



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

February 20, 2020



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING

February 20, 2020

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

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)

West Davis Corridor Presentation: Chad Boshell

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

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

- 7:05 1. Minutes
2. City Council Report

SUBDIVISIONS

- 7:10 3. Steed Metes and Bounds Subdivision (Public Hearing) – Applicant is requesting approval for a two-lot subdivision by metes and bounds located at 79 south 100 East in the in the OTR (Original Townsite Residential) zone. (S-3-20)
- 7:20 4. Phil Holland\Wright Development Group – Applicant is requesting final plat approval for the East Park Lane Phase 2 Subdivision consisting of 2 commercial lots on approximately 4.25 acres of property located north of the north end of Lagoon Drive at approximately 850 North in the CMU (Commercial Mixed Use) zone. (S-26-18)

ZONE TEXT AMENDMENTS

- 7:30 5. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance removing residential uses as allowed uses in the GMU zone (ZT-3-20).
- 7:40 6. Farmington City (Public Hearing) – Applicant is requesting a recommendation to consider amend the zoning ordinance requiring a Special Exception Application, verses a Conditional Use Application, for Accessory Building Heights as set forth in Sections 11-10-050 B, 11-11-070 B.1., 11-12-090 E.2., 11-13-060 B.1., 11-14-060, 11-17-070 E.4. and 11-22-040 B.2. (ZT-4-20).
- 7:50 7. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend 11-11-060 7.A regarding the location of Accessory Buildings and Structures. (ZT-5-20).

OTHER BUSINESS

- 7:55 8. Miscellaneous, correspondence, etc.

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

Posted February 14, 2020

Meagan Booth
City Planner

**FARMINGTON CITY
PLANNING COMMISSION**

February 6, 2020

STUDY SESSION

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

David Petersen introduced the City's new Planning Commissioners. **Larry Steinhorst** is a 15-year resident and works in the electrical engineering field, he will be serving a four-year term. **Inger Erickson** was not in attendance due to short notice; she will act as the Alternate Planning Commissioner for one-year. Both Commissioner's terms were appointed by the Mayor and ratified by City Council on February 4, 2020.

Hall Johnson on behalf of UTA presented to the Planning Commission the updated plans for the Davis-SLC Community Connector and possible new routes in the City.

REGULAR SESSION

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

Roger Child opened the regular session at 7:15 PM.

Item #1 Minutes

Alex Leeman made a motion to approve the minutes from the January 23, 2020 Planning Commission meeting. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #2 City Council Report

David Petersen gave a report on City Council from February 4, 2020. Haight Creek elevation change were approved. **Shannon Hansell** compared site plans, which do show the elevations being 1.5 feet shorter. Eastridge Estates Plat Amendment was also approved.

Roger Child entertained a motion to adjust the order in which items would be presented. **Alex Leeman** made a motion to move Item #4 to the beginning of the meeting. **Russ Workman** seconded the motion, which was unanimously approved. Also regarding Item #4, **Greg Wall** opted to recuse himself due to a relation with the applicant, Symphony Homes.

SPECIAL EXCEPTION

Item #4 Jared Schmidt/Symphony Homes (Public Hearing) – Applicant is requesting a for the reduction of the flag stem from 28 feet to 26 feet for lot 308 of Farmington Eastridge Estates Phase 3 Subdivision located approximately 35 East 1500 South in an LR-F (Large Residential) zone. (M-1-20)

A surveyor made a two-foot error in staking the property corner of Lot 307 of the Farmington Eastridge Estates Phase 3 subdivision. Consequently, the construction showed this lot in the wrong place. The actual east side property line is too close to the home and does not allow room for the planned RV pad. The developer tried to work with the owner of Lot 306; however, that owner also planned an RV pad.

The stem portion of flag lot, Lot 308, abuts the east side of Lot 307. As per section 12-7-030 of the subdivision ordinance, a flag lot stem must be at least 28 feet wide. The applicant is requesting a special exception to this ordinance.

Roger Child opened the public hearing at 7:23 PM.

Chris Cave (5160 S 1500 W) from Reeve and Associates was on hand to answer any questions that the Planning Commission may have had regarding the stem change. The Commissioners had no questions for Mr. Cave.

David Petersen also informed the Planning Commission that the City a few years ago widened the requirement to 28 feet whereas it was previously 20 feet.

Roger Child closed the public hearing at 7:26 PM.

