



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

September 3, 2020



AGENDA PLANNING COMMISSION MEETING

September 3, 2020

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

Study Session: 6:30 p.m.

Regular Session: 7:00 p.m.

Farmington City Planning Commission meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, if necessary, members of the public wishing to attend this meeting are encouraged to view the meeting online. In the event this occurs, the link to view the hearings live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. In-person attendance is also an alternative, but any in-person attendance/gathering will meet the latest governmental restrictions related to the COVID-19 virus. If you wish to email a comment for any of the listed public hearings, you may do so at crowe@farmington.utah.gov by 5 p.m. on the day of.

- 7:00 1. Minutes
2. City Council Report

SUBDIVISION/ZONING AMENDMENTS

- 7:05 3. Teton Investment Holdings LLC/CW Home (Public Hearing) – Applicant is requesting Preliminary PUD Master Plan approval and Subdivision Schematic Plan for The Station Planned Unit Development (PUD) consisting of 50 lots on 10.17 acres of property located in the R (Residential) and LR (Large Residential) zones at approximately 850 N Lagoon Drive. (S-12-20)

CONDITIONAL USE APPLICATIONS

- 7:30 4. Andrew and Andrea Gooch (Public Hearing) – Applicant is requesting conditional use approval to exceed the minimum driveway width on .30 acre of property located at 473 S 950 W in the AE (Agriculture Estates) zone. (C-7-20)

ZONE TEXT AMENDMENTS APPLICATIONS

- 7:40 5. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Foothill Development Standards in Chapter 30 of the Zoning Ordinance. (ZT-14-20)

- 7:50 6. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Site Development Standards of the Zoning Ordinance regarding reciprocal access. (ZT-15-20)

OTHER BUSINESS

- 7:50 7. Miscellaneous, correspondence, etc.
a. Accessory Building Heights
b. Other

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 August 28, 2020

Carly Rowe
Planning/Recording Secretary

FARMINGTON CITY
PLANNING COMMISSION

AUGUST 6, 2020

ELECTRONIC AND IN PERSON MEETING

STUDY SESSION

Present: Chairman Roger Child, Vice Chairman Alex Leeman, Greg Wall, Russ Workman, Rulon Homer and Alternate Commissioner Inger Erickson. **Staff:** Assistant City Manager/City Engineer Chad Boshell, Recording Secretary Carly Rowe, Planning/GIS Specialist Shannon Hansell and Associate City Planner Meagan Booth. **Excused:** Community Development Director David Petersen, Commissioners Mike Plaizier and Larry Steinhorst.

Staff and Planning Commission went to the site of the proposed Item #4 Park and Main Subdivision to view the site.

REGULAR SESSION

Present: Chairman Roger Child, Vice Chairman Alex Leeman, Greg Wall, Russ Workman, Rulon Homer and Alternate Commissioner Inger Erickson. **Staff:** Assistant City Manager/City Engineer Chad Boshell, Recording Secretary Carly Rowe, Planning/GIS Specialist Shannon Hansell and Associate City Planner Meagan Booth. **Excused:** Community Development Director David Petersen, Commissioners Mike Plaizier and Larry Steinhorst.

Chairman Roger Child opened the meeting at 7:00 PM.

Item #1 City Council Report

Planning/GIS Specialist **Shannon Hansell** reported on City Council that was held on Tuesday August 4, 2020. The council discussed the Patsy's Mine closure, the City does want to protect it, and it is the National Forest Service who will have their preference. Secondly, the Davis County Housing Authority presented a power point on Moderate Income Housing; **Mike Plaizier** was present and discussed his background on it as well. Originally, the Saltzgeber plat amendment was on the agenda but it was tabled and there was no additional time to discuss further. She plans to email the Davis County Housing Authority to get some solutions to the questions presented at the City Council meeting. **Brigham Mellor** also gave a presentation regarding the future of the Business Park. **Todd Godfrey** weighed in his thoughts as well.

SUBDIVISION/ZONING AMENDMENTS

Item #2 Richard Haws (Public Hearing) – Applicant is requesting approval to condominiumize the Arbinger Building located at 686 N. Arbinger Way located in the OMU (Office Mixed Use) zone. (S-14-20)

Associate City Planner **Meagan Booth** presented this agenda item. Outward Partners, LLC is proposing a five-unit condominium project, located in a new 3-story building. The subject property is zoned OMU (Office Mixed Use). The applicant would like to convert the office space into individually-owned units sharing common space e.g. parking area, etc. It is important to the City to understand who will be responsible for the utility payments related to this project. The property owner has submitted a plan showing which owner (or entity) is responsible for the utility payments. Staff's recommendation is for approval. Any new construction or remodeling will require a building permit, and the City Attorney will review the Covenants, Conditions, and Restrictions (CC&Rs).

Commissioner **Greg Wall** asked if a condo owners association had been created. **Booth** replied that it had, and any remodel would be considered a Tenant Improvement (TI).

Mark Treu (382 W 1750 South, Kaysville) is a representative of the Arbinger Institute and welcomed any questions that staff or the Commission may have. There were no additional comments at this time.

Roger Child opened and closed the Public Hearing at 7:08 PM due to no comments.

Greg Wall said his makes good sense to allow the owner flexibility to sell space instead of lease it, especially given the economic situation faced by office market. **Child** agreed.

MOTION

Rulon Homer made a motion to move that the Planning Commission recommend that the City Council approve the Arbinger Building Condominium Plat located at 686 N. Arbinger Way Lane subject to the following conditions:

1. The applicant must address all DRC Comments prior to recording.
2. The applicant must fully comply with Chapter 8 Condominium Ownership Act of the Utah State Code.
3. The Covenants, Conditions & Restrictions, must be reviewed by the City Attorney after which, recorded with the Davis County Recorder.
4. Any construction or remodeling of the units will require a Building Permit.

Russ Workman seconded the motion, which was unanimously approved.

Findings for Approval:

1. The motion, if followed, will resolve any potential utility payment conflicts.
2. The request is consistent with the General Plan.
3. The proposed office use is consistent with the surrounding properties and adjacent neighborhoods.

Item #3 Symphony Homes LLC/Jared Schmidt (Public Hearing) – Applicant is requesting a recommendation to amend the entire Master Plan for the Chestnut Farm Planned Unit Development (PUD) (Preliminary PUD Master Plan) and Schematic Subdivision Plan approval for Phase 5 and a related zone change thereto, from A (agriculture) to AE (Agriculture Estates). This phase consists of 25 lots on 10.27 acres of property located at approximately 475 S 1350 W. (S-5-20 and Z-4-20)

*Per recommendation of City Attorney **Todd Godfrey**, **Greg Wall** must disclose that by marriage, he is related to the owner of Symphony Homes. He does not need to excuse himself from voting, but he must disclose that information, per **Todd Godfrey**.*

Shannon Hansell presented this agenda item. On March 20, 2012, the City Council approved the Chestnut Farms Street Master Plan (see attached). Most notable in this decision was to deny a connection to 1525 West via 475 South precipitated by neighborhood objections. An earlier connection option included the need to mitigate a wetland complex. Later, on September 20, 2018, the 475 South connection was encouraged; however, the official proposal was tabled due to neighborhood objections to density along the 475 South connection. This current submittal follows the 2012 Master Plan except the developer has not provided a stub street to the Bangerter property. In addition to these changes, the master plan amendment includes changes to the yield plan and a reduction in density from 137 total yield lots to 133 total projected lots.

This amendment has been proposed in light of the Chestnut Farms PUD Schematic Plan for Phase 5. This phase includes 25 lots, 1.14 acres of unimproved open space, with a trail connection to Buffalo Ranch Trail and 1525 West for pedestrian circulation. The area proposed for Phase 5 retains a section of Agriculture zoning; the developer would like to update the zoning to AE (PUD), following the rest of the PUD, and must do so to obtain the 133 projected lots.

Russ Wilson (111 South Frontage Road, Centerville), land manager for Symphony Homes, addressed the Commission. He said this amendment became necessary because additional land was acquired. The discussion tonight is over roads and connectivity. The proposed master plan has completed connections at 1100 W, 1275 W, 1350 W, and 1525 West, as well as another stub connection to the Bangerter property at 600 South. Per City Staff request, a future second connection to 1525 West at 350 South was made. Also per City Staff request, a 475 South connection was removed. A waiver will be required on the 1,000 foot block length requirements. The developer is adding a proposed trail from a cul de sac to 1525 West. The 650 connection was difficult to make due to the grade difference leading to the Bangerter property. The density has been reduced overall from 137 to 133 units.

Greg Wall asked what the build-out time frame would be for this addition. **Russ Wilson** replied they would like to start Phase 5 as soon as it is approved to have lots ready by spring of 2021, as well as one to two years to start the final Phase 6. He is proposing to add an additional pool and open space area in Phase 5, in addition to the pool in Phase 3.

Roger Child opened the Public Hearing at 7:27 PM.

Emily Tingey (1339 W 475 S, Farmington) has property that will be affected. She said she has been to many meetings regarding the subdivision with concerns over the road going through and the amount of traffic that would be on that road. The additional land was not part of the original master plan. She has 1.3 acres, and was told that similar lot sizes would continue in that area. The proposed lot sizes will be 0.5 acres or larger, and she was told this was not up for debate. She had asked the applicant to go with larger lot sizes to be in harmony with their street. Another concern is that many homes were affected by flooding from Symphony Homes one street over. She is concerned about the flooding that will come from the proposed four yards that will border her lot on the west. There is a large gradient difference to consider that may cause flooding onto her property, which is lower than the proposed lots. The road is too narrow to handle increased traffic if it was opened up. She has had numerous neighbors send letters to the City concerned that smaller lot sizes will decrease the value of the existing homes in the area.

(Email) Kirt Peterson (412 S 1525 W, Farmington) emailed comments in favor of this development that will be entered into the record.

(Email) James, Candace, Landon and Amy Daly (1296 W 475 S, Farmington) emailed comments regarding this development that will be entered into the record.

(Email Comments and spoke on Zoom) Chad Soffe (1418 W 475 S, Farmington) emailed comments regarding this development that will be entered into the record. He also added comments via Zoom. He does not support the zone change. He is the farthest west, as there will be five or six lots to the west of him. The grade to the north of him is at least two feet higher than his back yard. He wonders if there will be any drainage to the west along his fence. If the grade is the same as the cul de sac to the north, it turns his 6 foot fence into about a 3-4 foot fence that people could step over.

(Email Comments and spoke on Zoom) Steve Bouck (1392 W 475 S, Farmington) emailed comments regarding this development that will be entered into the record. He also added comments over Zoom. He lives next to Soffe, who just addressed the Commission. He is concerned with elevation and drainage. He is concerned that the PUD overlay allows for lots smaller than half-acre lots. The property across the street south of him was purchased before the PUD was planned. He would like to see future lot sizes stay similar to the existing lots.

(In Person) Chris Phelps (1382 W 475 S, Farmington) is neighbors with **Soffe** and **Bouck**. His property backs up to Chestnut Farms. He has problems with Symphony not retaining the water that comes on to his property. He has concerns with flooding and mosquitos in standing water. He would like the lots to be uniform in size to the surrounding one-acre existing lots.

(Zoom) Lynn and Angela Gee (1283 W 475 S, Farmington) addressed the Commission via Zoom. There is a lot between him and **Tingey**. He was one of the original people on the street, and this was not in the master plan as Symphony claims. He opposes what is being proposed. He has questions he wants Symphony to address. He questioned the sewer drainage of the two proposed lots going on to 475 South, which would require a lot of fill and could cause water problems for those on the south side of 475 South. The cement construction is more than 6 feet high with a fence on top of it. He said it is a real eye sore. He is concerned that 475 South cannot take the traffic from the multiple proposed houses, as it is too narrow.

Roger Child closed the Public Hearing at 7:50 PM.

Bruce Robinson (111 South Frontage Road, Centerville), owner of Symphony Homes, addressed the Commission. He has been involved with Chestnut Farms since 2005. Drainage is the biggest issue. When Phase 2 was built around 2012, drainage was an issue. The homes in the old area didn't have basements or were having water problems with their basements. Symphony was alerted to water issues there, so they raised the homes higher. Then surface drainage

became a problem. They talked to property owners to the south about water issues. They were irrigating in a way that water was coming on to Symphony property. Symphony proposed a more comprehensive drainage system with an outlet for the water, but neighboring property owners didn't want to participate. He said he met with previous City Manager **Max Forbush**, Community Development Director **Dave Petersen**, and City Staff before putting in \$20,000 in addition to the City's \$20,000 to build a drainage line after the fact along there to solve the problem. Every lot Symphony built there has a drainage outlet. He doesn't know if the residents have continued to use the drains properly for surface water discharge. They invited the existing neighbors to participate early on in the solution. The code with respect to managing the surface water then is different than it is now. Symphony is required to manage the surface water on homes they build on that lot. It cannot be discharged on a neighbor. There are underground pipes to allow the discharge off that lot into the system. The reason the retaining wall is as high as it is is because to meet the statutory obligation to provide a stub to Bangerter, the road is three or four feet higher than the Bangerter property. To terminate the road, the retaining wall had to be built. The retaining wall was built to prevent water coming from the Bangerter property onto Symphony property. It also helped with the drainage system so that Symphony didn't discharge water onto Bangerter. It is high because of that stub road and management of the drainage system.

Assistant City Manager/City Engineer **Chad Boshell** said the majority of the lots in the subdivision were approved with onsite drainage, including onsite ponds. Residents may alter their landscaping and use of drainage after the fact without the City knowing. Regarding the drainage for Phase 5, the City will not allow them to drain onto adjacent properties. He said the elevation of the road is essential for drainage issues. **Russ Workman** asked how strongly **Boshell** felt about stubbing the road to the Bangerter property. **Boshell** said he would like the road stubbed for future access to the Bangerter property, as he doesn't believe that property will be farmed forever. It will likely be developed when the land changes hands in the future, and it should not be landlocked due to good land planning. **Alex Leeman** asked how the 17 lots proposed on 475 South affect the capacity of that road. **Boshell** said the applicant can do a traffic study, but he believes 475 South can handle the increased traffic. He said it is not more narrow than other local streets.

Rulon Homer asked about the elevations being heightened for drainage, as one resident said. **Boshell** said he didn't know about sewer, but the biggest issue is drainage. The ordinance allows for some water to cross property lines, but only the natural lines that have been on that property in the past. **Boshell** believes that it is necessary to lift up the property to mitigate drainage issues. The cul de sacs need to slope back to 475 South. **Homer** asked if the zoning rights trump the neighbor's rights. **Alex Leeman** said that the zoning rights allow them to build, even if it requires a retaining wall to mitigate drainage. **Homer** asked if a 25 foot retaining wall would be allowed. **Child** said **Dave Petersen** has said in the past that the City Ordinance is silent as to heights. **Leeman** said he litigated a case of fence height in Cottonwood Heights lately, where the height on one side was 6 feet, and on the other was 9 feet. It met with a lot of litigation.

Shannon Hansell said it is part of the subdivision ordinance to provide streets stubbing to adjacent property and in this case, it was recommended as a condition for approval.

Leeman said he understand why the road would need to be raised, for drainage mitigation, but he would like to know what is being done to ease the grade to adjacent land owners.

Rulon Homer asked if the developer felt they had addressed the drainage concerns properly. **Robinson** said yes. He said it is important to spend the money up front to address the drainage. He is not sure what happens once the residents purchase the home from Symphony if they don't continue to use the drainage system as originally designed. **Robinson** said he sympathizes with neighbors worried about smaller lots bringing down the value of their larger properties, but he said the quality of the Symphony Homes will likely increase the value of neighboring property even if they are on smaller lots.

Hansell said 475 South is not going through. She said Phase 5 was included outside of 12 lots, but because this is a PUD, higher density was exchanged for amenities such as the trail and one acre of open space. There is a portion that the property owner is retaining as privately owned, and **Boshell** said an easement for the trail will be required on the plat. **Hansell** said the amendment is more about the roadway alignment rather than the lot size.

Alex Leeman said he would like to address the stub road, which he is concerned about. He understands accommodating for future land development. Based on his experience, 17 lots worth of traffic on 475 South is negligible. However,

developing about 50 more lots that could eventually be developed on the Bangerter property and dumping that traffic onto 475 South is more of a concern to him. He thinks the Bangerter property is adequately accessible by roads other than 475 South.

Roger Child commented that when the Bangerter's put their land in an agriculturally protected zone, he warned them that they could be blocked from public roads in the future. He has a background managing property in agriculturally protected zones for 20 years, and access is often a problem. The City is not required to accommodate proper city planning elements for someone who has put their property in agriculturally protected zones. He thinks the two cul de sacs should be preserved. He was involved with this when it came through a few years ago, and he wanted to protect the existing neighborhood.

Child said conditions are not needed for drainage because that is already part of the code. **Leeman** said this is preliminary PUD master plan, but he would like to have a condition to satisfy City Staff regarding drainage issues. At Final PUD, the Commission would like to know exact types and heights of retaining walls with calculations.

Greg Wall commented on how he lived nearby for seven years, just four lots north of the **Tingey's** on 1350 West. He was neighbors with several of those who spoke tonight. He thinks not having 475 South go west through is good, because 300 South does go through. He likes that there is still preservation of pedestrian access with the trail. That is a low-lying area. When 1350 West was put in, it was about 5 feet higher than the existing grade, a pretty abrupt drop off until the next phase was built in. He is in favor of having both cul de sacs and not a stub street, as a stub street would force the south end of that area to be high. For the neighbors to the east, it will be a better situation to have daylighted basements. He understands the concern over lot sizes. His lot was one of the smallest there when it was built at 0.44 acres. He would rather see eight lots instead of nine on the west cul de sac, but he doesn't know if it is worth adjusting if they are in their yield plan.

Alex Leeman said the size of lots that are being requested aren't the smallest in West Farmington.

Inger Erickson said she wanted to go on record for the residents, who want to make a compromise of some sort. She wants the Commission to take more time on their consideration of this.

Alex Leeman said this project has been going for over a decade, and he hopes no one feels like they are not being listened to. Today, the Commission is considering going against the advice of their Engineer to eliminate a stub road in order to eliminate the possibility of future traffic problems. He noted that property owners have property rights, including developers. He commended the property owners who have been doing this since 2005 that have committed their involvement. He says it is hard to make everyone happy in these situations, and there have been substantial changes made to the development because of residential involvement over the years.

Child said that street has historically had a variety of lot sizes on it, and value is not always determined by lot size. He feels strongly about retaining the two cul de sacs as a compromise.

MOTION

Alex Leeman made a motion to move that the Planning Commission recommend approval for the Chestnut Farm PUD Master Plan and Chestnut Farms Phase 5 Schematic Plan, as well as the accompanying zone change, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. **Leeman** moved to strike the original first finding which read: ~~East cul-de-sac must provide a temporary turnaround and stubbed connectivity for future development on Bangerter property (to the south).~~
2. Due to several iterations of master plan, the developer must resubmit an updated Preliminary PUD Master Plan with inclusion of all requirements in 11-27-060; including, but not limited to a landscaping plan and building elevations.
3. **All remaining DRC comments must be addressed with special attention to grading and draining issues.**
4. **At final PUD Master Plan approval, the developer must come with exact retaining wall locations, heights and dimensions to be identified at that stage of the approval.**

Rulon Homer seconded the motion.

Inger Erickson voted no.

The vote was 5-1.

Findings for Approval:

1. Phase 5 is consistent with Farmington City's General Land Use Plan.
2. Additionally, while some surrounding property is zoned Agricultural, and must adhere to those zone ordinances, the layout of Phase 5 is consistent with Chestnut Farms PUD Phases 1-4.
3. The development attempts to alleviate perceived detriment to adjacent property and increases local connectivity through stubbed or improved connections and trail network additions.
4. The PUD is considered to be a more efficient use of land than that of the underlying AE and A zones.
5. With adherence to DRC comments, it is reasonable to assume that hazards are not unreasonably increased.

Item #4 Josh Cummings/Phil Holland (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan and Preliminary PUD Master Plan approval for the proposed Park and Main subdivision, consisting of six residential lots and one office building lot on 3.1 acres of property located at approximately 744 N Main St in the BP (Business Park) and LR-F (Large Residential-Foothill) zones and a possible zone change of a portion of the property from LR (Large Residential) to BP (Business Park). (S-6-20 and Z-9-20)

Planning Specialist **Shannon Hansell** said this involves 3.32 acres of land. The BP-F zone (12 percent of the project) is limited to the extreme southern top of the site. Five lots are entitled and platted already on this site, including four access points off Main Street. The property is located at the bottom of a steep slope adjacent to Compton Bench Road, making this slope section of the parcel undevelopable. A series of yield plans, one showing a flag lot, has been presented to best utilize the remaining area. The "do nothing" conventional yield plans scenario illustrates that five 20,000 square foot residential lots, and one office parcel, is possible for the site. As per state code, this can be done without a subdivision, but via a series of boundary adjustments because the site is already comprised of five un-platted parcels. Other scenarios, at the sole discretion of the City, show that an additional six to nine lots are possible, with each lot greater than 10,000 square feet in size. All yield plan scenarios may not adequately protect the integrity of the hillside. The current concept plan shows five residential lots at roughly 6,534 square feet. The remainder residential lot (Lot 1) is 30,927 square feet, most of which is too steep for development, save two flatter areas. The applicant is considering the possibility of adding one more single-family dwelling here.

Currently, the use of Lot 1 as a single-family dwelling lot is impeded by the presence of natural springs in the area. If unmitigated, these springs will likely lead to Lot 1 remaining as an undeveloped parcel and partial open space for the development. If Lot 1 is developed, open space must be accounted for elsewhere in the development. The developer provided a letter from GSH Geotechnical, Inc. detailing the presence of flowing water from these springs. The presence of wetland-type plants suggests this spring flows for a large part of the year. GSH suggested a drainage system be put in place on all springs. However, the current plan includes no mention of mitigation. Further drainage issues concern retention of storm water on site. Per the Farmington's Low Impact Development plan, the 80th percentile of storm water must be retained on site. Remaining water must be conveyed to the south or stored in retention/detention basins on site, maintained by a combined or singular Homeowners' Association (HOA).

The approximate 1/3-acre existing office area is quite small, fitting only a petite office building. After a few years, if not maintained right, with a correct owner-occupied type tenant, an office building of this size could fall into a less-than-desirable condition, resulting in a poor transition to residential neighborhoods east of the site. On the office lot, the developer may request a rezone from LR-F to BP-F to fit the parking lot. If the Planned Unit Development (PUD) overlay is approved, the parking lot could be included as a deviation to the underlying zone. The commercial building lot itself is already zoned BP-F, so the rezone would extend just to include all commercially-intended area. Another option would be to rezone to OTR after final plat approval. If this was done prior to final plat approval, the developer would have rightful motivation to create lots of this plan's size without the need for a PUD. For now, the Original Townsite Residential (OTR)

rezone is a favorable alternative because it would bring residential stability to the area, including the preservation of older homes.

Phil Holland (Kaysville, Utah), developer, addressed the Commission. He said Farmington is the only city on the Wasatch Front where he has to deal with a yield plan, which directs a developer, land owner and city to make the right decision. There are five parcels in the 3-acre piece, and all of those parcels have one access point lining up with the one across the street used for commercial and residential. He didn't want the driveways accessed off of Main Street, so he created a rear private road for access to each garage and driveway. From the front façade of the homes, you don't see the garages, which are tucked behind. He said the homes don't need to share parking with the office space. The nine-lot yield plan with commercial that is allowed on the site is not in the community's best interest. Two years ago, an applicant proposed doing a four-story building on this site, which the Business Park (BP) zone would have allowed. However, the site was too small. He said he has learned from the past. So, he proposes a two-story office building, which is consistent with the surrounding neighbors, but with less square footage. The building would be 45 feet tall, and he is not asking for any other height additions. The homes will be two stories with a basement. He said the commercial building is a work in progress, designed with traditional and Scandinavian architecture. He welcomes comments from the Architectural Review Committee. He said he doesn't feel the existing blue flat-roof house has the historical value that has been earlier noted. He said he is willing to have it checked out for historic value. He said the materials proposed for the office building include a metal roof, wood, masonry, Farmington rock, and stucco.

Greg Wall commented that with the proposed office building, HVAC units could not be on the pitched steel roof. If they were on the ground, the Commission would want them screened. The ordinance requires Farmington rock to be incorporated into the design. Ice and snow coming off the roof is another concern.

Phil Holland noted the grade of Compton Road, which goes higher and causes you to look down into the site. At roughly 30 feet high, the proposed office building is not too high and actually lower than what is allowed.

Leeman said he would rather trim the parking by 20 stalls and see an additional home. He asked **Holland** why he proposed more parking. **Holland** said when the site plan was submitted, the architect used more spaces than the 45 required. He was hoping for 55, instead of the 75 that it turned out to be.

Wall said it is the best interest to align accesses with property across the UDOT road, and adding a home site to the other side of the access would look funky. He is worried more about the expanse of asphalt and would like to see the landscaping plan.

Leeman said it is a busy intersection, and commercial uses have been contemplated in that area. The long-term plan for Main Street is residential character preservation. He was concerned with the expanse of the parking lot, although he loves the design of the homes and the size of the office building. He noted the Ascent building across the street and how the parking was hidden from view on Main Street.

Holland said he may be able to move the footprint of the office building. He said a landscape plan has been submitted, but it was not part of the packet that day. He said he does plan to build a similar style home on Lot 1.

Commissioner **Erickson** noted that the size of the lots for the row houses are 0.12 acre, or pretty small. **Holland** said they could do bigger lots. **Leeman** said he prefers the proposed configuration because it mitigates access issues and he finds it aesthetically pleasing. It also leaves enough space for parking on the end for the office building.

Erickson said she feels that the push for a bigger commercial building seems to be discouraging small business like Rock Financial across the street. **Leeman** said it is about being economically viable in comparison to the rents.

Holland said he anticipates the use of the office building to be health care, surgical, professional office, or suite users for small businesses. The health of an office building is in multiple tenants rather than one large tenant for the whole space.

Holland said the frontage of the row homes ranges from 45-80 feet wide.

Wall disclosed that he is an engineer who did some surveying for an LLC that has a principle who is also involved in this development. The City Attorney said it would not be a conflict of interest as long as he disclosed this item. **Wall** said the flexibility the developer wants may be achievable with a PUD rather than a rezone.

Holland said he didn't think a rezone was on the table. He thought the PUD was the direction to go and he would like to proceed that way. He said the massive overhead power lines are planned to be buried to dramatically improve Compton Road.

Leeman said he has heard a concern about commercial creep in this area. He would rather use the PUD mechanism to not over-entitle the property. **Hansell** said the preference is to do the PUD overlay, and perhaps rezone the LR to OTR to curb commercial creep.

