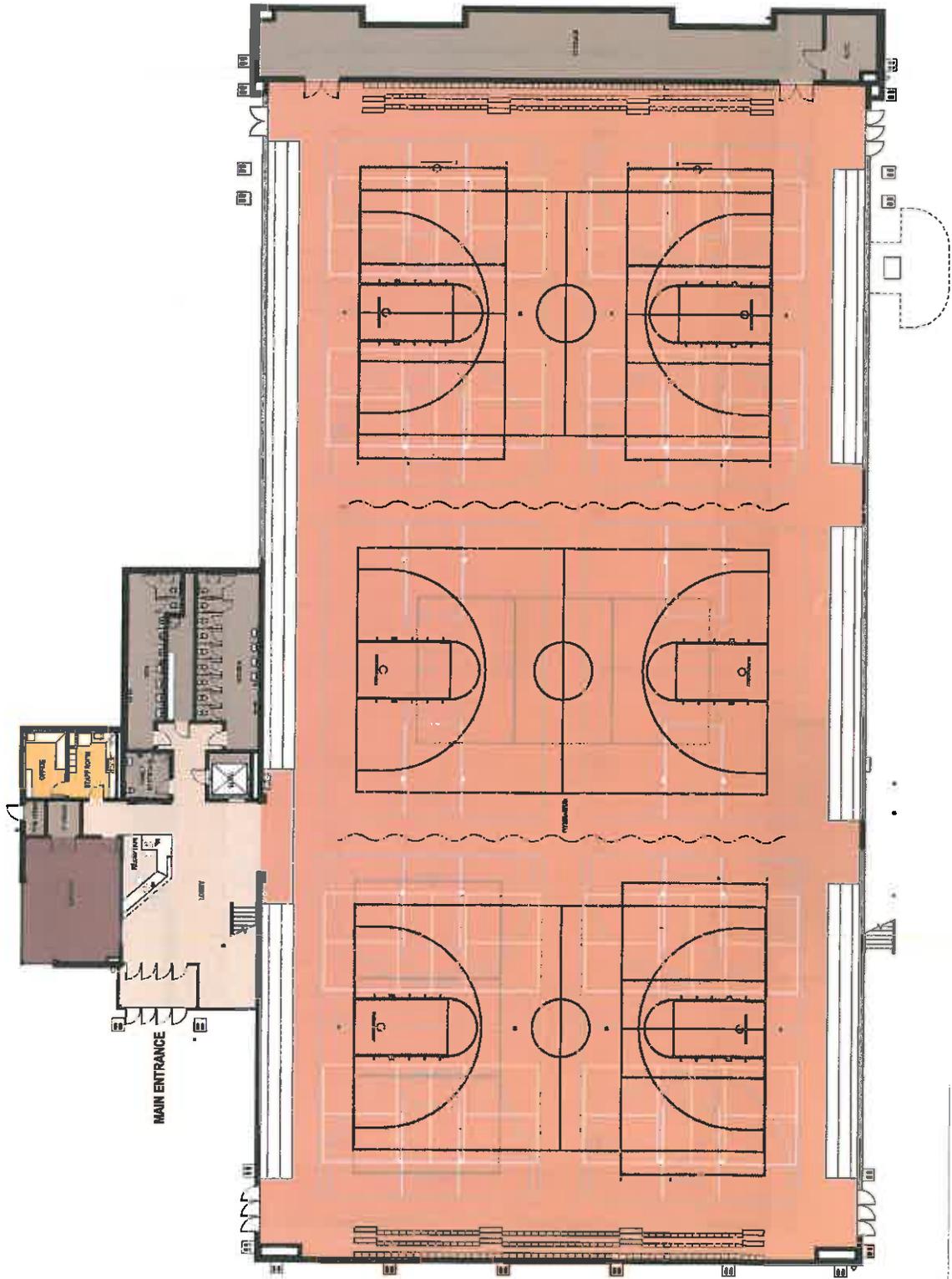


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