

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
August 23, 2018**

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**STUDY SESSION**

*Present: Vice-Chair Kent Hinkley, Commissioners Roger Child, Connie Deianni, Amy Shumway, Rulon Homer, Shawn Beus, Community Development Director Dave Petersen, Associate City Planner Eric Anderson and Recording Secretary Tacy Stine. Commissioner Russ Workman was excused.*

**Dave Peterson** gave a presentation about growth in Farmington City. He used maps and graphs to show how and where the city has grown since the 1950s. He showed Planning Commission members how Farmington compares to other cities in the county as well as Draper and Herriman. He then went on to explain what Farmington City did and is continuing to do to plan for growth. First, he said, Farmington city made a General Plan. The city wanted to preserve stream corridors and didn't want to put houses in harm's way or turn them into concrete canals like Bountiful did. He said Farmington had a growth boundary. From the beginning the city was concerned about growth.

**Dave Peterson** then said Farmington City made a Downtown Master Plan. He said downtown Farmington has not changed much. He talked about a Trail Master Plan. Using maps he showed Planning Commission members maps of trails in Davis County. He said he doesn't know of another city in Davis County that has as good of a Trail Master Plan as Farmington does. He then brought up the Conservation Subdivision. He said Farmington City used this in an effort to preserve the ambience and open space of the city. He said Farmington City has a Scenic Byway Designation and Overlay. He said the city fought hard to get the West Davis Corridor designated as a Scenic byway, and it passed. This means it can't be segmented and there can be no billboards. He said the next ordinance that passed was a downtown ordinance called the Original Town Site Residential, which was meant to preserve downtown. Next, he said Farmington City adopted an Urban Forestry Ordinance, which is all about the trees. Finally, he said Farmington City was one of the first cities to adopt a Form Base Code. He said the city knew retail was coming and wanted it to be different.

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**REGULAR SESSION**

*Present: Vice-chair Kent Hinkley, Commissioners Roger Child, Connie Deianni, Amy Shumway, Rulon Homer, Shawn Beus, Community Development Director Dave Petersen, Associate City Planner Eric Anderson and Recording Secretary Tacy Stine. Commissioner Russ Workman was excused.*

**Item #1. Minutes**

There were no minutes to approve at this time.

**Item #2. City Council Report**

**Eric Anderson** gave a report from the August 21, 2018 City Council meeting. He said the City Council tabled the item of the North Station Phase One Development Agreement and Project Master Plan because they wanted to see the two-story townhouses on the DR&G brought closer to the west portion of the property that is adjacent to the residential. The City Council tabled it to give the developer time to reconfigure their plan.

**Eric Anderson** said the City Council did approve the zone text amendment of the regulating plan even though it was related to the Project Master Plan because the road configuration will be changed to match the Master Plan Ken Stewart showed on his plan. He said even though the City Council tabled the Project Master Plan they wanted to approve changing the road configuration because regardless of what happens with the Project Master Plan changing the road makes sense because it will need to be realigned anyway.

#### **CONDITIONAL USE PERMIT**

**Item #3. Sydney King / Good Spray Car Wash (Public Hearing) – Applicant is requesting conditional use permit approval to expand the Good Spray Car Wash on .859 acres of property located at 1358 N. Highway 89 in a C (Commercial) zone. (C-7-18)**

**Eric Anderson** said the applicant wants to expand their current car wash, located north of Smith's. He said the applicant is planning on getting rid of the current car wash building and building a new one, which would be one tunnel that goes north to south. He said it will be an automatic car wash. He explained that the site plan shows where they're doing a drive aisle, two cars at a time, then can go through the automatic car wash. He said the applicant is planning on putting the driers west of the building. He said the big change is on the drive aisle to the east of the property. He explained that right now the property line goes up to the parking spaces in front of other businesses east of the car wash. He said the applicant is providing a twenty-four foot drive aisle that meets the standard of Farmington City codes. He said it will narrow it, but it will still be adequate for the needs of other users on the property. He said staff is recommending approval of it with some conditions. He said Central Davis Sewer District asked staff to add on a grease trap interceptor.

**Kent Hinkley opened the public hearing at 7:16 p.m.**

(No comments were received at this time. – if no comments)

**Kent Hinkley closed the public hearing at 7:16 p.m.**

**Connie Deianni** wanted to know where cars would exit. **Kelley King**, 2056 Maple Ridge Drive, Bountiful, said that cars will come in from the west or south side and will stage going to the north, then curl around and enter the tunnel. He said there will be two lanes of cars, and one will enter the car wash at a time. He then said cars can come out and turn around to go to the vacuums if they want. **Connie Deianni** asked about trees planned in the landscape area. **Mr. King** said they plan on having trees. He said the developer they are working with has done many car washes and is used to working with cities.