Roger Child opened the Public Hearing at 9:58 PM.

Allison Croft (764 N. Main Street, Farmington, Utah) addressed the Commission. She said her house is the one next to Lot 2, and Lot 1 would come behind her home. She was fighting two years ago against the large office building. She likes this better because there is a buffer. The parking is something that confused her, and she would like the building brought back and installation of landscaped islands to cut the heat from the asphalt. She has lived in her 2,200 square foot home for 19 years, and her children have played in the springs. They were not uncovered by clearing the space. There are two main springs that are easy to find. Developing Lot 1 makes her nervous because the spring begins and goes through that spot. Putting a two-story home behind her home concerns her for privacy reasons. She pointed out the proposed flag lot. She would like to see an acre of green space there. She doesn't feel the proposed design of the building and homes match the existing homes on Main Street. The blue house next to her is not great. It is a cinderblock house built in the early 1960s.

Merrill (715 N Main Street, Farmington) said her biggest concern is the large size of the parking lot. She said Ascent has never used the amount of parking they have. She is glad the building is proposed to be on the corner away from her home. She is not a fan of the shared access for the commercial building and private drive for homes, as her driveway is near that. She already has a hard time getting out of her driveway on Main Street. She would like one separate for the homes, and another separate for the business. She doesn't like putting a home in the back. It would take her view of the mountains away, as her home sits lower.

(Zoom) Lori Conover (469 Quail Run Rd, Farmington) said the look and feel of that area is residential. She would like the business to be rezoned residential. She said small, unassuming businesses are not bad and fit in the feel of the area, and they care for their property. She would like clear language for where the commercial use ends. She does like zoning the rest of it to OTR. She would like the architecture to have the feel of the old town feeling, rather than the Ascent building.

(Email and Zoom) Dave Dixon (1047 N 100 W, Farmington) emailed comments regarding this development that will be entered into the record. He also commented via Zoom. He is worried that the developer is not staying within the area already zoned for office park. A large parking lot does not belong in residential zones. This concept was presented to the community two years ago, with a large office building that was rejected. He said this is out of balance with what the general plan recommends for the area. He would like to promote residential uses on the site.

(Email) Nancy Neelsen (740 N Compton) emailed comments regarding this development that will be entered into the record.

Roger Child closed the Public Hearing at 10:16 PM.

Greg Wall wanted clarification on if the parking lot should not be in a residential zone, based on Dixon's comment, as well as commercial creeping down Main Street. He said he is not opposed to tearing down the existing blue building and putting in a new residence there. He said it is an economic challenge to run utilities to the back residential lot. He said that lot could be put on a separate plat for approval, so as not to derail the rest of the development.

Alex Leeman said he can't find anything in the PUD ordinance that the uses in the PUD have to be confined to uses permitted in the underlying zone. He said a clear condition should be made on the PUD regarding the footprint of the commercial building in order to prevent commercial creep.

Chad Boshell said the fire department has had a chance to look at this and offer comments.

Planning Specialist **Shannon Hansell** said she would still like to see: buildable area on Lot 1, UDOT letter, footprint of all the buildings, landscape plan, and amenities with the office building.

Inger Erickson said that she is against the height, look and feel of the office building. **Roger Child** replied that this is a gateway into the character and Main Street Farmington. It is critical to be sensitive to that with architecture, which is not up for approval tonight. The message has been clear that there needs to be a buffer next to residential.

Alex Leeman said Farmington rock needs to be an element of design. He would like all building footprints presented before approval. People are interested in more robust landscaping instead of big sweep of asphalt. He would like to kick this to the City Council, the final decision maker, with the Commission's recommendations noted, which will allow the developer time to tweak his proposal including design elements. **Russ Workman** said going with the PUD allows the Commission more say on the look and feel. If it is zoned Business, the Commission will have zero say.

The list of the Commission's concerns include: more landscaping; less parking; add building footprints for all proposed structures on preliminary master plan; if footprints changes substantial, reapproval would be needed; mitigation plan for the hillside springs; revise the look and feel of the business component to match the character of the existing Main Street; perimeter treatments to transition smoothly to surrounding areas; and signage plan.

MOTION

Alex Leeman moved that the Planning Commission recommend the City Council not change the underlying zone designation of the site. **Russ Workman** seconded the motion. The underlying zoning will remain in place. The vote was unanimous, as there were no votes in opposition.

Finding for Approval:

1. In the event an office use does not happen, the majority of the site will remain residential.

Child said Lot 1 is a gateway to Main Street and there should be a concerted effort to get it right. They should not be stuck to the yield plan to get more residential to make this work. **Leeman** said the zone allows four stories, and the height of the commercial building should be at the discretion of the developer.

Holland said the 0.71 acre Lot 1 is on the application, and it is up to the applicant to prove to the DRC that it has buildable area. He knows there is a lot of work left to do on that lot, but does not want to stall.

MOTION

Preliminary PUD/Schematic Plan: **Greg Wall** moved that the Planning Commission approve the Preliminary PUD Master Plan and Schematic Plan for the Park and Main (PUD) subject to all applicable Farmington City ordinances and development standards, and the following conditions (striking item 7):

1. UDOT approval will be needed during future stages of development.
2. A shared parking arrangement must be created between residential and office tenants.
3. A mitigation plan for the hillside springs must be approved by the DRC.
4. Stormwater mitigation plan tailored to low impact development standards must be submitted.
5. The Preliminary PUD Master Plan must be updated to include all requirements from 11-27-060.
6. All remaining DRC comments must be addressed, including buildability of Lot 1.
- ~~7. The residential area be rezoned as OTR following approval and recordation of the final plat.~~
8. The office building is still subject to site plan requirements as per the Zoning Ordinance.

And the following recommendations to the City Council for their consideration:

9. More landscaping in the parking lot.
10. Add footprints to the Conceptual Site Plan of the buildings.
11. Add lot dimensions to all lots.
12. A condition that any changes to the building footprints require re-approval through the standard Farmington City process.
13. Recommend revising the architecture of the office building.
14. Include in final PUD application all required Farmington City items including perimeter treatments and a signage plan, etc.
15. For bonus density, Lot 1 would be identified as the bonus lot.
16. Take under advisement the findings of the DRC on the buildability of Lot 1.
17. City Council allow the developer to shift the footprint of the building northward so the parking lot can wrap around the building instead of having the parking all to the north of the building.

Russ Workman seconded the motion, which was unanimously approved.

Item #5 Farmington City (Public Hearing) – Applicant is requesting a recommendation of zoning map amendments concerning the rezone of City-owned remnant rights of way. (R.O.W) (Z-8-20)

Alex Leeman motioned to continue the agenda item to August 20, 2020. **Greg Wall** seconded the motion, which was unanimously approved.

CONDITIONAL USE APPLICATIONS

Item #6 Robert and Suzanne Wilkes (Public Hearing) – Applicant is requesting conditional use approval for an increase in height for a detached garage located at 390 S 950 W in the AE (Agricultural Estates) zone. (C-4-20)

Applicant, who is present, is requesting a conditional use approval for an increase in height for an accessory building (detached garage) from 15 feet to 19 feet 1 inch. This is in the Creekside Estates Subdivision.

Roger Child opened the Public Hearing at 11:02 PM due to no comments received. One email will be included.

(Email) Shane and Stacy Roylance (lot 107), **Brent Bishop** (lots 103 and 104) and **Scott Samuelson** (lot 105) emailed comments in favor of this permit that will be entered into the record.

MOTION

Russ Workman made a motion to move that the Planning Commission approve the conditional use application to allow an increase in height as requested, subject to all applicable codes, development standards and ordinances.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. If the owner could place the garage clearly in the rear yard the request is not necessary because the ordinance allows for taller buildings in this yard. However, a storm water easement prevents them from moving the building to this location.
2. The use is not contrary to the goals, policies and governing principles of the comprehensive plan for Farmington City.
3. The subject property is large enough that a detached garage will fit on the property without any foreseeable adverse effects and is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity.
4. The accessory building is subordinate in height to the main building.
5. The garage will be located at least fifteen feet (15') from any dwelling on an adjacent lot;
6. The detached garage will not encroach on any recorded easement;

7. The proposed structure is compatible with the character of the site, adjacent properties and surrounding neighborhoods.

ZONE TEXT AMENDMENT APPLICATIONS

Item #7 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend 11-32-060 of the zoning ordinance allowing the Planning Commission to review additional driveway width as a Special Exception verses a Conditional Use. (ZT-13-20)

Russ Workman motioned to continue the agenda item to August 20, 2020. **Alex Leeman** seconded the motion, which was unanimously approved.

Item #8 Farmington City – Applicant is requesting a recommendation to amend chapter 18 of the zoning ordinance removing residential use as allowed uses in the GMU (General Mixed Use) zone. (ZT-3-20).

Booth addressed the Commission. The Planning Commission considered this request on February 20, 2020. The Commission held a public hearing, but tabled action “until the Project Master Plan that was turned in on February 20, 2020, is reviewed.” The Planning Commission reviewed and recommended the Farmington Station II PMP on May 21, and the City Council approved it on June 9, 2020. The requested zone text change is consistent with this approved PMP. Because of the June 9 decision, an applicant may now request a residential use in the GMU portion of the Farmington Station II area through the process set forth in Section 11-18-140 of the Zoning Ordinance. [Note: other GMU areas outside Farmington Station II PMP are “built-out” and/or are master planned for non-residential uses.]

Standards for Zoning Ordinance and Map amendments are contained in Chapter 6 of the Zoning Ordinance. Specific Planning Commission review criteria are provided in Section 11-6-020 of this chapter as follows:

Planning Commission Review: All proposed amendments must be first submitted to the planning commission for review and recommendations. Notice and public hearing requirements shall be as provided in Utah Code Annotated sections 10-9a-205, 10-9a-502 and 10-9a-503. The planning commission shall study and examine each application and proposed amendment. The planning commission should consider the following issues when reviewing each proposed amendment: 1) is the proposed amendment reasonably necessary; 2) is the proposed amendment in the public interest; and 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title. After study and analysis, the planning commission shall prepare written recommendations regarding the application and proposed amendment and forward the same to the city council for its consideration.

Roger Child opened the Public Hearing at 11:08 PM.

Zach Hartman (Park City, Utah, representing the Evans family) addressed the Commission. He said he is working with the Boyer Company and is close to having a detailed plan ready. He asked the Commission to table this decision. He is concerned about the width of Commerce Drive and wants to avoid imminent domain issues and open conflict. He would like all parties to be able to perform. For the office space, they have signed a joint venture agreement with the Boyer Company. There will be no land transaction until the plat records, at which point there will be no sale. This allows them to compete with Silicon Slopes, so there is no charge per square foot land basis. The Boyer Company and the Evans family will share in the cash flow long term. On the multifamily side, they have signed an agreement with Castle Creek Development, which has done other work in the area. They have signed a ground lease with Maverick. They are in negotiation with a small medical office user. They just went under contract to sell a south parcel for a car wash. That will come in separately and not central to the main development. This area is behind Cabela’s.

Community Development Director **Dave Petersen** addressed the Commission via Zoom. The City Council asked that this be brought to them at their next meeting. This needs to be addressed tonight, or a special meeting before the next City Council will become necessary. The urgency is the pending legislation. There is a real chance the Evans family could

amend the Project Master Plan and ask to do all residential because the underlying zone allows it. This would help the City have more control of that. The developer has already committed that this would not happen. **Petersen** said it is important not to lose this commercial area.

Wall said he is not in favor of changing the rules in the middle of the application process.

Leeman said applications are vested in the zoning ordinances that exist at the time the application is filed. If they move forward with their current plan, they could have residential in the areas that are GMU. However, if they abandon their current plan and want to file a new one, the City wants the new one to be under current law. This is trying to keep the applicant from starting a new game.

Wall said he stands corrected. As long as the developer doesn't change his current game, he is vested as far as when he applied.

Hartman said if his original application was the one that had been approved, he would agree with that. However, it was cleaned down in order to move the process along. It was a basic agreement/template, and there has been some push back of what they intend to do in the RMU. He expects some abuse on the RMU density. They have tried to mitigate it. He knows the City wants to encourage him to develop the 64 acres of office space. The width of the road may affect the number of residential units he can get on the site.

Leeman said the City wants **Hartman** to go forward with his current plan, not give up and put it all into residential. At the same time, the Commission needs to address this land use issue. He said the Commission has not been party to the negotiations happening with the Evans property. He said the only issue in front of the Commission at this time is if there should be residential in the GMU remaining in Farmington.

Lance Evans, property owner, said the GMU left is on 25 acres of his property. There is also some on Cabela's parking lot, some office, a hospital, bank, apartment building, and assisted living. He said this is the only GMU left in the city.

Dave Petersen said there has not been a taking because they have a vested right with the PMP that was approved, which allows a huge percentage of their GMU land to be residential. Commerce Drive swings far to the east, and the office portion is pretty small. Residential on the GMU of the Cook property has already been approved, in addition to the assisted living. The City waited to approve this in order to help the developer.

Roger Child closed the Public Hearing at 11:30 PM.

MOTION

Greg Wall moved that the Planning Commission recommend the City Council approve the proposed amendments to TABLE 18.3 (ALLOWABLE LAND USES) as set forth in Section 11-18-030 of the Zoning Ordinance, subject to all applicable Farmington City ordinances and standards, as follows:

The "P" (Permitted) in the cells regarding 1) "Medium density residential – single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes"; 2) "High Density residential -- Condominium and apartment style"; 3) "Live/work residential"; 4) "Residential facilities for people with disabilities"; 5) "Assisted living facilities", and 6) "Residential facilities for the elderly" related to the GMU (General Mixed Use) district are hereby removed and replaced by an "N" (Not Permitted).

Along with findings 1-4, and supplemental information 1-3.

Alex Leeman seconded the motion.

Rulon Homer, Alex Leeman, Greg Wall voted yes.

Russ Workman, Roger Child, Inger Erickson voted no.

Vote is tied 3-3, which results in a denial.

Findings for Approval:

1. The proposed amendments are reasonably necessary because the GMU zone is intended to provide for a mix of uses including, among other things, commercial, office, retail and multiple unit and attached residential uses. Remaining undeveloped land designated and/or master planned for GMU is in close proximity to the Residential Mixed Use (RMU) zone, a large assisted living facility, and a recent conceptually approved townhome project. If more land in the GMU zone is developed as residential uses, these areas will not be "mixed" use, but primarily a single use district contrary to the intent and purposes of this zone.
2. The requested zone text change is consistent with the recently approved Farmington Station II PMP; moreover, other GMU areas outside Farmington Station II PMP are "built-out" and/or are master planned for non-residential uses.
3. The public is best served by the proposed amendments. Presently, a majority of the Farmington work force leaves the community and county to find work elsewhere, which causes congestion and does not support efforts for cleaner air. Moreover, the proposed amendments help diversify the City's tax base by providing more non-residential property taxes, and an increased sales tax base by offering the possibility of a greater day-time population to shop at existing commercial retail areas in Farmington.
4. The proposed amendments are consistent with the City's general plan, in harmony with the objectives and purposes of the Zoning Ordinance, and support the following:
 - a. The Farmington City General Plan is based on the overall goal of creating within the community a healthy, attractive, and pleasant living environment for its residents. This goal is the most significant element underlying the General Plan;
 - b. Providing for harmonious, coordinated, and controlled development within the City;
 - c. Lessening congestion in the streets (including the freeways and interchanges);
 - d. Securing economy in governmental expenditures;
 - e. Stabilizing and preserving the property values and encouraging the expansion of the tax base; and
 - f. Fostering the city's industries.

OTHER BUSINESS

Item #9 Miscellaneous, correspondence, etc.

- a. Other

ADJOURNMENT

Rulon Homer made a motion to adjourn at **11:47 PM**. **Greg Wall** seconded the motion, which was unanimously approved.

Roger Child, Planning Commission Chair



#3

Carly Rowe <crowe@farmington.utah.gov>

Fwd: Request for Rezone, Schematic Plan and Preliminary P.U.D. Master Plan Approval for Chestnut Farm Phase 5

Meagan Booth <mbooth@farmington.utah.gov>
To: Carly Rowe <crowe@farmington.utah.gov>

Thu, Aug 6, 2020 at 10:29 AM

Meagan Mullen Booth
Associate Planner
Office: 801-939-9220
Cell: 385-270-7567



----- Forwarded message -----

From: **Kirt Peterson** <kirt@horizonutah.net>

Date: Thu, Aug 6, 2020 at 10:27 AM

Subject: Request for Rezone, Schematic Plan and Preliminary P.U.D. Master Plan Approval for Chestnut Farm Phase 5

To: Meagan Booth <mbooth@farmington.utah.gov>

Ms. Booth,

I live at [412 South 1525 West Farmington, Utah 84025](#). I will not be able to attend tonight's virtual planning meeting; however, I would like to voice my support for the overall design and layout of the above referenced project. The vehicular and pedestrian connectivity of the area is a critical component of the development and appears to be met by the proposed design. Please read my letter of support into the record at the meeting tonight.

Sincerely,

Kirt Peterson



[1466 North HWY 89, STE 220](#)

[Farmington, UT 84025](#)

Cell: 801-809-4210

Ph: 801-683-7386

Ph: 801-312-9341 direct

Fax: 801-451-0443

#3

August 5, 2020

To: The Farmington Planning Commission:

From: James Daly, Candace Daly, Landon Daly, Amy Daly

Owners, 1296 West 475 South, Farmington, UT 84025

Concerning the hearing on August 6, 2020. We regret that we will be out of town when this hearing is held but want you to hear our concerns.

We appreciate that the Planning Commission, City Council and City Manager reviewed the previous hearings on pushing 475 through and this new development will not do that. The street is way too narrow for major traffic to travel on this road. Thank you.

Our next concern with this change for Symphony Homes is with the lot size.

Per Farmington Cities zoning laws an Agriculture lot is 1 acre and an Agriculture Estate lot is .50. We are fine with .50 acre lots but are concerned that this letter is miss leading. It was not until the plat was posted that you could see that the lots are well under the .50-acre zoning Agriculture Estates require. It was not until we made inquiries that we found out Symphony intends to use the existing master plan for Chestnut Farms.

We bought lots in West Farmington in order to enjoy the space half acre (.50 lots) allow. Many of the lots on our street are larger than half acre we believe our street can really only handle the capacity for more homes at the half acre lot size.

I know the 1/3 acre lots mean more money for Symphony but it reduces the atmosphere and esthetics that we bought into when we purchased our lot. Once these homes are built Symphony moves on. They build these for income not to live here for the rest of their lives.

Please maintain the integrity of our West side by requiring .50 acre lots for the new area proposed by Symphony as lots 508 thru 517 and increase the size of those lots to the required .50 acre in Agriculture Estates. Several of the lots in the Phase 4 are bigger that is what I would like to see for the acres included in 508 thru 517. We believe this development should maintain that look and feel of our street.

I know that some people want smaller lots because they don't want to do yard work or have a large garden or a shed behind their home. They can purchase in an area that was not designed for larger lots. There are plenty of people who want the larger lots like we have.

Thank you,

Daly's

James H. Daly
Candace Daly
Amy Daly
Landon Daly



#3

Carly Rowe <crowe@farmington.utah.gov>

Zoning change 475 S 1350 W

Chad Soffe <chadsoffe@gmail.com>
To: crowe@farmington.utah.gov

Thu, Aug 6, 2020 at 4:50 PM

Planning & Zoning Commission,

As the property owner at [1418 W 475 S](#), I oppose the zoning change, allowing 25 homes to be built on the 10 acre lot across from my home. I bought my home knowing that the property across the street was zoned agricultural, and that is how I would like it to remain. I was also told by the previous owners, my real estate agent and the city when I called them before buying the home that the street would always be a dead end. If Symphony is still suggesting, or trying to make 475 a through street I strongly oppose that move. If that happens our road will become a highly traveled short cut to the high school.

475 South is not wide enough for that volume of traffic and a portion of my front yard was donated to the city by the previous owners so that the dead end could be established and maintained as a dead end street.

Thank you for the work that you do to make Farmington the best City in Davis County, and a great place to live and raise a family.

--

Chad A. Soffe
1418 W 475 S
Farmington, UT 84025
801-707-8631



#3

Carly Rowe <crowe@farmington.utah.gov>

475 South 1350 West - Rezone

Steve Bouck <stevebouck@gmail.com>

Thu, Aug 6, 2020 at 4:19 PM

To: rchild@farmington.utah.gov, Alex Leeman <aleeman@farmington.utah.gov>, rhomer@farmington.utah.gov, rworkman@farmington.utah.gov, gwall@farmington.utah.gov, mplaizier@farmington.utah.gov, lsteinhorst@farmington.utah.gov, ierickson@farmington.utah.gov, crowe@farmington.utah.gov
Cc: David Petersen <dpetersen@farmington.utah.gov>

Dear Planning Commission,

This is Steve Bouck
1392 W 475 S, Farmington, UT 84025.

I have read the packet and would like to discuss a couple of things. I will join via zoom, but this might be just as easy.

1. The vicinity map shows the lot at the end of 475 south as not included in the PUD. Why is this?



2. The lots exactly north and east of the 17 lots attached to 475 South are larger than the new proposed lots. In the last meeting, several neighbors asked for larger lots to be required to maintain the normal lot size and feel of the 475 neighborhood. The request was denied or tabled as the proposed homes are part of the Chestnut Farms PUD and



#4

Carly Rowe <crowe@farmington.utah.gov>

FW: Proposed Park & Main PUD Development

Dave Dixon <dave@dixonslc.com>
To: "crowe@farmington.utah.gov" <crowe@farmington.utah.gov>

Thu, Aug 6, 2020 at 6:38 PM

From: Dave Dixon
Sent: Thursday, August 6, 2020 9:40 AM
To: Dave Petersen <dpetersen@farmington.utah.gov>; Isteinhorst@farmington.utah.gov; ierickson@farmington.utah.gov; rchild@farmington.utah.gov; Dave Dixon <dave@dixonslc.com>
Subject: Proposed Park & Main PUD Development

Dear Dave and Planning Commission Members,

I was made aware of the proposed Park & Main PUD Development last night by a resident on Main Street. I read through the packet for this agenda item and while in principle I am in favor of the development, there are some aspects that concern me that I wanted to point out for the Commission's consideration.

1. The property has two zones and the developer provided a yield plan to show the potential for the residential zone as a basis for design, but then proposes reducing the residential area by more than doubling the commercial zone without redoing the yield plan. A bit of a "bait and switch" tactic.
2. It was the City's intent to greatly minimize commercial development on the east side of Main Street in this area when the Master Plan recommended no commercial development on this corner and small commercial development on the other corners of this intersection. Following that recommendation, the BP zone was created near the intersection and a small business parcel was allowed on the north east corner. This is the gateway to the bedroom community to the east and needs to be protected from commercial creep. Increasing the size of the business zone to greatly increase the size of the building at this site is inappropriate and not supported by our General Plan. The scale of the building developed by Bob Aamodt on the south east corner is more in keeping with the intent of the General Plan.
3. The property could be developed as currently zoned using the adopted residential zoning ordinances. The Conservation Subdivision Ordinance would allow for appropriate density increases in exchange for enhancing and protecting the back hillside and the Business Park parcel could stand on its own. The tradeoffs proposed by the developer to allow for the property to be developed as a PUD with a much larger commercial building and large parking lot with the smallest of allowed lot sizes for the residential parcels fall far short of the requirements for a PUD as follows (underlined for emphasis, my comments in red):

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

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.

As the gateway to the east side residential community, the proposal is less attractive than what adherence to the underlying zoning would allow and insensitive to the residential scale of the buildings on the east side of Main Street. No landscape screening has been shown yet for the building or large parking lot exposed to view from Main.

(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 of the adjacent zone apply on the periphery of the Planned Unit Development.

The proposed two-story building changes the residential character of the east side of Main street. That does not enhance the residential community. The property size and configuration do not allow for the more intense use to be pushed away from residential development. As recommended in the General Plan, the residential sectors of the City need to be protected and have top priority in the City when it comes to 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.

The developer has provided no additional open space in exchange for the PUD, only what would be required by the underlying zone if he were to develop under the Conservation Subdivision Ordinance;

(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.

No increased amenities provided.

(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.

In short, I appreciate the developer's intent to provide single-family homes on the property and I applaud his design for accessing the garages from a single point of access with visitor parking shared with the office building. I would approve of a slightly larger single-story office building on the corner in exchange for more landscaping around the development

and a berm to hide the parking lot from Main Street. I disagree with the proposed expansion to more than double the size of the commercial parcel with its associated impacts and lack of amenities. We would be better off sticking with the current zoning and creating more residential lots under the Conservation Ordinance.

Thanks for listening,

David J. Dixon, AIA

1047 N. 100 W.

Farmington, UT 84025



#4

Carly Rowe <crowe@farmington.utah.gov>

Fwd: Contact Form Submission

Heidi Gordon <hgordon@farmington.utah.gov>

Wed, Aug 5, 2020 at 9:29 AM

To: Carly Rowe <crowe@farmington.utah.gov>, Meagan Booth <mbooth@farmington.utah.gov>, Shannon Hansell <shansell@farmington.utah.gov>, Dave Petersen <dpetersen@farmington.utah.gov>

----- Forwarded message -----

From: **Nancy Neelsen** <nneelsen5@gmail.com>

Date: Wed, Aug 5, 2020 at 8:53 AM

Subject: Contact Form Submission

To: <hgordon@farmington.utah.gov>

Name: Nancy Neelsen

Email: nneelsen5@gmail.com

Message:

To the Members of the Planning Commission:

We have lived across Compton Road to the east of the proposed construction and rezoning site for over 20 years, and thus are directly affected by these decisions. I realize that this 3.1 acre lot cannot remain empty forever, but I am requesting some consideration for the type of housing and office building to be constructed.

We have enjoyed a level of privacy on our west deck where we have a hot tub, and a building over two regular stories would make that quite uncomfortable for us as well as the new occupants below. Lighting may also be a problem. I believe that there is enough surrounding light in the area to keep it safe without any extra nighttime lights. We already have an issue with the Hampton Inn lights shining into a bedroom window.

Thank you for listening to my concerns.

Sincerely,

Nancy Neelsen



Carly Rowe <crowe@farmington.utah.gov>

Fw: Conditional use permit for detached garage.

