



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

November 14, 2013



FARMINGTON CITY

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CITY COUNCIL

DAVE MILLETT
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **November 14, 2013**

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

Study Session: 6:00 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. Chris Ensign (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan approval for The Farmington Bungalows Subdivision (10 lots) on 3.1 acres located at approximately 50 South and 300 West in an OTR zone. (S-15-13)
4. Farmington City (Public Hearing) – Applicant is requesting approval of a two-lot metes and bounds subdivision on property (approximately 2.3 acres) located at 42 North and 650 West. (S-19-13)
5. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation for Preliminary Plat approval for The Avenues at Station Park Subdivision (128 lots) on 12.11 acres located at the southwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)
6. Norm Frost / Ovation Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the proposed Cottages at Rigby Road Planned Unit Development (P.U.D) consisting of 80 lots on 23.5 acres located at approximately 1350 West and 1800 North. The applicant is also requesting a recommendation for an LR Zone designation related thereto. (A-2-13; S-18-13)

ZONE CHANGE APPLICATION

7. Farmington City (Public Hearing) - Applicant is requesting a recommendation for approval for a Zone Change on property (approximately 2.3 acres) located at 42 North and 650 West. The proposed change is from A (Agricultural) to BP (Business Park). (Z-4-13)

PROJECT MASTER PLAN APPLICATION

8. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation for Project Master Plan approval for The Avenues at Station Park Subdivision (128 lots) on 12.11 acres located at the southwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)

ZONE TEXT CHANGE APPLICATION

9. Farmington City – Applicant is requesting amendments to the Zoning and Subdivision Ordinances (ZT-9-13 and ZT-8-93) by:
 - a. Clarifying direct access (driveway) standards of building lots in Section 11-32-106(1)(e);
 - b. Modifying correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105;
 - c. Removing all residential uses in the Office Mixed Use District (OMU) in Section 11-18-105;
 - d. Changing the City’s local street cross-section standard in Section 12-7-040;
 - e. Reconsidering PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto;
 - f. Adding an historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g);
 - g. Amending Sections 11-30-105(7)(e) and 11-32-106(1)(d) regarding driveway slope
 - h. Deleting the word “minimum” in 11-28-070;
 - i. Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a);
 - j. Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13).

OTHER BUSINESS

10. Jerry Preston (Public Hearing) – Applicant is requesting a special exception to establish a live/work unit as an adaptive reuse in order to preserve the historic home at 177 North Main. No new structure or building is proposed for the site.
11. Miscellaneous, correspondence, etc.
12. 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 November 8, 2013


Eric Anderson
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION MEETING
October 24, 2013**

WORK SESSION

***Present:** Commissioners Brad Dutson, Brett Anderson, Brigham Mellor, Kris Kaufman, Mack McDonald, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Bob Murri, Commissioner Michael Nilson and Alternate Commissioners Nate Creer and Rebecca Wayment were excused.*

Mark Morris, a consultant with the City's Site Plan & Architectural Review Committee (SPARC), gave a presentation on placemaking and signage within a city.

Leslie Mascaro, representative from Henry Walker Homes, brought new home designs for The Avenues at Station Park. She said based on conversations with the Commission, the City Council, residents and SPARC, the overall architecture has drastically changed and now includes hardy-board, board and batten, pitched-roof and even brick features. She brought in the designs to give the Commission an idea of what will come before them in the meeting on November 14, 2013. The Commissioners liked the new designs better than the previous ones and offered suggestions on color palettes and brick samples.

#3. Norm Frost/Ovation Homes – Schematic/Concept Plan Approval for Tanner PUD

David Petersen explained the process of annexing a property into our city boundaries; he explained all property is annexed as an A (Agricultural) zone. Since it can take 2-3 months, a developer can choose to apply for a zone designation of the property simultaneous to the annexation process, which is why he is requesting an R zone designation at this time. He said the developer would like to do a Planned Unit Development (PUD), catering to empty-nesters, of 64 lots and a 150-bed assisted living facility. The Commissioners expressed concerns regarding the possibility if the developer changed his mind on the assisted living facility, could condos be put in its place and questions about why the community is so against an assisted living center facility. David Petersen said that in his experience, smaller assisted facilities typically make great neighbors, but has not spent much time researching a larger facility like the one proposed. As for the request of a PUD, David Petersen clarified this allows a developer flexibility in a site design, which includes larger and smaller lots. He said the public works department still has concerns, but for now, the decision before the Commission is if the lot sizes and assisted living facility are consistent with the City's General Plan as an appropriate land use.

#4. Jerod Jeppson – Schematic Plan Approval for the Silverleaf Subdivision

David Petersen said this property is also being annexed and is filing the request to zone the property simultaneously. The residents are concerned about the density of the subdivision. One email from a resident was received expressing concern with the subdivision; it will be noted during the public hearing.

REGULAR SESSION

Present: Commissioners Brad Dutson, Brett Anderson, Brigham Mellor, Kris Kaufman, Mack McDonald, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Bob Murri, Commissioner Michael Nilson and Alternate Commissioners Nate Creer and Rebecca Wayment were excused.

#1. Minutes

Brett Anderson made a motion to approve the Minutes of the October 10, 2013 Planning Commission meeting. **Mack McDonald** seconded the motion which was unanimously approved.

#2. City Council Report

David Petersen stated the only item to report on from the City Council meeting on October 15, 2013 was the Jerod Jeppson annexation was tabled until Schematic Plan approval.

SUBDIVISION APPLICATIONS

#3. Norm Frost/Ovation Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic/Concept Plan approval for the possible Tanner Planned Unit Development (PUD) consisting of 64 lots and 150 unit assisted living facility on 23.5 acres located at approximately 1800 North and 1350 West. The applicant is also requesting a recommendation for an R Zone designation related thereto. (A-2-13; S-18-13)

David Petersen explained this property is currently unincorporated, but would like to be annexed into Farmington. Since the 66' R.O.W is in Farmington City, it makes sense for the property to come into the city. Typically if an applicant does not request a zone designation, a property is annexed in as A (Agricultural), then can request to be rezoned after the annexation is completed. Since an annexation can take 2-3 months, a developer can request a zone designation to be processed simultaneously with the annexation. Currently the City's General Plan calls for the property to be developed as LDR (Low Density Residential). In the General Plan, LDR can be interpreted as 4 units per acre or by lot sizes of 10,000 – 20,000 square feet. The applicant has 3 "sections" of the development: large lot estates along the ravine, smaller lots (approximately 6,000 square feet) with larger homes to market to empty-nesters and a 150-bed assisted living facility. David Petersen said all Schematic Plans go to the DRC. They currently have some major concerns; however, this stage is conceptual so those concerns can be addressed and resolved at a later time. He explained the Commission needs to determine the intent of the LDR designation as to better understand if lot sizes of 6,000 square feet and assisted living facilities are acceptable.

Brett Anderson asked if a developer were to put the allowable 4 units per acre on a property lot this size, he could have approximately 94 homes total. **David Petersen** said possibly. He also continued that the developer is trying to provide alternative housing types for the Farmington area. Currently, there is a large demand for empty-nester type communities as many residents want to stay in the area, but would like a controlled setting and less yard maintenance. Also, there is a demand for assisted living facilities as there is currently only one within the City boundaries.

Brett Anderson wanted to know if the Commission was supposed to be reviewing the 5 factors in determining the acceptability of a PUD as found in the City ordinances. **David Petersen** said no, at this point the Commission needs to decide on the zone designation. After, the applicant would then complete a Preliminary PUD Master Plan and the Commission would have a chance to review those factors in greater detail.

Norm Frost, 722 North 1550 West, Kaysville, provided some information on other assisted living facilities they have done. Western States would be contracted to build the assisted living facility; they have done others in the area. The assisted living facility would be a 2 story building. The average age of the residents is 83 with 80% women and 20% men. Most of the residents do not drive so traffic is minimal. The grounds are always landscaped well and are very quiet. The next section of the development would be a developed community marketed to residents ages 55-80. He said the community would have all landscaping completed by the HOA, as well as restrictions for noise. Since residents would be older, there would be no effect to the schools. The last area would be the estate lots located on half an acre. The middle market home prices would range from \$270,000 - \$400,000. The estate lots would run from \$500,000 - \$600,000.

Brigham Mellor asked the developer where the proposed open space would be located. **Norm Frost** invited Brad Frost up to show the Commissioners more about the plans.

Brad Frost, 534 Anita Dr., Kaysville, co-applicant with Norm Frost, said there will be open space in Lot 1, as well as a buffer between the assisted living facility and the senior living homes (on the west side of the street), the detention area in the southwestern corner of the property and all the vegetation in the ravine along the estate lots.

Kris Kaufman asked if the senior community will have age restrictions or if they intend on just marketing to that demographic. **Norm Frost** said in their other senior communities, they regulate it based on the number of people living in the home. For example, a 2 bedroom home could have a maximum of 3 people living in it. He said typically younger families are looking for more rooms so it has not been a problem in any other communities they've done.

Brad Dutson wondered if there were any communities in the area that they have completed similar to the proposed project. **Brad Frost** said one that is not completed is in Kaysville off of 550 North and Main Street. There are two others in Layton, one on the corner of Chapel and Gentile St and the other off of Church and Fairfield Rd. One of the communities in Layton appeared in the Parade of Homes and had a waiting list of 120 people for 30 lots.

Brigham Mellor wanted to know who would maintain the property on the estate lots and **Brad Dutson** asked if the HOA would be located in an office within the development. **Brad Frost** said the estate lots will not be part of an HOA. Those lots will be marketed to those that would like a larger, custom home with a large yard as there are still those that are retired that care for a yard, but would still like a quieter community. As for the HOA, **Norm Frost** explained that they form the association from those living in the community since residents are longer term than what you typically see in townhome type communities. The residents are aware of all that goes on within the community and do well regulating and holding meetings on their own. He also explained they don't have a club house, private roads or a lot of open space so the HOA has very little to maintain so fees can be lower than other communities.

Mack McDonald asked the developers how they plan to accomplish walkability within the community. **Brad Frost** said there will be sidewalks that go throughout the entire community. They

have also talked with the Parks and Recreation department about creating connections to the surrounding trails. They are open to developing as much walkability as possible.

Mack McDonald asked why there is only one connection into the subdivision and also wanted more information on what he was seeing from the aerial view of the assisted living facility. He wanted to know if what he was viewing were pods, units or beds. **Brad Frost** said they are meeting with Central Davis to discuss having additional outlets, but adding another outlet would mean losing lots which would be expensive. He said they are willing to cooperate on what needs to be done, however, with the waterline. He also explained each unit in the assisted living facility will be anywhere from 300-1,000 square feet, but that the current plans for the assisted living facility is the basic concept, more detail will come later.

Brett Anderson wondered if the developers had an estimated traffic flow for the assisted living facility. **Brad Frost** said he can gather that information from Western States as they have done several assisted living facilities. The one in Layton is a 250-bed facility; this facility will not be that big.

Brett Anderson also asked the developers if they had any concerns with the lots that front 1800 North. **Brad Frost** said any layout is very difficult to accommodate 1800 North, however, homes facing south are usually very desirable. He also said he is not opposed to re-designing the layout, but it would be very difficult to change.

Kris Kaufman opened the public hearing at 7:49 p.m.

Reuben Renstrom, 1332 S Rigby Rd., Kaysville, owns property surrounding this project. He said he bought his home based on what the City's General Plan stated, that the property be zoned as LDR. He expressed appreciation for the information the developer presented, but continued to express concern on having a higher density community next to where he lives. He feels the community and the aging population would carry a heavy tax on the community. He would like a development in the area that better fits with the surrounding area. **Brett Anderson** asked if his biggest concern was the assisted living facility or senior living community. **Reuben Renstrom** replied that he feels one is not better than the other.

Mark Taylor, 1499 Hanks Cir, is a licensed professional engineer. He said he looked at the development from a technical view. He provided the Commission estimated trips per day the project could expect. He said the increased amount of traffic will create dangerous intersections that would never qualify for a light signal due to UDOT's regulations. This increase in traffic would also create a huge safety hazard as the curve along 1800 North does not allow enough view for the minimum sight distance needed to create a safe road. He also explained a lot of the intersections created by the project are inappropriate angles. Typically, it is important to keep an intersection square to ensure left turns can be made safely. With these proposed intersections, older residents would have a difficult time making these turns. **Brigham Mellor** asked how the daily trips listed for the assisted living facility on the handout were determined. **Mark Taylor** explained the information provided was based on the Institute of Transportation Engineers Trip Generation Manual. The manual lists information gathered from across the country on various impacts to neighborhoods. All numbers used to calculate daily trips was provided by the manual. **Brett Anderson** asked what the estimated trips per daily for a single-family home. **David Petersen** said a single-family home generates 10 trips per day. The proposed project would generate less trips per day than if the developer built the allotted number of single family homes for an R zone, even less than 2 dwelling units per acre. **Mark Taylor** continued that this number could be off-set if the lots were larger and less single-family homes were built.

Mark Elggren, 1198 Rigby Rd., Kaysville, expressed appreciation for the way the current City General Plan reads. He expressed concern with the senior community and the assisted living facility as over time, things can alter from the original plans. He explained Farmington Crossing began as owner occupied. Once people could not sell their units, the HOA allowed them to rent the units out. Now, some areas are just rental only. He does not want to see something similar happen to this development.

Scott Moulton, 966 E. Mary Margaret Dr., Kaysville, spoke on behalf of citizens in the Farmington, Kaysville and Fruit Heights areas. He stated he is a physician and owner of a hospice care company. With regards to the assisted living facility, he said typically these facilities are near large medical complexes. Since most residents have chronic medical problems, the facilities are near physical therapists, pharmacies, hospitals, etc. Also, many residents may have acute medical problems that require urgent medical care like ambulances, fire trucks, etc. He explained the flow of urgent and non-urgent traffic will significantly impact the community. **Kris Kaufman** asked Mr. Moulton his opinion of what an adequate distance to a hospital would be for an assisted living facility. **Scott Moulton** said he did not have an exact distance, but all facilities he's aware of are already near a hospital or are along major roads/intersections that would allow for quick access to a nearby hospital.

Gil Miller, 1521 S. 700 E., Kaysville, has lived in the area for over 25 years. He has also served for 8 ½ years on the Kaysville City Council. He feels Farmington has done a great job in creating and executing their General Plan. He also appreciates the developer; he feels it is more important for them to test the waters than to delay. He said if you drive through this neighborhood and look at the property of the proposed plan with the General Plan in mind, anyone will know this project does not fit the intent of the General Plan and does not fit the area. He also feels that although there is time to address the DRC's concerns later, he still believes they should serve as a red-flag for the area.

Sam Paget, 1320 Sweetwater Lane, presented a signed petition with roughly 250 names of residents of Farmington and Kaysville against the development. He also expressed concerns with the lots along 1800 North. He expressed concerns for cars backing out of the driveway onto such a busy road. He also feels there needs to a significantly larger amount of open space. He would like to see the development a LDR zone with single-family homes on lot sizes 10,000-20,000 square feet.

Brian Dewart, 1443 Cheever Ln., spent a lot of time canvassing for signatures to the petition. He presented the Schematic Plan, as well as the notification sent by Farmington City to residents in the community. He also passed out flyers to those traveling by on 1800 North. All residents he spoke with were in favor of the proposed Motion B and would like to see the area zoned as LDR. He asked residents in attendance of the meeting to stand up if they were also in favor of Motion B; approximately 90% of those in attendance stood up.

Chad Tingey, 996 Mary Margaret Dr., Kaysville, was raised out of state, but wanted to live in Farmington because of the low-density housing. He feels most residents are like himself and have chosen this area because of the character of the neighborhood. He feels the proposed project does not fit with that character.

Brian Garlock, 1313 W 1800 N, said he loves everything about Farmington. He does, however, have the unpleasant task of backing into busy 1800 North every day. He said the current traffic makes this task very dangerous. In the winter, there are numerous cars sliding into his

property and parking strip. He feels the increase in traffic this development would bring will create an even bigger safety hazard; he is in favor of Motion B.

Bill Fenimore, 1292 Sweetwater Ln., said he is in favor of Motion B. He expressed concern of how the development would affect the property values in the area and that the roads in the area are not built to handle such a large increase in traffic. He understands that development will take place, but would like to see something in the area with a lot more open space for the community to use. He is also concerned that the increase in traffic will create a hazard for the many children that are already walking along 1800 North. He also expressed concern that the development could begin, but for whatever reason, may not get finished. He does not want to see something like that left in the community.

Kurt Bouwhuis, 958 E. Doris Pl., Kaysville, lives on one of the properties that borders the proposed development. He feels the development would disrupt the beauty that has been created in the community, not add to it. He is in favor of Motion B.

Darcy Zenger, 1494 Moss Ln, lives just south of 1800 North. She applauded the Commission for the great work they've done as Farmington has been ranked 14th at one of the best places to live. She would like to see, however, major changes to the development's plans as she does not feel the current plans fit the area. She feels the ravine does not qualify as "open space" as you cannot use it to recreate. She also said the area is in a non-bused school district so there are many children walking to and from school each day along 1800 North. Adding more traffic will create a hazardous environment for the children.

Steven Lee, 965 Doris Pl., Kaysville, explained to the Commission about decreasing radius turns, which means when making a turn, the wheel of the car must be continually turned and a car must slow down which makes a curve very dangerous. He said 1800 North has this kind of curve and since there are no curbs, it is very dangerous, especially during the rain or snow.

Bryce Huff, 780 E. 1475 S., said he bought his home for his family, including his four children, based on the character of the neighborhood. He wanted to live in a low density area. He would like to see a more attractive and conventional development, a development that would preserve the character and feel of the neighborhood.

Paul Hayward, 1663 W. 1410 N., sits on the DRC committee, but is speaking on behalf of his family and himself and not as a representative of the Fire Department or the DRC. He expressed concerns with homes along 1800 North as it would be very difficult for a resident to back their car onto such a busy road. He also feels the assisted living facility needs major revisions, including a significant increase in the amount of open space and a 1-story building, not 2-story as proposed.

Larry Coates, 1372 Sweetwater Ln., does not want such a large increase in traffic as the back of his home faces 1800 North so all headlights enter his home. He feels Mr. Tanner, the original owner of the property, would not have wanted such a high-density development on the property, but would want a lower-density one. He stated he does not want to destroy what has made Farmington great.