**Mr. King** said there are four vacuums at the car wash right now. **Roger Child** asked how that will compare with what they are planning on providing. **Mr. King** said there will be at least 8 stations with

vacuums. **Roger Child** wanted to know if it would impact the noise level. **Mr. King** said it's something they looked at. He said the driers for the new car wash will be inside the tunnel so the noise will be minimal. He said the new technology has bigger driers, but they are inside the tunnels, which will suppress a lot of the noise. He said they are also going to put in a water reclaim system. This means some of the water used can be reused in soap cycles instead of all going down the drains. **Roger Child** asked if the new facility would be louder. **Mr. King** said it would be quieter.

**Kent Hinkley** asked if the car wash will be staffed. **Mr. King** said it will be staffed as long as it's open. He said this kind of car wash has to be staffed. **Kent Hinkley** asked if operating hours would be limited. **Mr. King** said the majority of current clientele use the car wash before work or after work.

**Kent Hinkley** wanted to know more about the landscaping. **Mr. Hinkley** said they want to make it look nice.

**Connie Deianni** asked if it would be open seven days a week. **Mr. King** said yes.

**Dave Peterson** said according to the Farmington City noise ordinance a business like the car wash can't open until 6 AM.

**Motion:**

**Connie Deianni** made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall provide a grease trap interceptor subject to approval by Central Davis Sewer District;
2. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
3. The hours of operation are limited to 6 a.m. to 10 p.m.;
4. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
5. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes.
6. The applicant will provide measurement that the sound level of the new car wash will be less than the current sound level.

**Shawn Beus** seconded the motion, which was approved by **Kent Hinkley, Rulon Homer, Connie Deianni, Amy Shumway and Shawn Beus**. **Roger Child** did not approve. He said he would like the applicant to provide tests of sound controls in place.

The planning commission decided to reconsider their approval. **Rulon Homer** made a motion to reconsider. **Roger Child** seconded the motion, which was unanimously approved. The Planning Commission talked about adding a condition for the applicant to provide proof that the sound level of the new car wash will be less than the current sound level. **Dave Peterson** said he could get a reading

from the current car wash, then go to the applicant's carwash in Kasyville and take the same measurement to compare it to.

**Roger Child** made a motion to amend the previous approval with the added condition number 6 that the decibel level be quieter than previous use. **Rulon Homer** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking as set forth in Section 11-32-040 of the Zoning Ordinance.
8. The proposed use is an expansion of an existing conditional use permit and is updating and enhancing on the existing facility.

Item #4. Farmington City (Public Hearing) – Applicant is requesting conditional use permit approval to expand the City Hall Parking Lot on .29 acres of property located at 190 S. Main Street in an LR (Large Residential) zone. (C-8-18)

**Eric Anderson** said Farmington City is proposing to expand their south parking lot. He said the back parking lot can get congested during school hours. The proposal is to do a drive aisle that exits onto Main Street. He said the existing home and garage will remain as is. Two handicap spaces will be added as well as four ninety-degree parking spaces.

**Dave Peterson** said the area north, near the maintenance area, will be reclaimed. Everything will be repositioned and new landscaping will be put in. He said Farmington City bought the land a few years ago, anticipating what would happen. He said there have been a few near-accidents during school hours. He said rather than a parking lot expansion, it's more of a way to get out to the road. He said Farmington City wants to minimize the impact to the neighboring home and that Farmington City owns the home.

**Rulon Homer** wanted to know if the parking lot expansion would have access to the school parking lot so the school parking lot would have another egress out to Main Street. **Dave Peterson** said there used to be two ways in and out of the parking lot. That's what Farmington City wanted, but the school said no, that the flow works a certain way, and there are a lot of parents dropping kids off at school. He said to increase safety they plan on having a barricade during fifteen minutes in the morning

and fifteen minutes in the afternoon during drop off. He said it will create a constant circular motion going by the swimming pool and back out to Main Street so parents won't be tempted to come into the parking area and get lost. He said people visiting City Hall, and city employees, will be able to leave and come without impacting safety.

**Kent Hinkley opened the public hearing at 7:50 p.m.**

**Brad Bornemeier**, 54 S Main St., Farmington, asked why the city is already working on the parking lot expansion. **Dave Peterson** said Public Works has a lot of things stacked up as far as schedule. He said they had a break in their schedule so they started. He said it's a difference between Administrative Acts and Legislative Acts. The parking lot expansion is an Administrative Act. He said cities have a lot of discretion when it comes to Legislative Acts, but the way the state law is written on something like a conditional use, like this, makes it difficult for the Planning Commission to deny. He said staff did stop them because the Planning Commission needs to review it.

**Eric Anderson** said as with any property owner you can do some excavation and earth work on the site, even without permission from the City, as long as you have permits, and the City has done that.

**Mr. Bornemeier** said he's a little gun shy of seeing some action. He also said he's concerned about traffic pouring onto Main Street. He said the parking lot gets filled up when there are popular meetings at City Hall, and it turns into a one-lane road. He's concerned about having another entrance and exit pouring onto an already congested road. He said he thinks there should be more discussion with the school district about maybe using their entrance and exit going onto 200 S., having flow go out there instead of having more go out onto Main Street.