R. Wilkes <wilkesod@hotmail.com>

Wed, Aug 5, 2020 at 2:52 PM

To: "rchild@farmington.utah.gov" <rchild@farmington.utah.gov>, Alex Leeman <aleeman@farmington.utah.gov>, "rhomert@farmington.utah.gov" <rhomert@farmington.utah.gov>, "rworkman@farmington.utah.gov" <rworkman@farmington.utah.gov>, "gwall@farmington.utah.gov" <gwall@farmington.utah.gov>, "mplazier@farmington.utah.gov" <mplazier@farmington.utah.gov>, "lsteinhorst@farmington.utah.gov" <lsteinhorst@farmington.utah.gov>, "lerickson@farmington.utah.gov" <lerickson@farmington.utah.gov>, "crowe@farmington.utah.gov" <crowe@farmington.utah.gov>

Members of the planning commission,

Here are two more email responses from my neighbor immediately to the east, and then the neighbor that owns 2 of the other lot's in the cul-de-sac regarding our application for a conditional use permit application which will appear on the agenda for the planning meeting this Thursday August 6th.

Robert Wilkes
801-295-2020

Sent from Outlook

From: Brent Bishop <bbishop@rememberllc.com>

Sent: Monday, August 3, 2020 1:53 PM

To: Scott <samue008@yahoo.com>

Cc: R. Wilkes <wilkesod@hotmail.com>; Shane Roylance <shaneroylance@gmail.com>; Brent Bishop <bbishop@contentwatch.com>

Subject: Re: Conditional use permit for detached garage.

We are fine with it.
Brent Bishop
Lots 3&4

Sent from my iPhone

On Aug 3, 2020, at 12:11 PM, Scott <samue008@yahoo.com> wrote:

I do not have any reservations about this.

Scott Samuelson
Lot #105

[Quoted text hidden]



Carly Rowe <crowe@farmington.utah.gov>

Fw: Conditional use permit for detached garage.

R. Wilkes <wilkesod@hotmail.com>

Wed, Aug 5, 2020 at 2:46 PM

To: "rchild@farmington.utah.gov" <rchild@farmington.utah.gov>, Alex Leeman <aleeman@farmington.utah.gov>, "rhome@farmington.utah.gov" <rhome@farmington.utah.gov>, "rworkman@farmington.utah.gov" <rworkman@farmington.utah.gov>, "gwall@farmington.utah.gov" <gwall@farmington.utah.gov>, "mplazier@farmington.utah.gov" <mplazier@farmington.utah.gov>, "lsteinhorst@farmington.utah.gov" <lsteinhorst@farmington.utah.gov>, "lerickson@farmington.utah.gov" <lerickson@farmington.utah.gov>, "crowe@farmington.utah.gov" <crowe@farmington.utah.gov>

Members of the Planning Commission,

Here is an email from the neighbors who own the lot immediately south of mine voicing no objection to our conditional use permit application.

Robert Wilkes

Sent from [Outlook](#)

From: Shane Roylance <shaneroylance@gmail.com>

Sent: Monday, August 3, 2020 7:17 PM

To: R. Wilkes <wilkesod@hotmail.com>

Cc: Brent Bishop <bbishop@contentwatch.com>; Scott Samuelson <samue008@yahoo.com>

Subject: Re: Conditional use permit for detached garage.

We do not have any reservations about this.

Shane and Stacey Roylance
Lot 107

On Mon, Aug 3, 2020 at 10:04 AM R. Wilkes <wilkesod@hotmail.com> wrote:

Neighbors,

We are wanting to put a detached garage just past the north east corner of our garage. We have a conditional use permit application (because the building will be more than 15 feet tall) going before the planning committee on Thursday evening. Do any of you have any reservations about a building in this location. It won't block any of your views.

If you don't have any reservations will you respond to this email with your name and lot number and/or address. I'll forward the email string to the city. If you do have reservations, I want to visit with you about them so we're all happy.

Thanks.

Robert Wilkes

Sent from [Outlook](#)

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 public is welcome to attend. The agenda for the work session will be as follows:

1. Questions or concerns the City Council may have on agenda items.

ELECTRONIC AND IN-PERSON 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, September 1, 2020, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. In-person attendance is also an alternative, but any in-person attendance/gathering will meet the latest governmental restrictions related to the COVID virus. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at hgadd@farmington.utah.gov.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PUBLIC HEARINGS:

7:05 Park and Main Preliminary PUD Master Plan and Schematic Subdivision Plan with Possible Zone Change – MJC Holdings, LLC

7:45 Chestnut Farms PUD Master Plan Amendment and Phase 5 Preliminary PUD and Schematic Subdivision Plan with Accompanying Zone Change

NEW BUSINESS:

8:20 Intercounty Automatic Aid Fire Agreement

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

8:30 Minute Motion Approving Summary Action List

1. Approval of Trails Committee Member

GOVERNING BODY REPORTS:

8:35 City Manager Report

8:40 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

***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 due to a disability, please contact Holly Gadd, City Recorder at 801-939-9205, at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on August 27, 2020.

DATED this 27th day of August, 2020.

FARMINGTON CITY CORPORATION

By: _____
Holly Gadd, City Recorder



Planning Commission Staff Report September 3, 2020

Item 3: Preliminary PUD Master Plan and Subdivision Schematic Plan—The Station

Public Hearing: Yes
 Application No.: S-12-20
 Property Address: Approx. 850 N. Lagoon Dr
 General Plan Designation: CMU (Commercial Mixed Use) and LDR (Low Density Residential)
 Zoning Designation: R (Residential) and LR (Large Residential)
 Area: 10.17 Acres
 Number of Lots: 50
 Property Owner: Teton Investment Holdings LLC
 Agent: CW Home

Request: *Recommendation for Preliminary PUD Master Plan and Subdivision Schematic Plan for The Station Planned Unit Development (PUD).*

Background Information

Timeline—Before The Station PUD (Previous Actions by the City)			
Application/Request	Result	By	Date
General Plan Amendment Map and Text (MP-3-03)	○ Recommendation by Planning Commission	PC	5/13/04
	○ Approved by City Council	CC	7/7/04
Chapter 19 (CMU) of the Zoning Ordinance enacted (ZT-6-04)	○ Recommendation by Planning Commission	PC	11/11/04
	○ Approved by City Council	CC	12/1/04
East Park Lane Small Area Master Plan (MP-1-18)	○ Recommendation by the Planning Commission	PC	3/8/18
	○ Approved by City Council	CC	4/17/18
East Park Lane Phase II [and III] Rezone and Schematic Plan (Z-10-18 and S-26-18)	○ East side of Lagoon Dr rezoned to R	PC	Rec. 1/10/19
	○ West side of Lagoon Dr rezoned to CMU ○ Land adjacent to SR 106 remains LR	CC	Approved 2/5/19

	<ul style="list-style-type: none"> ○ Arrange a TDR to transfer residential density from the west to the east ○ Schematic Plan Approved 		
East Park Lane Phase II Subdivision (S-26-18)	<ul style="list-style-type: none"> ○ Preliminary Plat Approved for 2 lots W of Lagoon Dr ○ Final Plat Approved for 2 lots W of Lagoon Dr 	PC PC	4/18/19 2/20/20
The Station PUD (S-12-20)	○ ?		

Schematic Plan Comparison Table											
Schematic Plan	Acres	DU*	DU/Acre	Avg. Lot Size sf	Avg. Lot Width (feet)	Side-walks One Side of Street	Nonconforming dead-end streets	Open Space	Set-Backs **	Connections to Main Street & to the north	
East Park Lane "Phase III" 2/5/19 (S-26-18)	10.17	70	6.9	4,918	56.0	Yes	7	Less	Same	1	0
The Station 9/3/20 (S-12-20)	10.17	50	4.9	4,892	57.6	Yes	0	More	Same	1	1
* Note: A wetland delineation prepared after Feb. 2019 resulted in a loss of 20 lots on-site. ** Setbacks---Front: 20'; Side: 5'; Rear: 15'; Side Corner: 10'.											

Suggested Action/Motion

Question: Are the major elements of the subdivision schematic plan (and the Preliminary PUD Master Plan) for The Station consistent with the schematic plan previously approved for East Park Lane "Phase III"?

If Yes

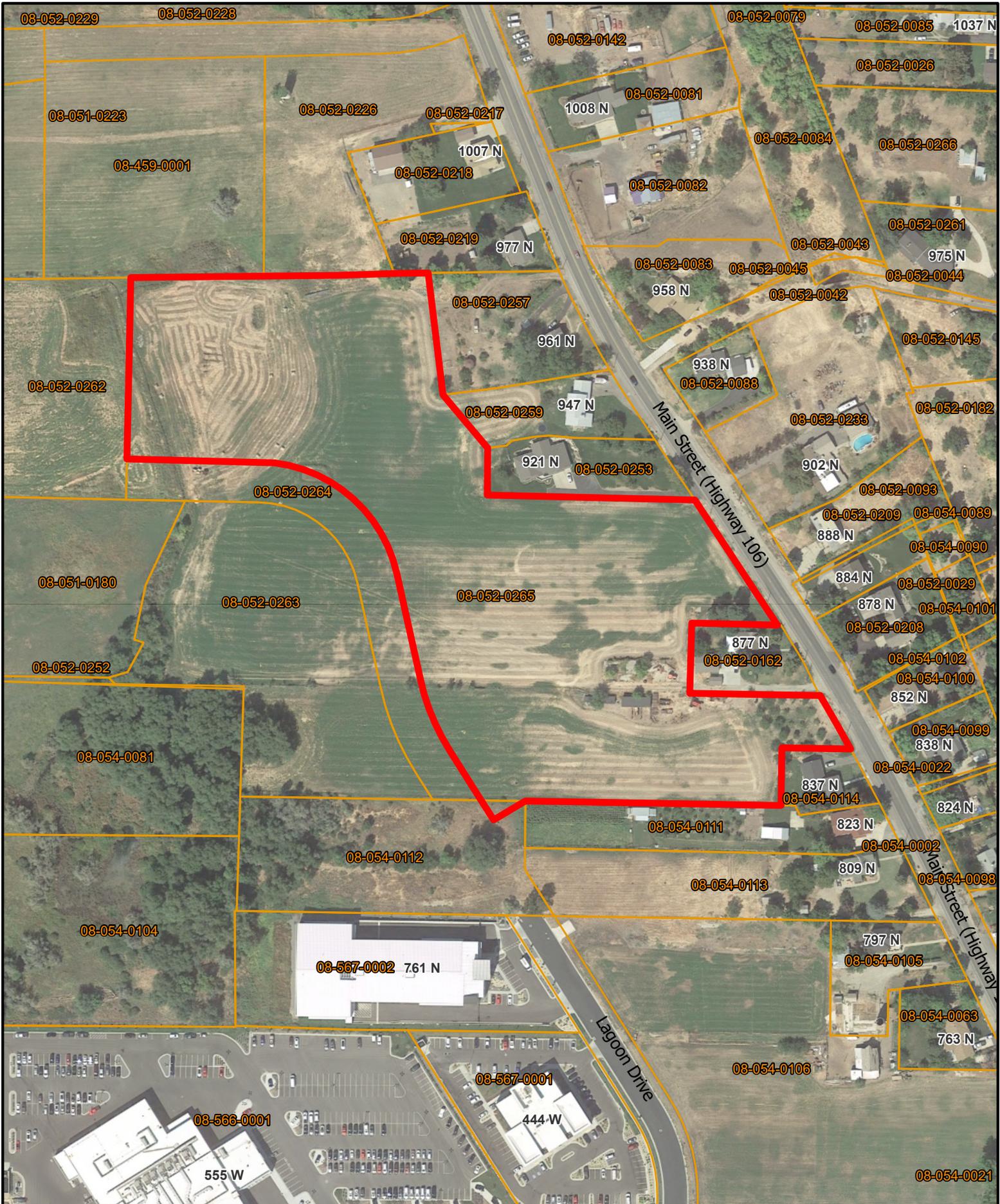
Move the Planning Commission table consideration of a recommendation for Preliminary PUD Master Plan/Subdivision Schematic Plan approval to allow time for the following:

1. City Council to hold a public hearing regarding the Preliminary PUD Master Plan/Subdivision Schematic Plan and provide an answer to the following question: "Are the major elements of the subdivision schematic plan (and the Preliminary PUD Master Plan) for The Station consistent with the schematic plan previously approved for East Park Lane "Phase III"? and if so, submit the plans back to the Planning Commission and allow them to complete their recommendation;
2. The City's Site Plan and Architectural Review Committee (SPARC), including three members of the Planning Commission, must review the landscape plan and building elevations for the

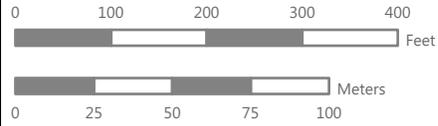
project and provide recommendations to the Developer and the Commission, the meeting(s) shall include the developer and/or his representatives.

Supplemental Information

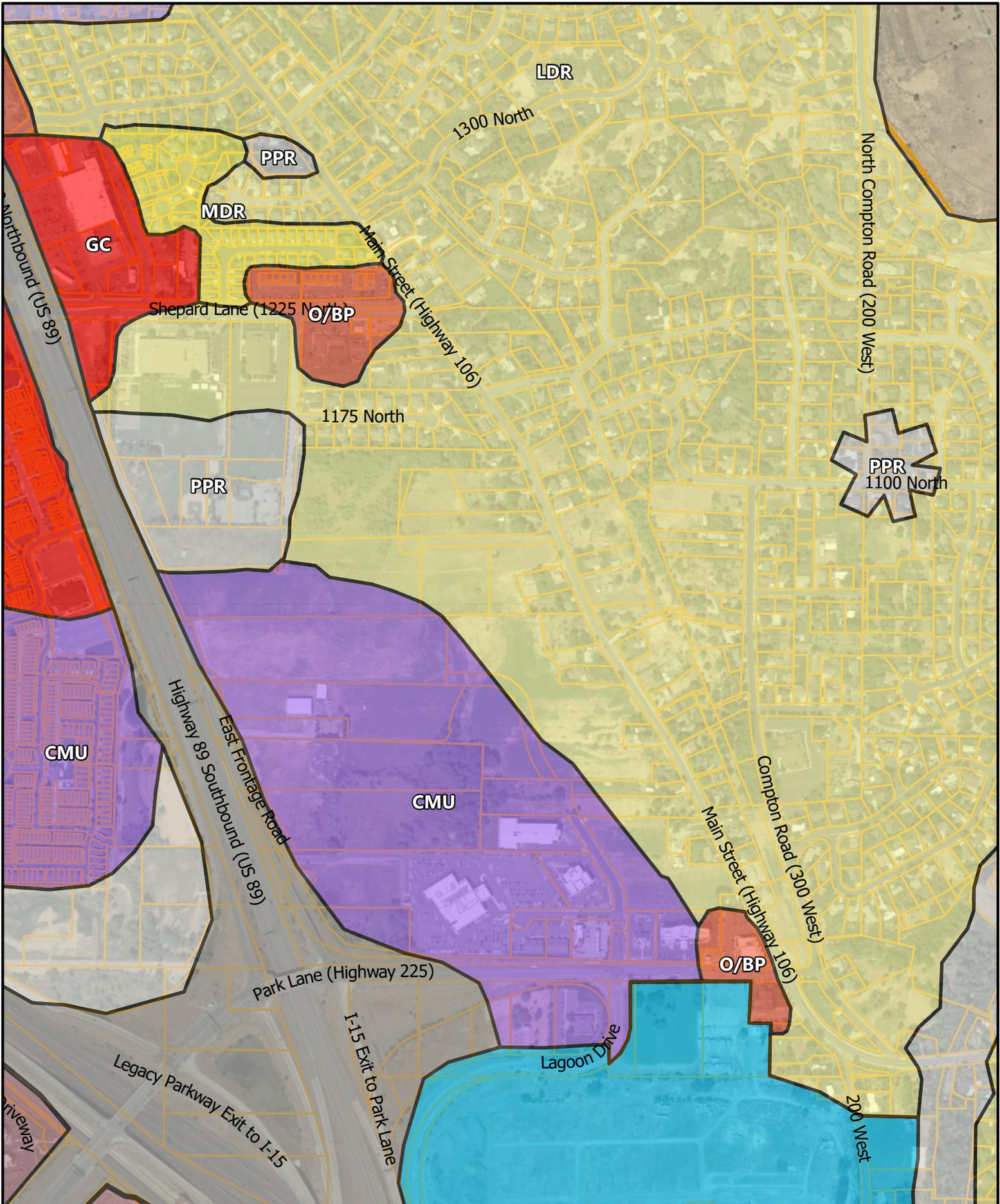
1. Vicinity Map
2. General Land Use Plan map
3. East Park Lane Small Area Master Plan
4. Existing Zoning Map
5. The previously approved subdivision schematic plan for East Park Lane Phase III
6. The proposed subdivision schematic plan/Preliminary PUD Master Plan for The Station'
 - a. Project information
 - b. Sign Plan
 - c. Site Options and Layouts
 - d. Architecture
 - e. Landscape Plans
 - f. Similar Projects
 - g. Traffic Impact Study



VICINITY MAP
The Station PUD

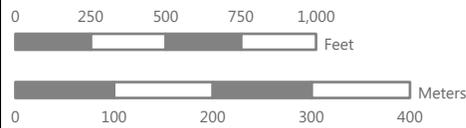


Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

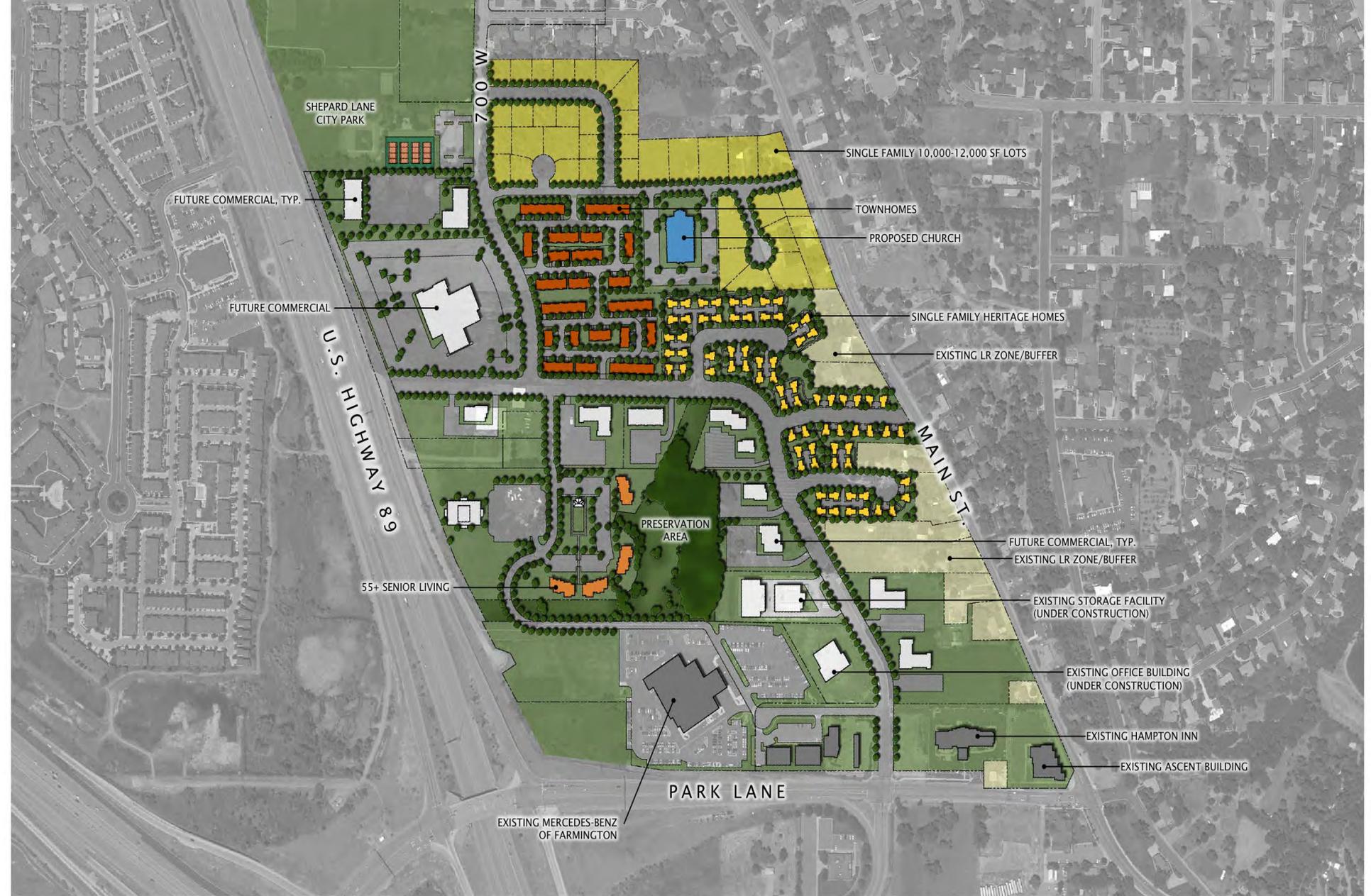


VICINITY MAP

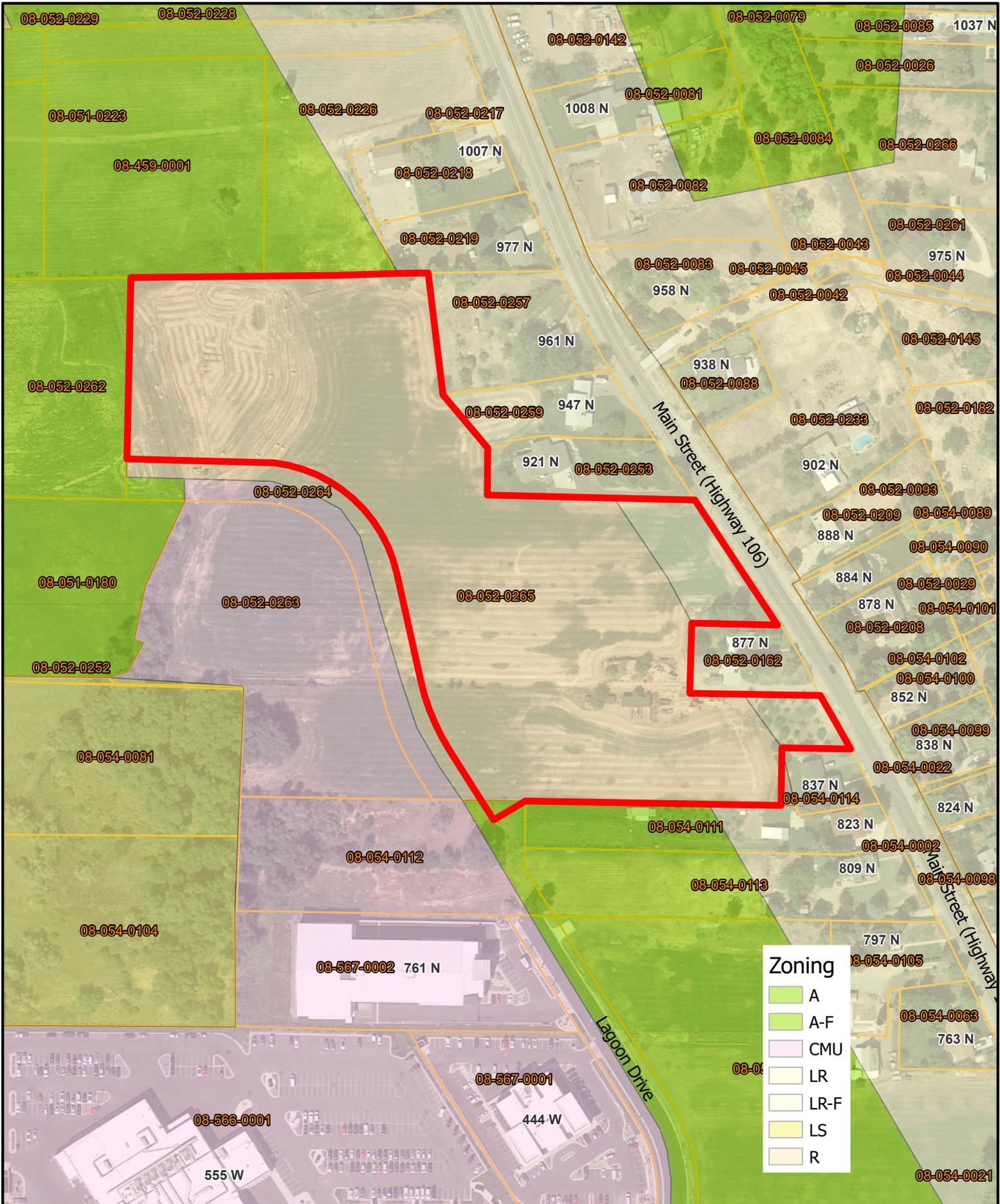
Farmington General Plan



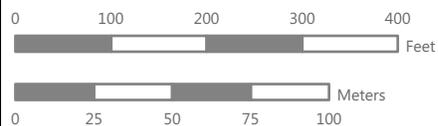
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



small area master plan (uses)



VICINITY MAP
The Station PUD



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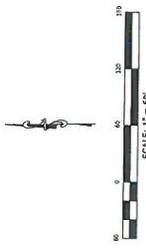


PRELIMINARY CONSTRUCTION

WRIGHT DEVELOPMENT
 EAST PARK LANE PHASE 3
 MULTIPLE PARCELS, 17 PERKINS LANE, 1722 S. R.I.V., S.L.W.M.
 FARMINGTON CITY, DAVIS COUNTY, UTAH

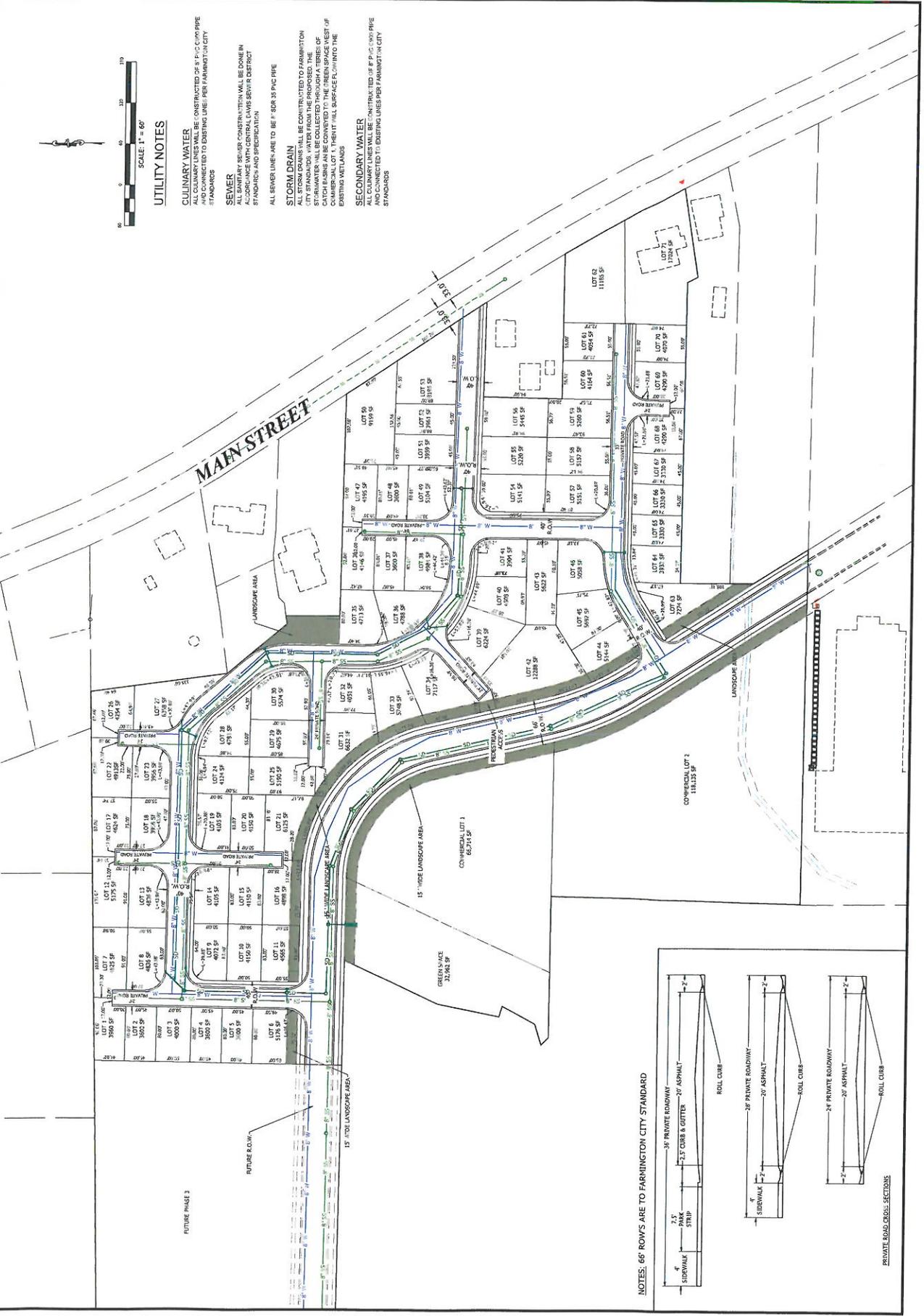
DATE	11/2016
APPROVED	J.R. SMITH
PROJECT	WRIGHT DEVELOPMENT
FILE NO.	1722 S. R.I.V. S.L.W.M.