Chris Roybal, 1267 W. 1875 N., has lived in Farmington for over 25 years and at his current home for 11 years. He provided his experience for economic development in the state of Utah, which included being the economic development adviser to Governor Huntsman and CEO and president of an economic development company. He has reviewed hundreds of economic developments and has

major concerns with this proposed development. He expressed concerns with 1800 North, which then turns to 1875 North. He explained this is one of the greatest, meandering roads in Farmington; he would like to see it preserved. He also feels there needs to be much more open space in the development to better fit the model and feel of Farmington. He understands developers have to do what is necessary to fit their profit model to purchase property at a certain price, but feels this development would not fit the community.

Larry Olsen, 1289 W. 1875 N., agrees with all previous comments and supports Motion B.

Peter Iles, 1247 Haight Creek Dr., is speaking for himself and his wife, Rosemary Iles. He said when they first reviewed the design, they began to ask questions. They emailed all 17 questions to Eric Anderson, the Associate City Planner; the email was entered into the record. Mr. Iles reviewed those questions for those in the audience. He is in favor of Motion B.

Craig Gale, 1447 Brown Ln., lives one block south of 1800 North. He explained that this area is unique because of the city borders. Those that live in Farmington still attend Kaysville schools. He feels both cities have done a great job in building a strong sense of community. He would like to see something that can better integrate with the rest of the community, not divide it.

Sarah Mainor, 975 E. 1175 S., Fruit Heights, was there to represent her family, including 8 children, and the neighbors living to the east of the development. Currently, there is a lot of difficulty turning left onto Main Street from either side of the road. This intersection would never qualify for a signal since there is already one approximately 200 feet to the north. This intersection would be very dangerous for senior citizen drivers from the assisted living facility. She also explained she moved to Utah from Nevada. She watched many developments in Nevada change from what was originally intended. She said there is no guarantee that these 150 unit assisted living facility won't turn into rental units. She feels this proposed development will greatly impact the quality of life for her family and for her other neighbors in the Fruit Heights area.

Ralph Matsen, 1154 Oakridge Park, lives just south of the proposed development. He explained he currently lives on a 6,000 square foot lot; he has no problem with the proposed senior living facility and feels the lot sizes are adequate. He does have concerns with the assisted living facility and believes it is more of a commercial development, not a residential. He would like the development to support traditional homes, not an assisted living facility.

Diane Williams, 1792 Stayner Dr., lives on the corner of 1800 North and Stayner Dr. She said it is already difficult to see and turn left onto 1800 North, increasing traffic will only make it harder. Also, there is a crosswalk between Stayner Dr. and 1800 North; however, there is no sidewalk on 1800 North so all the children and residents are walking right along the busy road.

Kris Kaufman also noted that 3 letters/emails from residents opposing the development were received by the Commission; the letters have been entered into the record.

Kris Kaufman closed the public hearing at 9:11 p.m.

Kris Kaufman thanked the public and the developer for being respectful to each other on such an emotional subject.

Brigham Mellor talked about how he grew up in St. George across from an assisted living facility; he reiterated many of the benefits the developer talked about, including the great service

opportunity it is for the children in the area. He feels that retirement communities, like the proposed senior housing, tend to create their own community and disconnect themselves from the one they live in. Based on the residents' comments about the strong sense of community, he does not want this to happen here. He is in favor of the assisted living facility, but not the senior housing.

Brad Dutson does not feel that the proposed development fits the character of the area. He also emphasized the petition that was presented to the Commission and explained the importance of listening to the community. He expressed concern with how little open space was shown on the plan. He also said that he is understanding with how projects can change from what is originally intended; he lives in Farmington Crossing and feels it has been negatively impacted now that units can be rented. He is not supportive of the proposed plan.

Brett Anderson reviewed the five factors of a PUD as listed in the City ordinances. He feels based on those factors, he does not feel the development would be making the community more pleasant or attractive in exchange for a higher density. He also said that he feels the residents know better what will fit in their area so it is important to listen to their concerns.

Mack McDonald said one of the things that attracted him to Farmington was the bigger lot sizes and the open space. He said that he does live in Farmington Crossing, which is a higher density development. He feels it is important to have higher density housing within a city, but when he looks at this property, he is not sure if the proposed project would be the highest and best use of the land. He also said that no matter what development comes in, traffic won't go away and many of those safety concerns will still be there; however, he still does not feel the project is right as it's proposed. He also expressed appreciation to the public for coming out to voice their opinions.

Kris Kaufman asked staff if non-residents of Farmington have the same "say" on public issues within the City as residents. **David Petersen** said he talked with the City attorney. He stated anyone can give comments in a public hearing, all comments should be treated the same.

Kris Kaufman explained his grandparents lived in assisted living facilities; he was grateful for the amenities it had as it made life easier for them. He feels Farmington would benefit from a facility like what is being proposed, but he also feels the General Plan was created for a reason; he does not want to deviate from the Plan's proposed LDR designation to a PUD.

David Petersen provided a little more clarification on the motions as provided in the staff report. Commissioners and staff discussed lot sizes within various zone designations as well as the annexation process with a request of a zone designation. **David Petersen** explained traditionally, the Commission would review a Schematic Plan they accept before a zone designation is approved so the two items remain together. The Commissioners agreed they would like to continue that process and agreed suggested Motion B would best keep the zone designation and conceptual plans together.

Motion:

Mack McDonald made a motion that the Planning Commission recommend that the City Council deny the proposed lot sizes and assisted living facility; and thereafter deny a zone designation based on Findings 1-3. **Brigham Mellor** seconded the motion which was unanimously approved.

Findings:

1. The proposed 3.63 units/acre in the single family portions of the plan area too high. The General Plan LDR (Low Density Residential) designation, coupled with the “PPR” (Public/Private Recreation Open Space and/or Parks Very Low Density) along Haight Creek, dictates an overall lower density than what is requested by the developer.
2. The LDR designation may allow up to 4 dwelling units/per acre. But lots sizes of 10,000 to 20,000 square feet are also recommended. The smaller lots in the middle of the project do not comply with these sizes.
3. The LDR designation does not anticipate large assisted living facilities.

Item #4. Jerod Jeppson (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Silverleaf Subdivision (11 lots) on 3.74 acres located at 1505 North 1500 West, and a request for a recommendation for an R Zone designation related thereto. (A-1-13; S-16-13)

Eric Anderson said as part of the annexation process, the applicant has requested a zone designation of R (Residential) and Schematic Plan approval for a conservation subdivision. The Planning Commission is to provide recommendation to the City Council regarding this request; however, staff recommends an LR (Large Residential) zone as the number of allowable lots for the applicant would not change. Under the conservation subdivision, 10% conservation land must be set aside, a TDR obtained by approval from City Council or a waiver. The DRC also expressed concerns with the development as shown in the staff report.

Norm Dahle, Salt Lake City, is working with Jerod Jeppson in the development process. He agrees with the staff’s recommendation for the LR zone. They are also working with the DRC to address and resolve their concerns. Mr. Dahle will be working as the developer and builder; his intent is to build 11 homes that are consistent with the size, type and quality of the neighborhood.

Brett Anderson asked if his proposed lot sizes are comparable with the surrounding area. **Norm Dahle** said yes; areas to the east are approximately 10,000 square foot lots and large, the northwest is approximately 8,000 square foot lots, south is also approximately 10,000 square foot lots. He said 2 of the proposed lots are just below 10,000 square feet and 2 lots are just below 9,000 square feet. All lots are in compliance with allowable lots sizes in a conservation subdivision in an LR zone.

Brad Dutson asked if there were any nearby developments that he has completed. **Norm Dahle** said all his developments are in other counties and states; however, if the Commission would like to see his work, he is happy to provide renderings of the project.

Kris Kaufman opened the public hearing at 9:57 p.m.

Richard Wyss, 1442 N. 1670 W., provided letter to the Commissioners that has been signed by neighboring residents. The letter indicates there is no opposition to the development, but does express concerns with the small lot sizes and plans to use the ravine as storm drainage for the development. Residents would like to see an S (Suburban) zone designation and would like the development to decrease the number of lots to 9. They are also concerned with the lack of open space within the proposed conservation subdivision.

Connie McFarland, 1507 N. 1500 W., is also not opposed to the project, but would also like an S zone designation. She also expressed frustration that the applicant, Jerod Jeppson, has not allowed any access from the development to his own property. This means the driveway the

McFarlands are currently maintaining, but is owned by Mr. Jeppson, on 1500 West is the only access to his home. She also expressed frustration that all utilities for Mr. Jeppson's property are run under her property. She is concerned that any additional storm drainage into the ravine will cause large flooding onto her property. She also wanted to know if the development would have fenced backyards or if it will be open to the back of her property.

Steve Lee, 1762 Jeppson Way, also said he is not opposed to the development, although he would like to see the larger lots instead of the smaller ones as proposed. He feels the larger lots would better fit the neighborhood. He also expressed concern with the lack of open space. He feels the area would benefit from more open space or even a park in the area.

Jeff Clark, 1771 N. 1700 W., also is not opposed to the development, but feels the lot sizes are too small and would like a zone designation of S. He proposed taking Lots 2-5 and making it into 3 lots and taking Lots 9-11 and making it into 2 lots. He feels making those changes would make the development more desirable. He also asked for further clarification on the waiver of the open space. **David Petersen** explained a conservation subdivision is required to have 10% of open space, however, in this development's case, the open space there is not viable because it is so small in area. Even without the waiver of the open space, the developer is still allowed 11 lots. By waiving the open space and transferring compensation to the City for it, the open space is able to be used in more viable areas. **Jeff Clark** asked for specifics on the areas. **David Petersen** explained the funds could be used for trails or a regional park.

Brenda Francis, 1436 N. 1580 W., said that Norm Dahle will be building her new custom home. After reviewing his work, she did not talk with any other builder; his work is of the highest quality, whether it be on 9,000 or 11,000 square foot lots. She is in support of the development.

Steve Walton, 1746 Jeppson Way, would live adjacent to the proposed Lot 1. He is concerned with how homes will fit on lots 10 and 11 as the lots will be very narrow and the current landscaping is very steep. He is in support of an S zone designation.

Randee Mitchell, 1469 Silverwood Dr., said that despite what was previously implied, not all residents in the neighborhood were informed about personal residential meeting that was held to discuss concerns with the development. She is excited about the development, whether it is 9 lots or 11. She also explained in the Silverwoods community, there is a conservation area that is poorly maintained so she would prefer not to have small conservation pockets within the development. She has also seen pictures of Norm Dahle development and is excited to have him develop here in Farmington.

Kris Kaufman also noted that 1 email from a resident opposing the development was received by the Commission; the email has been entered into the record.

Kris Kaufman ended the public hearing at 10:29 p.m.

Norm Dahle addressed a few concerns that were brought up by residents. Lot sizes were discussed and reviewed; neighboring lots to the west are .26, .24 and .26 square feet and the proposed Lot 9 is .24 and Lots 10 and 11 are .20 so not much different than what is currently in the area. He explained he understands concerns with smaller lots, however, there is a huge market for those that want smaller lots because it means less maintenance for the homeowner. He explained the home designs will be conducive to the area.

Mack McDonald had questions about the sewer line and storm water drainage. **Norm Dahle** said he is working with Ken Klinker and CRS Engineering to find the best solution for the area, especially as the property to the north will eventually be developed.

Brad Dutson asked what his time frame is to begin development. **Norm Dahle** said they would like to begin by late winter/early spring of 2014 and begin building homes by mid/late summer 2014.

David Petersen reviewed neighboring subdivisions to the proposed development, all lot sizes and subdivisions were consistent with what is being proposed. He also asked the Commissioners if they would like the developer to include Jerod Jeppson's residence into the subdivision. **Mack McDonald** asked what the intention was for 1500 North as it is currently stubbed. **David Petersen** said there are no plans for 1500 North to connect.

Brett Anderson feels the lot sizes are adequate based on the surrounding areas and **Brad Dutson** agreed.

Brigham Mellor asked if the Commission wants to include the Jerod Jeppson residence as part of the subdivision, would that be included in the motion. **David Petersen** said yes, the Commission could request that the staff and developer look at appropriate ways to include the home.

Motion:

Brett Anderson made a motion that the Planning Commission recommend that the City Council approve the Schematic Plan of the Silverleaf Conservation Subdivision as shown; and thereafter recommend a zone designation, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall designate 10% of the total land as conservation land or obtain a waiver through approval of City Council or go through a TDR transaction agreement;
2. The property must be annexed into Farmington City before Final Plat approval;
3. A zoning designation of LR must be approved concurrent to annexation approval;
4. Public improvement drawings, including but not limited to, a grading and drainage plan, shall be reviewed and approved by the Farmington City Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.
5. Encourage staff and developer to find a way to include the Jerod Jeppson residence as part of the subdivision.

Mack McDonald seconded the motion which was unanimously approved.

Findings:

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units/acres. The proposed subdivision is at approximately 3 dwelling units per acre and is consistent with the General Plan threshold.
2. The project is consistent with the Conservation Subdivision standards for both an LDR and an R zone.
3. Because the schematic plan is meant to be conceptual, the issues brought forward by the different DRC agencies will need to be addressed at a later date, while at the schematic level, these issues bear mentioning but do not require immediate attention.

Item #5. Chris Ensign (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for The Farmington Bungalows Subdivision (7 lots) on 2.51 acres located at 361 West State Street in an OTR zone. (S-15-13)

Eric Anderson explained this item was before the Planning Commission on October 10, 2013. The item was tabled based on various concerns. The concerns were listed and addressed in the staff report. The applicant is still in conversations with neighboring property owners to explore the option of an access road into the development from 300 West in lieu of State Street. Staff recommended this item be tabled to allow the developer time to continue exploring these options.

Kris Kaufman opened the public hearing at 10:54 p.m.

Clark Sonzini, 367 W. State St., said he spoke with the applicant and knows the applicant has met with the neighbor west of his house; he is not sure if the applicant has spoken with any of the other neighbors. David Petersen said he is confident the applicant is working with property owners on 300 West. The applicant is trying to make the November 14, 2013 Planning Commission meeting. If the State Street access road is still the best option, the City has proposals to help mitigate some of the residents' concerns.

Kris Kaufman ended the public hearing at 10:57 p.m.

Motion:

Brett Anderson made a motion that the Planning Commission table this item. Brad Dutson seconded the motion which was unanimously approved.

Item #6. Frank McCullough/Alan Bruun (Public Hearing) – Applicant is requesting a recommendation for Preliminary (PUD) Master Plan approval for the proposed Villa Susanna PUD (3 lots) on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone. (S-14-13)

David Petersen explained once the item was before the City Council, the Council approved the Schematic Plan but directed the applicant to pursue a PUD if he desired to front the homes inward to a common drive instead of the homes facing Main Street.

Brett Anderson expressed concerns about a 6 foot wall along Main Street. Mack McDonald feels a large sound barrier wall would not be consistent with anything else along Main Street.

Mike Evans, 232 E. 1875 N., Centerville, said based on the meeting he had with City Council and their recommendation to pursue a PUD, it was his understanding the wall had been approved. After their approval, he purchased the land with that understanding that the wall could be built. He expressed frustration that there is a possibility that the wall was still in question. He explained that he does not feel the wall will be able to be seen from Main Street as it will be built behind the current landscaping. He explained he is not looking to build a "fortress," but does want something to decrease the noise.

Kris Kaufman opened the public hearing at 11:10 p.m.

No comments were received.

Brett Anderson ended the public hearing at 11:10 p.m.

Kris Kaufman explained that he lives in the area and drives by the property regularly; he feels the wall will not be a big issue as there is already a retention wall along the sidewalk and then large vegetation past that wall. He feels the wall would be far enough back that it will not distract from the look and feel of Main Street.

Mack McDonald expressed concerns with it being a “sound wall.” **Kris Kaufman** feels the wall will look more like a fence and will be more visually appealing than the old and unsightly walls that are along many other properties on Main Street. He also asked Mr. Evans if he has concerns with lowering the wall from 6 feet to 4. **Mike Evans** said he would like to talk with the designers of the wall first to determine what will work best to decrease the most amount of sound. He also added that they have considered growing ivy along the wall to make it look more like a hedge than a wall.

Brad Dutson said he believes walls can be nicely done. If the wall is similar to what the applicant has provided, he is comfortable recommending it. **Brett Anderson** agreed.

Brad Dutson also asked a time frame of when development will begin. **Mike Evans** said they hope to break ground next fall and finish the spring of 2015 in time for the Parade of Homes.

Motion:

Mack McDonald made a motion that the Planning Commission approve/recommend that the City Council approve the enclosed Preliminary (PUD) Master Plan for the Villa Susanna PUD, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The developer shall record a reciprocal access easement common to all three lots at least 20' in width, this must also be shown on the final plat;
2. Final building elevations and landscaping plan/common area layout shall be reviewed and approved by the Planning Commission and City Council concurrent with the consideration of the Final (PUD) Master Plan and Final Plat for the PUD;
3. The front steps on Main Street shall be preserved;
4. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water;
5. The property owner will work with the City traffic engineer to take all reasonable safety precautions that could be placed on 1400 North from the common access drive of the Villa Susanna subdivision.
6. The decorative wall will blend with the current landscaping and will be maintained throughout time.

Brad Dutson seconded the motion which was unanimously approved.

Findings:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the LR-F zone;
 - c. Description and preliminary layout of utilities and other services required.
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The motion ensures that building will appropriately front Main Street and 1400 North and not compromise the appearance of the corridor.
5. By preserving the steps, a historical reminder will remain of the church that existed on the site, which meets the goals of the General Plan.

Item #7. Nick Mingo/Ivory Homes – Applicant is requesting a recommendation for Final Plat approval for the Eastwood Cove Conservation Subdivision (7 lots) on 4 acres located on the SE corner of Glover Lane and the Frontage Road in an LR zone. (S-17-12)

Eric Anderson provided a brief background for the agenda item. The only issue left to resolve is how to handle storm water from the subdivision. The City Engineer and the applicant are working to resolve the problem.

Nick Mingo, representative from Ivory Homes, said he does not have any concerns with the development agreements and is ready to move forward.

Motion:

Brigham Mellor made a motion that the Planning Commission recommend that the City Council approve the proposed Final Plat and waive the requirement in Sections 11-12-100 (b) and (d) of the Zoning Ordinance for the Eastwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with the Final Plat before it is recorded;
2. The applicant makes just compensation to the City for use of the City's detention basin for storm water storage as determined by the City Engineer and shall be memorialized by a development agreement with the City;
3. The City Council approves waivers of Sections 11-12-100 (b) and (d) through a vote of not less than (4) members as determined by Section 11-12-065.