**David Jarvis**, 8 W 200 S, Farmington, said he's on the south side of the property in question. He said when he and his wife bought their home they were concerned that the parking lot would eventually border their property line. He said there's a wonderful thicket of trees and bushes there they love and hope to keep. He said when the city bought the property they understood that there were no plans to remove the trees. He's concerned about the trees being killed if the parking lot continues to expand. He said he's also concerned that there's a public hearing even though they're already working on the project. He said he hopes the Planning Commission will consider their comments rather than just going through the formality without any consideration of the people who live around the area.

**Caralee Sollami**, 12 W 200 S, Farmington said she's worried her backyard will be open to the parking lot because there is no fence as of now. She asked if they will recycle the fence or if her backyard will be open to the parking lot. She also voiced concern about the big trees that are there.

**Connie Gartrell** 187 S Main, Farmington said she lives directly across the street from where cars would be coming in and out. She said the notice she got said the parking lot is for city vehicles only, not everybody else. She said her concern is noise, with city vehicles coming in and out. She asked if it would just be cars and trucks or equipment. She said traffic is atrocious. She said she's asked the police for help and police say there are no speeders. She said there are speeders at all hours. She wants to know what would happen if you add more vehicles in.

**Mr. Bornemeier** asked what would happen to the house that's there. **Dave Peterson** said the City Council has no intention of taking the house down. Staff said they don't want another home demolished.

**Mr. Jarvis** said the comment about the noise is a legitimate concern. He said garbage trucks are noisy at 4 am. He's also concerned about noise from added traffic.

**Kent Hinkley closed the public hearing at 8:03 p.m.**

**Ken Hinkley** said members of the Planning Commission are not city employees so they don't care about the public works department. He said the Planning Commission will make a decision as they see fit.

**Roger Child** said the trees will be preserved. **Dave Peterson** agreed. He said City Hall is at capacity. He said there will be no more additional employees. As far as the city is concerned there will be no more traffic generated from this use than is presently constituted. He said as far as ingress and egress, the drive approach is on the safe side of the curve. Staff's understanding is that the fence will be put back up, but it can be added as a condition. He said there is no intention of touching the thicket of trees. **Eric Anderson** said one of the reasons they moved the parking lot, the ingress/egress, as far north as possible was to avoid the trees on the south side. He said it's a nice stand of trees, and they want to keep them as much as the neighbors do.

**Connie Deianni** said she's concerned about coming through the school parking lot because she knows how congested it can be. She asked what's to prevent parents from going out the north side and out onto Main St. if they are picking kids up. **Dave Peterson** said they put up a cone so they can't get in there. He said during pick-up and drop-off the city rear parking lot will be closed. He said it won't conflict with parents during those times. He said there will be no blind spots.

**Amy Shumway** asked if parents will drop off in front of swimming pool. **Dave Peterson** said that's what they're supposed to be doing. He said there will be signs directing people where to go. **Eric Anderson** brought up the notice that was sent out to residents. He said they don't want to oversaturate the notice with too much information.

**Amy Shumway** brought up the questions about increased traffic and entrance and exit onto Main St. She said she feels it's more dangerous in the parking lot than to have this be exiting onto Main St. She said there are a lot of blind spots so she thinks it would be nice to have another exit and entrance from that parking lot.

**Kent Hinkley** said he doesn't think it will increase traffic having only four more parking spots. He said it's the same number of cars, there will now just be three exits to go out of instead of two. **Eric Anderson** said it's a net zero because the cars parked there now have to exit onto Main St. anyway.

**Connie Deianni** said she didn't want to be naïve about an increase in cars. She said there will be people who will see it as another way into the school or the city building. **Dave Peterson** said that was true, but the amount of cars on Main St. will be the same. He also said staff will follow up on the dumpster noise.

**Connie Deianni** said she wanted to address that she heard residents concern that the project is under way. She said the more she learns about Planning Commission and the Administrative and Legislative Acts the more she understands that property owners can do certain things on their property. She said there was a reason it was done that way and doesn't think there was any wrongdoing.

**Motion:**

**Connie Deianni** made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards.

**Roger Child** seconded the motion, which was unanimously approved.

Conditions for Approval

1. A six foot fence, either the existing one or a new one, will be installed on the south of the parking lot.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development as it will be a much needed upgrade to the facilities that are currently existing in the area;
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
6. The proposed use is enhancing circulation and access for City Hall.
7. The proposed use is sensitive to adjacent neighbors, and is preserving the home and trees on the property.

**OTHER**

Item #5. Miscellaneous, correspondence, etc.

- a. Planning Commission Chair Election
- b. Other

**Connie Deianni** made a motion to nominate **Kent Hinkley** as the new chair.

**Rulon Homer** seconded the motion, which was unanimously approved.

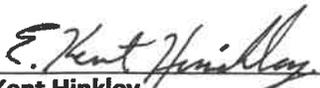
**Roger Child** nominated **Connie Deianni** as the vice chair.

**Rulon Homer** seconded the motion, which was unanimously approved.

**ADJOURNMENT**

**Motion:**

At 8:21 p.m., **Kent Hinkley** made a motion to adjourn the meeting, which was unanimously approved.

  
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**Kent Hinkley**  
**Chair, Farmington City Planning Commission**