C403
 TYPED PLAN

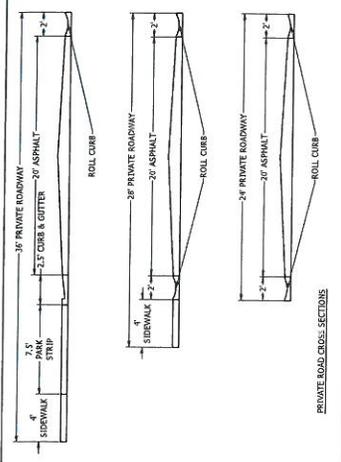


UTILITY NOTES

- CULINARY WATER**
 ALL CULINARY WATER LINES WILL BE CONSTRUCTED OF 8" P.C. 2000 PIPE AND CONNECTED TO EXISTING FIRE TRENCH UNDER CITY STANDARDS
- SEWER**
 ALL SEWER LINES SHALL BE CONSTRUCTED OF 8" P.C. 2000 PIPE IN ACCORDANCE WITH GENERAL LAWS SEWER DISTRICT STANDARDS AND SPECIFICATION
- STORM DRAIN**
 ALL STORM DRAIN LINES WILL BE CONSTRUCTED TO FARMINGTON CITY STANDARDS. ALL STORM DRAIN LINES SHALL BE CONSTRUCTED OF 18" R.C.P. 2000 PIPE. ALL STORM DRAIN LINES SHALL BE CONSTRUCTED TO THE GREEN SPACE WEST OF THE EXISTING WETLANDS
- SECONDARY WATER**
 ALL SECONDARY WATER LINES WILL BE CONSTRUCTED OF 8" P.C. 2000 PIPE AND CONNECTED TO EXISTING UNDER FARMINGTON CITY STANDARDS



NOTES: 66' ROW'S ARE TO FARMINGTON CITY STANDARD



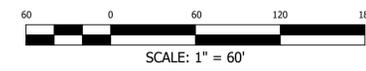
PRELIMINARY PLAT
NOT TO BE RECORDED

BOUNDARY DESCRIPTION

COMPOSITE DESCRIPTION

BEGINNING AT A POINT SOUTH 00°07'44" EAST 376.34 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1187.87 FEET AND NORTH 32°34'47" WEST 185.53 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF LAGOON DRIVE AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) NORTH 32°34'47" WEST 133.30 FEET TO A POINT ON A 367.00-FOOT RADIUS CURVE TO THE RIGHT; 2) THENCE ALONG SAID CURVE 126.27 FEET THROUGH A CENTRAL ANGLE OF 19°42'48" CHORD BEARING NORTH 22°43'23" WEST 125.65 FEET; 3) THENCE NORTH 12°51'59" WEST 176.26 FEET TO A POINT ON A 233.00-FOOT RADIUS CURVE TO THE LEFT; 4) THENCE ALONG SAID CURVE 220.35 FEET THROUGH A CENTRAL ANGLE OF 54°11'08" CHORD BEARING NORTH 39°57'33" WEST 212.23 FEET; THENCE NORTH 22°56'53" EAST 51.90 FEET; THENCE NORTH 46°51'41" EAST 36.36 FEET; THENCE SOUTH 87°29'30" EAST 36.28 FEET TO A POINT ON A 176.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 66.05 FEET THROUGH A CENTRAL ANGLE OF 21°30'07" CHORD BEARING NORTH 8°14'33" WEST 65.66 FEET; THENCE NORTH 18°59'36" WEST 79.49 FEET TO A POINT ON A 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.55 FEET THROUGH A CENTRAL ANGLE OF 48°11'23" CHORD BEARING NORTH 43°05'18" WEST 22.86 FEET TO A POINT ON A REVERSE 50.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 136.56 FEET THROUGH A CENTRAL ANGLE OF 156°29'04" CHORD BEARING NORTH 11°03'33" EAST 97.90 FEET TO AN OLD FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 22.84 FEET; 2) NORTH 87°18'01" EAST 55.40 FEET; 3) NORTH 88°46'58" EAST 55.45 FEET, BEING ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO RODNEY AND PATRICIA HESS, AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2309315, DAVIS COUNTY RECORDER; THENCE SOUTH 07°08'30" EAST 199.96 FEET; THENCE SOUTH 40°20'23" EAST 113.30 FEET; THENCE SOUTH 00°00'00" EAST 76.72 FEET; THENCE SOUTH 88°58'40" EAST 336.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106); THENCE SOUTH 33°47'27" EAST 202.89 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVATURE WITH A 3404.87-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°42'31" CHORD BEARS SOUTH 33°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED RECORDED AS ENTRY #2917876, DAVIS COUNTY RECORDER; THENCE NORTH 88°37'15" WEST 138.88 FEET ALONG SAID NORTH LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 01°22'45" WEST 114.90 FEET ALONG THE WEST LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 89°24'00" EAST 212.57 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106) AND TO A NON-TANGENT POINT OF CURVATURE WITH A 3404.87-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 03°21'22" CHORD BEARS SOUTH 29°08'53" EAST 199.42 FEET TO THE NORTH LINE OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3008055, DAVIS COUNTY RECORDER; THENCE ALONG THE WOOD LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 81°03'03" WEST 131.60 FEET; 2) NORTH 26°38'57" WEST 17.13 FEET; 3) NORTH 89°21'57" WEST 440.88 FEET TO A CORNER OF SAID WOOD PROPERTY; THENCE SOUTH 57°25'13" WEST 58.22 FEET TO THE POINT OF BEGINNING.

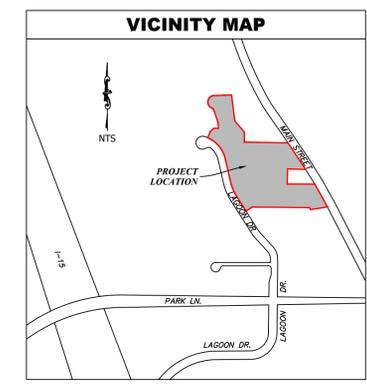
CONTAINS 8.113 ACRES.



SYMBOL LEGEND

- (C-1) NEW 24" MOUNTABLE CURB & GUTTER
- (C-2) NEW 4' CONCRETE SIDEWALK
- (C-3) NEW 3.5' - 8.5' RETAINING WALL
- (C-4) NEW 6' HIGH VINYL FENCE
- (C-5) NEW STAMPED CONCRETE ENTRANCE
- (W-1) NEW FIRE HYDRANT
- (SS-1) NEW 48" SEWER MANHOLE
- (SS-2) NEW 60" SEWER MANHOLE
- (SD-1) NEW 60" STORM DRAIN MANHOLE
- (SD-2) NEW STORM DRAIN INLET BOX
- (SD-3) NEW STORM DRAIN DOUBLE INLET BOX
- (SD-4) NEW STORM DRAIN COMBINATION BOX
- (LD-1) NEW 48" LAND DRAIN MANHOLE
- (LD-2) NEW 60" LAND DRAIN MANHOLE
- (SL-1) NEW STREET LIGHT
- (A-1) NEW ADA ACCESS RAMP

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

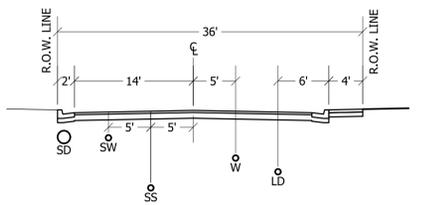
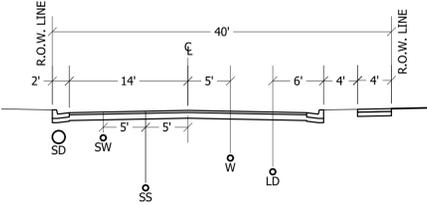
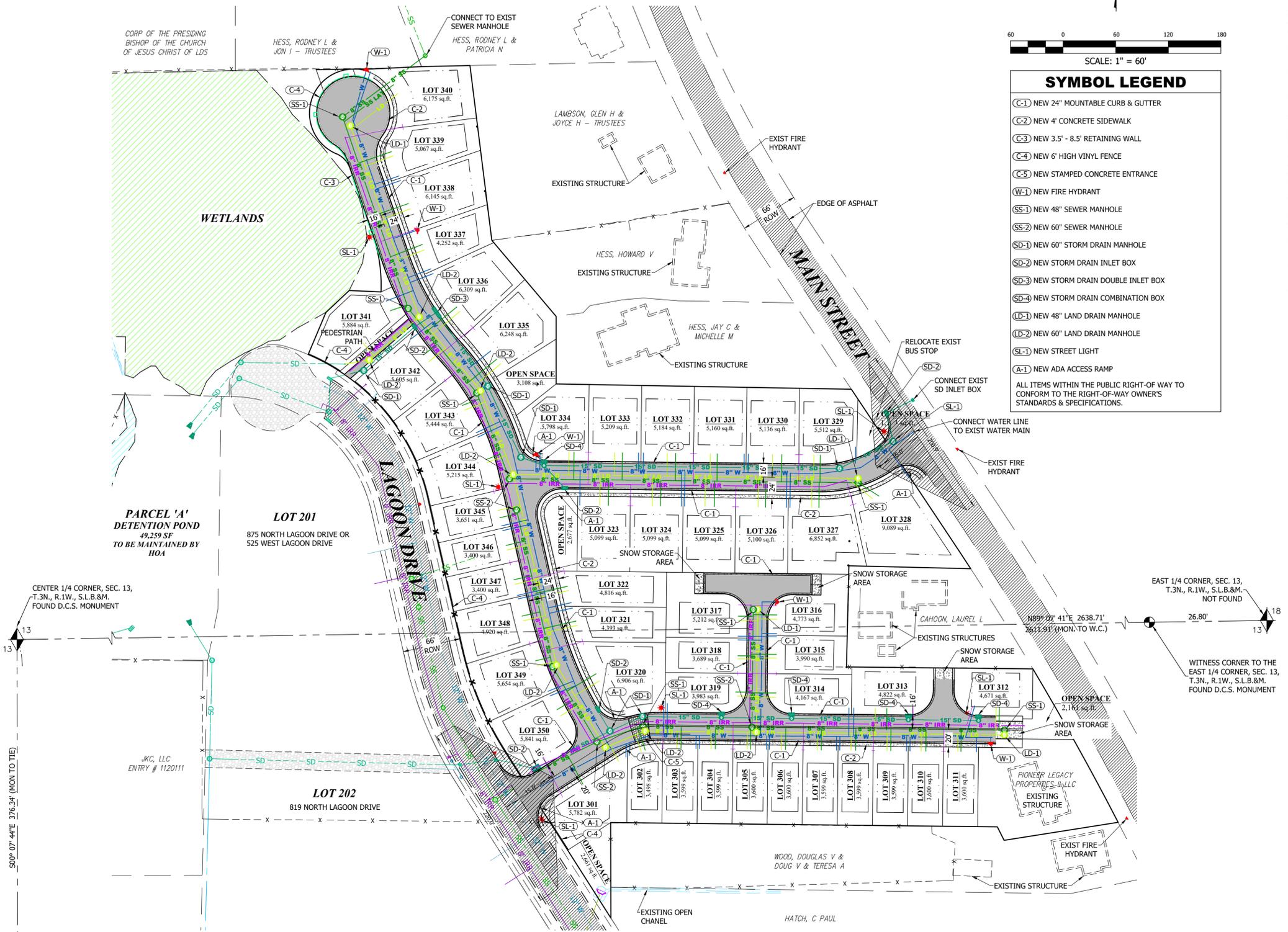


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- FENCE LINE
- WALL
- RECORD CALLS ()
- SET 5/8" REBAR WITH H8A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

LAND USE TABLE

TOTAL PROJECT AREA	353419 sq/ft
ACRES	8.113 acres
TOTAL LOT AREA	273658 sq/ft
PERCENTAGE	65%
TOTAL BUILDING UNITS	50
30'x50'	8
30'x55'	19
46'x50'	8
50'x50'	15
TOTAL AREA	99250 sq/ft
RATIO (LOT AREA:UNIT AREA)	2.76:1
TOTAL OPEN GREEN SPACE	53677 sq/ft
DEDICATED OPEN SPACE	9285 sq/ft
FRONT YARDS (EXCLUDING 20' DRIVEWAYS)	44392 sq/ft
PERCENTAGE	15.2%
IMPROVEMENTS	70476 sq/ft
PERCENTAGE	20%



TYPICAL ROADWAY X-SECTION

850 NORTH STREET SECTION

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



Client: CW Land Co.
Contact: Paul Burger
Phone #: (801)227-9794
Address: 1222 W Legacy Crossing Blvd
Centerville, UT 84014
Email: paul@cw.land

EAST PARK LANE SUBDIVISION, PHASE 3
LAGOON DRIVE & MAIN STREET
LOCATED IN THE EAST HALF OF SECTION 13, T.3 N., R.1 W., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: RNH
APPROVED: JRC
PROJECT #: 1416003
PLAT PH 3 1416003

C200
PRELIMINARY PLAT

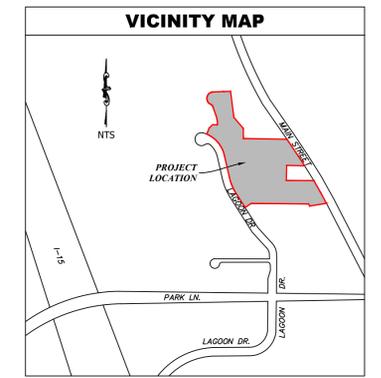
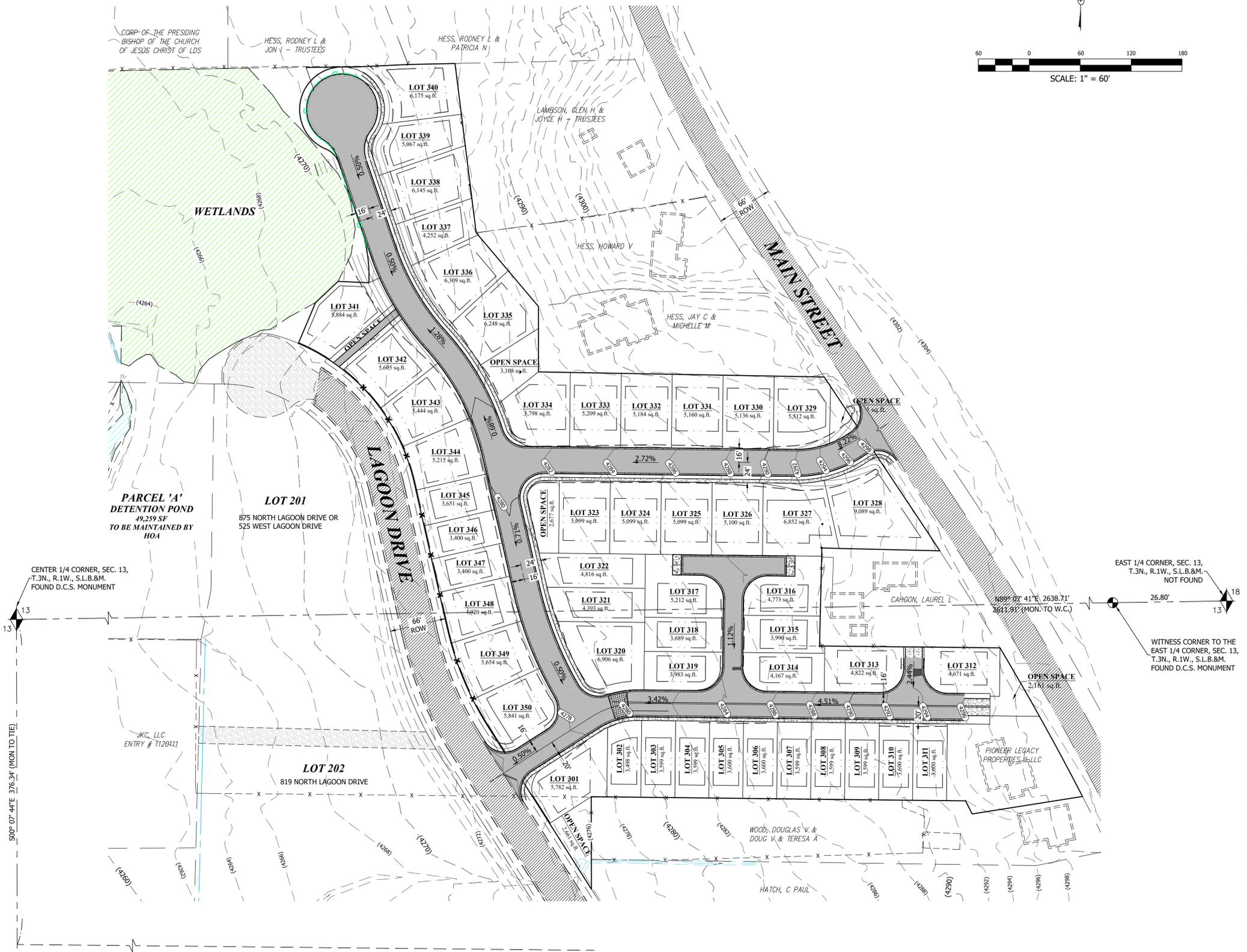
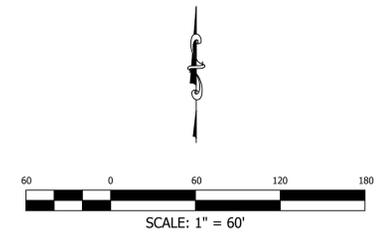
PRELIMINARY PLAT
NOT TO BE RECORDED

BOUNDARY DESCRIPTION

COMPOSITE DESCRIPTION

BEGINNING AT A POINT SOUTH 00°07'44" EAST 376.34 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1187.87 FEET AND NORTH 32°34'47" WEST 185.53 FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF LAGOON DRIVE AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) NORTH 32°34'47" WEST 133.30 FEET TO A POINT ON A 367.00-FOOT RADIUS CURVE TO THE RIGHT; 2) THENCE ALONG SAID CURVE 126.27 FEET THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARING NORTH 22°43'23" WEST 125.65 FEET; 3) THENCE NORTH 12°51'59" WEST 176.26 FEET TO A POINT ON A 233.00-FOOT RADIUS CURVE TO THE LEFT; 4) THENCE ALONG SAID CURVE 220.35 FEET THROUGH A CENTRAL ANGLE OF 54°11'08", CHORD BEARING NORTH 39°57'33" WEST 212.23 FEET; THENCE NORTH 22°56'53" EAST 51.90 FEET; THENCE NORTH 46°51'41" EAST 36.36 FEET; THENCE SOUTH 87°29'30" EAST 36.28 FEET TO A POINT ON A 176.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 66.05 FEET THROUGH A CENTRAL ANGLE OF 21°30'07", CHORD BEARING NORTH 14°33' WEST 65.66 FEET; THENCE NORTH 18°59'36" WEST 79.49 FEET TO A POINT ON A 28.00-FOOT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.55 FEET THROUGH A CENTRAL ANGLE OF 48°11'23", CHORD BEARING NORTH 43°05'18" WEST 22.86 FEET TO A POINT ON A REVERSE 50.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 136.56 FEET THROUGH A CENTRAL ANGLE OF 156°29'04", CHORD BEARING NORTH 11°03'33" EAST 97.90 FEET TO AN OLD FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 22.84 FEET; 2) NORTH 87°18'01" EAST 55.40 FEET; 3) NORTH 88°46'58" EAST 55.45 FEET, BEING ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO RODNEY AND PATRICIA HESS, AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2309315, DAVIS COUNTY RECORDER; THENCE SOUTH 07°08'30" EAST 199.96 FEET; THENCE SOUTH 40°20'23" EAST 113.30 FEET; THENCE SOUTH 00°00'00" EAST 76.72 FEET; THENCE SOUTH 88°58'40" EAST 336.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106); THENCE SOUTH 33°47'27" EAST 202.89 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVATURE WITH A 3404.87-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°42'31", CHORD BEARS SOUTH 33°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARLEE CAHOON IN A WARRANTY DEED RECORDED AS ENTRY #2917878, DAVIS COUNTY RECORDER; THENCE NORTH 88°37'15" WEST 138.88 FEET ALONG SAID NORTH LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 01°22'45" WEST 114.90 FEET ALONG THE WEST LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 89°24'00" EAST 212.57 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106) AND TO A NON-TANGENT POINT OF CURVATURE WITH A 3404.87-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 03°21'22", CHORD BEARS SOUTH 29°08'53" EAST 199.42 FEET TO THE NORTH LINE OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3008055, DAVIS COUNTY RECORDER; THENCE ALONG THE WOOD LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 81°03'03" WEST 131.60 FEET; 2) NORTH 26°38'57" WEST 17.13 FEET; 3) NORTH 89°21'57" WEST 440.88 FEET TO A CORNER OF SAID WOOD PROPERTY; THENCE SOUTH 57°25'13" WEST 58.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.113 ACRES.



LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	—————
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
FENCE LINE	————— x ————— x
WALL	—————
RECORD CALLS ()	
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



Client: CW Land Co.
Contact: Paul Burger
Phone #: (801)227-9794
Address: 1222 W Legacy Crossing Blvd
Centerville, UT 84014
Email: paul@cw.land

EAST PARK LANE SUBDIVISION, PHASE 3

LAGOON DRIVE & MAIN STREET

LOCATED IN THE EAST HALF OF SECTION 13, T.3 N., R.1 W., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: RNH
APPROVED: JRC
PROJECT #: 1416003
PLAT PH 3, 1416003

C201
PRELIMINARY PLAT



PROJECT INTRODUCTION

C.W. Urban is excited to present theSTATION, a new residential community in the heart of Farmington, Utah.

theSTATION is an architecturally controlled residential community consisting of 52 single family homes on 8 acres in the heart of Farmington, Utah. Located at 900 N Main Street, theSTATION offers quick access to the I-15 and the Frontrunner Station for an easy commute in any direction. theSTATION will offer future residents the ability to choose from seven distinctive floorplans which include a mix of rambler and two-story homes. All homes will include an unfinished basement. theSTATION will appeal to first and second time move-up buyers with price points ranging from \$450,000-\$650,000. theSTATION is also an ideal community for active adults seeking a low maintenance lifestyle, and floorplans that fit their current needs.

Residents will love the convenience of quick access to the Wasatch Mountains, and local Farmington hot spots which include Farmington Canyon Trails, Farmington City Park and Farmington Pond. Station Park, South Davis County's premier shopping and experience center is located within one mile from the community. Station Park boasts anchor tenants such as Harmon's, Cabelas, Cinemark, some of the best entertainment spots, retail shops and restaurants in the area. In addition, a state of the art University of Utah hospital is located adjacent to Station Park. Residents who have school-aged children will be pleased to be located within the boundary of a highly rated Elementary and Junior High School, as well as the brand new Farmington High School.



Located within the community, residents will appreciate the on-site amenities which include community monuments, sitting area, children's park and pickle ball court. All on-site amenities will be maintained by the Homeowner's Association.

theSTATION's landscaping plan was designed by local award winning landscape architectural firm LoCi. Features include decorative street lights throughout the community, pedestrian pathways, common areas, modern entry monuments and designer landscaping. Adjacent to Lagoon Drive, C.W. Urban will install a solid 6' vinyl fence and landscaped pedestrian pathways. C.W. Urban will also install all of the common area landscaping per plan as well as all on-site amenities.

theSTATION Home Owners Association will be formed and maintained in perpetuity to care for and maintain community on-site amenities, decorative street lights, entry monuments, as well as to enforce the architectural and restrictive covenants within the community. The HOA will also manage the snow removal on private streets as well as the sidewalk and park-strip along the East side of Lagoon Drive. At the request from their sales consultant, each homeowner will be provided with a copy of the Covenants, Conditions and Restrictions for theSTATION. Each homeowner is asked to read the entire Declaration prior to purchasing a home at theSTATION. At the time of contract, each homeowner will acknowledge that they have read and understand the Declaration in its entirety.