Brett Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed Final Plat is in substantial compliance with all subdivision and zoning requirements for a Final Plat approval or the Developer requests a waiver of requirements, including:
 - a. Minimum lot sizes as set forth in the LR zone;
 - b. Description and preliminary layout of utilities and other services required;

2. 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;
3. The property is too small to meet the requirements of Sections 11-12-100 (b) and (d).

CONDITIONAL USE APPLICATION

Item #8. Phil Squires (Public Hearing) – Applicant is requesting Conditional Use approval for a small barn in a Conservation Easement area located at approximately 1800 West and 600 North in an AE zone. (C-10-13)

Eric Anderson explained the applicant is requesting a Conditional Use Permit for a small barn in an agricultural conservation easement. The purpose of this conservation easement is intended to keep the land as agricultural and to conserve the open space. So the conditional use of a barn, even though the use is agricultural, must receive approval from the Planning Commission.

Phil Squires, 350 S. 300 E., asked if the Commission had any questions.

Kris Kaufman asked if the barn would look like the stable pictures provided in the staff report. **Phil Squires** explained the stable pictures would be the first phase of the barn and would provide immediate coverage for the animals, but then directed the Commissioners to the final sketches of a fully enclosed barn in the staff report. He said he is not sure yet, but the exterior building material will most likely be aluminum steel siding.

Kris Kaufman opened the public hearing at 11:35 p.m.

No comments were received.

Kris Kaufman ended the public hearing at 11:35 p.m.

Brad Dutson asked if any of the neighbors have expressed concerns with the barn. **Phil Squires** said all the neighbors are anxious for it to be built because they have children that want to see the animals or ones that want to rent a stall in the barn. He did say one neighbor expressed concern with an increase in flies that it may bring.

Motion:

Brad Dutson made a motion that the Planning Commission approve the conditional use subject to all applicable codes, development standards and ordinances and with the following conditions:

1. The height of the proposed barn meets the applicable standards as set forth in Chapter 10 – Agricultural Zone of the Zoning Ordinance;
2. The proposed barn is at least 100' away from the nearest residence;
3. The proposed barn footprint cannot exceed 50'x50'.

Brigham Mellor seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use of the barn is agricultural and is consistent with the terms of the Conservation Easement and the underlying AE zone.
2. The proposed total height of the barn, including all phases, is 18', which is in compliance with the underlying AE zone, which states in section 11-10-050(2) that accessory structures shall not exceed 25' in height.
3. The proposed barn is 100' from all adjacent dwellings.
4. The proposed barn footprint is 50'x50'.

ZONE TEXT CHANGE APPLICATION

Item #9. Farmington City – Applicant is requesting a zone text amendment regarding driveways. (ZT-8-13)

David Petersen said this item needs to be tabled as it will be discussed at the November 14, 2013 Planning Commission meeting.

Motion:

Brad Dutson made a motion that the Planning Commission table this item until November 14, 2013 Planning Commission meeting. **Mack McDonald** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 11:41 p.m., **Brad Dutson** made a motion to adjourn the meeting which was unanimously approved.

Kris Kaufman
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 Henry Walker Homes Development, school access issues 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, October 29, 2013, 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

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held October 10, 2013

PRESENTATION OF PETITIONS AND REQUESTS:

7:25 Amendment of Development Agreement for the Farmington Creek Estates, Phase IV (PUD)

7:35 Farmington Ranches Trail Budget Amendment

7:45 Discussion of Potential Skate Park

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS

8:00 City Position on Proposed Davis County Jail Expansion

SUMMARY ACTION:

8:15 Minute Motion Approving Summary Action List

1. Pluralsight Software Company Advertising Assistance
2. Revocation and Abandonment of Farr Trail Easement
3. Approval of Minutes from October 1, 2013
4. Approval of Minutes from October 15, 2013

GOVERNING BODY REPORTS:

8:20 City Manager Report

1. Lease of Old Farm Property for Weed Control

8:30 Mayor Harbertson & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session for property acquisition.

DATED this 24th day of October, 2013.

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 14, 2013

Item 3: Schematic Plan for the Farmington Bungalows Subdivision

Public Hearing:	Yes
Application No.:	S-15-13
Property Address:	50 South 300 West
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	3.1 Acres
Number of Lots:	10
Property Owner:	Michael White/Bentley/Gill
Applicant:	Chris Ensign

Request: Applicant is requesting a recommendation for approval of a Schematic Plan for the Farmington Bungalows Subdivision.

Background Information

The applicant, Chris Ensign, is requesting a recommendation for Schematic Plan approval for a 10-lot conventional subdivision on 3.1 acres located at approximately 50 South 300 West. The underlying zone for this property is an OTR zone. The property is also located in the Clark Lane Historic District and abuts the rear yard of Farmington Junior High School on the southern boundary of the parcel. There is an existing house on the property and Davis County records show that the house was built in 1954.

Initially, Chris Ensign proposed a cul-de-sac entering off of State Street. At the public hearing on October 10th, the Planning Commission determined that a road alignment off of State Street would create corner lots for the Johnsons and Sonzinis. The proposed road alignment would also create potential conflicts with those property owners due to nuisances associated with traffic. The item was tabled on October 10th and again on October 24th to give the applicant time to meet with adjacent property owners and to pursue possible alternatives to a State Street access.

The applicant has pursued the recommendations proposed by the Planning Commission and has revised his schematic plan with the access road coming off of 300 West. Additionally, the applicant has acquired, or is in the process of possibly acquiring, additional property owned by the Ballantynes and the Bentleys. The proposed 300 West access road is preferable for many reasons, including:

- 1- The impact to adjacent neighbors from the road will be less impactful because one abutting lot is vacant and the other has a wide side setback;
- 2- The rhythm of State Street, which adds to the historic character of that district will not be impacted by a break in that rhythm from an access road;
- 3- Although the traffic impact to State Street would have been minimal, concentrating the limited additional traffic onto an existing local road is preferable to adding another access point onto State;
- 4- This new alignment, along with the possible acquisition of the rear portion of the Bentley property has allowed the applicant to create more lots (10 instead of 7) and remain a conventional subdivision in the OTR zone.

There is currently a home on the northern portion of the parcel and the property is owned by Michael White. The applicant is proposing that eventually the existing home may be demolished and a new home be built in its place. In discussions with a representative of the Farmington Historic Preservation Commission, it appears that this house is both a non-contributing structure to the historic district and falls outside of the period of significance. Notwithstanding this, Section 11-39-105(f)(2) states that "proposed repairs, alterations, additions, relocation or demolitions to Historic Resources listed on the Register requiring a building permit are subject to review by the Historic Preservation Commission and shall receive a "Certificate of Historic Appropriateness." Even though the existing home itself is not in the Historic Register, the underlying Clark Lane Historic District is, and therefore a Certificate of Historic Appropriateness may be required to replace the existing home. Additionally, Chapter 11-17-070 of the Zoning Ordinance establishes "New Construction Design Guidelines." While the houses on the interior of the proposed subdivision should try and meet all of the requirements established therein, it is highly recommended that the proposed house on State Street, because of its prominence and location between two historic homes should "request a recommendation from an ad hoc architecture committee established by the City Council or the Farmington City Historic Preservation Commission."

The current subdivision configuration shows that the lot widths for Lots 1 and 2 are 75', but the required lot width in the OTR zone is 85'. Nevertheless, according to Section 11-17-040 of the Zoning Ordinance "the Zoning Administrator may reduce the minimum lot width standards," by no more than fifteen feet and only if the proposed width shall be compatible with the character of the district. In order to come into compliance with the City's zoning ordinance, these lot widths may need to be adjusted.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the Schematic Plan for the Farmington Bungalows subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan, including but not limited to conforming with required lot widths of the underlying OTR zone and storm drainage;
2. Street width cross-section must be 56';
3. The applicant must receive a Certificate of Historic Appropriateness from the Historic Preservation Commission to demolish the existing home prior to consideration of the Preliminary Plat;

4. If the applicant replaces the existing home on State Street, then the proposed dwelling on State Street receives a recommendation for approval from an ad hoc architectural review committee as established by the City Council or the Farmington City Historic Preservation Committee;
5. The proposed dwellings on Lots 1-9 must be consistent with the surrounding OTR Zone as determined by staff in cooperation with the Historic District Commission.

Findings for Approval:

1. The property is identified as Low Density Residential on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The General Plan also states that the City should “recognize and preserve Farmington’s heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.” The property is in the Clark Lane Historic District, and the applicant will receive a Certificate of Appropriateness before demolition of the existing home takes place.
3. Specific to the schematic plan only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
4. Staff will ensure that the homes will fit in with the historic character of the underlying Clark Lane District.

Supplemental Information

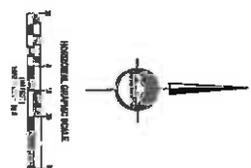
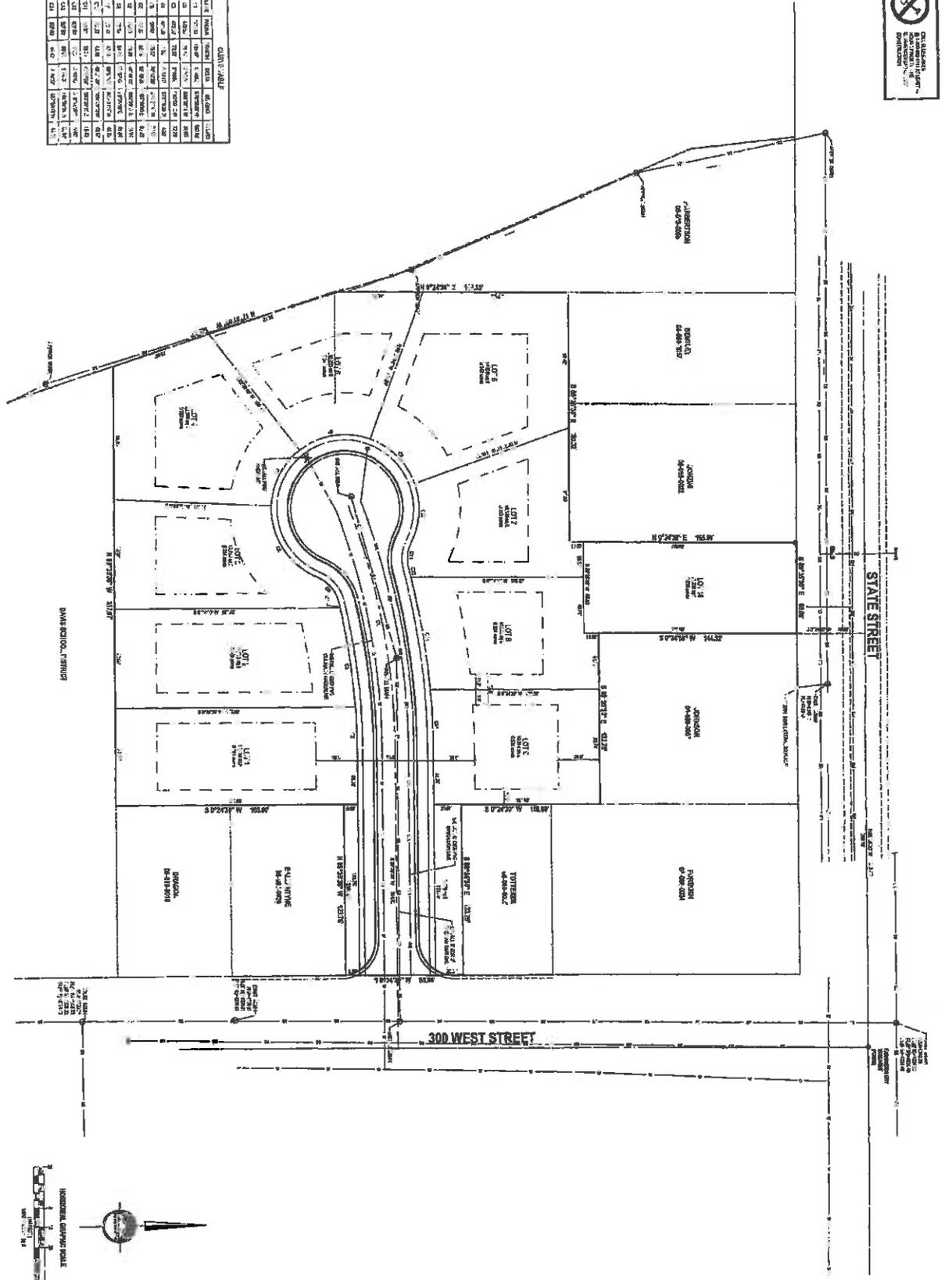
1. Vicinity Map
2. Farmington Bungalows Revised Schematic Plan
3. Clark Lane Historic District Map
4. Letter from Traffic Engineer Regarding Impacts
5. Chapter 11-17-070 of the Zoning Ordinance

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 5 – Minor Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 17 – Original Townsite Residential Zone
5. Title 11, Chapter 39 – Historic Buildings and Sites



LOT #	AREA	OWNER	DATE	RECORD #	RECORD
1	1.00	STATE	1964	1000	1000
2	2.00	STATE	1964	1000	1000
3	3.00	STATE	1964	1000	1000
4	4.00	STATE	1964	1000	1000
5	5.00	STATE	1964	1000	1000
6	6.00	STATE	1964	1000	1000
7	7.00	STATE	1964	1000	1000
8	8.00	STATE	1964	1000	1000
9	9.00	STATE	1964	1000	1000
10	10.00	STATE	1964	1000	1000
11	11.00	STATE	1964	1000	1000
12	12.00	STATE	1964	1000	1000
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100	100.00	STATE	1964	1000	1000



20F2

FARMINGTON BUNGALOW SUBDIVISION

361 WEST STATE STREET
FARMINGTON, UTAH

ENSTROM

SALT LAKE CITY
2000 N. 1000 E.
SALT LAKE CITY, UT 84143
Tel: 801.488.8800
Fax: 801.488.8801
www.enstrom.com

LAYTON

2000 N. 1000 E.
SALT LAKE CITY, UT 84143
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TRUCKEE

2000 N. 1000 E.
SALT LAKE CITY, UT 84143
Tel: 801.488.8800
Fax: 801.488.8801
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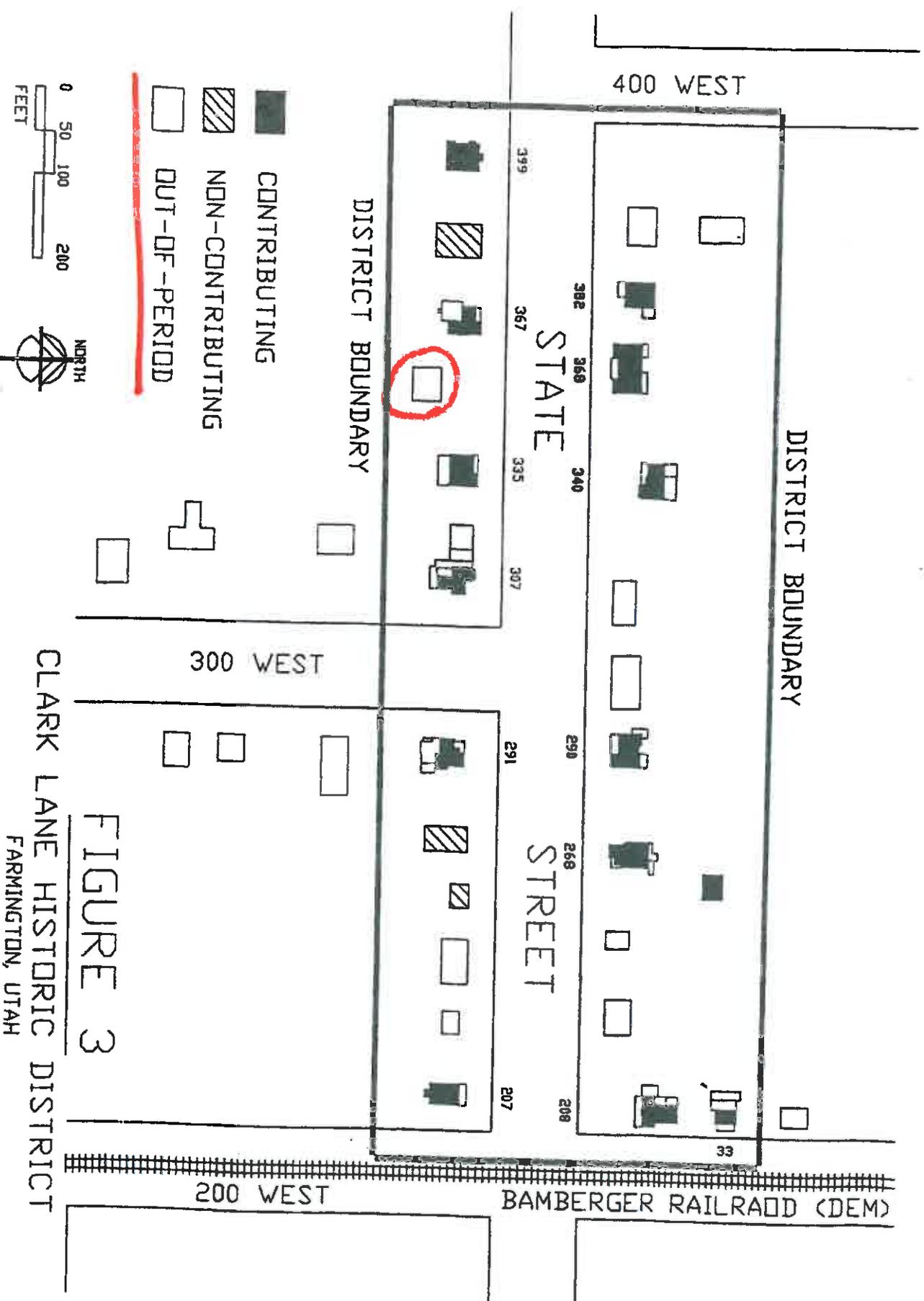


FIGURE 3

CLARK LANE HISTORIC DISTRICT

FARMINGTON, UTAH

MARCH 1994



9980 SOUTH 300 WEST STE. #200
SANDY, UT 84070
PHONE: 801-456-3847
FAX: 801-618-4157

October 14, 2013

David E. Petersen
Community Development Director
160 South Main
Farmington, UT 84025

RE: Farmington Bungalows Subdivision Traffic Assessment

Dear Dave:

The purpose of my letter is to discuss the potential traffic impacts associated with the proposed Farmington Bungalows Subdivision located at 361 West State Street. The schematic plan for the proposed subdivision includes seven single family residential lots with a single public access point to State Street.