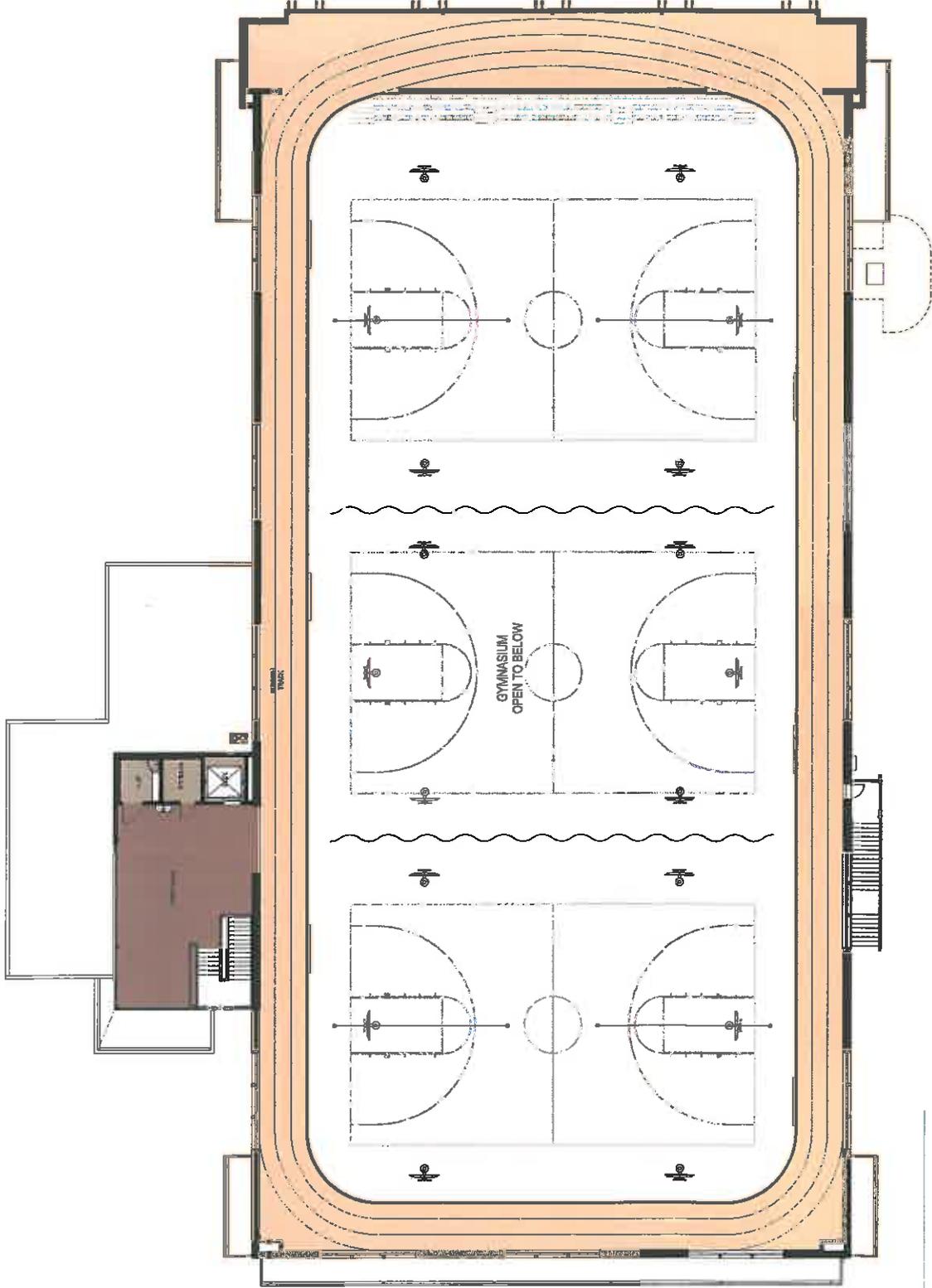
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