AROUND THE NEIGHBORHOOD



COMMUTE

Downtown Salt Lake City: 15 minutes
Ogden: 20 minutes



SCHOOLS IN THE AREA

Farmington High School: 925 S 650 W
Farmington Junior High: 150 S 200 W
Knowlton Elementary: 801 Shepard Lane



GROCERY STORES

Smiths: 1316 N US-89, Farmington
Harmon's: 200 Station Pkwy, Farmington
Target: 200 N Marketplace Dr, Centerville



HOSPITALS

University of Utah Hospital: 165 N University Ave,
Farmington, UT 84025
Layton Hospital: 201 Layton Pkwy, Layton, UT



UTILITY INFORMATION

Water: Benchland Water
Sewer: South Davis Sewer
Electricity: Rocky Mountain Power
Gas: Dominion



POST OFFICE

145 E State St, Farmington, UT 84025



The STATION

C.W.
HOME

THE STATION | SITE OPPORTUNITIES
JUNE 2020 | FARMINGTON UTAH

1

SITE DESIGN

2

LIGHTING & FENCING

3

MONUMENTATION

4

OPEN SPACE & STREETSCAPE

Overall Site Design

Fencing locations and types

Lighting locations and types

Monumentation locations

Monumentation Design

Openspace locations

Openspace design 1

Openspace design 2

Openspace design 3

Street tree type locations

Understory planting locations

Streetscape Design



LEGEND

-
- Fence locations
- Lighting locations
- 1 Monumentation locations
- 2 Passive Park 1 locations
- 3 Passive Park 2 locations
- 4 Passive Park 3 locations



LEGEND

-  Monumentation Locations
-  Open Space Locations
-  Understory Planting



6 FOOT VINYL FENCING



6 FOOT VINYL FENCING

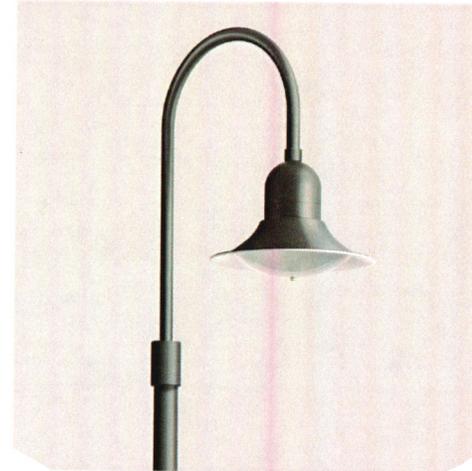
FENCING

Vinyl - Color TBD //





REQUIRED FARMINGTON CITY LIGHTING



STATION SITE LIGHTING

LIGHTING

Site lighting product - Wide Beam
by Bega//
Color - black //





MONUMENTATION

- Signs with lighting incorporated //
- Concrete //
- Corten Steel //
- Black and White Steel //



The PARKWAY

C.W.
HOME



LEGEND

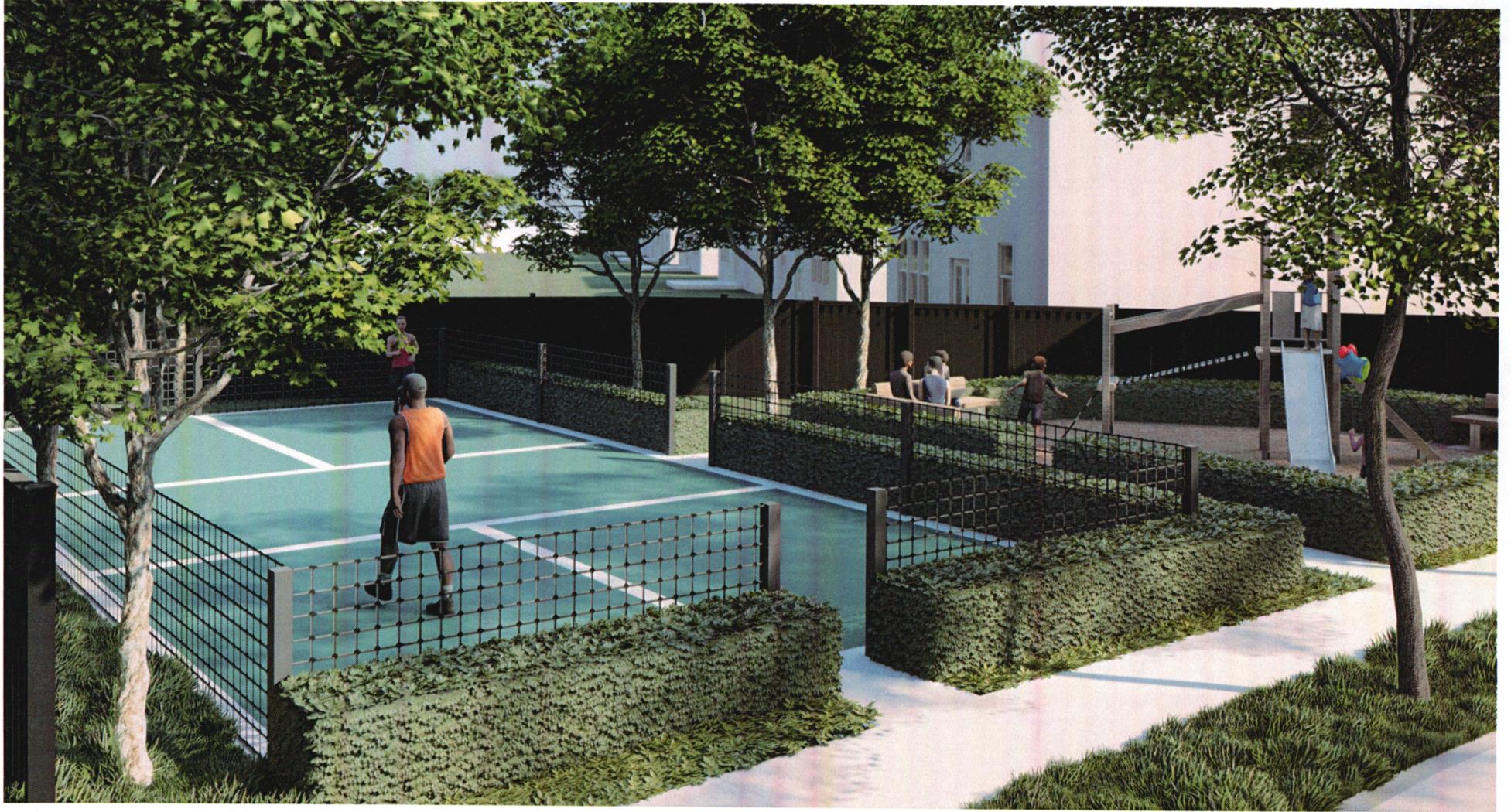
■ Open Space Locations

OPEN SPACE

Pickleball court //
 Tot lot //
 Benches //













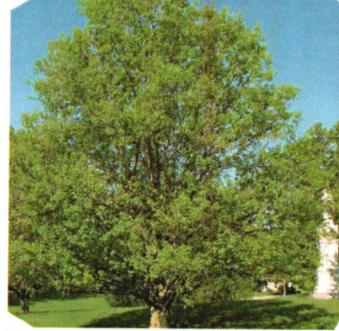




Crataegus phaenopyrum



Acer campestre



Ginkgo biloba 'Fairmont'





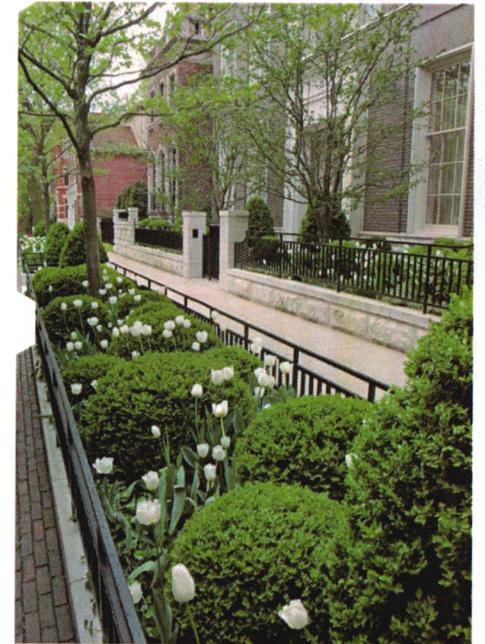
LEGEND

- Water-Wise Understory Planting



PLANTING STYLES

- Traditional //
- Clean lines //
- Flowers as an accent //
- Ground cover //







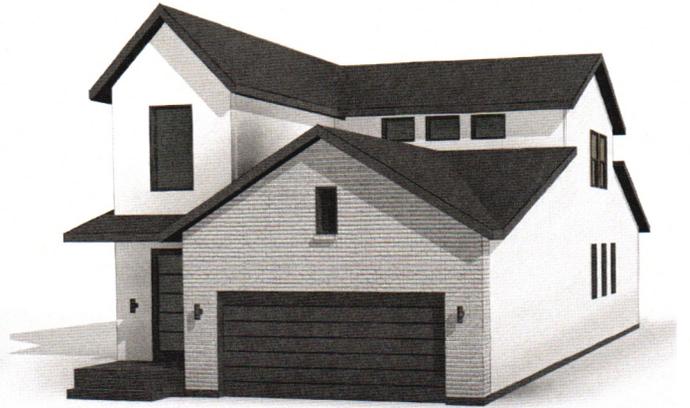
END OF DOCUMENT

ARCHITECTURE | NARROW HOUSE EXTERIORS

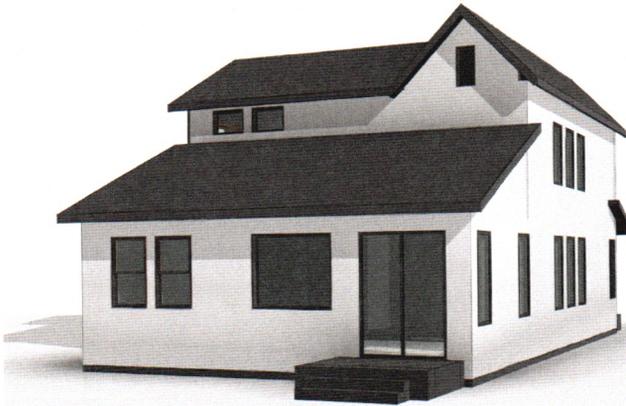
Plan 1 | Modern | Base Option | 3D View



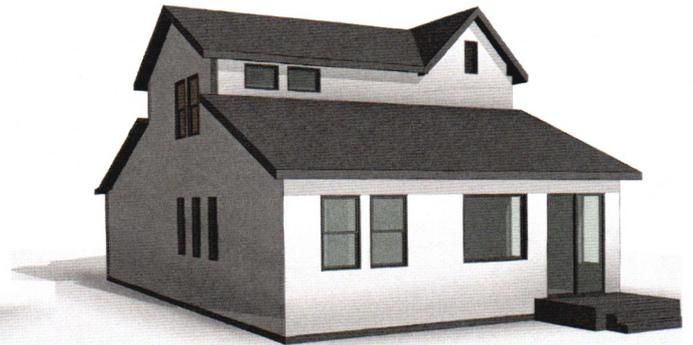
1 3D View 1



2 3D View 2



4 3D View 3



3 3D View 4

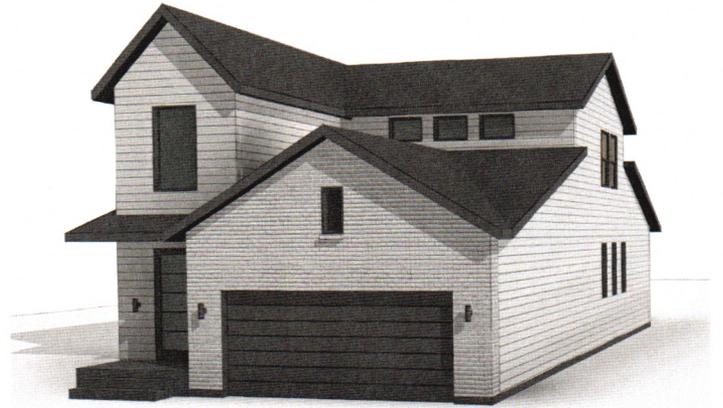


ARCHITECTURE | NARROW HOUSE EXTERIORS

Plan 1 | Modern | Upgraded Option | 3D View



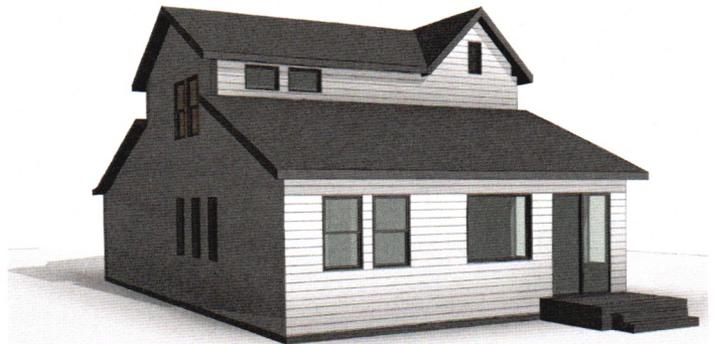
1 3D View 1. UPGRADED OPTION



2 3D View 2. UPGRADED OPTION



3 3D View 3. UPGRADED OPTION



4 3D View 4. UPGRADED OPTION



ARCHITECTURE | NARROW HOUSE EXTERIORS

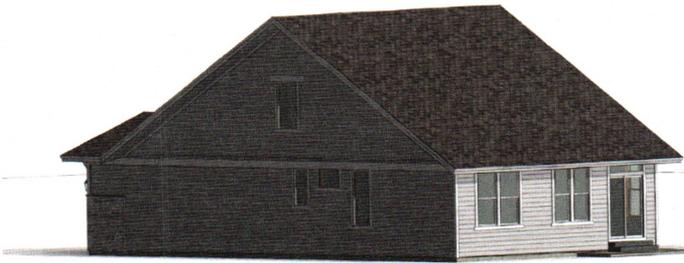
30' Wide | Plan 1 | Craftsman Option | 3D View



4 Rear / Right



1 Front / Right



3 Rear / Left



2 Front / Left

ARCHITECTURE | NARROW HOUSE EXTERIORS

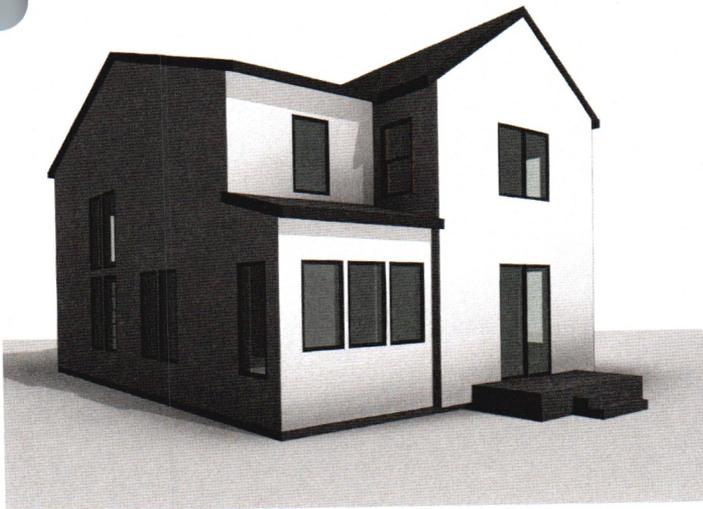
Plan 2 | Modern | Base Option | 3D Views



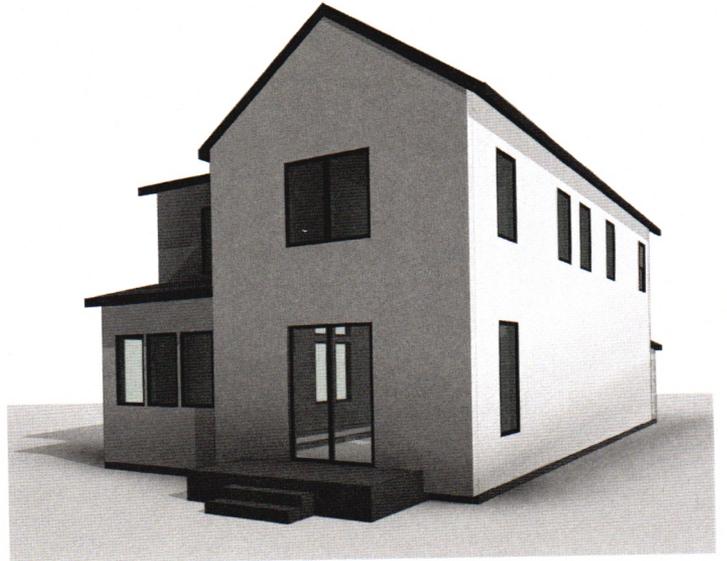
1 3D View



2 3D View 2



4 3D View 4



3 3D View 3

ARCHITECTURE | NARROW HOUSE EXTERIORS

Plan 2 | Modern | Upgraded Option | 3D View



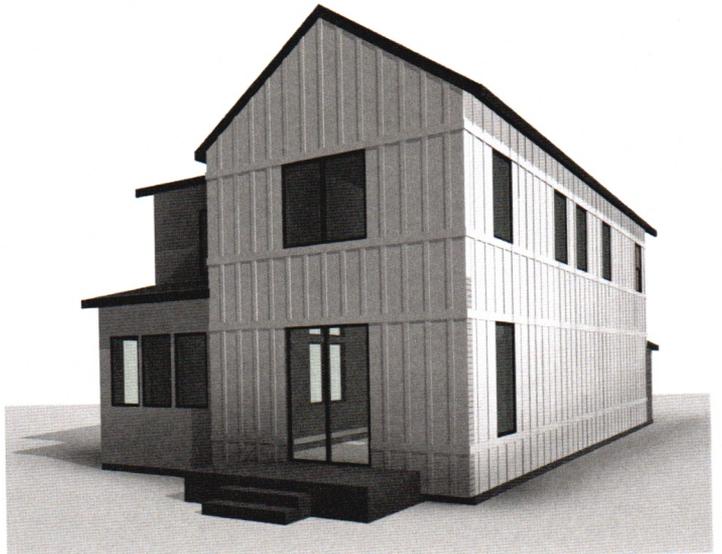
3D View 1 UPGRADED OPTION



3D View 2 UPGRADED OPTION



3D View 3 UPGRADED OPTION



3D View 4 UPGRADED OPTION

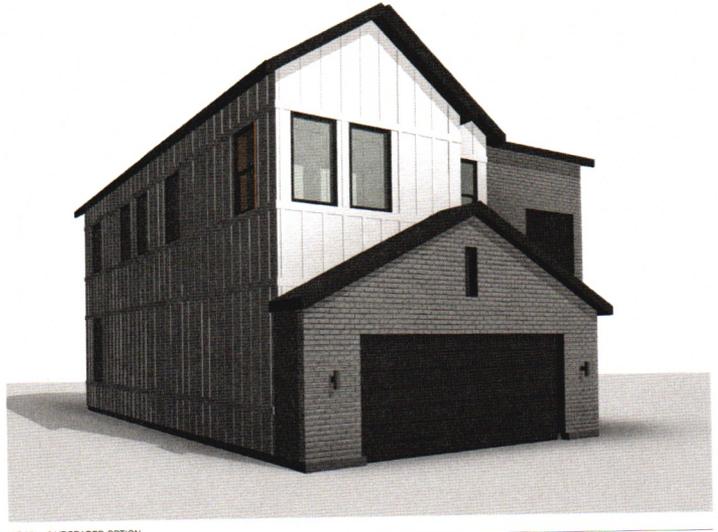


ARCHITECTURE | NARROW HOUSE EXTERIORS

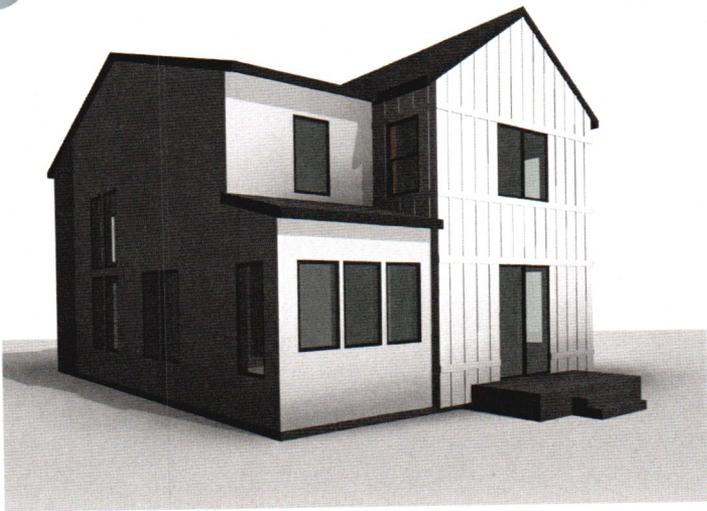
30' Wide | Plan 2A | Craftsman | 3D View



3D View 1 UPGRADED OPTION



3D View 2 UPGRADED OPTION



3D View 4 UPGRADED OPTION



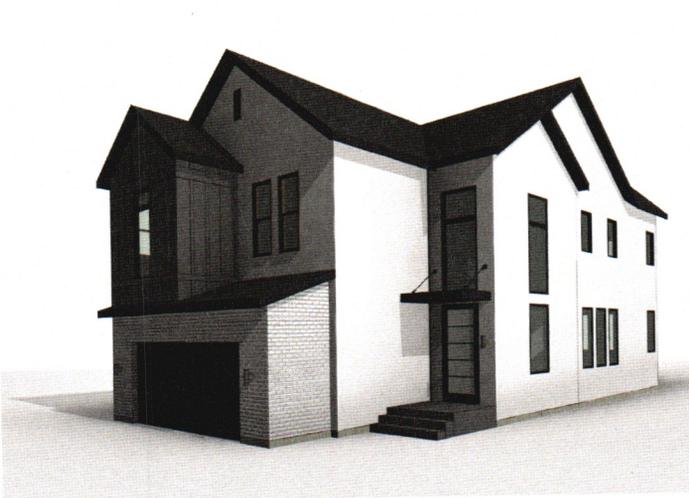
3D View 3 UPGRADED OPTION





ARCHITECTURE | NARROW HOUSE EXTERIORS

Plan 3 | Modern | Base Option | 3D View



1 3D View 1



3 3D View 3



4 3D View 4



2 3D View 2



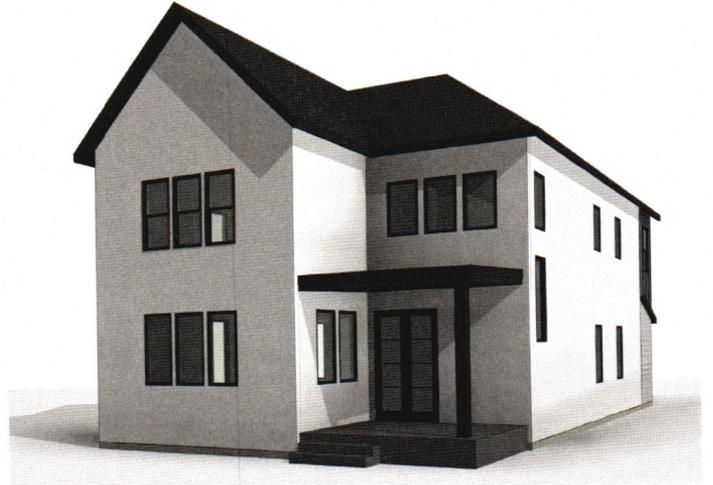


ARCHITECTURE | NARROW HOUSE EXTERIORS

Plan 3 | Modern | Upgraded Option | 3D View



1 3D View 1 UPGRADED OPTION



3 3D View 3 UPGRADED OPTION



4 3D View 4 UPGRADED OPTION



2 3D View 2 UPGRADED OPTION





ARCHITECTURE | NARROW HOUSE EXTERIORS

30' Wide | Plan 3 | Craftsman | 3D View



4 Rear / Right

1 Front / Right



3 Rear / Left

2 Front / Left



ARCHITECTURE | WIDE HOUSE EXTERIORS

Large Plan 1 | Modern | Base Option | 3D Views



1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

ARCHITECTURE | WIDE HOUSE EXTERIORS

Large Plan 1 | Modern | Upgraded Option | 3D View



1 3D View 1 UPGRADED OPTION



2 3D View 2 UPGRADED OPTION



3 3D View 3 UPGRADED OPTION



4 3D View 4 UPGRADED OPTION

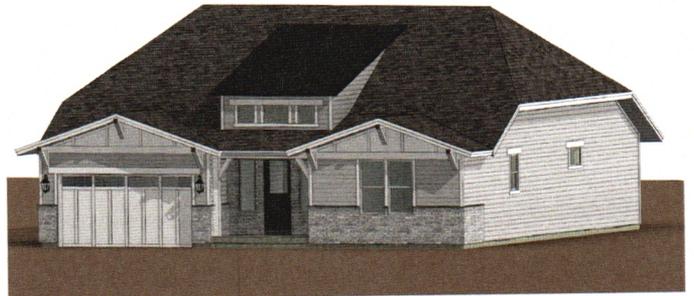


ARCHITECTURE | WIDE HOUSE EXTERIORS

50' Wide | Plan 1 | 3D View



4 Rear / Right



1 Front / Right



3 Rear / Left



2 Front / Left



ARCHITECTURE | WIDE HOUSE EXTERIORS

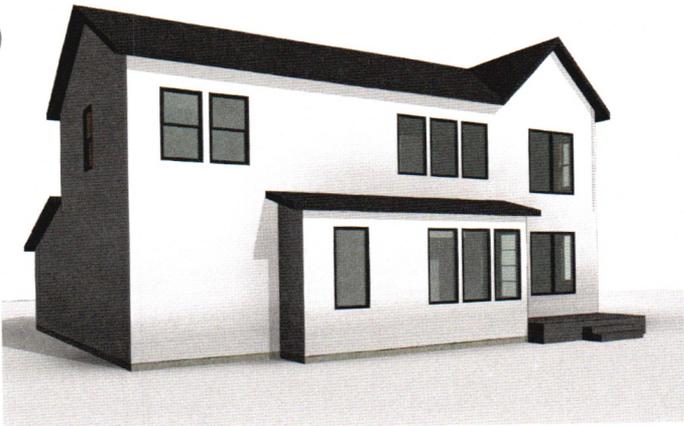
Large Plan 1A | Modern | Base Option | 3D View