The proposed subdivision access point will be located approximately 215 feet east of the 400 West intersection and 290 feet west of the 300 West intersection. The section of State Street adjacent to the proposed development is classified as a Major Collector with a posted speed limit of 35 mph. Although this public street spacing is less than ideal for a Major Collector, it is reasonable when you consider the minimal amount of traffic that will be generated by the proposed subdivision.

The Institute of Transportation Engineers Trip Generation Manual is used to estimate the average number of vehicle trips that may be generated by a specific land use. Applying the trip generation rates for a single family home, the proposed subdivision is expected to generate approximately 67 trips per day (34 exiting and 33 entering) with only 6 trips occurring during the morning peak hour (4 exiting and 2 entering) and 7 during the evening peak hour (2 exiting and 5 entering). The traffic characteristics of the proposed cul-de-sac should be similar to what is experienced on the adjacent 300 West.

Based on the number of trips that are expected to be generated, the traffic related impact to State Street will be minimal. The spacing between the proposed subdivision road and the intersections of 400 West and 300 West should be sufficient to accommodate the new subdivision traffic.

Please let me know if you have questions or would like additional supporting information.

Sincerely,
WCEC ENGINEERS, Inc

A handwritten signature in black ink, appearing to read 'Timothy J. Taylor', is written over the typed name.

Timothy J. Taylor, P.E., PTOE

cc:
Project File

CHAPTER 17

ORIGINAL TOWNSITE RESIDENTIAL ZONE (OTR)

- 11-17-010 Purpose.**
- 11-17-020 Permitted Uses.**
- 11-17-030 Conditional Uses.**
- 11-17-040 Minimum Lot and Setback Standards.**
- 11-17-050 Accessory Buildings and Structures (Including Attached or Detached Garages).**
- 11-17-060 Fences.**
- 11-17-070 New Construction Design Guidelines.**

11-17-010 Purpose.

The purpose of this zone is to conserve and protect the beauty and historic character of the original townsite residential area of Farmington City through conservation of neighborhoods which reflect distinctive features of the original townsite, to promote the public welfare by keeping the original townsite area a desirable and attractive place in which to live, and to assure compatibility of design of new residential units, additions, remodels, and accessory structures. In order to assure compatibility with the purpose of this zone, these provisions shall also extend to existing or proposed conforming or non-conforming land uses such as commercial, public, and industrial land uses that are situated within the boundaries of the Original Townsite Residential (OTR) Zone.

11-17-020 Permitted Uses.

The following are permitted uses in the OTR Zone. No other permitted uses are allowed, except as provided by Section 11-4-105(6):

- (1) Agriculture;
- (2) Class "A" animals;
- (3) Class "B" animals (as provided herein);
- (4) Home occupations complying with the provisions of Section 11-35-103;
- (5) Single-family dwellings; and

11-17-030 Conditional Uses.

The following are conditional uses in the OTR Zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (1) Class "D" animals;
- (2) Day-care center;
- (3) Dwelling, Accessory;
- (4) Dwelling, Secondary;
- (5) Greenhouses, private with no retail sales;
- (6) Home occupations requiring a conditional use permit under Section 11-35-040;
- (7) Private school;
- (8) Public uses (as provided herein);
- (9) Public utility installations (except lines and rights-of-way) (as provided herein);
- (10) Quasi-public uses (as provided herein);
- (11) Residential facilities for the elderly; and
- (12) Residential facilities for the handicapped.
- (13) Single-family residential planned unit development (PUD)

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'

(2) Class "B" animals are permitted in the OTR Zone only if the area of the lot is twenty thousand (20,000) square feet or larger. Class B animals shall be limited to not more than one (1) horse or cow and not more than two (2) sheep or goats for each twenty thousand (20,000) square feet of a lot.

(3) Public uses, Public utility installations, and Quasi-public uses are only allowed on lots less than 40,000 square feet in size.

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

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

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

(1) Accessory buildings, except for those listed in Subsection (2) below, may be located within one (1) foot of the side or rear property line, provided they are at least six (6) feet to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, are located at least fifteen (15) feet from any dwelling on an adjacent lot, and accessory buildings shall, without exception, be subordinate in height and area to the main building and shall not encroach into the front yard and required side corner yard;

(2) Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten (10) feet from any side or rear property line and eighty (80) feet from any public street or from any dwelling on an adjacent property (exceptions to these setback requirements may be reviewed by the Planning Commission as a conditional use);

(3) On double-frontage lots, accessory buildings shall be located not less than twenty-five (25) feet from each street upon which the lot has frontage.

(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,

- (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.

11-17-060 Fences.

(1) Fences consisting of chain link or vinyl materials, except such fences which have a wood grain appearance, located in the front yard or side corner yard shall be prohibited.

(2) Vinyl fences shall only be installed with colors consisting of flat, non-gloss finishes.

11-17-070 New Construction Design Guidelines.

These standards apply to all structures requiring a building permit including new construction, additions, and alterations. Creative solutions that are compatible with the desired character of a historic neighborhood are strongly encouraged. Designs that seek to contrast with the existing context are discouraged. This guidance will help protect the established character of each neighborhood, while also allowing new, compatible design.

The area within the OTR Zone, including specific neighborhoods and buildings, conveys a certain sense of time and place associated with its history. It also remains dynamic, with alterations to existing structures and construction of new buildings occurring over time. New buildings and/or construction are not encouraged to look old, rather a new design should relate to the fundamental characteristics of the district while also conveying the stylistic trends of today.

New construction should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of other buildings on the street. New buildings and additions may be larger than earlier structures, but should not be so dramatically greater in scale such that the visual continuity of the street is compromised.

The Planning Department and/or Planning Commission may request a recommendation from an ad hoc architecture committee established by the City Council or the Farmington City

Historic Preservation Commission regarding applications for Permitted Uses or Conditional Uses.

(1) **Streetscape.** New construction must be compatible and consistent with buildings on adjoining lots and parcels in the general vicinity. To ensure compliance with setback and orientation, mass and scale, building height, building and roof form, materials, and color standards set forth herein, applicants for new construction may be required to provide a plan view of the streetscape showing building elevations (similar to examples contained in the appendix of this chapter), landscaping, and other physical features, of adjacent lots, a series of abutting lots, or lots across the street. The City may also review aerial photographs to ensure a compatible and consistent streetscape.

(2) **Setback and Orientation.** Situate new buildings such that they are arranged on their sites in ways similar to existing buildings in the area. This includes consideration of building setbacks, orientation, and open space. The Zoning Administrator may reduce the minimum setback standards contained herein, provided such exception shall conform to the following standards:

- (a) The reduction in the setback shall not exceed fifteen (15) feet;
- (b) The setback proposed shall be compatible with the character (including historic qualities related thereto) of the site, and the existing setback of structures on adjacent and surrounding properties.
- (c) The Zoning Administrator and/or Planning Commission may require conditions consistent with the Farmington City General Plan, the intent and purpose of this Title, and other provisions contained herein,

(3) **Mass and Scale.**

- (a) New buildings and additions must be constructed to reinforce a sense of human scale. This may be accomplished by employing techniques such as these:
 - i. Using building materials that are of traditional dimensions;
 - ii. Providing one story porch on a main building dwelling that is similar to that seen traditionally;
 - iii. Using a building mass that is similar in size to those seen traditionally;

- iv. Using a solid-to-void ratio on all visible facades from the public right-of-way that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally. At least 25% of street facing facades, excluding roofs, shall consist of window and/or doors.
 - (b) New buildings and additions shall appear similar in scale to the scale that is established in the block or in the general vicinity. Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally. The area of a new construction or addition shall be equal to or less than that of the main dwelling or original building unless otherwise approved by the Planning Commission as a conditional use;
 - (c) Front elevations shall be designed similar in scale to those seen traditionally in the block. Fronts shall include a one story element, such as a front porch. In certain circumstances a two story element, such as a two story porch, may be appropriate. The primary plane of the front should not appear taller than those of typical structures in the block. A single wall plane should not exceed the typical maximum facade width in the zone.
- (4) **Building Height.**
- (a) New building height should be similar to those found historically in the vicinity, and shall not exceed twenty-seven (27) feet height;
 - (b) No dwelling structure shall contain less than one (1) story;
 - (c) Except as otherwise provided herein, the height of a new addition shall be equal to or less than that of the original building;
 - (d) Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed 15 feet in height unless approved by the Planning Commission after a review of a conditional use application filed by the property owner.

(5) **Building and Roof Form.** Building form is an indispensable component which advances the purpose of this Chapter, and visually, the roof is the single most important element in an overall building. New construction, including second story additions, shall comply with the following design guidelines (see also the illustrations in the Appendix):

- (a) Building and roof forms should be consistent with other buildings seen traditionally on the block and in the neighborhood;

(b) Simple rectangular solids are typically appropriate in building form;

(c) Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches must be within +/- 2 inches per foot of other roofs on that property and/or adjacent properties of similar era ("shed style" roofs excepted);

(d) If a property owner is proposing to construct a second story but no second story homes exist in the neighborhood, the property owner should consider bringing portions of the roof down to the gutter or eave line of the first story;

(e) Major portions of second-story and/or second story additions should be set away from front, rear and side property lines, and placed over the house and not the garage only; and

(f) No structure shall extend above or beyond a daylight plane having a height of 12 feet at each side property line and extending into the lot or parcel at an angle of 45 degrees with the following encroachments allowed:

i. Television or radio antennas, chimneys, flues, eaves, and skylights;

ii. Dormers or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of 15 feet on each side; and

iii. Gables or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of 19 feet on each side, measures along the intersection with the daylight plane, and provided that the intersection of the gable with the daylight plane closest to the front property line is along the roof line.

(6) **Materials.** Building materials should contribute to the traditional sense of scale of the block, this will reinforce the sense of visual continuity in the district. New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Except for the roof, fascia and soffit, exterior material on the front and side elevations of said structures shall consist of brick, rock, stucco, wood siding or combination thereof, metal and vinyl shall be prohibited. Metal or vinyl exterior materials shall be permitted on windows and doors and on the fascia and soffit, and on the entire rear elevations of said structures. All exterior materials and colors are to be specified on plans for said structures and shall be submitted for approval by the Planning Department and/or Planning Commission.

(7) **Color.** With respect to colors on an historic building, a scheme that reflects the historic style is preferred, although some new color selections can be compatible. For newer buildings and additions, a color scheme that complements the historic character of the zone should be used. Property owners are particularly encouraged to employ colors that will help establish a sense of visual continuity for the block.

- (a) Keep color schemes simple. Using one base color for the building is preferred. Muted colors are appropriate for the base color. Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with some architectural styles.
- (b) Coordinating the entire building in one color scheme is usually more successful than working with a variety of palettes. Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.

Enacted 12/04/02, Ord. 2002-48
Chapter 17 Amended, 7/16/03
Added Conditional Use #13, 09/19/06, Ord. 2006-62
Amended 3/6/07, Ord. 2007-18



Planning Commission Staff Report November 14, 2013

Item 4: Metes and Bounds Subdivision of the Old City Shop Site

Public Hearing:	Yes
Application No.:	S-19-13
Property Address:	42 North 650 West
General Plan Designation:	I-15, OBP (Office Business Park) and PPR (Public/Private Recreation)
Zoning Designation:	A (Agricultural)
Area:	2.3 Acres
Number of Lots:	N/A
Property Owner:	Farmington City
Applicant:	Farmington City

Request: *Applicant is requesting a recommendation for approval of a Metes and Bounds Subdivision of the Old City Shop Site.*

Background Information

The applicant, Farmington City, is requesting a recommendation for approval for a metes and bounds subdivision for property located at approximately 42 North and 650 West. The underlying zone for this property is an A (Agricultural) zone. The applicant is also requesting a zone change from A to BP (Business Park) concurrent to this metes and bounds adjustment (Item 7).

The applicant is proposing that the current parcel be subdivided into 2 lots, and the proposed center lot line would lie as shown on the attached survey. This subdivision will leave the old city shop and parking lot on a lot that is 1.54 acres; and the northern lot will be .76 acres. The plan is for the City to expand their public works storage and staging area with the northern portion of the lot, and to sell the old city shop site.

Suggested Motion:

Move that the Planning Commission approve the metes and bounds subdivision for the Old City Shop Site, subject to all applicable Farmington City ordinances and subject to the City Council rezoning the property to a BP Zone.

Findings for Approval:

The property is identified as OBP (Office Business Park) and PPR (Public/Private Recreation) on the General Plan, and contingent on a zone change, the BP zoning designation is a consistent use. The PPR General Plan designation is intended to apply to the Legacy Trail, which runs adjacent to the eastern portion of the property.

Supplemental Information

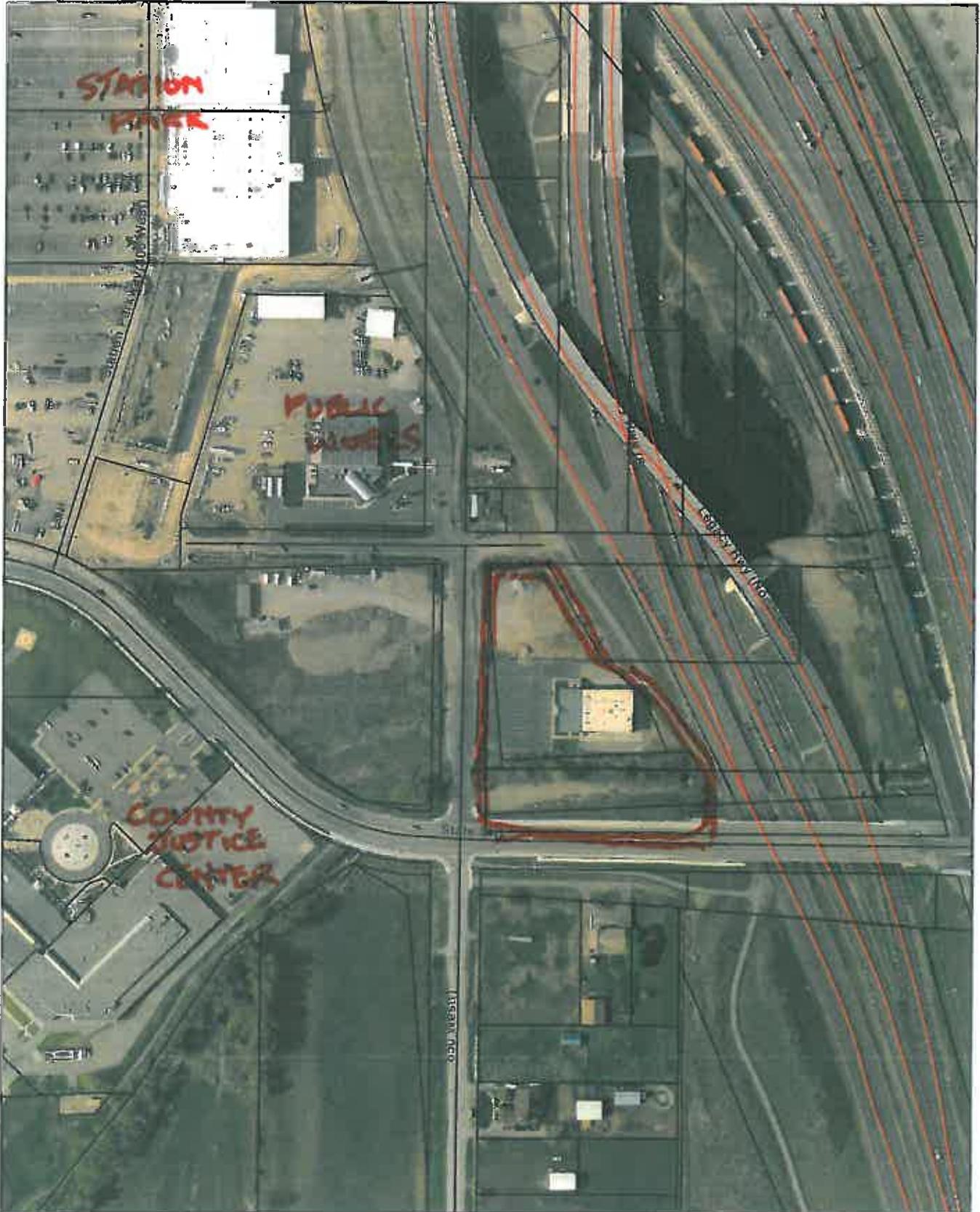
1. Vicinity Map
2. Proposed City Shop Site Metes and Bounds Subdivision