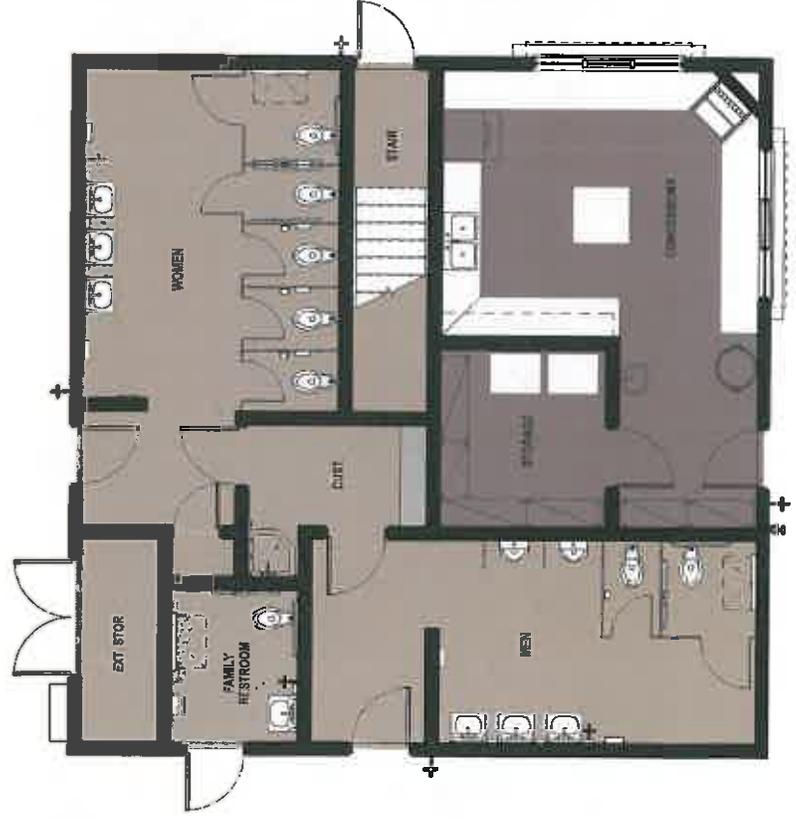
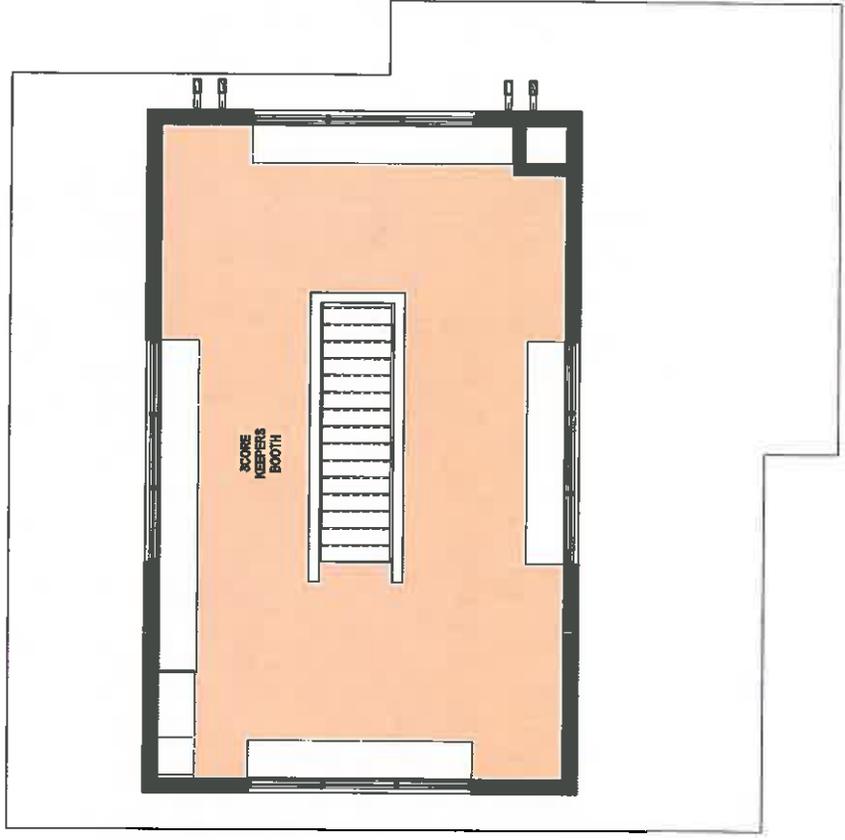


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