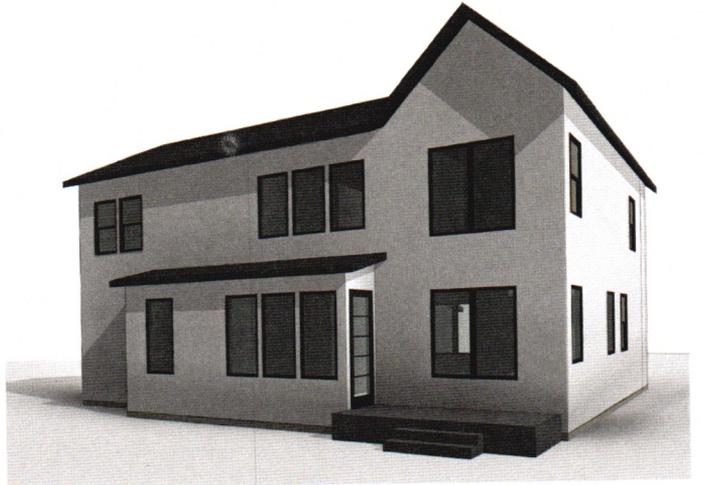
1 3D View 1



2 3D View 2



4 3D View 4



3 3D View 3

ARCHITECTURE | WIDE HOUSE EXTERIORS

Large Plan 1A | Modern | Upgraded Option | 3D View



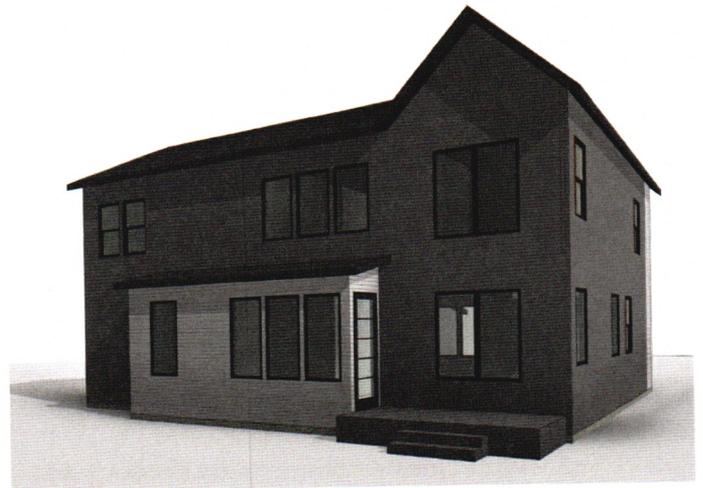
1 3D View 1 UPGRADED OPTION



2 3D View 2 UPGRADED OPTION



4 3D View 4 UPGRADED OPTION



3 3D View 3 UPGRADED OPTION

ARCHITECTURE | WIDE HOUSE EXTERIORS

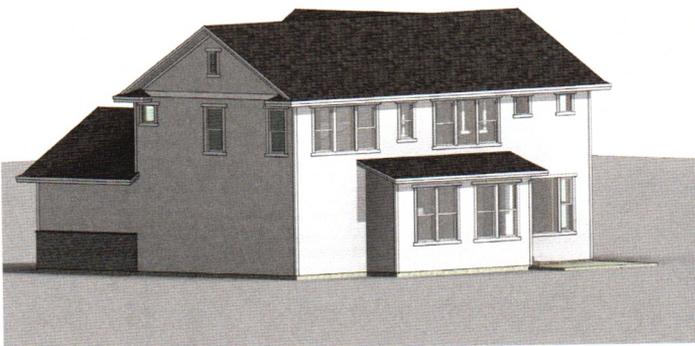
50' Wide | Plan 1A | 3D View



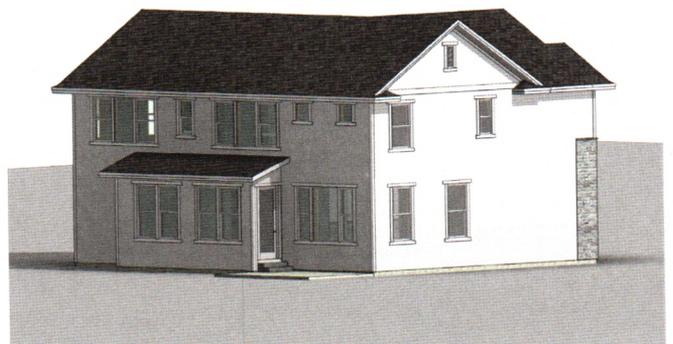
2 Front / Right



1 Front / Left



4 Rear / Right



3 Rear / Left

ARCHITECTURE | WIDE HOUSE EXTERIORS

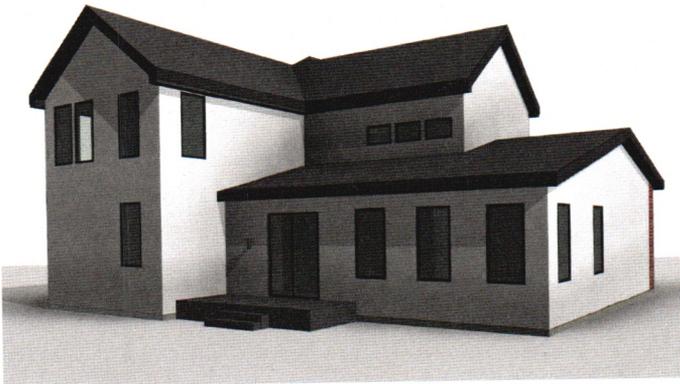
Large Plan 2 | Modern | Base Option | 3D View



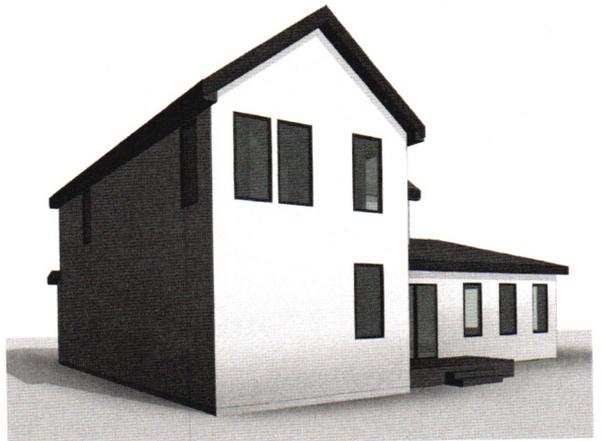
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

ARCHITECTURE | WIDE HOUSE EXTERIORS

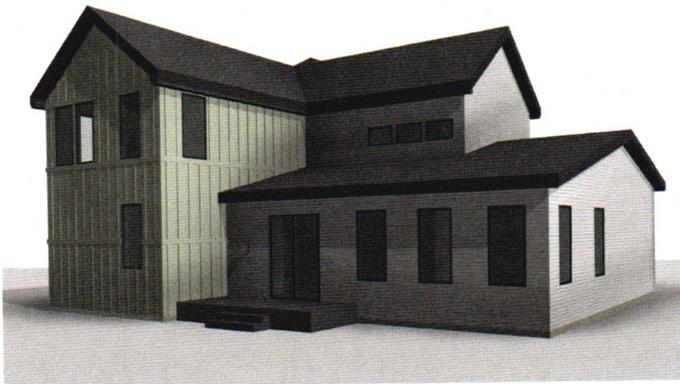
Large Plan 2 | Modern | Upgraded Option | 3D View



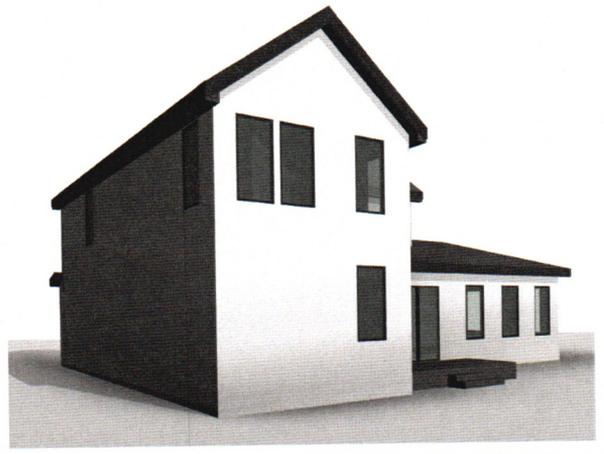
1_3D View 1 Copy 1



2_3D View 2 Copy 1



3_3D View 3 Copy 1



4_3D View 5 Copy 1

ARCHITECTURE | WIDE HOUSE EXTERIORS

50' Wide | Plan 2 | 3D View



2 Front / Right



1 Front / Left



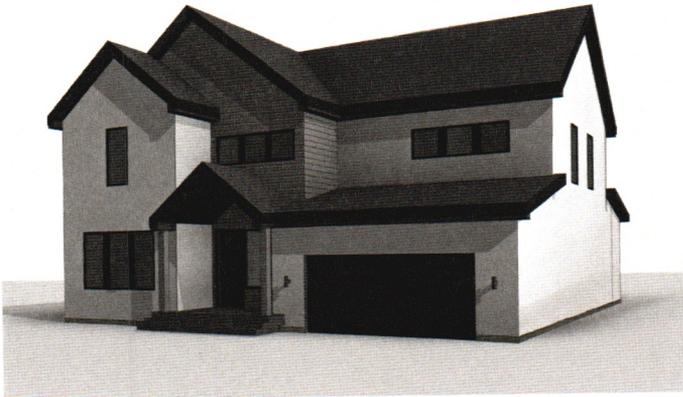
4 Rear / Right



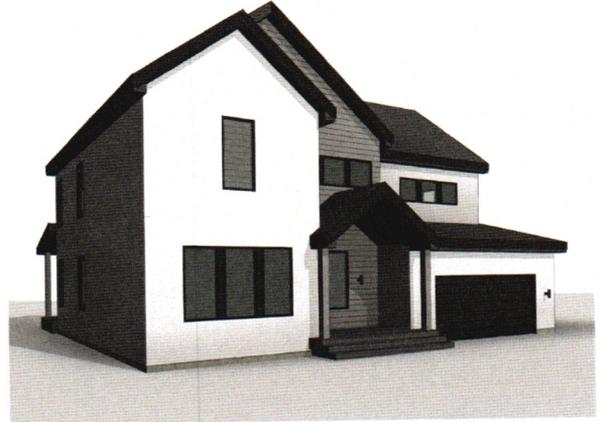
3 Rear / Left

ARCHITECTURE | WIDE HOUSE EXTERIORS

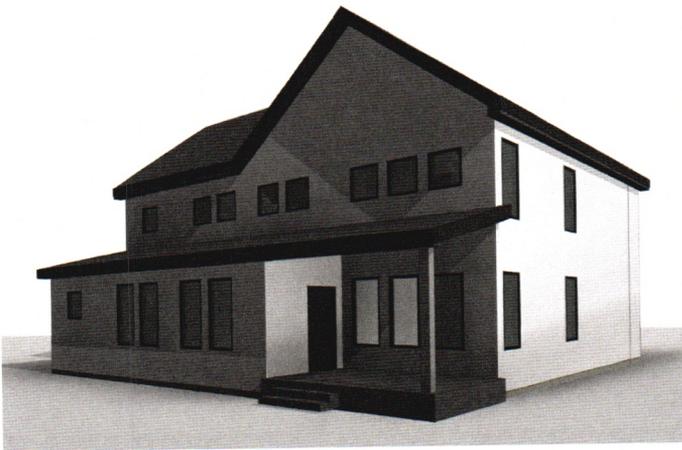
Large Plan 3 | Modern | Base Option | 3D View



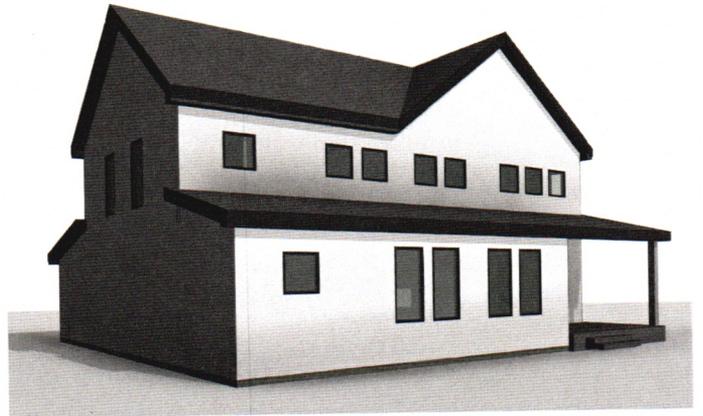
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

ARCHITECTURE | WIDE HOUSE EXTERIORS

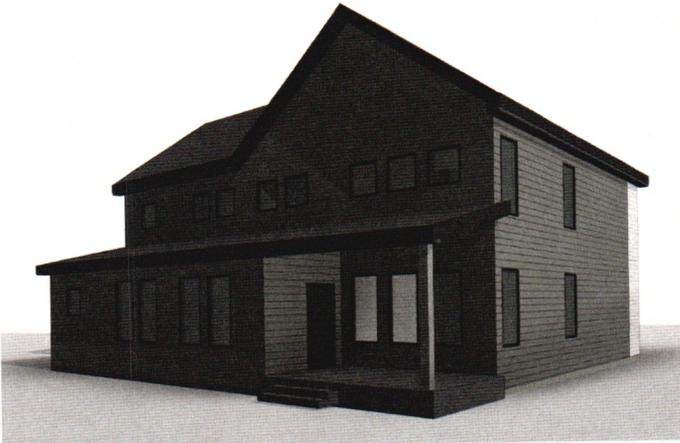
Large Plan 3 | Modern | Upgraded Option | 3D View



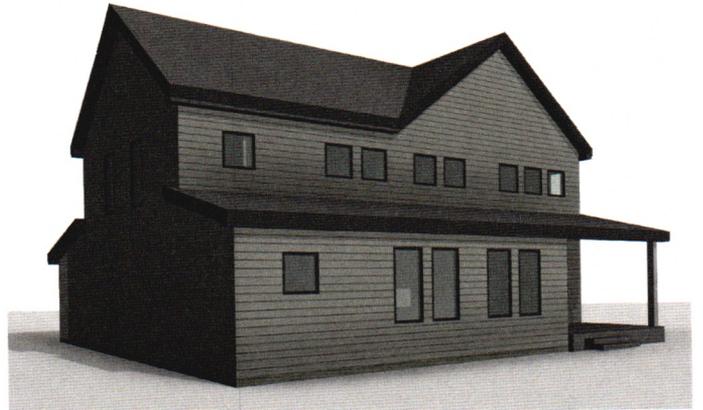
1_3D View 1 Copy 1



2_3D View 2 Copy 1



3_3D View 3 Copy 1



4_3D View 4 Copy 1

ARCHITECTURE | WIDE HOUSE EXTERIORS

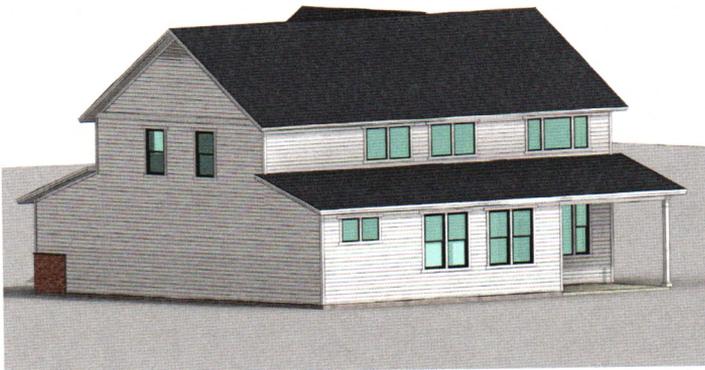
Large Plan 3 | 3D View



2 Front / Right



1 Front / Left



4 Rear / Right



3 Rear / Left

ARCHITECTURE | MATERIAL BOARD



The STATION

Landscaping Plans

(Please turn binder for maximum viewing experience)

lo|ci



LEGEND

- 1 Monumentation location
- 2 Passive park 1 location
- 3 Community green space 2 location
- 4 Community green space 3 location



LEGEND

- Monumentation Locations
- Open Space Locations
- Park Strips with Grass and Trees

SITE LANDSCAPE CONCEPT 60 X 85 LOTS
Typical Front Yard



Tall Accent Shrubs
Accent Trees
Medium Shrubs

Street trees per landscape
concept plan

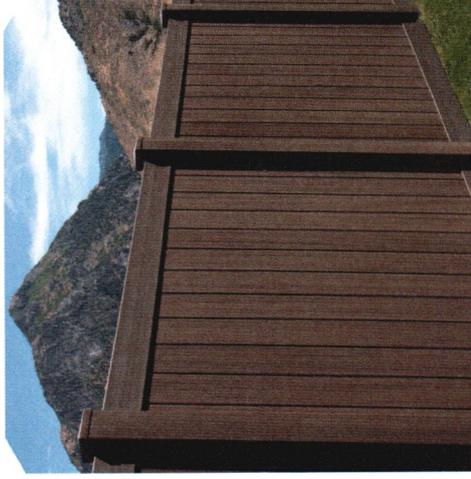
Accent Shrubs and Flowers
Lawn



Tall Accent Shrubs
Accent Trees

Accent Shrubs and Flowers
Medium Shrubs
Lawn

6 FOOT VINYL FENCING



6 FOOT VINYL FENCING

FENCING

Vinyl - Color TBD //





REQUIRED FARMINGTON CITY LIGHTING



LEGEND

- Station Site Lighting



STATION SITE LIGHTING

LIGHTING

Site lighting product - Wide Beam
by Bega //
Color - black //



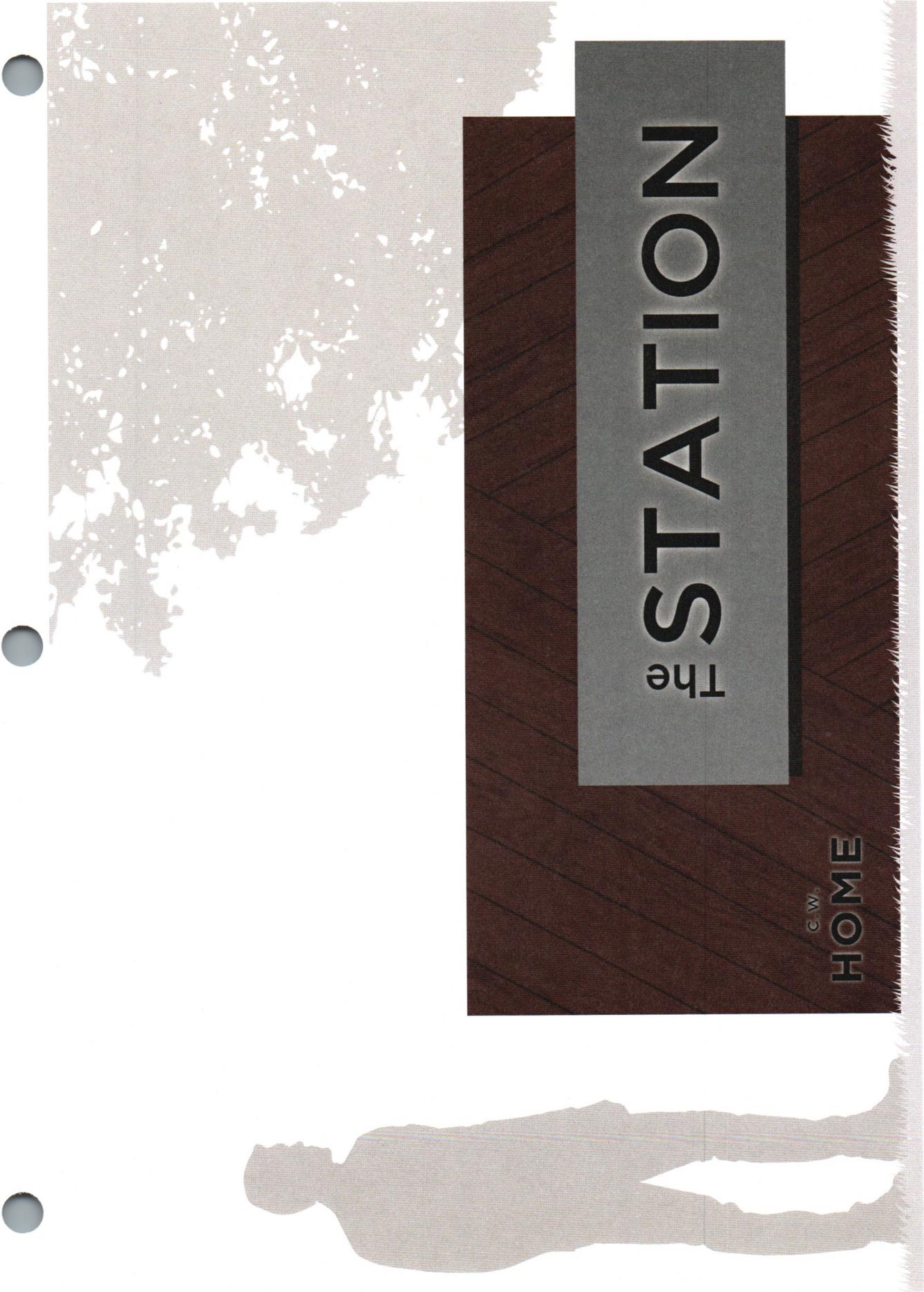
LEGEND

Monumentation Location



MONUMENTATION

- Signs with lighting incorporated //
- Concrete //
- Corten Steel //
- Black and White Steel //



LEGEND



Open Space Locations



OPEN SPACE

Pickleball court //

Tot lot //

Benches //













Gymnocladus dioicis



Acer campestre



Quercus rubra









SIMILAR PROJECTS | FAIRWAYS AT OAKRIDGE

1406 Links Way, Farmington, UT 84025



East Park Lane Subdivision Phase 3 Traffic Impact Study



Farmington, Utah

June 30, 2020

UT20-1703



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Phase 3 of the East Park Lane Subdivision located in Farmington, Utah. The East Park Lane Subdivision project is located on the west side of Main Street (SR-106), at the north terminus of Lagoon Drive.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2025 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1.

Intersection	Level of Service (Sec/Veh) ¹			
	Existing (2020)		Future (2025)	
	Background	Plus Project	Background	Plus Project
Park Lane (SR-225) / Main Street (SR-106)	B (15.5)	B (15.3)	B (17.7)	B (17.8)
Lagoon Drive / Park Lane (SR-225)	B (18.0)	B (18.4)	C (21.7)	C (21.2)
West Access / Lagoon Drive ²	-	a (4.0) / WBL	-	a (4.1) / WBL
East Access / Main Street (SR-106) ²	-	a (9.6) / NEL	-	a (8.9) / NEL

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop-controlled intersections and the worst movement for all other unsignalized intersections. Uppercase LOS used for signalized, roundabout, and all-way stop-controlled intersections. Lowercase LOS used for one-way & two-way stop-controlled intersections.
2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, July 2020

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2020) background conditions.
- The development will consist of residential single-family units.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) background and plus project conditions.