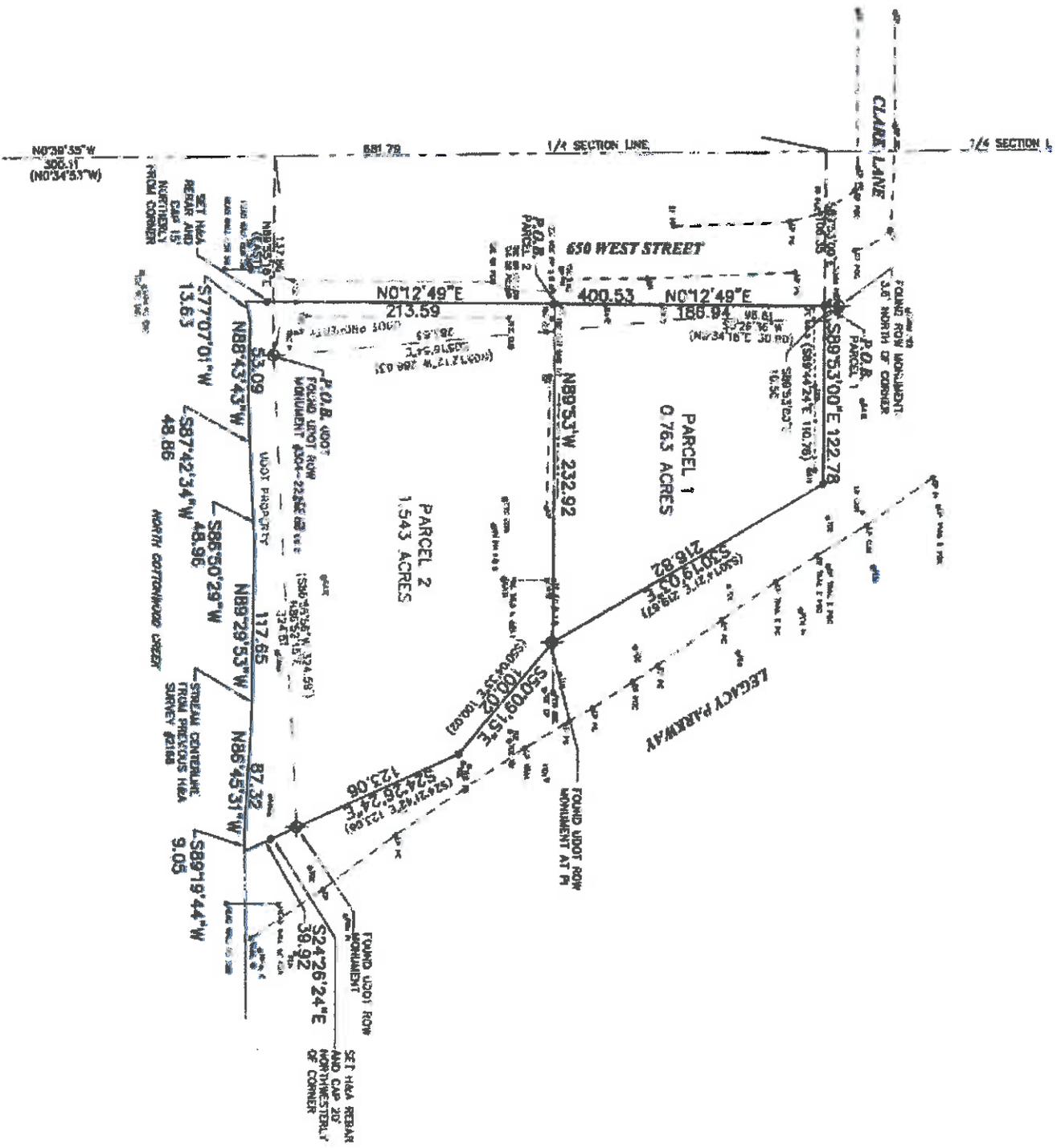
Applicable Ordinances

1. Title 12, Chapter 4 – Subdivision by Metes and Bounds
2. Title 12, Chapter 5 – Minor Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions



Farmington City







Planning Commission Staff Report November 14, 2013

Item 5: Preliminary Plat for the Avenues at Station Park

Public Hearing:	Yes
Application No.:	S-10-13
Property Address:	Southwest Corner of Clark Lane and 1100 West
General Plan Designation:	Transportation Mixed Use (TMU)
Zoning Designation:	RMU (Residential Mixed Use)
Area:	12.11 Acres
Number of Lots:	128
Property Owner:	Amenti, Inc.
Agent:	Henry Walker Homes (HWH)

Request: *Applicant is requesting approval of a Preliminary Plat for the Avenues at Station Park.*

Background Information

The Planning Commission reviewed the Schematic Plan at a public hearing on September 17, 2013, and recommended the plan for approval to the City Council, which they subsequently approved on October 1st. Now the Preliminary Plat is before the Planning Commission. Under normal circumstances, a schematic plan is far less detailed than what was required by staff of the applicant, the reason for this was twofold: first, the plan was hampered by a large petroleum/gas line running through the property that could have potentially affected the lot layouts and overall site plan significantly, as a result the applicant had to provide a detailed explanation. Second, because this constitutes the first development in the RMU zone, it became important that the plan, even at the schematic level show more refinement than what is normally requested. As a result, the Preliminary Plat before you is very similar to what was proposed at schematic plan level.

Project Master Plan (PMP). The proposed project is subject to the development plan review process set forth in Chapter 18 of the Zoning Ordinance. As per Section 11-18-108 of this chapter, an approved PMP, which establishes a "framework for the development of large or phased projects" may be required as a prerequisite for this process. Item 6 on tonight's agenda is the PMP.

Subdivision Process. Notwithstanding the forgoing, the developer must follow the subdivision process because each dwelling unit results in a building lot and the streets and trails as shown in red on the attached drawing must be dedicated as public rights of way. This subdivision process consists of three stages: 1) Schematic Plan; 2) Preliminary Plat; and 3) Final Plat. The preliminary plat is now being

presented for Planning Commission consideration, in so doing the Commission must ensure, among other things, that the proposed layout and description of public improvements (i.e. culinary water, storm drain, sanitary sewer, etc.) comply with the City's Master Plan, Zoning Ordinance, the Subdivision Ordinance, and other appropriate regulations. After a careful review of the plan, the City's Development Review Committee (DRC) is recommending preliminary plat approval subject to the conditions set forth in the proposed motion.

Suggested Motion:

Move that the Planning Commission approve the Preliminary Plat for the proposed Avenues at Station Park subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The placement of public improvements in relation to gas lines which traverse the property must be approved by the City Engineer, public works, Central Davis Sewer and shall be acceptable to the respective gas companies, which acceptance must be received by the City in writing;
2. The applicant must dedicate r.o.w. and expand the southwest corner of the round-about to enable two lanes instead of one;
3. The applicant ensures that "Applicable Survey Exceptions" are not active easements or rights-of-way that will negatively affect the layout or design of the proposed subdivision and the applicant shall provide proof as such or show the exceptions on the plat;
4. Subject to PMP approval;
5. All public improvement drawings, grading and drainage plans, must be reviewed and approved by members of the DRC;
6. A soils report is reviewed and approved by the City Engineer and Staff;
7. Subject to development plan review as set forth in Chapter 18.

Findings for Approval:

1. The property is identified as mixed-use on the General Plan, and the proposed preliminary plat is consistent with that designation.
2. The DRC has reviewed the plan and the last significant unresolved issues which may impact the overall layout of the plan are set forth as conditions of approval.
3. The proposed preliminary plat is consistent with the regulating and other street, block size, and building form standards in the ordinance.
4. Specific to the preliminary plat only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
5. The round about at 1100 West and Clark Lane is consistent with the City's Master Transportation Plan. Elements of the expansion of the southwest area of the round-about are a system improvement and should be paid for by transportation impact fees.

Supplemental Information

1. Vicinity/ Zoning Map.
2. Preliminary Plat.
3. Regulating Plan.

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions.
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 18 – Mixed Use Districts.
4. Title 11, Chapter 32 – Off-street Parking, Loading, and Access.



SITE TABULATION

TOTAL SITES	151	151	100%
RESIDENTIAL	133	88%	
COMMERCIAL	18	12%	
OFFICE	0	0%	
INDUSTRIAL	0	0%	
RECREATION	0	0%	
OTHER	0	0%	

DWELLING UNIT TABULATION

TOTAL UNITS	10,000
APARTMENTS	10,000
CONDOMINIUMS	0
TOTAL UNITS	10,000

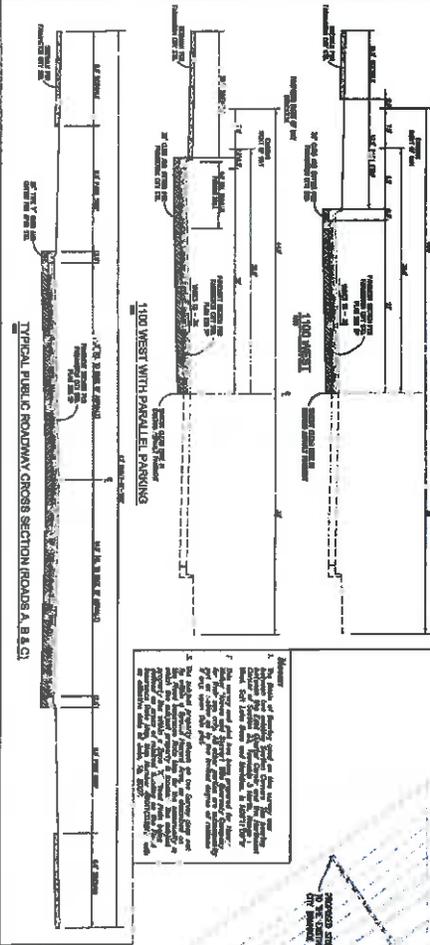
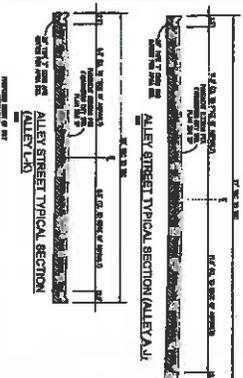
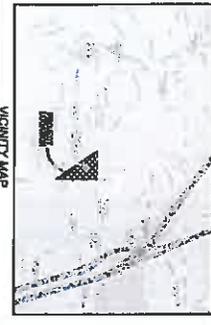
PARKING

TOTAL SPACES	333
APARTMENT SPACES	333
CONDOMINIUM SPACES	0
TOTAL SPACES	333

PERCENTAGE ANALYSIS

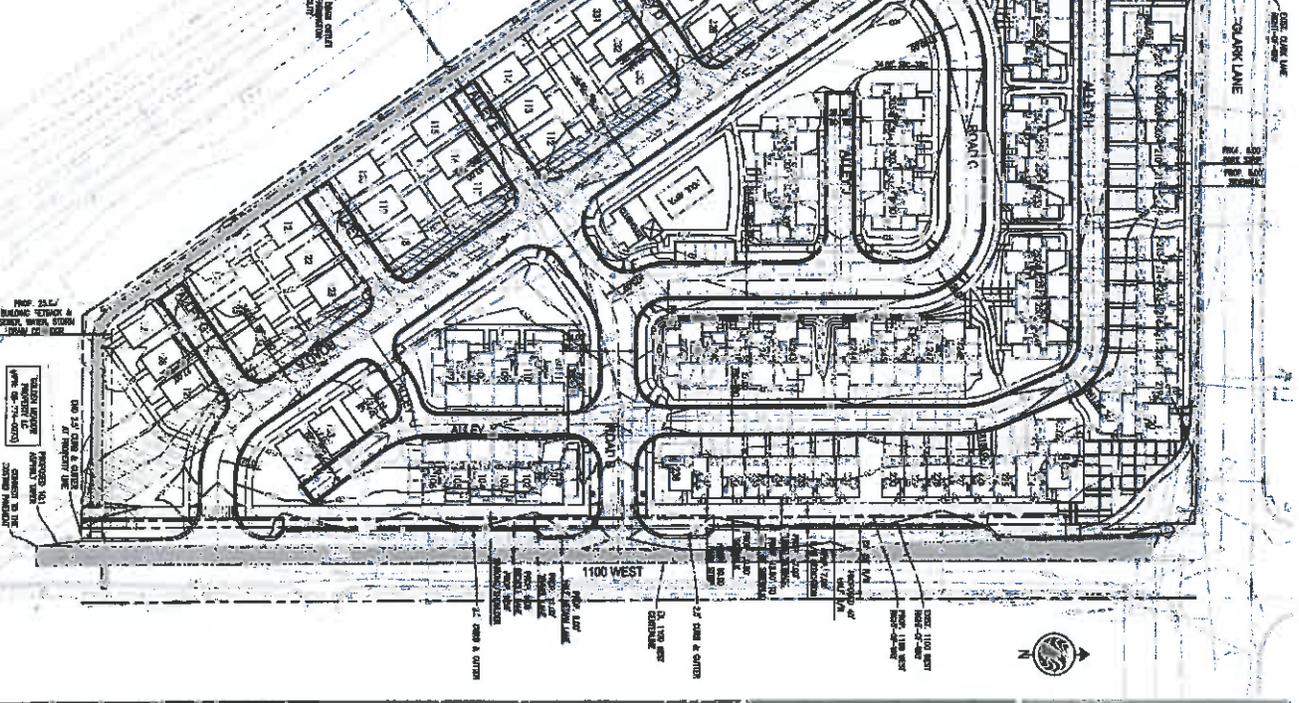
OPEN SPACE	10%
PERCENTAGE OF OPEN SPACE	10%
PERCENTAGE OF OPEN SPACE	10%
PERCENTAGE OF OPEN SPACE	10%
PERCENTAGE OF OPEN SPACE	10%

CHARACTER PARKING COUNT (TYPICAL)



General Description of the Project

The project consists of a multi-story residential building with a total of 151 units. The building is located on a corner lot bounded by 1100 West and Clark Lane. The site plan shows the building footprint, parking areas, and landscaping. The building is designed to be a modern, multi-story structure with a mix of unit types. The parking areas are located adjacent to the building and are designed to provide convenient access for residents. The landscaping includes trees, shrubs, and lawn areas to create a pleasant living environment. The project is a prime example of modern urban residential development.



Project Information

Project No: 18020130
 Date: 1/15/10
 Scale: 1/8" = 1'-0"

Client Information

Henry Walker Homes
 500 North Waverly Place Drive, Suite 201
 Centerville, Utah 84014
 The Avenues at Station Park
 Farmington, Utah

Professional Information

Prepared by: [Signature]
 Checked by: [Signature]
 Date: 1/15/10

Notes

1. See site plan for details.
2. See site plan for details.
3. See site plan for details.
4. See site plan for details.
5. See site plan for details.
6. See site plan for details.
7. See site plan for details.
8. See site plan for details.
9. See site plan for details.
10. See site plan for details.

Legend

- 1. Building Footprint
- 2. Parking
- 3. Landscaping
- 4. Street
- 5. Utility
- 6. Other

Scale

1" = 100'-0"

North Arrow

North

Site Plan

1100 WEST
 CLARK LANE



QUALITY

PRELIMINARY PLAT
 (NOT FOR CONSTRUCTION)

PROJECT

C-302

DATE

1/15/10

SCALE

1/8" = 1'-0"

PROJECT NO.

18020130

DATE

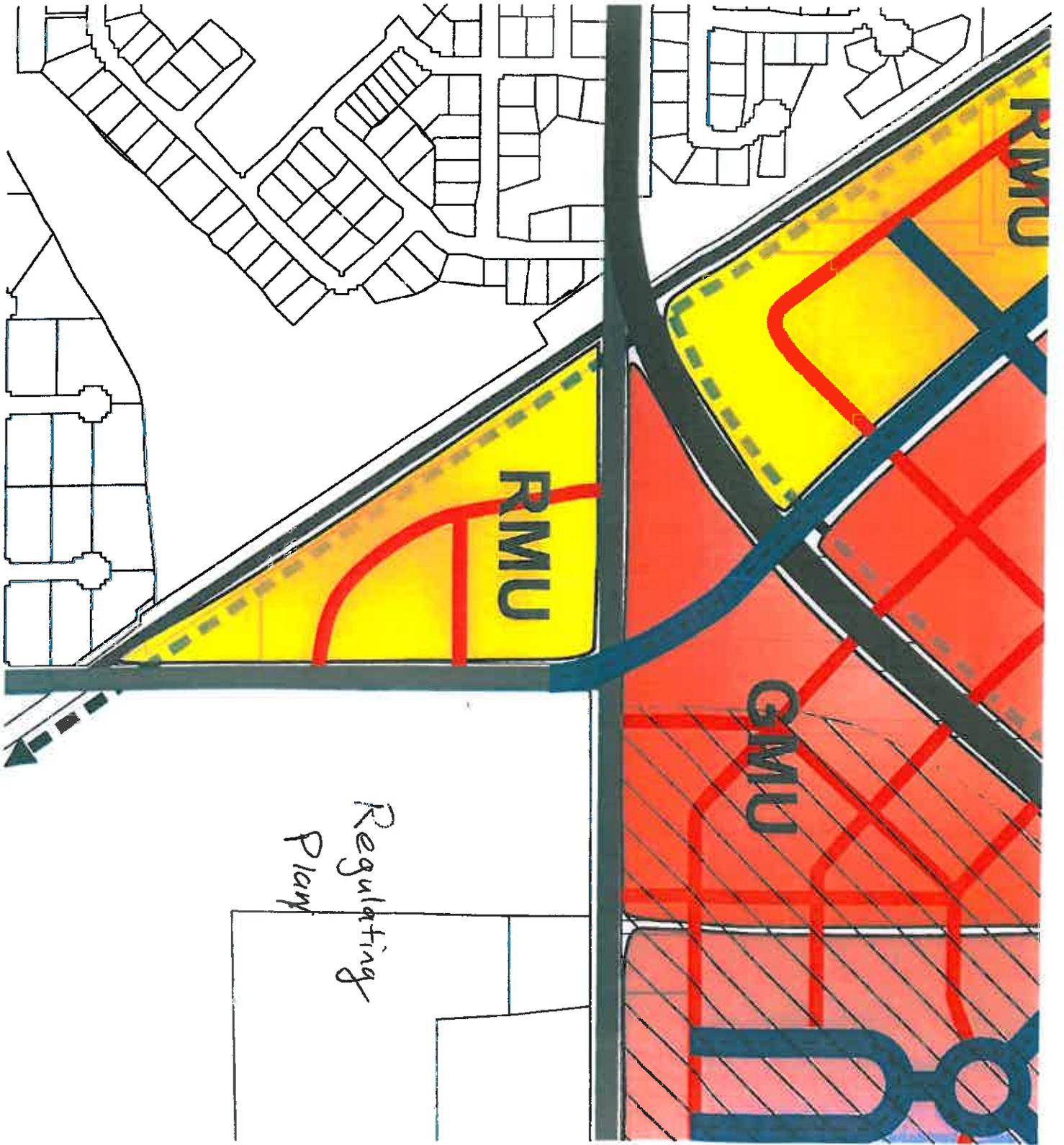
1/15/10

SCALE

1/8" = 1'-0"

PROJECT NO.

18020130





Planning Commission Staff Report November 14, 2013

Item 6: Schematic Plan Cottages at Rigby Road and Related Zone Designation

Public Hearing:	Yes
Application No.:	S-15-13; A-2-13
Property Address:	Approx. 1800 North and 1350 West
General Plan Designation:	LDR (Low Density Residential) and "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density)
Zoning Designation:	To be determined
Area:	23.5 Acres
Number of Lots:	80 Lots
Property Owner:	Tanner Trading Co.
Applicant:	Norman L. Frost/Ovation Homes

Request: Applicant is requesting a recommendation for Schematic Plan approval for the possible Cottages at Rigby Road PUD and a recommendation for an LR zone designation related thereto.