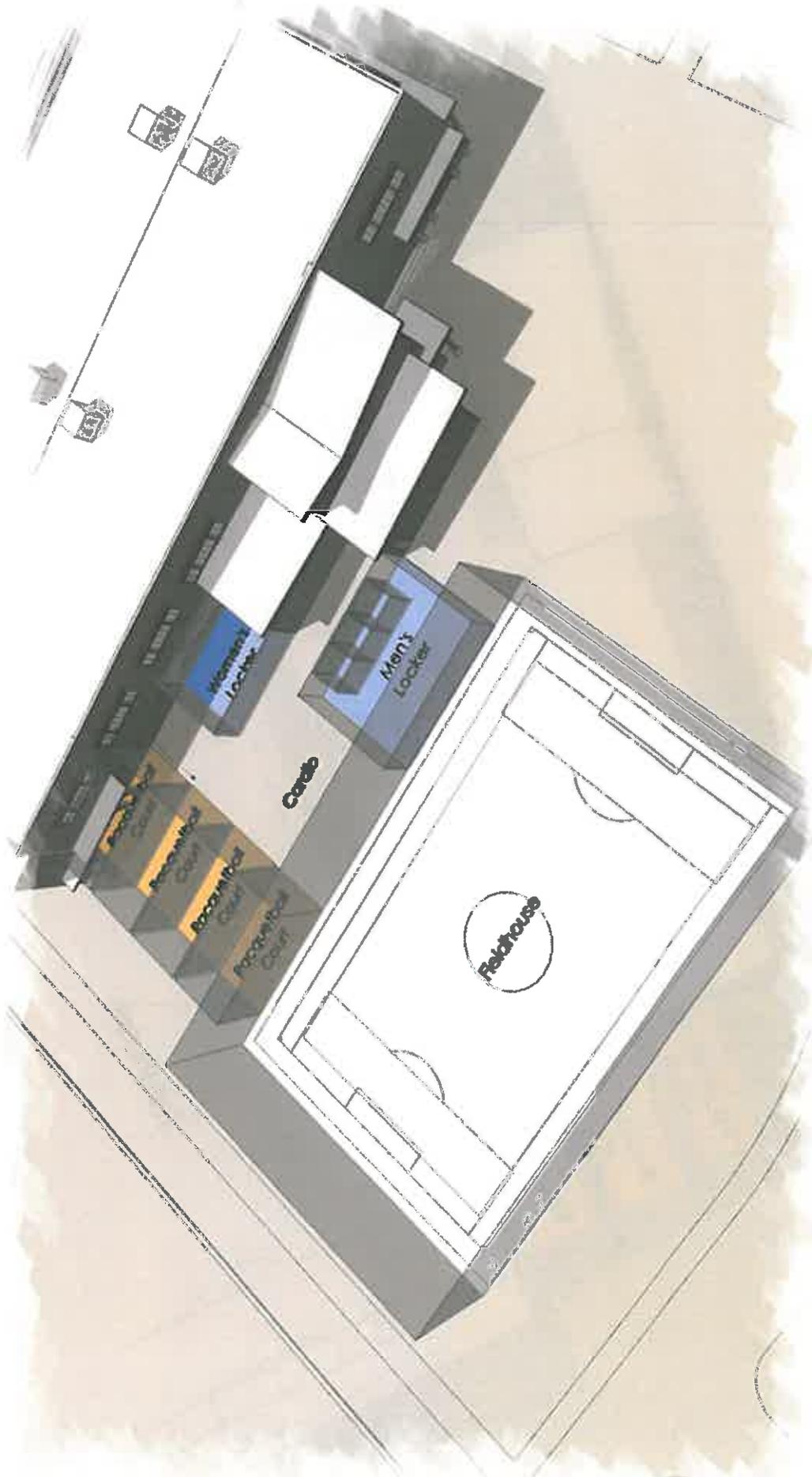


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