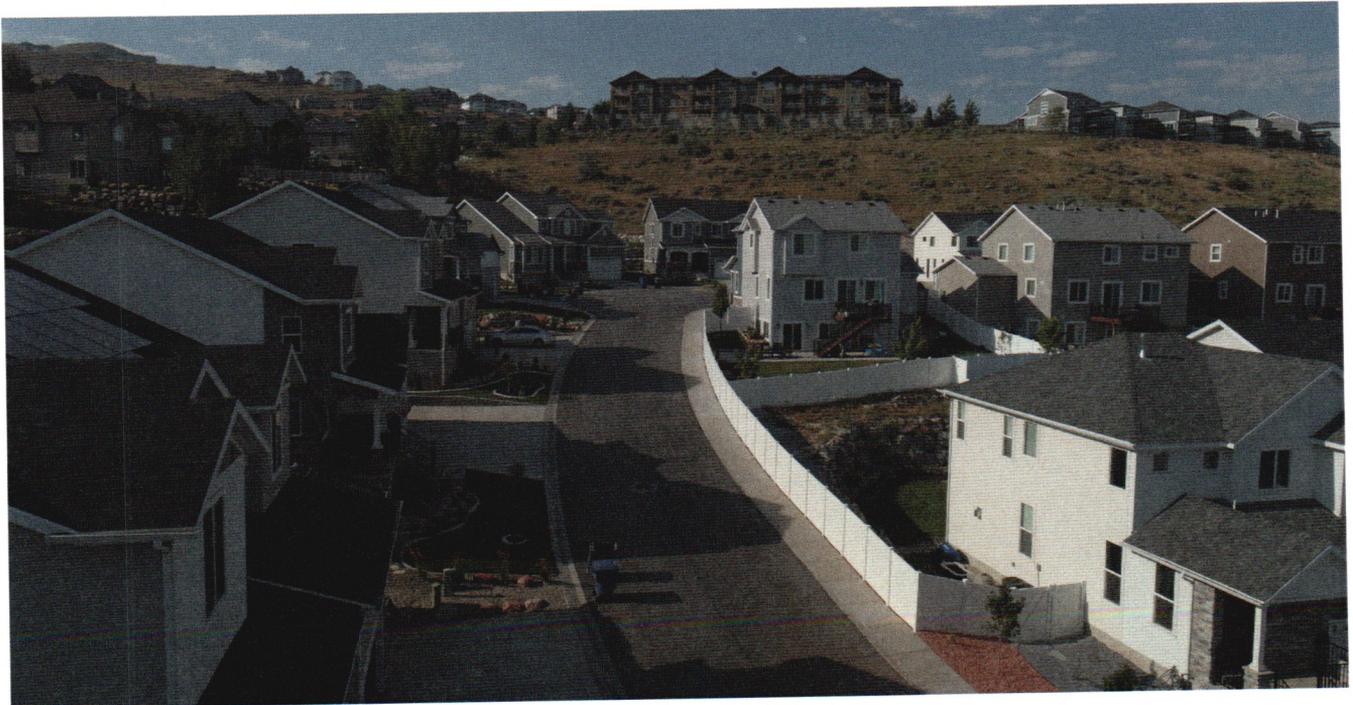
SIMILAR PROJECTS | FAIRWAYS AT OAKRIDGE

1406 Links Way, Farmington, UT 84025



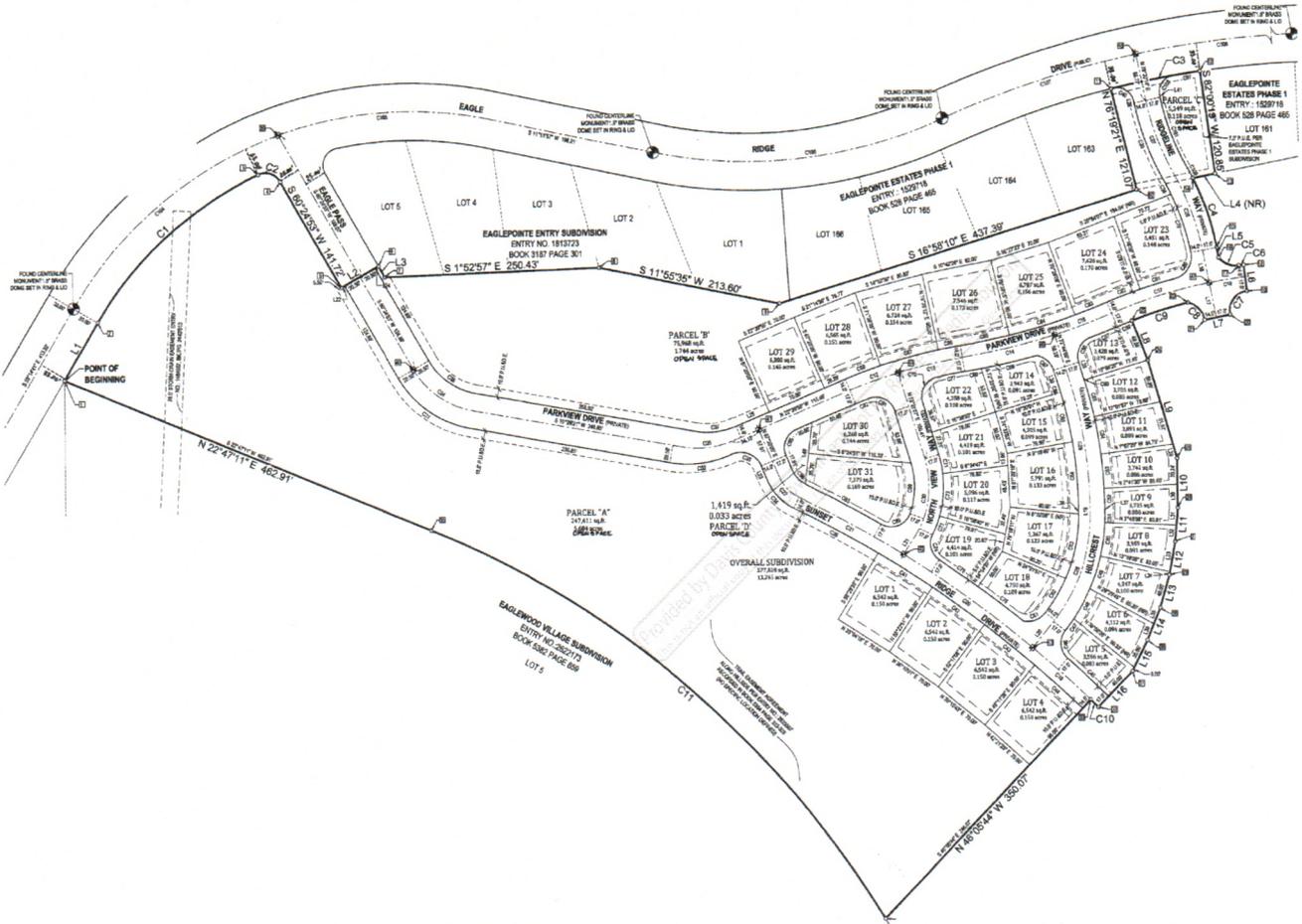
PROJECT INSPIRATION | EAGLEWOOD VILLAGE

238 E Hillcrest Way, North Salt Lake, UT 84054



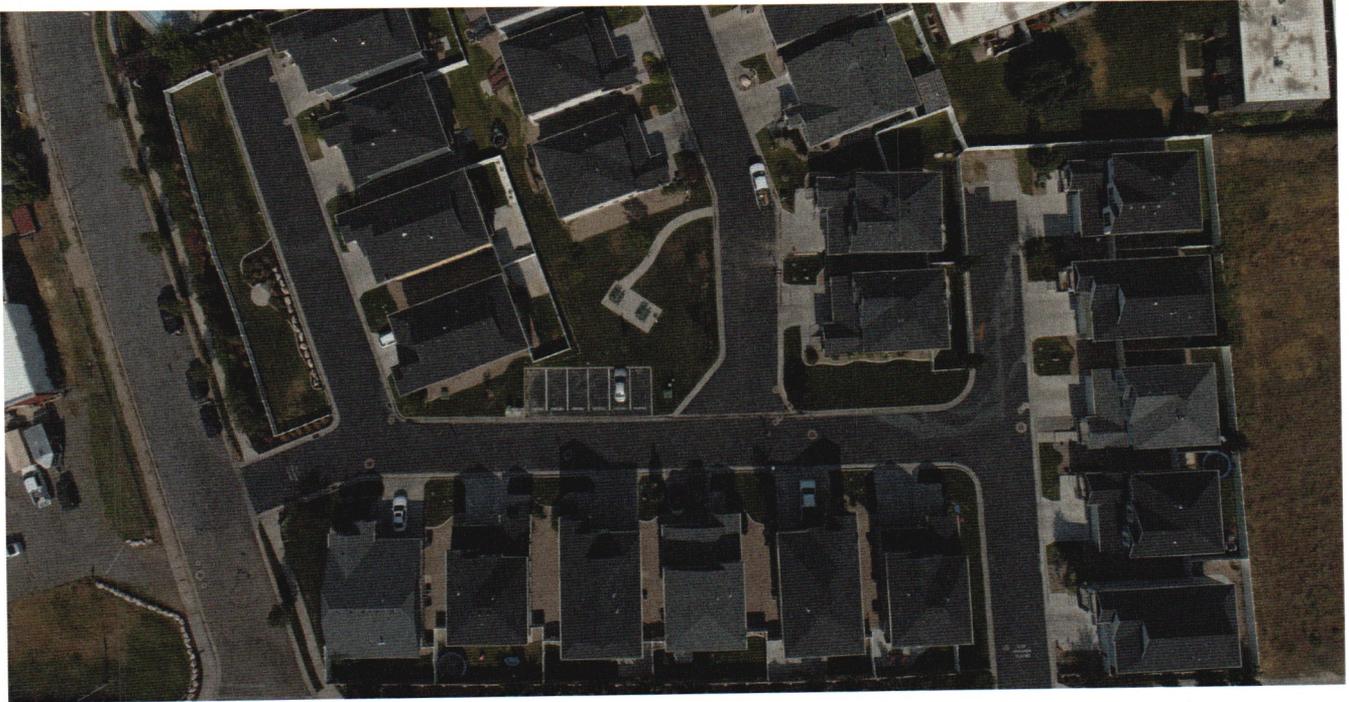
PROJECT INSPIRATION | EAGLEWOOD VILLAGE

238 E Hillcrest Way, North Salt Lake, UT 84054



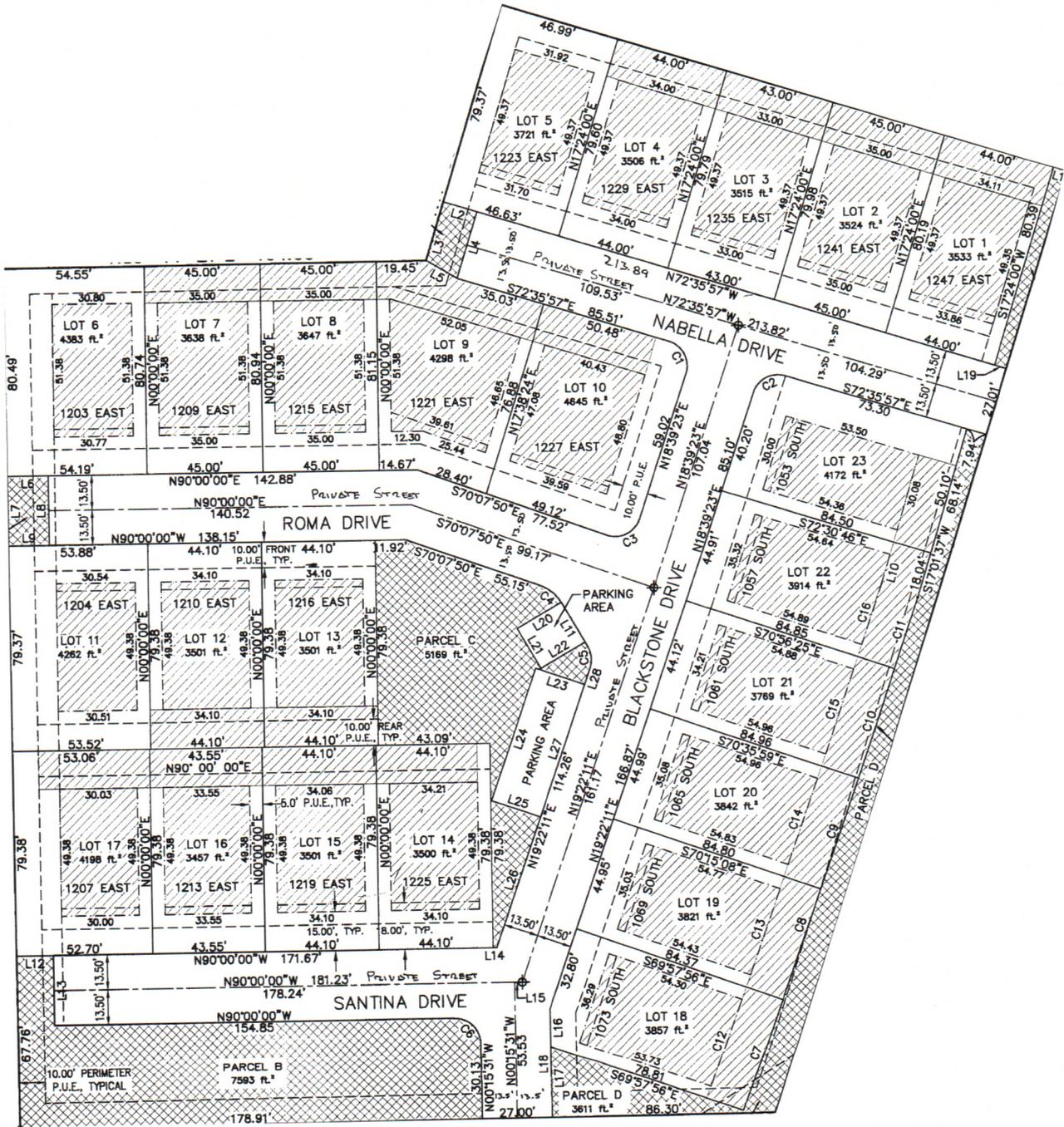
SIMILAR PROJECTS | CHERRY HEIGHTS

1057 Blackstone Dr, Fruit Heights, UT 84037



SIMILAR PROJECTS | CHERRY HEIGHTS

1057 Blackstone Dr, Fruit Heights, UT 84037



SIMILAR PROJECTS | BRIDLEWALK AT SUNSET EQUESTRIAN ESTATES

807 Saddlebrook Dr, Kaysville, UT 84037





Planning Commission Staff Report September 3, 2020

Item 4: Gooch Driveway Width Conditional Use

Public Hearing:	Yes
Application No.:	C-7-20
Property Address:	473 S. 950 W. (Creekside Manor Lot 102)
Parcel:	086300102
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	0.30 acre
Number of Lots:	1
Property Owner:	Andrew and Andrea Gooch

Request: *Applicant is requesting to exceed the minimum driveway width allowed by 11-32-060 for a driveway at their home.*

Background Information

The applicant requests to exceed the maximum allowed curb cut width by five feet to access their third garage bay and parking pad. This request would increase the driveway width from 30 feet to 35 feet. Please see the attached narrative from the applicant.

Motion:

Move that the Planning Commission approve a conditional use permit allowing an extension of an existing driveway and associated curb cut up to an additional five feet, subject to all applicable Farmington City ordinances and development standards and the following conditions

1. The applicant shall obtain a Farmington City Excavation Permit prior to construction.
2. The applicant must reflect the change on the site plan and address all storm water and grading concerns related thereto.

Findings for approval:

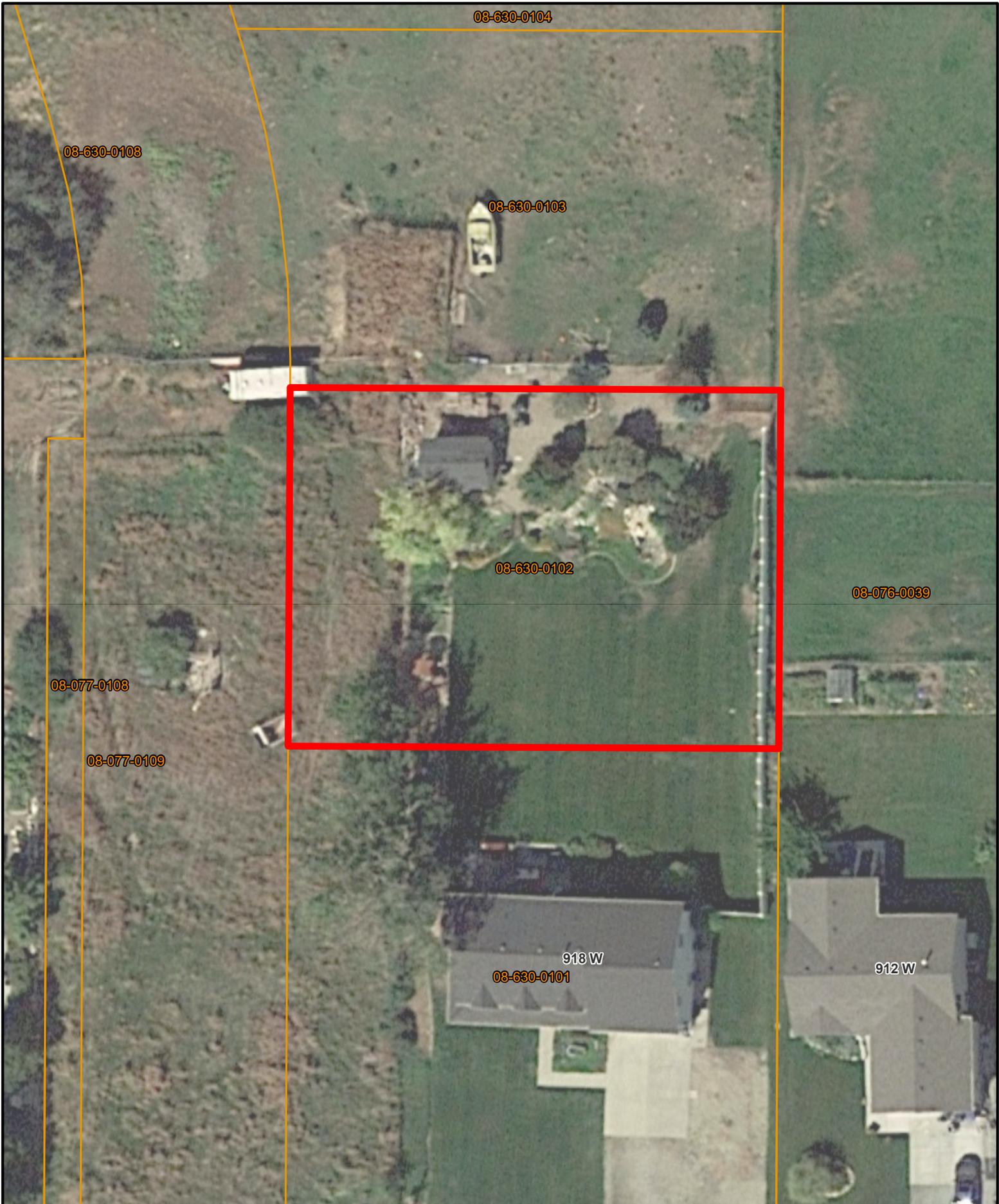
1. The proposed driveway extension does not significantly increase safety issues.
2. There is a driveway adjacent to the proposed driveway however; there will be a significant refuge available for pedestrians between the driveways along this street.

Supplemental Information

1. Vicinity Map
2. Application, Narrative, Photos
3. Approved Site Plan
4. 11-32-060

Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones
2. Title 11, Chapter 32 – Off-street Parking, Loading and Access



VICINITY MAP
473 S 950 W



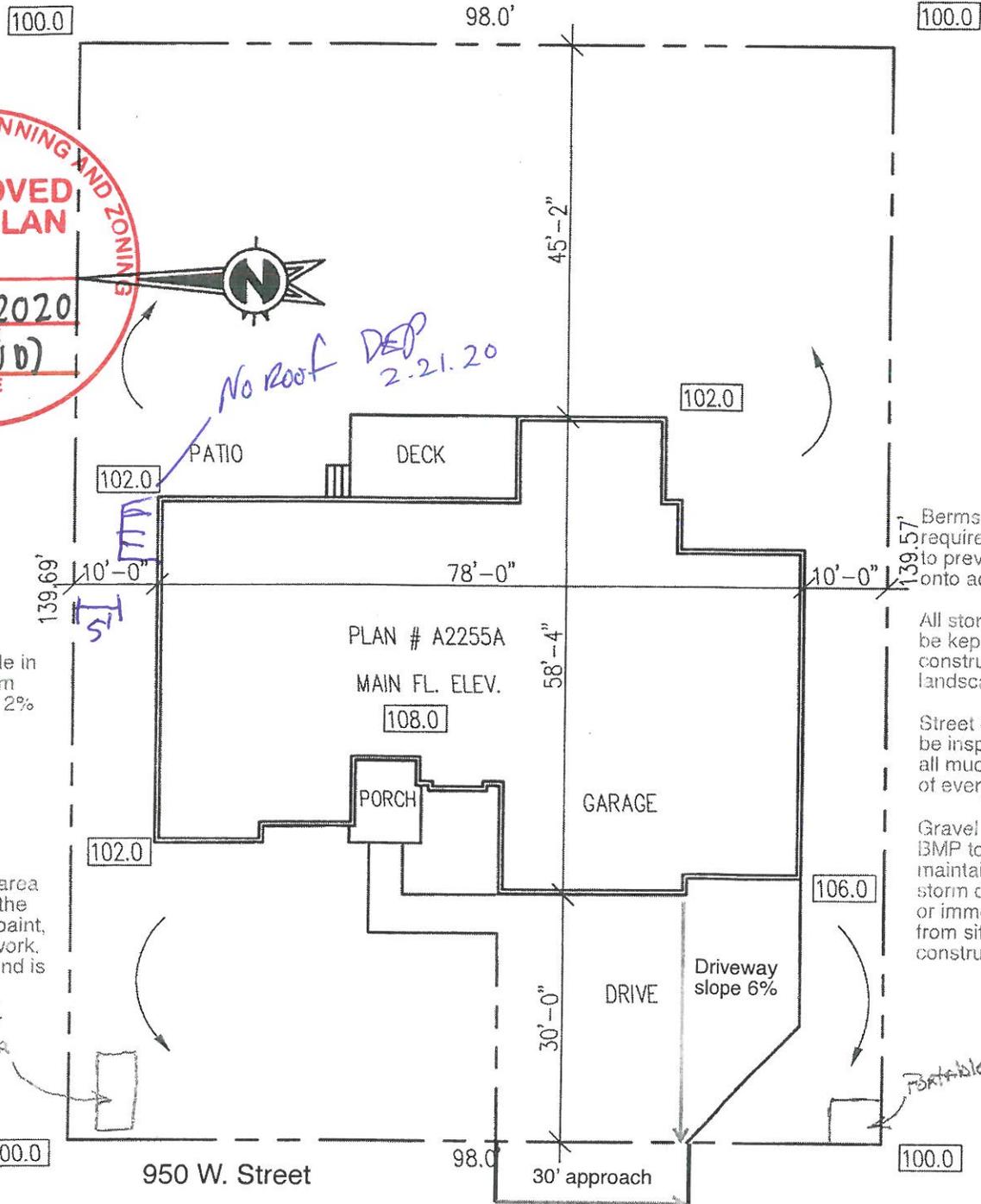
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

PLOT PLAN

FOR

Mr. & Mrs. ANDREW GOOCH

#15096



Flow 6" drop in grade in the first 10' away from foundation — 5% — 2% slope to street.

concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

Berms or swales may be required along property line to prevent storm water flow onto adjacent lots.

All storm water and dirt will be kept on site during construction until final landscaping is done.

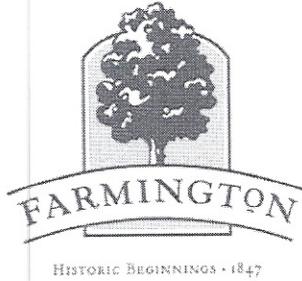
Street curb and gutter will be inspected and cleaned all mud and dirt at the end of every day.

Gravel bags or equivalent BMP to be placed and maintained around any storm drain inlet adjacent or immediately downstream from site during construction.

concrete washout dumpster

Portable Restroom

473 S. 950 W.
LOT # 2 CREEKSIDE MANOR 473 So. 950 W. FARMINGTON, UTAH
TYPE 'B' GRADING, 2% GRADE 10' AWAY FROM HOUSE
SCALE 1" = 20' - 0" DEC. 2019



Application No.
(City Use Only)

CONDITIONAL USE AND/OR SITE DEVELOPMENT APPLICATION
FEE: 200.00 PLUS \$25.00 PER ACRE OR PORTION THEREOF; TIME EXTENSION: \$100.00

Application for property located at : 473 S. 950 W. Farmington
Date : 8-14-20 Total Acreage: _____ Current zone: _____
Property Owner: Andrew & Andrea Gooch Phone No.: 435-760-3618
(Current property owner must sign application)
Subdivision Name: Creekside Manor Number of lots: _____
Applicant/Agent: Chris Thurgood Const - Jared Thurgood Phone No.: 801-775-8737
Email: athurgood@cutconstruction.com Fax: _____ Cell No. 801-497-6813
Mailing Address : PB Box 160247 Clearfield, UT Zip Code: 84016

LEGAL DESCRIPTION FOR THE PROPERTY MUST ACCOMPANY THIS APPLICATION

Describe in detail the conditional use for which this application is being submitted. A separate sheet with additional information may be submitted if necessary.

The following information must also be submitted with the application:

- a. A document verifying proof of ownership and completion of the attached affidavit. The current property owner must be the applicant but may designate an authorized agent to act in his/her behalf. Proof of ownership may include a Davis County Recorder's printout indicating ownership with corresponding parcel number, a warranty deed, quit claim deed or tax notice.
- b. Property address and legal description. A legal description can be obtained from the deed, tax notice, or Davis County Recorder's Office.
- c. Property plat from the Davis County Recorder's Office. The property should be clearly marked in red. Notification of the proposal will be sent to the adjacent property owners by Farmington City in accordance with City ordinances.

The standards for the issuance of a *conditional use permit* are established to insure compatibility with surrounding land uses, conformity with the Farmington City Comprehensive Plan, and the protection, preservation, and promotion of the public interest, health, safety, convenience, comfort, prosperity, and general welfare. A conditional use permit may be issued for certain land uses which, because of their unique characteristics or potential impacts on the city, surrounding residential neighborhoods, or other adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required which mitigate or eliminate the detrimental impacts. Such uses must comply with standards set forth in Chapters 7 and 8 of the Zoning Ordinances.

Refer also to Chapter 8 of the Farmington City Zoning Ordinances for further information.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

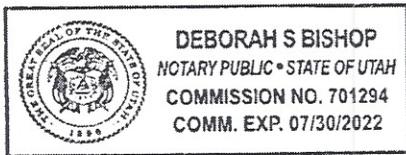
I (We), Andrew & Andrea Gooch, being duly sworn, depose and say that I (We) am (are) the owner(s)* of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]
(Property Owner)

[Signature]
(Property Owner)

(Authorized Agent)

Subscribed and sworn to me this 13 day of August, 2020.



[Signature]
(Notary)

Residing in Davis County, Utah
My commission expires: 07/30/2022.

*Shall be the owner-of-record as listed by the Davis County Recorder's Office or may be the authorized agent of the owner as listed below.

=====

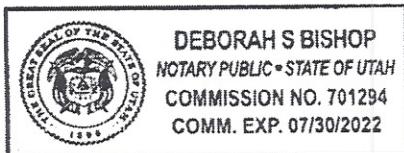
AGENT AUTHORIZATION

I (We), Andrew & Andrea Gooch, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jared Thurgood to represent me (us) regarding the attached application and to appear on my (our) behalf before any City Boards considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
Property Owner)

[Signature]
(Property Owner)

Dated this 13 day of August, 2020, personally appeared before me Gooch, the signer(s) of the above instrument who duly acknowledged to me that they executed the same.



[Signature]
(Notary)

Residing in Davis County, Utah
My commission expires: 07/30/2022.

Driveway Width Exception Letter
Andrea & Andrew Gooch
473 S 950 W

Planning Commission:

Thank you for your consideration to approve a driveway width exception. We are asking for a special exception to exceed the driveway width by five feet on the 473 S 950 W property for the following safety, accessibility, and aesthetic reasons.

We are in the process of building our dream home here in Farmington. As we near completion, it became evident that the 30 feet driveway width requirement would partially block the 3rd car garage entrance on the south side. The curb would require us to access that portion of the garage on a curve instead of a straight line. Approving the driveway width increase would provide the safest path for drivers and pedestrians. The home is situated where there is ample sidewalk on both sides of the driveway to ensure the safety of pedestrians with a visible line of sight.

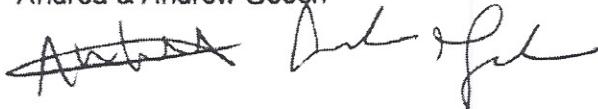
Next to our garage on the south side, there will be a cement pad. We plan to use this place for additional parking, basketball games, storage, etc. By increasing the width of the driveway, this space becomes much more accessible and easier to use. Similar to the garage, if the width is increased, it would provide a safer route for vehicles to enter and exit. Multiple homes on 500 S (pictures to be provided by CWT) have a similar driveway pattern which allows for better accessibility to the properties features.

Lastly, increasing the driveway width provides a more aesthetically pleasing view of the property and the home. It would create a better flow to the garage and cement pad area. We also believe there is ample park strip placed on both sides of the driveway that would not be negatively impacted by the increase of the driveway length.

We are excited to bring our family to Farmington and contribute to this community. Thank you for your time in reviewing our request.

Sincerely,

Andrea & Andrew Gooch

Handwritten signatures of Andrea and Andrew Gooch. The signature on the left is written in black ink and appears to be 'Andrea'. The signature on the right is written in black ink and appears to be 'Andrew'. Both signatures are cursive and somewhat stylized.









Planning Commission Staff Report September 3, 2020

Item 5: Zone Text Amendment: Foothill Ordinance

Public Hearing:	Yes
Application No.:	Z-14-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Request: Recommend an amendment to the Foothill Development Standards in Chapter 30 of the Zoning Ordinance.

Background Information

See attached Report.

Suggested Motion

Move the Planning Commission recommend the City Council approve the enclosed changes to the Foothill Development Standards set forth in Chapter 30 of the Zoning Ordinance.

Findings:

1. A study was conducted between Farmington City and Centerville City in regards to the foothill area overlay zone. The proposed changes are inherently architectural but will promote compatibility in the foothill area.]
2. The change is consistent with surrounding communities.