Background Information

On October 24, 2013 the Planning Commission recommended that the City Council deny the applicant's request and established the following findings:

1. The proposed 3.63 units/acre in the single family portions of the plan area too high. The General Plan LDR (Low Density Residential) designation, coupled with the "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density) along Haight Creek, dictates an overall lower density than what is requested by the developer.
2. The LDR designation may allow up to 4 dwelling units/per acre. But lots sizes of 10,000 to 20,000 square feet are also recommended. The smaller lots in the middle of the project do not comply with these sizes.
3. The LDR designation does not anticipate large assisted living facilities.

The applicant has since revised his plans (see attached information and the findings set forth above which support approval) and removed the assisted living facility, the houses with frontages along 1800 North, added usable and public open-space, and made the lot sizes larger throughout the development.

By resolution, the Farmington City Council on October 1, 2013, accepted a petition for study from the applicant to annex the subject property referenced above. As per City policy, if a sponsor of an annexation petition does not request a specific zone designation, the subject property will receive the zone designation of A (Agriculture) upon annexation into the City. However, the applicant is requesting a zone designation of LR (Large Residential) and schematic plan approval for a residential subdivision. As part of the process, the Planning Commission is charged with the task of providing a recommendation to the City Council regarding this request.

The Haight Creek draw runs along the western portion of the property. Gas lines traverse the property running north to south separating the easterly 6 acres from the remaining property located west of the gas lines. The applicant is proposing 27 larger lots (ranging from 10,000-14,000 s.f.) near the Haight Creek side of the property. The remaining 53 lots range in size from 6,500-10,000 s.f. The developer also proposes to establish an HOA for the PUD to maintain much of the yard area for the single family homes.

The applicant received comments from the City's Development Review Committee (DRC). The DRC consists of representatives from the City Public Works, Community Development, and Fire Departments, the City Engineer, Central Davis Sewer District (CSDS), and Benchland Water. Members of the DRC stated (among other things) the following:

1. Provide two culinary water main line connections creating a loop with the Farmington City water system;
2. Provide a storm water detention per the Farmington City Storm Drain Master Plan.
3. A model showing pipe size, slope and capacity of the new sanitary sewer line must be approved, and vacating the existing sewer easement must receive board approval [note: a major sewer trunk line crosses the property].

The applicant addressed many of the concerns of the DRC since the October 24th meeting. The storm-water detention basin may alter the layout of the proposed PUD, and/or modify the number of lots proposed.

Notwithstanding the forgoing, the City must determine whether or not the proposed development fits in with the adjacent areas, incorporates the DRC recommendations and is recommended by the Planning Commission and/or approved by the City Council.

Suggested Alternative Motions:

Move that the Planning Commission recommend that the City Council approve the Schematic Plan for the proposed Cottages at Rigby Road and the requested zone designation LR subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The name shall be changed from Cottages at Rigby Road to something else. There is already a Rigby Road within the Farmington City limits and the name of the main road through the proposed development will have to be something other than Rigby Road, which is in Kaysville City limits.
2. The trail around the neighborhood and into the Haight Creek Draw shall remain as open space and be accessible to the public.

3. The construction cost of the trail shall be absorbed by the developer and the trails committee shall approve the design.
4. The developer shall continue to work with the City and the DRC to address any outstanding issues regarding utilities and the detention basin prior to Preliminary Plat and Preliminary (PUD) Master Plan approval.

Findings:

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units/acre. The 3.4 units/per acre proposed in this subdivision falls below this threshold.
2. Many of the surrounding neighborhoods have average densities of 3-4 units per acre (see attached drawing).
3. The project is near the Cherry Hill Interchange, and the proposed development may be a suitable transition use for this area.
4. County population is aging, and a need may exist in the area for "adult living" type communities, which this subdivision is marketed towards.
5. The applicant has revised his plans to integrate the comments from the public hearing on October 24th, including removal of the proposed assisted living center, adding more open space, making the lot sizes larger, removing the lots facing 1800 North and providing more of a transition between adjacent neighborhoods.
6. The developer has set aside approximately 4.9 acres of open space throughout the development, which equals 21% of the total area, and the open space will be a usable trail to grant public access to an underutilized Haight Creek.
7. A yield plan was created at LR zone density with the required lot widths and minimum lot sizes, for a total of 67 lots (see attached); the 21% open space total enables a density bonus of 20% for a total of 80 lots, as shown on the Schematic Plan.
8. Transit is accessible to the site as nearby Main Street is a corridor for major bus routes.

OR

Move that the Planning Commission recommend that the City Council deny the Schematic Plan for the proposed Cottages at Rigby Road, and the request for an LR designation.

Findings:

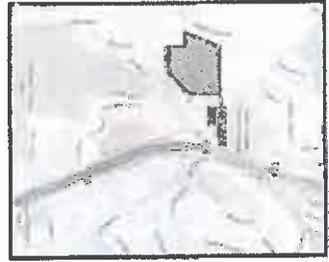
1. The applicant's proposal of one housing type throughout the majority of the development is monotonous and not in character with the surrounding neighborhoods. This does not provide a more pleasant living environment than a conventional subdivision and does not justify deviations from standards of an underlying LR zone (if this zone is approved).
2. Section 11-27-070(d) states that approval of the Preliminary (PUD) Master Plan shall be made only if: "(d) the increased density allowed within the Planned Unit Development will be compensated by better site design..." This site plan does not compensate for the increase in density through better site design.

Supplemental Information

1. Vicinity map
2. Schematic plan
3. Proposed building elevations and photographs
4. Area density map of selected developments
5. LR Yield Plan
6. Section 11-27-070 "Preliminary (PUD) Master Plan Review by Planning Commission"

Applicable Ordinances

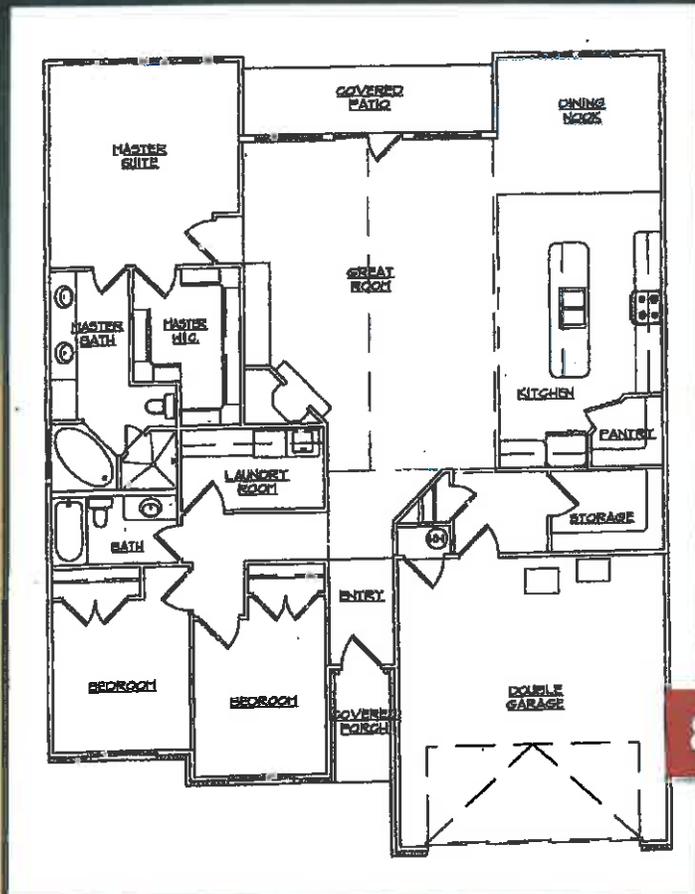
1. Title 12, Chapter 3 – Schematic Plan
2. Title 11, Chapter 11—Low Density Residential
3. Title 11, Chapter 27—Planned Unit Developments



HAMILTON



Premier One-Level Living



Included Features

- 2,061 Sq Ft
- 3 Bedrooms 2 Baths
- Large Master Suite & Master Closet
- Brick & Stucco Exterior
- 30 Year Architectural Shingles
- 2 Car Garage
- Large Patio
- Full Landscaping w/Sprinklers & Fence
- Air Conditioning
- Energy Efficient Home
- Low E Windows
- Knotty Alder Cabinets with 3" Crown
- Corner Pantry
- Gas Fireplace
- Granite in Kitchen & Laundry
- Ecostone in Master Bath
- Tile & Carpet
- 40 Gallon Water Heater

Information is deemed reliable. Please verify with agent as changes may occur without notice.

801.444.3639



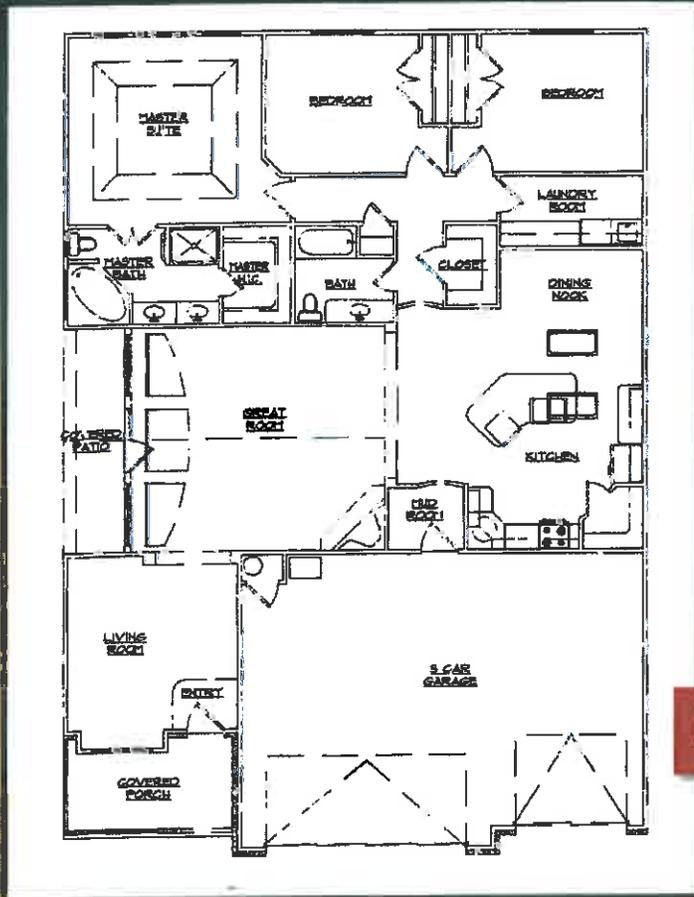
OVATION
HOMES

OvationHomesUtah.com

KINGSTON



Premier One-Level Living



Included Features

- 2118-Sq Ft
- 3 Bedrooms 2 Baths
- Brick & Stucco Exterior
- 30 Year Architectural Shingles
- 3 Car Garage
- Covered Patio with Atrium Door
- Full Landscaping, Sprinklers & Fence
- Air Conditioning
- Energy Efficient Home
- Low 'E' Windows
- Gas Fireplace
- Knotty Alder Cabinets with 3" Crown
- Large Pantry & Storage Area
- Granite in Kitchen & Laundry
- Ecostone Vanities & Surrounds
- Tile & Carpet
- 40 Gallon Water Heater

Information is deemed reliable. Please verify with agent as changes may occur without notice.

801.444.3639



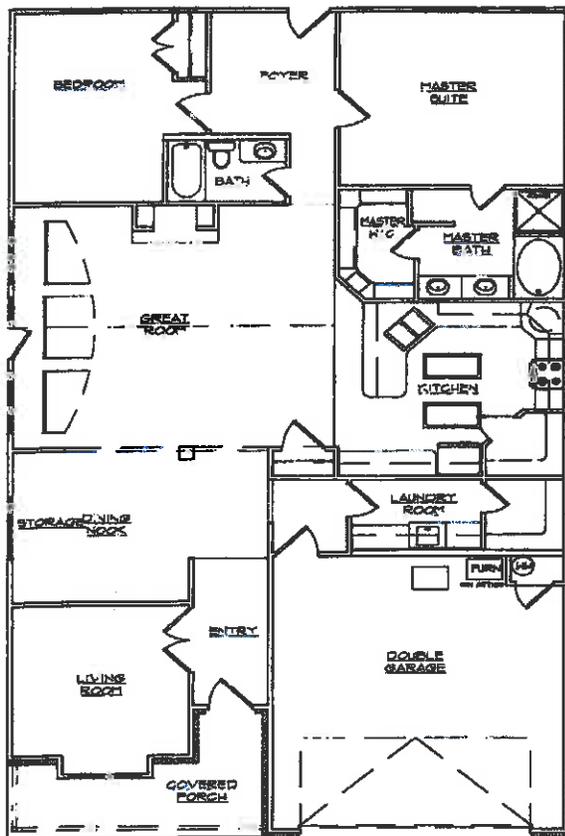
OVATION
HOMES

OvationHomesUtah.com

CRENSHAW



Premier One-Level Living



Included Features

- 2023 Sq Ft
- 3 Bedrooms 2 Baths | Master Suite
- Brick & Stucco Exterior
- 30 Year Architectural Shingles
- 2 Car Garage
- Full Landscaping, Sprinklers & Fence
- Air Conditioning
- Energy Efficient Home
- Low E Windows
- Knotty Alder Cabinets with 3" Crown
- Corner Pantry
- Skylights in Kitchen
- Granite in Kitchen & Laundry
- Ecostone Vanities & Surrounds
- Tile & Carpet
- Gas Fireplace
- 40 Gallon Water Heater
- Granite Kitchen Counters

Information is deemed reliable. Please verify with agent as changes may occur without notice.

801.444.3639



OVATION
HOMES

OvationHomesUtah.com

AVERY



Premier One-Level Living



Included Features

- 2250 Sq Ft
- 3 Bedrooms 2.5 Baths
- Brick & Stucco Exterior
- 30 Year Architectural Shingles
- 3 Car Garage
- Full Landscaping with Sprinklers
- Air Conditioning
- Energy Efficient Home
- Low E Windows
- Knotty Alder Cabinets with 3" Crown
- Corner Pantry
- Granite in Kitchen & Laundry
- Ecostone in Master Bath
- Tile & Carpet
- 40 Gallon Water Heater
- Vinyl Fencing
- Gas Fireplace

Information deemed reliable. Please verify with agent as changes may occur without notice.

801.444.3639



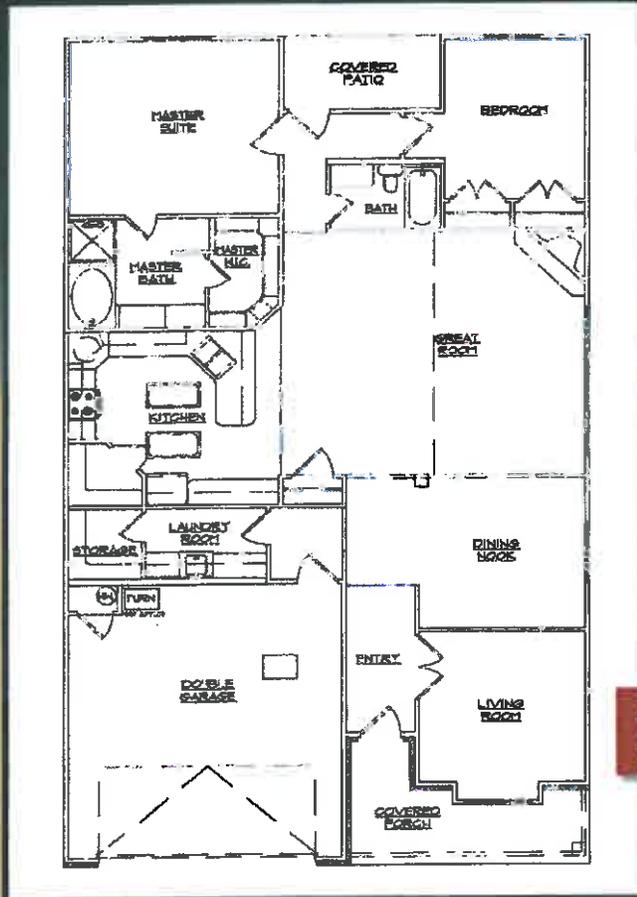
OVATION
HOMES

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ABERDEEN



Premier One-Level Living



Included Features

- 1954 Sq Ft
- 2 Bedrooms (Optional Study) • 2 Baths
- Brick & Stucco Exterior
- 30 Year Architectural Shingles
- 2 Car Garage
- Covered Patio with Full Light Door
- Full Landscaping, Sprinklers & Fence
- Air Conditioning
- Energy Efficient Home
- Low E Windows
- Gas Fireplace
- Knotty Alder Cabinets with 3" Crown
- Corner Pantry
- Skylights in Kitchen
- Granite Kitchen Counters
- Ecostone Vanities & Surrounds
- Tile & Carpet
- 40 Gallon Water Heater

Information is deemed reliable. Please verify with agent as changes may occur without notice.

801.444.3639



OVATION
HOMES

OvationHomesUtah.com







AVERY



2,250 sq. ft.



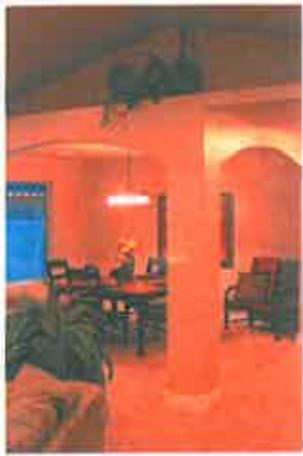
KINGSTON



2,118 sq. ft.



ABERDEEN



1,517 sq. ft.