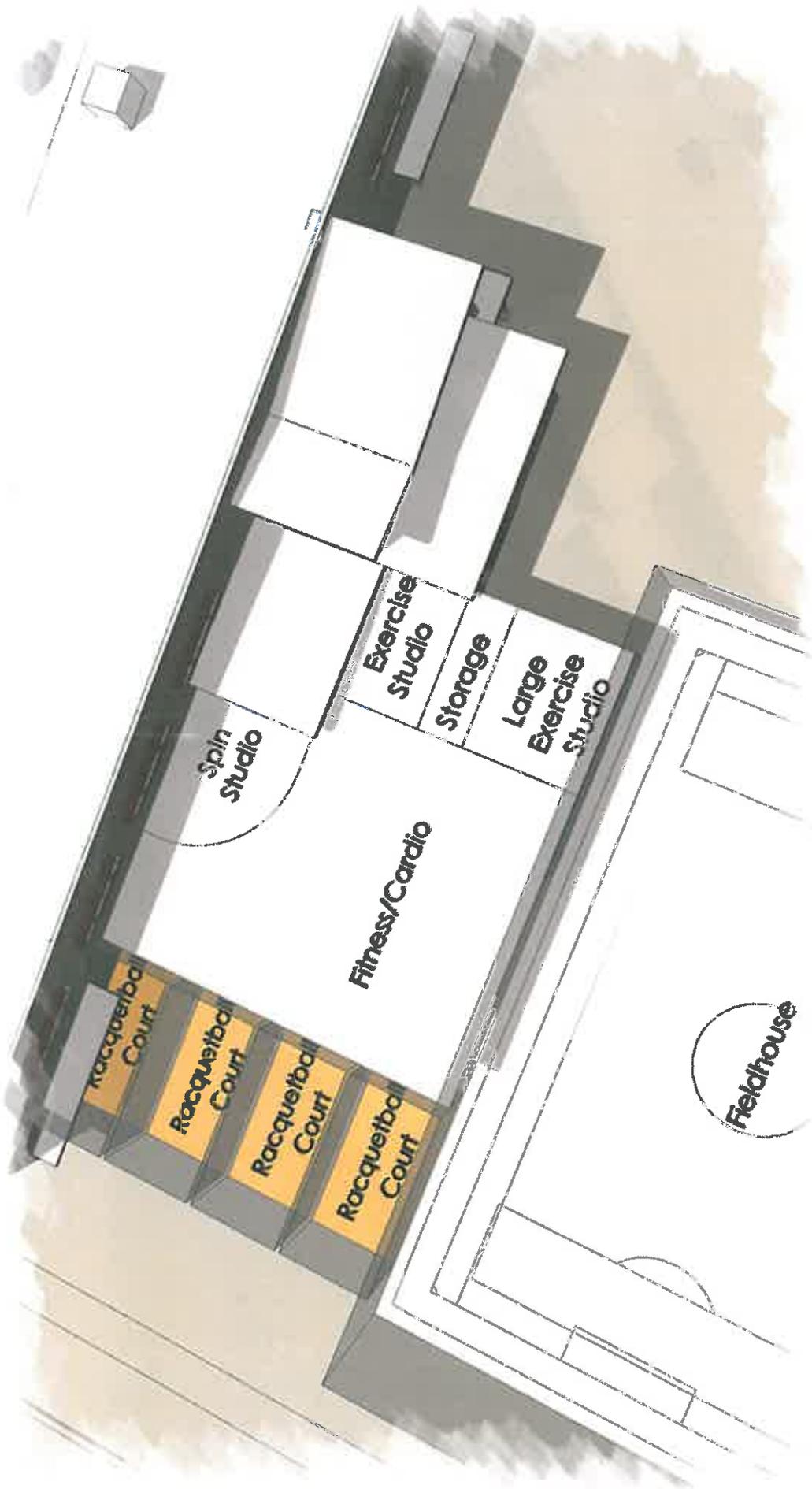




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