Supplementary Information

1. Farmington Foothill Development Standards verses Centerville Hillside Overlay Zone Comparative Study.
2. Zoning Map
3. Text

Farmington Foothill Development Standards versus Centerville Hillside Overlay Zone

Comparative Study

Purpose: The purpose of this study by staff is to analyze the two zoning ordinances and report to the City Council with meaningful recommendations for Farmington. As the two cities are adjacent to one another, it may be an advantage to adopt similar ordinances.

PURPOSE STATEMENTS:

One main point in the purpose statement that stood out for me from Centerville was the regard for the view of the hillside as well as the view from the hillsides. In general, the Centerville Ordinance was very similar to Farmington’s Ordinance. Essentially, the two ordinances covered, grading design, runoff, cuts and fills and other environmental considerations to preserve the character and protect the foothill areas in each city.

DEFINITIONS:

Centerville’s Ordinance did not call out Definitions in the Foothill Chapter itself but is included as part of the Zoning Ordinance.

SCOPE AND APPLICATION:

The foothill area is specifically called out in each ordinance as an overly zone. In both cases the underlying zone restrictions apply and in the event of a conflict more restrictive provision applies. Whereas Farmington includes slope requirements as part of the subdivision ordinance, Centerville reiterates its Subdivision Requirements again in this section.

REVIEW AND APPROVAL PROCESS:

Reports Required	
Farmington	Centerville
Soil Report	Soil Report
Revegetation Plan	Vegetation Report
Geology Report	Geologic Conditions Report
Drainage and Erosion Control Plan, Grading Plan	Grading and Drainage Report
Survey	Survey
Storm Water Control Plan and Calculations	Storm Water Control Plan and Calculations

Dimensional and Slope Requirements	
Farmington	Centerville
5000 square feet of contiguous space, slope areas over 30 percent shall be placed in permanent open space platted with an easement and maintained by the HOA.	5000 square feet of contiguous space
Buildable area on slope less than 30 %	Buildable area on slope less than 30 %
X	Undisturbed/Virgin Slope
Driveways must have direct access to a public street and may not exceed 14% grade.	Within 250 feet of a public street

Single Family Structures on usable land as well as accessory structures.	All main and Accessory Buildings built on Buildable area
Density based on the underlying zone, slope district %, and table.	Density based on underlying zone
Lot Coverage: Based on the underlying zone Maximum Impervious Coverage is 35% of the total lot area or 5000 square feet whichever is smaller. Appeal to City Council Also, the impervious surface for streets and ways within the gross development site shall not exceed 20%.	Lot Coverage: Structures cannot occupy more than 40 percent of the lot area or 5000 square feet, whichever is less. Appeal to City Council
Front setback determined by underlying zone or PUD Master Plan.	Front Setback no less than 20 feet
All cuts and fills shall comply with the International Building Code. The top and bottom of edges of slopes caused by an excavation or fill up to 10 feet shall be at least 5 feet from property lines. A slope easement will be dedicated for any cut or fills which are not contained within the right of way.	Rise over run for cuts and fills (10-foot max) 8-foot max for retaining walls used in the rear yard. All cuts and fills must be contained within the right of way and at least 3 feet from the property line.
Table listed shows standard improvements with maximum exceptions. Approval of exception must be approved by City Council after a recommendation from the Planning Commission.	City Street Standards apply unless approved by the City Council after recommendation by the City Engineer.
Development near canyon trails will provide reasonable access to those trails. Parking may also be required.	Development near established trails must provide access. Parking may also be required.
Maximum grade of road is 12%, with a 14% exception as approved by the City Engineer.	Maximum grade is 12%
X	Colors of Buildings blend harmoniously with Landscape.
X	Fences must be black or brown vinyl
X	Property Owner must sign an Earthquake and Natural Hazard Acknowledgment for any building or accessory building
Revegetation of disturbed areas shall be made not later than 30 days after the disturbance occurred or the earliest planting season thereafter.	Revegetation: Vegetation only removed when necessary. Replanted as soon as possible as during project as necessary.

Analysis/Conclusions:

In summary, there are a few standards Farmington City could adopt to align with Centerville’s ordinance including a standard minimum for front setbacks, architectural standards for homes, accessory structures and fencing as well as requiring a property owner to sign acknowledgments for Natural Hazards. Additionally, Centerville requires the entire cut and fill to be included within the right of way. After consulting with our Engineering Department, the existing language in the ordinance requires slope easements protects the hillside and creates an area that is protected and not buildable. The front setback standard is set by the underlying zone and Chapter 28.

The subdivision ordinance requires a slope study as well as requires the buildable area and driveway locations to be shown. In conclusion, the changes to the ordinance are generally aesthetic.

CHAPTER 30

FOOTHILL DEVELOPMENT STANDARDS

SECTION:

11-30-010: Purpose

11-30-020: Definitions

11-30-030: Scope And Application

11-30-040: Density, Lot Size, Width And Characteristics

11-30-050: Required Plans And Development Standards

11-30-060: Bonding Requirements

11-30-070: Review And Approval Procedure

11-30-010: PURPOSE:

A. The city council of Farmington City, Utah, deems that in order to preserve the peace, health, safety and welfare, and promote the best interest of the inhabitants of Farmington City, that this chapter be enacted to provide standards, guidelines and criteria for minimizing flooding, erosion and other environmental hazards in designated foothill areas of the city. In addition, these standards are intended to protect the natural scenic character of the foothills, and those areas of the foothills which are not suitable for development, while ensuring the efficient expenditure of public funds.

B. The standards, guidelines and criteria established by this chapter are further intended to:

1. Protect the public from natural hazards of stormwater runoff and erosion.
2. Minimize the threat and consequential damage of fire in foothill areas.
3. Preserve natural features, wildlife habitat and open space.
4. Preserve public access to mountain areas and natural drainage channels.
5. Retain natural features, such as drainage channels, streams, ridgelines, rock outcroppings and vegetation.
6. Preserve and enhance visual and environmental quality.
7. Ensure an adequate transportation system for the total foothill area in compliance with the approved street plans of the city. Street design should, insofar as possible, be compatible with existing topography by minimizing cuts, fills or other visible scars.
8. Encourage a variety of development, designs and concepts compatible with the natural terrain of the foothill areas which will preserve open space and the natural landscape.
9. Establish land use management criteria that will encourage protection of natural elements while allowing a harmonious and satisfying residential environment.

C. To achieve the intent of this chapter, it is recommended that professionals, qualified in each of the disciplines addressed herein, be utilized to stimulate creative and appropriate designs in the foothill area. (Ord. 1993-17, 4-21-1993)

11-30-020: DEFINITIONS:

Terms used in this chapter are defined as set forth below and are in addition to those defined in chapter 2 of this title. Unless a contrary intention clearly appears, words used in the present tense include the future, the singular includes the plural, the term "shall" is mandatory and the term "may" is permissive.

ALL WEATHER SURFACE: A concrete or asphalt surface.

AVERAGE SLOPE: Means and is determined by the use of the following formula:

S	=	.00229 (I) (L)
		A

S = Average slope of the site before development or construction.

.00229 = The conversion factor of square feet to acres.

I = Contour interval in feet of the topographic mapping.

L = Summation of the length of all contour lines in feet.

A = Total number of acres in the slope district.

A. The average slope may be calculated by other means which are acceptable to the city engineer and planning commission.

B. In the determination of the average slope of a slope district, the area (A) in the formula above need not include the area of lands having a greater slope than thirty percent (30%). If such areas are excluded, their acreage shall not be included as part of the total area of the development site for purposes of determining the number of dwelling sites allowed, but may be included with individual building lots.

DEVELOPMENT ACRES, GROSS: The total area of the development, to include all transportation land or other nonresidential uses.

DEVELOPMENT ACRES, NET: The gross acreage less transportation land and open space.

DEVELOPMENT SITE: The total perimeters of:

A. A subdivision, as defined in the Farmington City subdivision ordinance.

B. A planned unit development, as defined in this title.

C. A tract, lot or parcel of land intended to be used as a commercial, public, quasi-public, utility or other building site.

IMPERVIOUS MATERIALS: Matter which is impenetrable by moisture.

INSTITUTIONAL BUILDINGS: Means and shall include churches, schools, hospitals, public and quasi-public buildings.

OFF SITE: Any area or improvement within public rights of way or public utility easements, or outside the boundaries of the development.

ON SITE: Any area or improvement on private property.

OPEN SPACE: That space designated as undevelopable or as common open space areas used for visual relief or recreational purposes.

SLOPE DISTRICT: An area of at least three (3) acres where the area that is the development site is ten (10) acres or more and a minimum of one acre if the development site is less than ten (10) acres. The term "slope district" describes areas within a development site (or the entire development site if it qualifies under the definition) which are distinguishable as areas of consistent topography. Slope districts are classified by the following breakdown:

0 - 12.0 percent

12.1 - 20.0 percent

20.1 - 30.0 percent

Over 30 percent

TRANSPORTATION LAND: Land used for automobile, bicycle or pedestrian circulation.

UNDERLYING ZONE: The zone in which the parcel lies on the Farmington City zoning map.

USABLE LAND: Land included within a lot, no part of which has a slope exceeding thirty percent (30%).

VEGETATION: Orchards, trees, shrubs, lawn, grass and perennial growth, and those plants native to the site. (Ord. 1993-17, 4-21-1993)

11-30-030: SCOPE AND APPLICATION:

A. The provisions of this chapter shall apply to all lands in Farmington City that lie within the area designated with zones having a suffix "F" on the official zoning map of Farmington City.

B. This chapter makes additional provisions to those set forth in the subdivision ordinance and other chapters of this title. In the event of conflict, the more restrictive provisions shall apply.

C. Detailed reports and plans are required in the following sections of this chapter which must be approved by the city before any construction will be permitted in foothill zones.

D. Development of individual residential lots located in an approved subdivision shall comply with conditions, standards and requirements established through the subdivision approval process. Site specific plans, necessary to achieve the purpose of this chapter, may also be required for residential lots which are not located in a recorded subdivision. (Ord. 1993-17, 4-21-1993)

11-30-040: DENSITY, LOT SIZE, WIDTH AND CHARACTERISTICS:

A. Scope: The planning commission and city council shall approve the overall density of any development site based on the site plans as provided for in this chapter.

B. Residential Density: The maximum density for each gross development acre in residential subdivisions or planned unit developments shall be determined by reference to the following table and the underlying zone:

Slope District Average Slope (%)	Maximum Density Dwelling Units/Gross Acre
0 - 12.0	4.0
12.1 - 20.0	2.8

20.1 - 30.0	1.6
More than 30.0	No development allowed

C. Planned Unit Developments: The maximum density with respect to dwelling units per gross acre shall be the same in a PUD as in any other single-family subdivision. However, at the discretion of the city, density bonuses may still be approved as outlined in the PUD chapter of this title.

D. Lot Size Conditions: When lot lines cross slope district boundaries, the lot size will be determined by the average slope of the usable land within the building lot. The planning commission may require larger lots than the minimum depending upon the natural conditions (slope, vegetation, soils, etc.) of the site to assure each lot contains a suitable building site.

E. Maximum Impervious Material Coverage: The maximum impervious material coverage that shall be allowable on residential lots shall be thirty five percent (35%) of the total lot area or five thousand (5,000) square feet, whichever is smaller, including the main building, accessory buildings, patios and driveways, but the maximum impervious material coverage may exceed thirty five percent (35%) or five thousand (5,000) square feet if the city council approves it after receiving the recommendation and approval of the planning commission.

F. Usable Land:

1. Single-family dwelling structures shall be located only upon areas constituting usable land, which area shall be fully contiguous and shall be at least five thousand (5,000) square feet in size. The planning commission may require usable areas larger than five thousand (5,000) square feet to ensure that dwelling structures can be located acceptable distances from geological hazards.

2. All accessory structures shall be located upon usable land.

3. As defined above, the slope of usable land shall be thirty percent (30%) or less. Slope districts of over thirty percent (30%) shall be:

a. Placed in permanent open space, maintained by a responsible legal entity, such as a homeowners' association.

b. Platted with adjacent approved building lots with an open space easement, or platted into building lots, each of which contains adequate usable land.

c. Subject to such other proposals that may be prepared by the developer and approved by the planning commission. (Ord. 1993-17, 4-21-1993)

11-30-050: REQUIRED PLANS AND DEVELOPMENT STANDARDS:

The planning commission shall require the following reports and plans to be provided by the applicant. All reports and plans submitted herein, shall be prepared by persons or firms licensed or certified to practice their specialty in the state of Utah, if the required expertise is in their field of practice: (Ord. 1993-17, 4-21-1993)

A. Drainage And Erosion Control Plan: A drainage and erosion control plan shall be prepared by a professional engineer licensed by the state of Utah. The plan shall be sufficient to determine the erosion control measures necessary to prevent soil loss during construction and after project completion. The plan shall include a stormwater management, erosion control and grading details describing the methods by which surface water, natural drainages, flooding, erosion and

sedimentation loss will be controlled during and after construction. In addition, developments in which the total area is over one acre shall submit a plan for erosion and sediment control which is consistent with current federal NPDES regulations. In a phased development, the area of all phases shall be used to compute the total area and the NPDES plan shall be prepared and submitted with the first phase of development. The plan shall include the following information: (Ord. 2005-11, 4-6-2005)

1. The "rational method", or other stormwater computation method as approved by the city engineer, shall be used in computing runoff. The basic formula for the "rational method" is:

$Q = CIA$ in which:	
Q = Runoff in cubic feet per second (cfs)	
C = Coefficient of runoff or the portion of stormwater that runs off a given area. The following are typical examples of land use ranges for C value. The actual C value used shall be approved by the city engineer:	
Industrial and commercial	.80 - .90
Residential	.30 - .40
Parks	.15 - .25
Agricultural	.10 - .20
I = Average rainfall intensity, based on Davis County data for the Farmington City area, during time of concentration for 10 year return period in inches per hour. The time of concentration shall be defined as the time required for water to flow from the highest to the lowest points of the drainage basin under consideration.	
A = Drainage area in acres.	

2. Lots shall be arranged so as to ensure adequate setbacks from drainage channels. The flow from a 100-year storm shall be the basis for calculating setbacks. No dwelling shall be allowed within the 100-year floodplain.

3. Erosion control measures on the development site shall be required to minimize the increased solids loading in runoff from such areas during and after construction. All erosion prevention devices, detention ponds and stormwater facilities shall be constructed as part of the first facility improvements on the development site and according to the following standards:

a. Such facilities shall be designed so as to detain safely and adequately the maximum expected stormwater runoff for a 10-year storm for a sufficient length of time so as to prevent flooding and erosion during stormwater runoff flow period.

b. Such facilities shall be so designed as to divert surface water away from cut faces or sloping surface of a fill.

c. The existing natural drainage system shall be utilized to the extent possible in its natural state.

d. Where drainage channels are required, wide shallow swales lined with appropriate vegetation shall be used instead of cutting narrow, deep drainage ditches.

e. Flow retarding devices, such as detention ponds, shall be used where practical to minimize increases in runoff volume and peak flow rate due to development.

4. Water from natural drainage channels shall be allowed to continue through the development site.

B. Grading Plan: A grading plan shall be prepared by qualified professionals licensed by the state of Utah and shall comply with the following standards:

1. The grading plan shall show present topography and proposed modifications to include elevations, lines and grades including the location and depth of all proposed cuts and fills of the finished earth surfaces. All cuts and fills shall be designed and constructed in such a way that they produce the minimum disturbance to the natural grade and character of the foothill area.

2. The plan shall show existing details and contours at two foot (2') contour intervals where terrain will not be modified and proposed details and contours at two foot (2') intervals where terrain modifications are proposed. The plan shall be drawn at a scale of one inch equals twenty feet (1" = 20').

3. The proposed area to be graded shall be clearly delineated on the plan and the area amount stated in square feet.

4. Grading plans shall include slope district maps for the development site. Two (2) maps shall be prepared. The first shall represent the predevelopment slope districts and the second shall represent postdevelopment slope districts.

5. Topsoil stockpile areas shall be designated.

6. The developer is responsible for interim stabilization of all disturbed areas during the period of construction to prevent off site erosion effects, and for final stabilization once construction is completed. Lot owners or homeowners' associations are responsible for stabilization of building sites and lots upon taking possession of such.

7. All permanent fills shall be constructed to prevent settlement, sliding or erosion damage to streets, curbs, gutters, sidewalks or buildings. (Ord. 1993-17, 4-21-1993)

8. All cuts and fills shall comply with standards of the international building code. (Ord. 1993-17, 4-21-1993; amd. 2016 Code)

9. The top and bottom edges of slopes caused by an excavation or fill up to ten (10) vertical feet shall be at least five (5) horizontal feet from property lines or public right of way lines.

10. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend more than thirty feet (30'), horizontally, in front, to the rear, or to the side of the proposed structure, unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purposes of this chapter.

11. Excess cut material resulting from road construction or utility installation shall be removed from the site. Access or haul road location, treatment and maintenance requirements shall be designated on the grading plan. Where permanent roads or roadbeds are to be used during construction and stormwater inlets have already been installed, they shall be protected to prevent sediment from entering the stormwater system. If temporary haul roads are proposed, the plan shall include a description of the method for controlling erosion and dust during the period of the road's operation and restoration of the area once hauling is completed.

12. Analysis of the environmental effects of such operations, including effects on slope stability, soil erosion, water quality, fish and wildlife, and fire hazard.

13. All repair measures for disturbed areas shall be made not later than thirty (30) days after the disturbance is made, except revegetation which shall take place at the earliest planting season thereafter.

C. Revegetation Plan: The revegetation plan shall include a slope stabilization and revegetation report which shall include:

1. Location and identification of existing vegetation;
2. The vegetation to be removed and the method of disposal. All areas of the development site cleared of natural vegetation in the course of construction shall be replanted with vegetation possessing erosion control characteristics at least equal to the natural vegetation which was removed;
3. The vegetation to be planted. New plantings shall be protected with mulch material and fertilized in conjunction with a planting and watering schedule. Persons or firms having expertise in the practice of revegetation (i.e., licensed landscape architects or nurserymen) shall supervise the planning and installation of revegetation cover for the total development site;
4. Slope stabilization measures to be installed while new vegetation is being established; and
5. All revegetation of disturbed areas shall be made not later than thirty (30) days after the disturbance is made or at the earliest planting season thereafter.

D. Geology Report: A geology report shall be prepared by a geotechnical engineer licensed by the state of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. A clear distinction shall be made between observed and inferred features and/or relationships. The geology report shall include the following information:

1. Definition of any zones of deformation with respect to active faults and other mass movements of soil and rock. No structures or off site improvements shall be built on any identified major or minor secondary faults.
2. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.
3. No structures or off site improvements shall be allowed on any active landslide area.
4. Problems associated with development on or near perched groundwater and shallow groundwater must be mitigated.
5. No structures shall be allowed in any rockfall zone. Off site improvements may be allowed through special approval by the planning commission, if the danger is mitigated.
6. Location of the depth to bedrock if bedrock is within ten feet (10') of the surface.
7. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geologic hazards.
8. Flood erosion and/or deposition potential if floodways exist on the property.

E. Soil Characteristics Report: The soil report shall be prepared by a civil engineer specializing in soil mechanics and licensed by the state of Utah and shall be based upon adequate test borings and excavations. This report shall contain data regarding the nature, distribution and strength of soils within the project area to a depth of ten feet (10'). The soil report shall include:

1. Unified classification of all soils encountered on the site with an estimate of their susceptibility to erosion, liquid limit, shrink-swell potential and general suitability for development.
2. A statement as to whether or not groundwater was encountered in any of the test borings and at what elevation it was encountered and an estimate of the normal highest elevation of the season high groundwater table.
3. Flood history and potential proximity to known floodplains and drainage channels.
4. The soil investigation shall recommend corrective actions intended to prevent damage to proposed structures and/or public improvements.

F. Fire Protection:

1. All developed areas shall have an approved water supply which meets minimum firefighting requirements. (Ord. 1993-17, 4-21-1993)
2. Each development site proposal and building permit for private lots, flag lots, and where the front setback is greater than fifty feet (50'), shall be reviewed by the Farmington City fire department to determine whether it complies with the international fire code in reference to required vertical driveway clearance. Developments which do not, will be disapproved. (Ord. 1993-17, 4-21-1993; amd. 2016 Code)

G. Streets And Ways:

1. The street standards and specifications of Farmington City shall apply to all developments, except where conditions related to proper development of foothill areas necessitate altering these standards as described below and elsewhere in this chapter.
2. Streets, roadways and private accessways shall follow as nearly as possible the natural terrain. Roads and other vehicular routes shall not cross property having a slope greater than thirty percent (30%) unless, after review by the planning commission, it is determined that:
 - a. Appropriate engineering measures, consistent with the purpose of this chapter, can be taken to minimize the impact of cuts and fills; and
 - b. The environment and aesthetics of the area will not be significantly affected.
3. The following table lists standard improvements with established standards. The exceptions listed may be specifically approved by the city council only after careful review of each individual application and after receiving a recommendation from the planning commission:

Improvement	Established Standard	Maximum Exception
Collector road width	60 foot right of way	50 foot right of way
Cul-de-sac right of way	50 foot radius	46 foot radius
Horizontal curve	250 foot minimum radius for 30 miles per hour design speed	125 foot minimum radius for 25 miles per hour design speed
Minor road width	50 foot right of way	42 foot right of way

Road grade	10% on collector streets 12% on local streets	12% on collector streets 14% on local streets (maximum length of street segments at increased grades shall be specifically approved by the city council)
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4. The developer shall dedicate to the city a slope easement for any cut or fill slope created by construction of a street in the foothill overlay zone which is not contained within the public right of way.

5. Points of access shall be provided to all developed and nondeveloped areas for emergency firefighting equipment. Driveways shall not exceed a slope of fourteen percent (14%) and shall have direct access to a public street.

6. Development sites which are located near canyon trails will provide reasonable access to those trails. Parking areas may be required by the planning commission at trailheads.

7. The impervious surface for streets and ways within the gross development site shall not exceed twenty percent (20%).

8. Variations of the street design standards developed to solve special foothill visual and functional problems may be presented to the planning commission for consideration. Examples of such variations may be the use of split roadways or one-way streets for short sections in steeply sloped areas without intersections to avoid deep cuts, also, modifications of surface drainage for curb, gutter and sidewalk design and other innovative designs may be considered in foothill developments.

H. On Site Development: The developer, or in the case of single- family and two-family dwellings, the owner, shall be fully responsible for making all improvements in accordance with the approved plans. The property owner shall be responsible for maintaining all improvements made in accordance with the site development approval. (Ord. 1993-17, 4-21-1993)

I. Architectural Requirements: To preserve the visual and aesthetic qualities of the foothills, the colors of main buildings, fences and accessory structures shall blend in harmoniously with the landscape. Fences are encouraged to be of black or brown vinyl.

11-30-060: BONDING REQUIREMENTS:

The developer or lot owner may be required to guarantee the completion of revegetation projects, the stabilization of grading sites, construction of storm water runoff facilities, and other requirements of this section by submitting to the city a bond in a form acceptable to the city attorney. If such bond is required, it shall be calculated and administered as set forth in section [12-6-160](#) of this code. (Ord. 1993-17, 4-21-1993)

11-30-070: REVIEW AND APPROVAL PROCEDURE:

A. Subdivision Applications: Subdivision applications in designated foothill areas shall be reviewed according to procedures established in the Farmington City subdivision ordinance.

B. Planned Unit Developments: Planned unit development (PUD) applications in designated foothill areas shall be reviewed according to procedures established in the Farmington City subdivision ordinance and shall also comply with additional standards contained in the PUD chapter of this title.

C. Conditional Use Applications: Conditional use applications in designated foothill areas shall be reviewed according to procedures and standards established in the conditional use and/or site development chapters of this title.

D. Permitted Uses: Permitted uses in designated foothill areas shall be reviewed according to procedures and standards established in the site development chapter of this title. (Ord. 1993-17, 4-21-1993)

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Planning Commission Staff Report September 3, 2020

Item 6: Zone Text Amendment: Reciprocal Access

Public Hearing:	Yes
Application No.:	Z-15-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Request: Recommend an amendment to 11-7-070: J of the Zoning Ordinance requiring reciprocal access.

Motion:

Move the Planning Commission recommend the City Council approve the enclosed changes to the Site Development Standards set forth in Chapter 7 of the Zoning Ordinance and as outlined in the attached ordinance.

Findings:

1. Reciprocal Access is a way to establish a legal right to use shared areas between two or more property owners, providing necessary egress and ingress and is a necessary change in the ordinance.
2. The amendment would support consistency between Farmington zoning ordinance and other local municipalities.

Supplementary Information

1. Reciprocal Access Amendment Text

11-7-070: STANDARDS FOR CONSTRUCTION OF MULTIPLE-FAMILY RESIDENTIAL, COMMERCIAL, COMMERCIAL RECREATION OR INDUSTRIAL CONDITIONAL USES, OR PERMITTED USES ON AN UNDEVELOPED SITE:

J. Transportation, Circulation Plans: Transportation and circulation plans shall include the following:

1. The impact of the project on the traffic conditions of the abutting streets. A traffic impact study may be required by the city and shall be prepared by an engineer specializing in traffic analysis. The traffic study shall include an analysis of on site circulation, capacities of existing streets, number of additional trips which will be generated, origin/destination studies and peak traffic volumes and movements. All negative impacts shall be mitigated at the developer's expense and shall be approved by the city engineer;
2. The location of ingress, egress, internal traffic circulation, off street parking and loading facilities, pedestrianways, etc., and their interrelationship. Said interrelationship shall not compromise but protect the safety and convenience of occupants of the proposed project and neighborhood. The relationship shall also enhance the appearance of the project while mitigating adverse effects of noise and pollution;
3. The location, existing width and, if applicable, proposed widening of all rights of way in or adjacent to the subject property. All driveways and intersections within one hundred fifty feet (150') of the property shall also be shown;
4. Compliance with the off street parking and loading facilities standards within chapter 32 of this title;
5. When a project requires the construction and/or dedication of a public street, the site plan application shall also include drawings for all utilities and other public improvements. The design and construction of these improvements shall be in compliance with standards established by the city. Plans shall be prepared by a registered civil engineer and shall be reviewed and approved by the city engineer prior to final approval.
6. Reciprocal Access: Provisions for reciprocal access and common driveways are required between all abutting developments in planned commercial centers and between abutting, separately owned commercial developments, unless not found to be practical by the Planning Director in consultation with the City Engineer. This will provide for a continuous flow of vehicles from one parking lot to another and prevent the need for unnecessary ingress and egress to the public street.