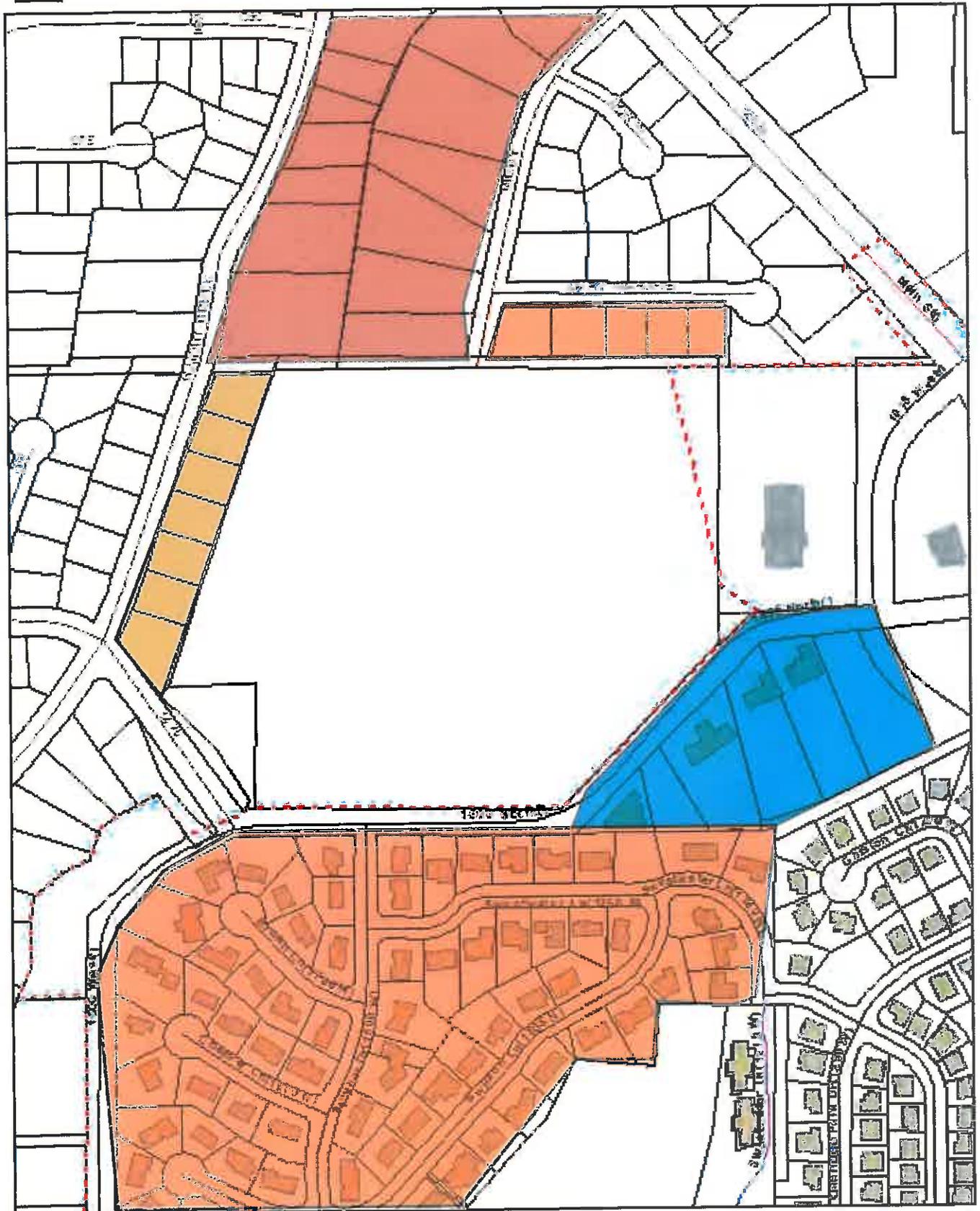
CRENSHAW



2,023 sq. ft.



Farmington City



Update: 7/10/2011 04:20:09 - 8/4/11 del
10 Program Current/Zone Map.mxd

- Avg. 10,000 sf
- Avg. 15,000 sf
- Avg. 20,000 sf
- Avg. 30,000 sf



- (1) An economic feasibility study or market analysis showing the need or basis for the Planned Unit Development.
- (2) Seismic, special topographic and soils studies.
- (3) Other studies identified as being necessary because of the uniqueness of the proposed Planned Unit Development site or its general surroundings.

11-27-070 Preliminary (PUD) Master Plan Review by Planning Commission.

The Planning Commission shall review the application for approval of a Planned Unit Development designation and the Preliminary (PUD) Master Plan at a public hearing. The Planning Commission shall either approve the application and plan as presented, approve it subject to certain conditions, table the application pending receipt of required materials, data, studies and information, or disapprove it. Approval of the Preliminary (PUD) Master Plan shall be made only after the Planning Commission makes the following findings:

- (a) That the proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The Planning Commission shall consider the architectural design of the buildings and their relationship on the site and their relationship to development beyond the boundaries of the proposed Planned Unit Development. The Planning Commission shall consider the landscaping and screening as related to the several uses within the proposed Planned Unit Development and as a means of its integration into its surroundings.
- (b) That the proposed Planned Unit Development will create no detriment to property adjacent to the Planned Unit Development and to this end the Planning Commission may require that the uses of least intensity or greatest compatibility be arranged around the boundaries of the project. The Planning Commission may require that yard and height requirements for the adjacent zone apply on the periphery of the Planned Unit Development.
- (c) That the proposed Planned Unit Development will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone. The Planning Commission shall consider the residential density of the proposed development and its distribution.
- (d) That the increased density allowed within the Planned Unit Development will be compensated by better site design and by the provision of increased amenities, common open space, and recreational facilities. To insure this requirement is achieved, site plans and other plans should be prepared by design professionals.
- (e) That any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety, or general welfare of the residents of the proposed Planned Unit Development. Based on its action on the Preliminary (PUD) Master Plan, the Planning Commission shall make recommendations to the City Council. A recommendation for approval of the Preliminary (PUD) Master Plan shall also include a list of recommendations for deviation from the requirements of the underlying zone requirements.



Planning Commission Staff Report November 14, 2013

Item 7: Request for Zoning Map Amendment Old City Shop Site

Public Hearing:	Yes
Application No.:	Z-4-13
Property Address:	42 North 650 West
General Plan Designation:	O/BP (Office/Business Park)
Zoning Designation:	A to BP
Area:	2.3 Acres
Number of Lots:	2
Property Owner:	Farmington City
Agent:	n/a

Request: Applicant is requesting a rezone from A (Agriculture) to BP (Business Park).

Background Information

The City initially obtained the property for purposes of building a public works/parks and recreation facility. City ordinances allow “public uses” as a conditional use in the A zone. The City is currently leasing the property to CenterCal. Now the City desires to sell the southerly portion of the property which contains the building and parking lot to a third party and retain the northerly part for its own purposes. Said third party is not a public entity and desires a zone designation consistent with the intended future use of the land.

Suggested Motion

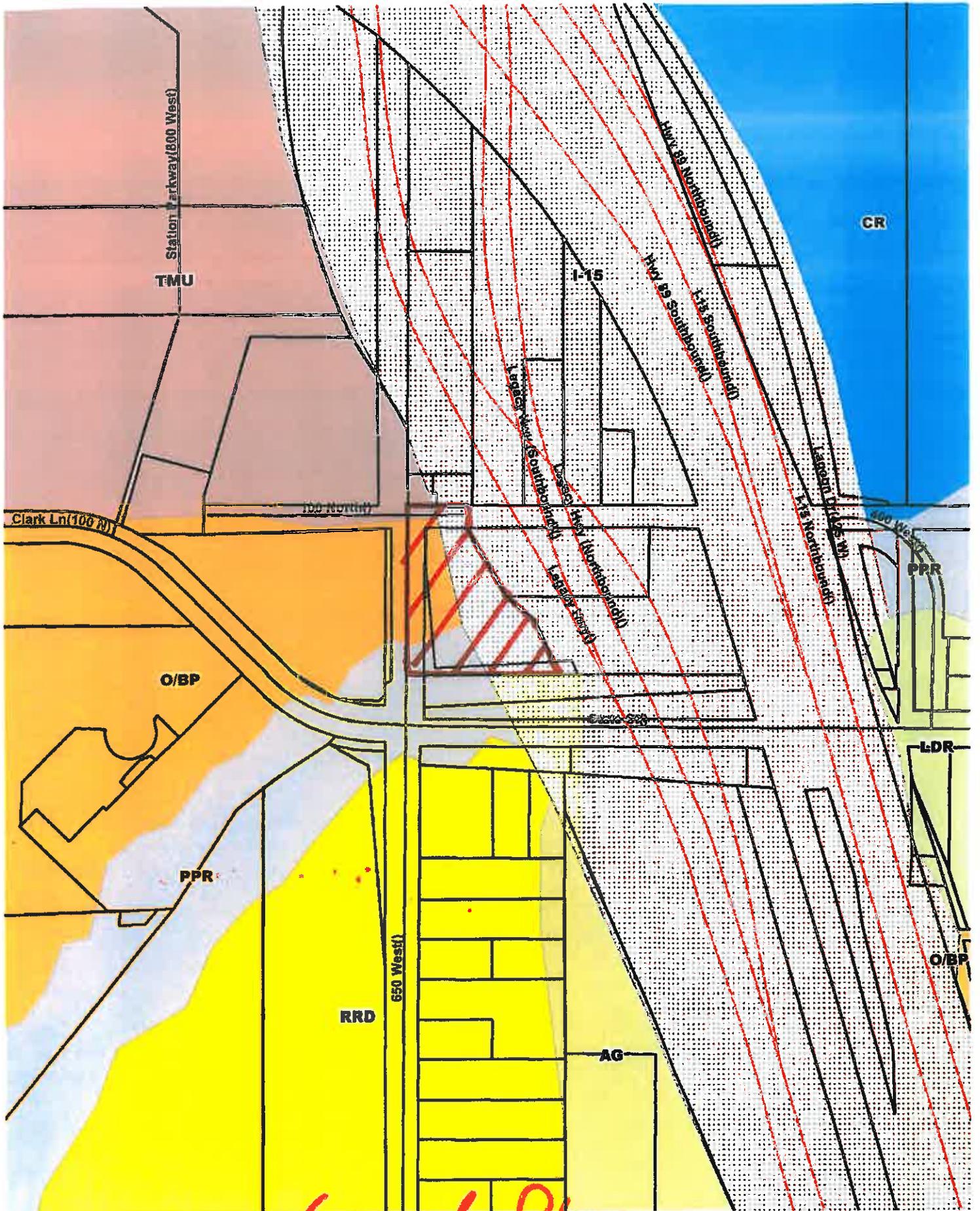
Move that the Planning Commission recommend that the City Council rezone the property as requested.

Findings

1. The proposed rezone is consistent with the General Plan;
2. It will allow the future owner of the southerly portion of the property to pursue a use consistent with the BP zone whereas the Agriculture zoning does not.
3. The remaining northerly portion of the property will also receive the BP zone designation, and this is consistent with City plans because “public uses” are also conditional use in this zone.

Supplementary Information

1. Vicinity Map/Zoning Map
2. General Plan/Ariel Photograph



General Plan



Planning Commission Staff Report November 14, 2013

Item 8: Project Master Plan for the Avenues at Station Park

Public Hearing:	Yes
Application No.:	S-10-13
Property Address:	Southwest Corner of Clark Lane and 1100 West
General Plan Designation:	Transportation Mixed Use (TMU)
Zoning Designation:	RMU (Residential Mixed Use)
Area:	12.11 Acres
Number of Lots:	128
Property Owner:	Amenti, Inc.
Agent:	Henry Walker Homes (HWH)

Request: *Applicant is requesting approval of a Project Master Plan for the Avenues at Station Park.*

Background Information

The proposed project is subject to the development plan review process set forth in Chapter 18 of the Zoning Ordinance. As per Section 11-18-108 of this chapter, an approved PMP, which establishes a "framework for the development of large or phased projects" is required as a prerequisite for the development review process. The intent of the Project Master Plan is to establish a framework for the development of large or phased projects and to address these issues as development proceeds:

1. Transportation, Mobility and Connectivity
2. Stormwater management, drainage and grading
3. Water quality systems
4. Major utilities
5. Open space and wetlands
6. Land use

A PMP is required for developments in the RMU, GMU and OMU districts when one of four criteria is met. The proposed subdivision Avenues at Station Park only meets criteria number 3, which states: "When aggregating open space is anticipated beyond a single zone lot as permitted to section 11-18-106."

The proposed subdivision does anticipate an aggregation of open space beyond a single zone lot, therefore, a PMP is required. The review of the PMP was focused on ensuring that the proposed open space aggregation met the required 35%.

Suggested Motion:

Move that the Planning Commission approve the Project Master Plan for the proposed Avenues at Station Park subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The proposed PMP is consistent with the regulating and other street, block size, and building form standards in the ordinance.
2. The number of parking stalls and the location thereof meets city standards. Chapter 32 of the Zoning requires 243 residential parking stalls, and the developer is providing 294 parking stalls with additional room for another 92 on-street parking stalls within the interior of the project.
3. The open space requirement is 35% in an RMU zone, the applicant provided 38.8% of aggregated open space.

Supplemental Information

1. Vicinity/ Zoning Map.
2. Project Master Plan
3. Zone Lot/Open Space Map (to be presented at the Planning Commission meeting)

Applicable Ordinances

1. Title 11, Chapter 18 – Mixed Use Districts.
2. Title 11, Chapter 32 – Off-street Parking, Loading, and Access.





**Planning Commission Staff Report
November 14, 2013**

Item 9: Miscellaneous Zoning and Subdivision Ordinance Amendments

Public Hearing:	Yes
Application No.:	ZT-9-13 and ZT-8-93
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Request: Applicant is requesting a recommendation of approval of amendments to the Zoning & Subdivision Ordinances.

Background Information

The updates to the Zoning Ordinance included with this proposal include a) Clarifying direct access (driveway) standards of building lots in Section 11-32-106(1)(e); b) Modifying correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105; c) Removing all residential uses in the Office Mixed Use (OMU) district in Section 11-18-105; d) Changing the City’s local street cross-section standard in Section 12-7-040; e) Reconsidering PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto; f) Adding an historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g); g) Amending Sections 11-30-105(7)(e) and 11-32-106(1)(d) regarding driveway slope; h) Deleting the word “minimum” in 11-28-070; i) Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a); and j) Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13).

a) Direct access (driveway) standards of building lots in Section 11-32-106(1)(e).
A “building lot” must have frontage on a public street (Section 11-2-020(55)). Meanwhile, a “lot” is not subject to the same standard (Section 11-2-020(54)). Consequently, Section 11-32-106(1)(e) regarding driveway access should be modified as follows to clearly specify only “building lots” because building lots are the only lot type which require street frontage:

Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of Section 11-3-045 of the City Zoning Ordinances and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot in a ~~platted subdivision~~ provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the City, and the full face of any dwelling unit located on ~~the~~ both building lots fronts or is fully exposed to the public street.

b) Correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105.

The aforementioned uses are shown as “Not Permitted” on the use table for the mixed use zones in Chapter 18. Such a designation may or may not be consistent with Federal Law. The City intends to ensure compliance with the law; therefore, it is recommended that the City eliminate these as uses in these zones to allow time for the City to update its ordinances accordingly (see below). In the meantime, the City will defer to federal law if such uses are proposed in the mixed use areas. Note: the entire use table in 11-18-105 is included in the supplementary information to this report.

Civic Uses		RMU	OMU	GMU	TMU	OS
	Correctional/detention facilities, half way houses, drug or alcohol rehabilitation facilities, facilities for the confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which require that clients stay overnight or longer.	N	N	N	N	N

c) Residential uses in the Office Mixed Use District (OMU) in Section 11-18-105.

The City desires to establish a large 240+ acre business park north of Shepard Creek west of I-15 and east of the UTA tracks for multiple reasons. Several months ago in an effort to prevent residential creep into this area, the City amended its ordinance to disallow most residential uses in the Office Mixed Use (OMU) zone. In the interim, the City has gained a greater understanding of live/work and assisted living facilities due to requests for such uses elsewhere in the community. In order to maintain the future business park as a non-residential area, it is recommended that the City identify these uses as “Not Permitted” or “N” in the OMU zone as follows (note: the entire use table in 11-18-105 is included in the supplementary information to this report):

Residential		RMU	OMU	GMU	TMU	OS
	Artist Studio	P	P N	P	P	N

	Live/work Residential	P	P N	P	P	N
	Residential facilities for the elderly; residential facilities for the handicapped.	P	P N	P	P	N

d) Local street cross-section standard in Section 12-7-040.

The Fire Department added portions of Appendix D to Ordinance 2012-22 as part of the 2011 Electrical Code update, or Title 10 of the Farmington City Code. Said ordinance was adopted by the City on June 5, 2012 (see enclosed Appendix D). It is recommended that the City amend its local street cross-section in its development standards by resolution and Section 12-7-040 of the Subdivision Ordinance as follows:

STREET CLASSIFICATION

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Important Local	Local
R-O-W width	106 ft.	100 ft.	80 ft.	66 ft.	60 ft.	<u>556</u> ft.
width to back of curb	86 ft.	65 ft.	57 ft.	42 ft.	37 ft.	<u>323</u> ft.

e) PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto.

Planned Unit Developments are erroneously listed as a conditional use within many districts contained within the Zoning Ordinance because consideration of any permitted or conditional use set forth therein constitutes an administrative act. Meanwhile, the establishment of a PUD is a legislative act (see Section 11-27-080). Accordingly, it is recommended that the City amend sections of the Zoning Ordinance as follows [for entire tables/paragraphs see respective sections in Zoning Ordinance]:

CHAPTER 10

AGRICULTURAL ZONES

11-10-020 Schedule of Uses.

The following table identifies permitted uses by the letter "P" and conditional uses by the letter "C". The letter "X" indicates that the use is not allowed. Uses not listed shall not be allowed except as provided in Section 11-4-105(6):

	AGRICULTURE ZONES
--	--------------------------

USE	AA	AE	A
Planned Unit development	€	€	€

CHAPTER 11

SINGLE-FAMILY RESIDENTIAL ZONES

11-11-030 Conditional Uses.

The following are conditional uses in all single-family residential zones. No other conditional uses are allowed, except as provided by Section 11-4-105(6).

- (a) ~~Condominiums, Planned Unit Developments;~~

CHAPTER 13

MULTIPLE-FAMILY RESIDENTIAL ZONES

11-13-030 Conditional Uses.

The following are conditional uses in multiple-family residential zones. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (4) ~~Condominiums, Planned Unit Developments;~~

CHAPTER 14

BUSINESS PARK ZONE (BP)

11-14-030 Conditional Uses.

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (7) ~~Planned unit development or condominium, commercial;~~
- ~~(8) Planned unit development or condominium, residential, in areas where such development provides an appropriate transition from non residential to lower density residential uses;~~

CHAPTER 15

BUSINESS/RESIDENTIAL ZONE (BR)

11-15-030 Conditional Uses

The following are conditional uses in the BR Zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- ~~(15) Planned unit development or condominium, commercial;~~
- ~~(16) Planned unit development or condominium, residential;~~

CHAPTER 16

GENERAL COMMERCIAL ZONE (C)

11-16-030 Conditional Uses.

The following are conditional uses in the C zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- ~~(19) Planned unit development or condominium, commercial;~~
- ~~(20) Planned unit development, apartments or condominium, residential;~~

CHAPTER 17

ORIGINAL TOWNSITE RESIDENTIAL ZONE (OTR)

11-17-030 Conditional Uses.

The following are conditional uses in the OTR Zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- ~~(13) Single family residential planned unit development (PUD)~~

CHAPTER 19

COMMERCIAL MIXED USE (CMU) ZONE

11-19-104 Allowable Uses.

The CMU zone provides for a broad variety of land uses. The purpose of the CMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an CMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a Planned Unit Development pursuant to Chapter 27 of this Zoning Ordinance, or as a Planned Center Development pursuant to the conditional use permit process.

Among the uses that may be considered for approval in the CMU zone as part of a Planned Center Development are the following:

- ~~(23) Planned unit development or condominium, commercial;~~
- ~~(24) Planned unit development, residential; (minimum density: six (6) units per acre);~~

CHAPTER 20

NEIGHBORHOOD MIXED USE (NMU) ZONE

11-20-040 Allowable Uses.

The NMU zone provides for a broad variety of land uses. The purpose of the NMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an NMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a Planned Unit Development pursuant to Chapter 27 of this Zoning Ordinance, or as a Planned Center Development pursuant to the conditional use permit process.

(a) Allowable Uses

Among the uses that may be considered for approval as part of a Planned Center Development are the following:

- ~~(20) Planned unit development or condominium, commercial;~~
- ~~(21) Planned unit development or condominium, residential;~~

CHAPTER 22

B ZONE

11-22-103 Conditional Uses.

Uses enumerated hereunder are principal uses. The location of these uses shall be subject to review and approval by the Planning Commission as provided in Chapter 8 and the requirements of this Chapter.

~~(3) Single-family residential planned unit development;~~

CHAPTER 27

PLANNED UNIT DEVELOPMENT (PUD)

11-27-030 Combination with Residential Zones.

A Planned Unit Development shall be ~~permitted as a conditional use~~ considered only in the AA, A, AE, LS, S, LR, R, R-2, R-4, and R-8, BP, BR ~~and C, OTR (single-family residential only), NMU, CMU, and B (single-family residential only)~~ zones. The provisions of this Chapter shall prevail in cases of conflict between this Chapter and other chapters (the provisions of the Foothill Ordinance shall be more restrictive than this Chapter).

f) Historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g).

Every Planned Unit Development (PUD) must require a 10% set aside of its net area as open space as per Section 11-27-120(g). Years ago in an effort to provide greater flexibility for infill parcels, particularly for properties containing historic resources, the City reduced the minimum acreage requirement for PUDs from 5 acres for single-family PUDs and 3 acres for multi-family PUDs to zero acres. Consequently, some infill projects are small and the 10% open space requirement does not result in significant area. It is recommended that in lieu of the open space requirement, or portion thereof, that the City is allowed to consider historic preservation as an option at its sole discretion as follows:

(g) Every Planned Unit Development shall provide usable common open space, accessible to all lots or units, of not less than 10 percent of the net area (gross area less constrained or sensitive lands), in single-family Planned Unit Developments (see chart below) and 30 percent in multi-family Planned Unit Developments. (Open space requirements in a mixed single-family, multi-family Planned Unit Development shall be computed as a weighted average.) No streets, driveways, parking areas, yard areas typically used for individual structures or areas with slopes greater than 30 percent, wetlands or other constrained lands may be included in the computation of the required open space unless the Planning Commission determines that certain constrained, i.e., rock outcroppings, etc., qualify as unimproved open space in order to enhance the character and function of open space with the development. Playgrounds, parks, swimming pools and related amenities, tennis courts and similar bona fide recreation buildings and facilities and trailway system land may be considered part of the usable common open space. The City, at its sole discretion, may consider preservation of an on-site building or structure eligible, or that may be eligible, for the National Register of Historic Places in lieu of the 10 percent open space requirement or portion thereof.

g) Amending Sections 11-30-105(7)(e) and 11-32-106(1)(d) regarding driveway slope.

At the October 10, 2013 meeting the Planning Commission mulled over the possibility of granting the Zoning Administrator authority to allow property owners to exceed the 14% slope standard for

driveways but up to a maximum cap. Staff also broached the possibility of including this authority under the administrative variance powers of the Zoning Administrator set forth in Chapter 5 of the Zoning Ordinance. Therewith, the Planning Commission approved a motion to table this item to give time to staff to review other standards as it relates to maximum slopes and to re-evaluate what section this ordinance change should be placed in.

Upon further discussions with the Building Official, staff is worried that whatever the “cap” it will become the new standard — not 14%. For this reason, a cap is not recommended. Moreover, it is also recommended that the Commission not include any amendment to the slope standard as part of Chapter 5 as originally mentioned by staff, because this chapter requires a finding of hardship, and such a hardship can be difficult to establish. Nevertheless, staff recommends the following amendments:

Section 11-30-105(7)(e):

~~Points of access shall be provided to all developed and non-developed areas for emergency fire fighting equipment. Driveways shall not exceed a slope of fourteen percent (14%) and shall have direct access to a public street.~~

11-32-106(1)(d):

Driveways shall not exceed a slope of fourteen percent (14%). The slope shall be the average slope of the two outside edges of the driveway. The points used to calculate the rise of the outside edges shall be established where the elevation of the respective corner of the driveway meets the street right-of-way line and the elevation of the corresponding corner of the driveway enters the a garage, carport, or designated parking space; and the same points must be used to calculate the horizontal distance of the run.

h) Deleting the word “minimum” in 11-28-070.

The current 25% coverage ratio often prevents a property owner from constructing a reasonably sized detached building, like a garage, because said coverage area is limited to the minimum required rear yard area determined by a 30 foot setback in residential zones even if the actual rear yard is much larger than the minimum requirement. It is recommended that the City amend this standard as follows for only residential zones:

11-28-070 Maximum Coverage Area of Accessory Buildings.

No accessory building or group of such buildings and no parking space in any residential zone shall cover more than twenty-five percent (25%) of the ~~minimum~~ rear yard space.

i) Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a).

The rear yard constitutes that area between the setback of the building and the property line. The ordinance as currently written prevents a property owner from placing an accessory building in the yard formed by an “L” shaped building but still located to the rear of the dwelling. It is recommended the City amend its ordinance as follows:

11-11-060 Accessory Buildings and Structures.

(a) Accessory buildings, except those listed in Subsection (b), shall be located ~~in~~ to the rear of the dwelling yard, shall be separated from the main building by a distance in compliance with applicable building codes, shall not encroach on any recorded easement, shall not occupy more than twenty-five percent (25%) of the rear yard, and shall be located at least fifteen (15) feet from any dwelling on an adjacent lot. Such buildings may be located within one (1) foot of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

j) Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13).

Recently the City adopted an ordinance regarding demolitions. Now in many circumstances one must have a building permit in hand issued by the City for the replacement building before one is allowed to proceed with the demolition. But this does not prevent one from following through with the construction of the replacement building/structure. At the time the new ordinance was enacted the City contemplated a performance bond to ensure compliance. It is recommended that the City amend its ordinance as follows:

(d) Issuance of Demolition Permit for a Main Building.

(1) Except as otherwise provided in subsection (4) of this section, a demolition permit shall be issued only upon compliance with subsections (2) and (3) of this section, if applicable, and if:

(i) A complete building permit application for a use building to replace ~~replacing the demolished~~ building or structure proposed for demolition has been submitted to the Community Development Department; and in the case of a replacement-use building for a dwelling, that is not a multiple family dwelling, the building permit must be issued and the City must receive a cash performance bond in a form acceptable to the City equal in amount to the valuation, as determined by the Building Official, of the replacement building; or

Suggested Motion:

Move that the Planning Commission recommend approval of the proposed amendments to the Zoning and Subdivision Ordinances as set forth in the November 14, 2013 staff report.

Findings:

1. The existing Section 11-32-106(1)(e) implies that the lots referenced therein are limited to building lots because building lots are the only lot type which require frontage. The amendment makes clear this distinction.
2. Eliminating correctional facilities, etc. and deferring to federal requirements to guide these land uses will ensure immediate compliance with the law, and provide time to appropriately and deliberately update City ordinances accordingly.

3. The office/business park area will be maintained as a non-residential zone.
4. Consideration of a P.U.D. overlay is a legislative act and may be applied with discretion. As a conditional use one may misconstrue consideration of a PUD as an administrative act which must be approved so long as such requests meet reasonable standards. The proposed amendment resolves this inconsistency within the ordinance.
5. An historic preservation standard in lieu of the open space requirement provides more available options to the property owner while allowing the City to achieve goals set forth in the General Plan.
6. The action ensures flexibility to resolve most conflicts raised when determining driveway slopes;
7. It provides discretion to the Zoning Administrator to ensure that portions of long driveways do not become excessively steep;
8. Chapter 32 remains the primary chapter of the new amendment regarding driveway slopes which reduces the possibility of inadvertent negative ramifications regarding an amendment occurring to one chapter but not the other.
9. The new driveway slope standard is consistent with the building code; and it prevents unreasonable constraints upon the property owner.
10. The new ordinance provides greater flexibility to the property owner regarding accessory building size (but in residential zones only); and placement of thereof for lots with "L" shaped main buildings.
11. The update helps preserve the preservation of City housing stock and neighborhood integrity.

Supplementary Information

1. Section 11-18-105.
2. Fire Apparatus Code Appendix D

Applicable Ordinances

1. Title 11, Chapter 32 – Off-Street Parking, Loading, and Access
2. Title 15, Chapter 2 – Administration of Regulations
3. Title 11, Chapter 28 – Supplementary and Qualifying Regulations
4. Title 11, Chapter 18—Mixed-Use Districts
5. Title 12, Chapter 6 – Major Subdivisions
6. Title 11, Chapter 27—Planned Unit Development (PUD)
7. Title 11, Chapter 10—Agriculture Zones
8. Title 11, Chapter 11—Single Family Residential Zones
9. Title 11, Chapter 13—Multiple-Family Residential Zones
10. Title 11, Chapter 14—Business Park Zone (BP)
11. Title 11, Chapter 15—Business/Residential Zone (BR)
12. Title 11, Chapter 16—General Commercial Zone (C)
13. Title 11, Chapter 17—Original Townsite Residential Zone (OTR)
14. Title 11, Chapter 19—Commercial Mixed Use (CMU) Zone
15. Title 11, Chapter 20—Neighborhood Mixed Use (NMU) Zone
16. Title 11, Chapter 22—B Zone
17. Title 11, Chapter 30—Foothill Development Standards

Principal	40	10 feet, each side	10 feet, each side
Promenade	50	20 feet, each side	5 feet, each side
Neighborhood	28 to 36	6 to 8 feet, each side	8 to 10 feet, each side
Rail Access	3 to 9	3 to 8 feet, one side	0 to 3 feet
Alley	None	None	None
Pedestrian Walkway	20	10 foot trail	5 feet, each side

11-18-105 Uses

- (1) Uses allowed in the TOD area are identified in Table 18.3 – Allowable Land uses. A development parcel may have more than one main building or dwelling, however each main building shall have its own zone lot.
- (2) More than one permitted use may be located on a development parcel and within a building (refer to definitions of mixed use and development parcel).

Table 18.3 – Allowable Land Uses

Key to Allowable Uses:

P – Permitted

N – Not Permitted

Restrictions:

- (1) – Drive-up window/drop-off lane allowed only with special use review by the Planning Commission. No additional curb cut shall be added to accommodate the drive-up/drop-off lane.
- (2) – Also see Section 11-18-108(b)(5)(iv) for provisions for buildings over 20,000 square feet.
- (3) – Benches and bus stops are permitted, with development standards as noted in Section 11-18-111

* Neighborhood Service Establishments: low impact retail and personal service uses such as bakery, bookstore, dry-cleaning, hair styling, pharmacy, art supply/gallery, craft store, photocopy center, corner market (w/ no gas pumps).

		Mixed-use Districts				
		RMU	OMU	GMU	TMU	OS
Residential						
	Low-density residential – single-family detached min. of 5,000 sq. ft. lot size	P	N	N	N	N
	Medium-density residential – single-family small lots and attached units or townhomes/condominiums	P	N	P	P	N

	limited to duplexes, triplexes, four-plexes, five-plexes, or six-plexes.					
	High-density residential – Condominium and apartment style	N	N	P	P	N
	Artist Studio	P	P	P	P	N
	Live/work Residential	P	P	P	P	N
	Residential facilities for the elderly; residential facilities for the handicapped	P	P	P	P	N
	Commercial	RMU	OMU	GMU	TMU	OS
	Business, professional offices, outpatient medical facilities	P	P	P	P	N
	Entertainment	N	N	P	P	N
	Financial institutions (with the exception of non-depository institutions)	P	P	P	P	N
	Fitness and recreation facilities	P	P	P	P	N
	Hospitals, inpatient medical facilities	N	P	P	P	N
	Lodging, limited to hotel, motel	N	P	P	P	N
	Lodging - bed and breakfast	P	N	P	P	N
	Neighborhood service establishments*	P ¹	P ¹	P	P ¹	N
	Restaurant – fast food	P ¹	P	P	P ¹	N
	Restaurant – traditional sit-down	P	P	P	P	N
	Retail and Wholesale sales individual tenant use:					

	- Up to 5,000 sq. ft.	P	P	P	P	N
	- Greater than 5,000 sq. ft. and up to 20,000 sq. ft.	N	P	P	P	N
	- Greater than 20,000 sq. ft.	N	P ²	P ²	P ²	N
	Vehicle Service/convenience store (including gasoline sales but no auto repair)	N	P	P	P	N
	Accessory buildings that do not in aggregate have a footprint greater than 25% of the main building(s) on a development parcel	P	P	P	P	N
	Parking structure	N	P	P	P	N
Civic Uses		RMU	OMU	GMU	TMU	OS
	Service and fraternal clubs and organizations, and religious institutions	P	P	P	P	N
	Correctional/detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer	N	N	N	N	N
	Government – point of service (e.g. Library)	P	P	P	P	N
	Government – no point of service; no offices dealing directly or on a limited basis with the public (e.g. public works yards, etc.)	N	N	N	N	N

Parks and Open Space	P	P	P	P	P
Schools: - Preschool, daycare - Primary, secondary, colleges, and vocational	P ¹ P	P P	P P	P P	N N
Transit and related transportation facilities – (not including benches and bus stop signs)	N	P ³	P ³	P ³	N

11-18-106 Building Form & Site Envelope Standards

The following regulations and standards establish the parameters that guide the form of building within the mixed-use districts of this chapter, including the site envelope for building placement. They direct and control the building envelope and site in regard to configuration, orientation, function, and features that define and shape the public realm. The technique of the standards is to use private buildings to define and shape the public space in a manner that promotes walkability and provides functional connections between the public space and the private buildings. The standards are designed to use a minimum level of control to meet this goal.

The Regulating Plan identifies six street types, including pedestrian walkways. Alleys are not identified on the regulating plan. The building form and site envelope standards are identified for each mixed-use district and the street types within. Standards for street types shall apply to all lots that front that street. Lots may be either a recorded building lot or a zone lot as defined in Section 11-18-103. A development parcel may have more than one zone lot. Standards will apply to the primary building on each zone lot. Lots that front more than one street shall follow the standards for the primary street, as determined by the street hierarchy. Standards for the arterial roads shall only apply to lots that directly abut Park Lane at grade and shall not apply to those portions of Park Lane and its access streets that are raised on an embankment. Lots that are adjacent to an embankment shall also have frontage on another street and will conform to the standards of the next nearest street type. These standards shall address building height, siting of the building on the lot, and other elements. Character examples may be provided to depict the context of the type and form of desirable development only, and not the actual design or architectural style of buildings. Exceptions to the standards of this section for large footprint commercial buildings over 20,000 ft² are detailed in Section 11-18-107.

- (1) Height:
 - (a) The height of the principal building is measured in stories, with the maximum height indicated in feet for the RMU and OS districts.

APPENDIX D

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

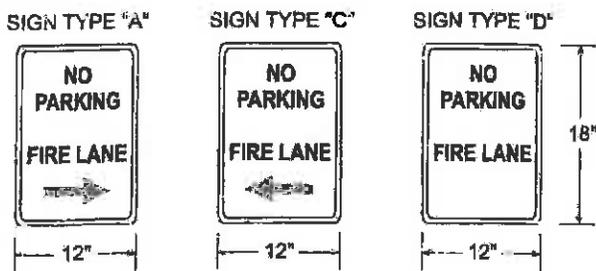


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

**SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

**SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS**

D105.1 Where required, Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34,050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

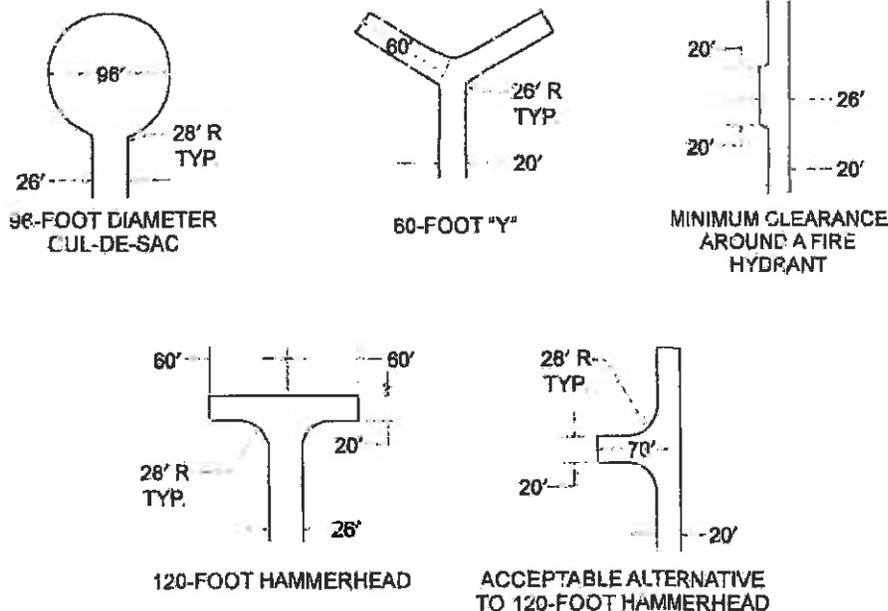
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm



For SI: 1 foot = 304.8 mm

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**