MOTION

Rulon Homer made a motion to move that the Planning Commission grant the special exception to reduce the width of the stem portion of Lot 308 from 28 feet to 26 feet in width, subject to all applicable Farmington City Development Standards and Ordinances.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

1. A few years ago, the City increased the required stem width from 20 feet to 28 feet to allow landscaping on both sides of a 20-foot wide driveway. A 20-foot wide driveway is required by the Fire Department. The special exception still allows for sufficient landscaping on either side of the street, with necessary driveway width.
2. Construction will continue to facilitate the development of these lots.
3. The City Council approved a request by the developer on February 4, 2020 to amend the subdivision plat subject to approval of the special exception by the Planning Commission.

ZONE TEXT AMENDMENT

Item #3 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance removing residential uses as allowed uses in the GMU zone. (ZT-3-20)

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 8:04 PM.

Mike Benson (1293 W Burke Lane) asked if a park still slated to be go directly west of his property. **Roger Child** noted that it had been approved. Lastly, he stated that he is the most affected by these changes over the last decade, he and his wife are not disgruntled but they want discussions they have had in the past to be considered, knowing long term that they will not be able to line on their at this property, because it will likely be developed with commercial use, and what is best specific for the use of this property.

Roger Child closed the public hearing at 8:12 PM.

MOTION

Greg Wall made a motion to move that the Planning Commission table this agenda item until the next meeting on February 20, 2020.

Alex Leeman seconded the motion, which was unanimously approved.

OTHER BUSINESS

Item #5 Miscellaneous, correspondence, etc.

- a. Other

ADJOURNMENT

Larry Steinhorst made a motion to adjourn at 8:21 PM. **Rulon Homer** seconded the motion, which was unanimously approved.

Roger Child, Planning Commission Chair

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.
2. Flat Rock Ranch Street Cross Section Discussion with Ivory Homes
3. Spring Clean up Proposals

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, February 18, 2020, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

7:05 Zoning Ordinance Amendment – Site Plan Expiration

7:15 Zone Text Amendment – Final PUD Master Plan Approved by the Planning Commission

SUMMARY ACTION:

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

7:25 Minute Motion Approving Summary Action List

1. Approval of Minutes from January 21, 2020
2. Approval of Minutes from February 4, 2020
3. Surplus Fire Apparatus & Equipment
4. Bill of Sale for the Remaining Tiger Grant Project Improvements

GOVERNING BODY REPORTS:

7:30 City Manager Report

1. Building Activity Report for January

7:35 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 13th day of February, 2020.

FARMINGTON CITY CORPORATION

By:  _____
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.



Planning Commission Staff Report February 20, 2020

Item 3: Subdivision by Metes and Bounds (Lot Split) – Steed Property

Public Hearing:	Yes
Application No.:	S-3-20
Property Address:	79 South 100 East (Parcel TaxID# 070310042)
General Plan Designation:	LDR (Low-Density Residential)
Zoning Designation:	OTR (Old-Town Residential)
Area:	0.62
Number of Lots:	1
Property Owners:	Patsy C Stewart and Michael F Steed, Trustees
Agent:	Kathy Steed

Applicant is requesting approval for a metes and bounds subdivision.

Background Information

The applicant and owner of the property at 79 South 100 East wishes to divide their single parcel of land into two lots without requiring the recordation of a subdivision plat. The owner has thus applied for a metes and bounds subdivision.

Suggested Motion:

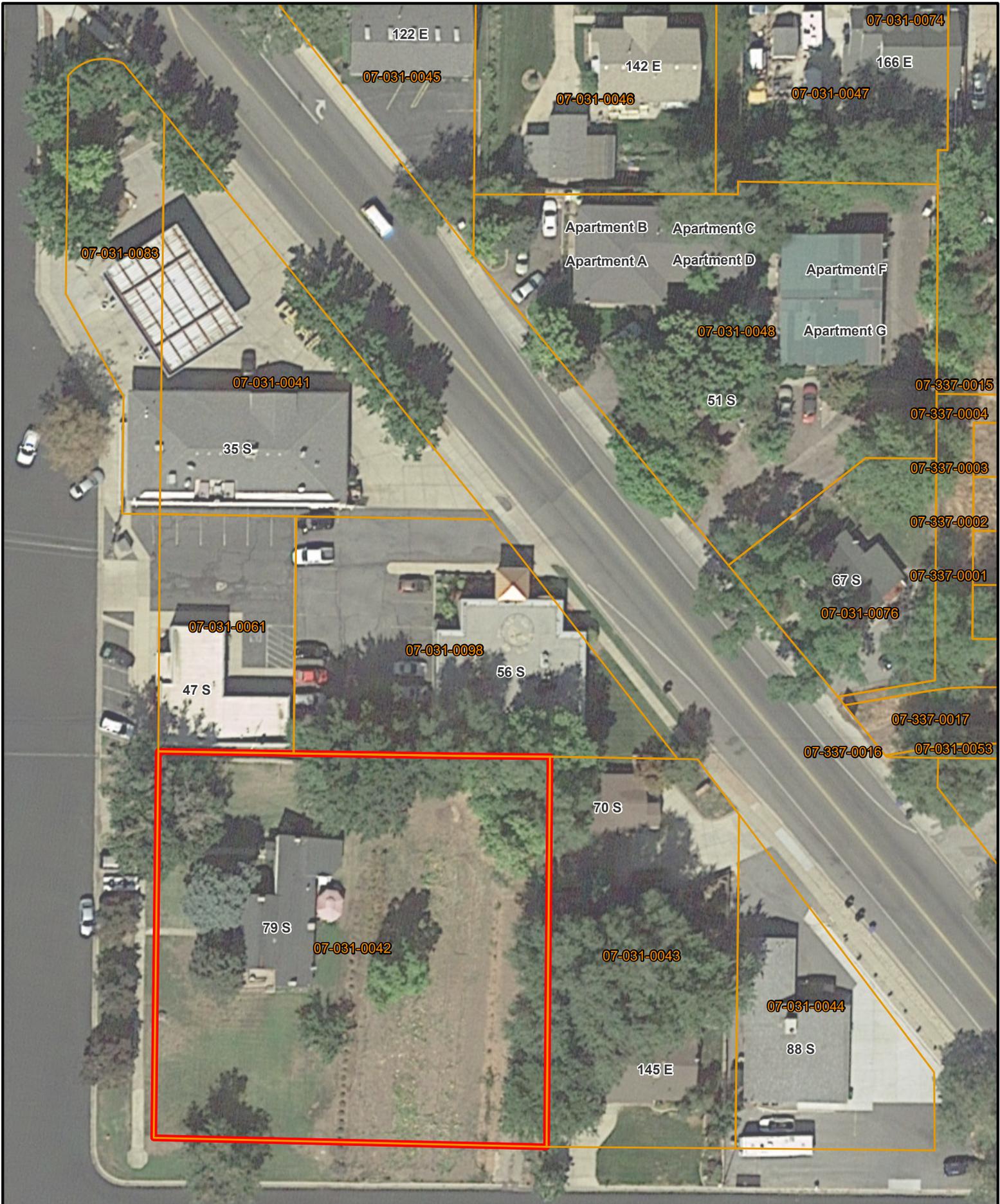
Move that the Planning Commission approve the proposed lot split by metes and bounds subject to all applicable Farmington City development standards and ordinances, and that the applicant shall immediately install sidewalk and ADA ramps at the southwest corner of 100 East and 100 South.

Findings for Approval:

1. The division does not involve the extension of streets and utilities.
2. The area is not traversed by proposed streets.
3. The lot split is in accordance with the Farmington City General Land Use Plan and Zoning Ordinances.
4. No undevelopable remnant parcels will be created in the lot split.

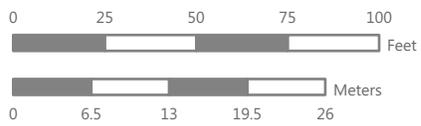
Supplementary Information

1. Vicinity Map
2. Record of Survey



VICINITY MAP

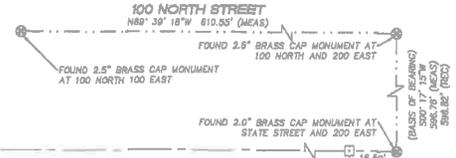
79 S 100 E



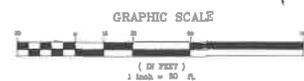
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

RECORD OF SURVEY

TAX ID NO. 07-031-0042 AND 07-031-0043
 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



CALCULATED POSITION PER COORDINATES PROVIDED BY DAVIS COUNTY SURVEYOR'S OFFICE
 100 EAST STREET CENTERLINE BEARING CALCULATED PER SURVEY 5937 PREPARED BY DAVIS COUNTY SURVEYOR'S OFFICE
 STATE STREET
 N89° 30' 18" W 810.50'
 594.00'



- LEGEND**
- LOT LINE
 - ADJOINING PROPERTY LINE
 - RIGHT-OF-WAY
 - SECTION LINE
 - EASEMENT LINE
 - TIE LINE
 - SIDEWALK
 - CURB & GUTTER
 - BUILDING
 - FENCE AS DESCRIBED
 - CONCRETE
 - USE LINE AS DESCRIBED
 - EDGE OF ASPHALT
 - POWER POLE
 - TREE
 - FOUND MONUMENTATION AS DESCRIBED
 - POINT NOT FOUND - CALCULATED POSITION
 - (REC) RECORD CALL
 - (MEAS) MEASURED CALL

SURVEYOR'S CERTIFICATE

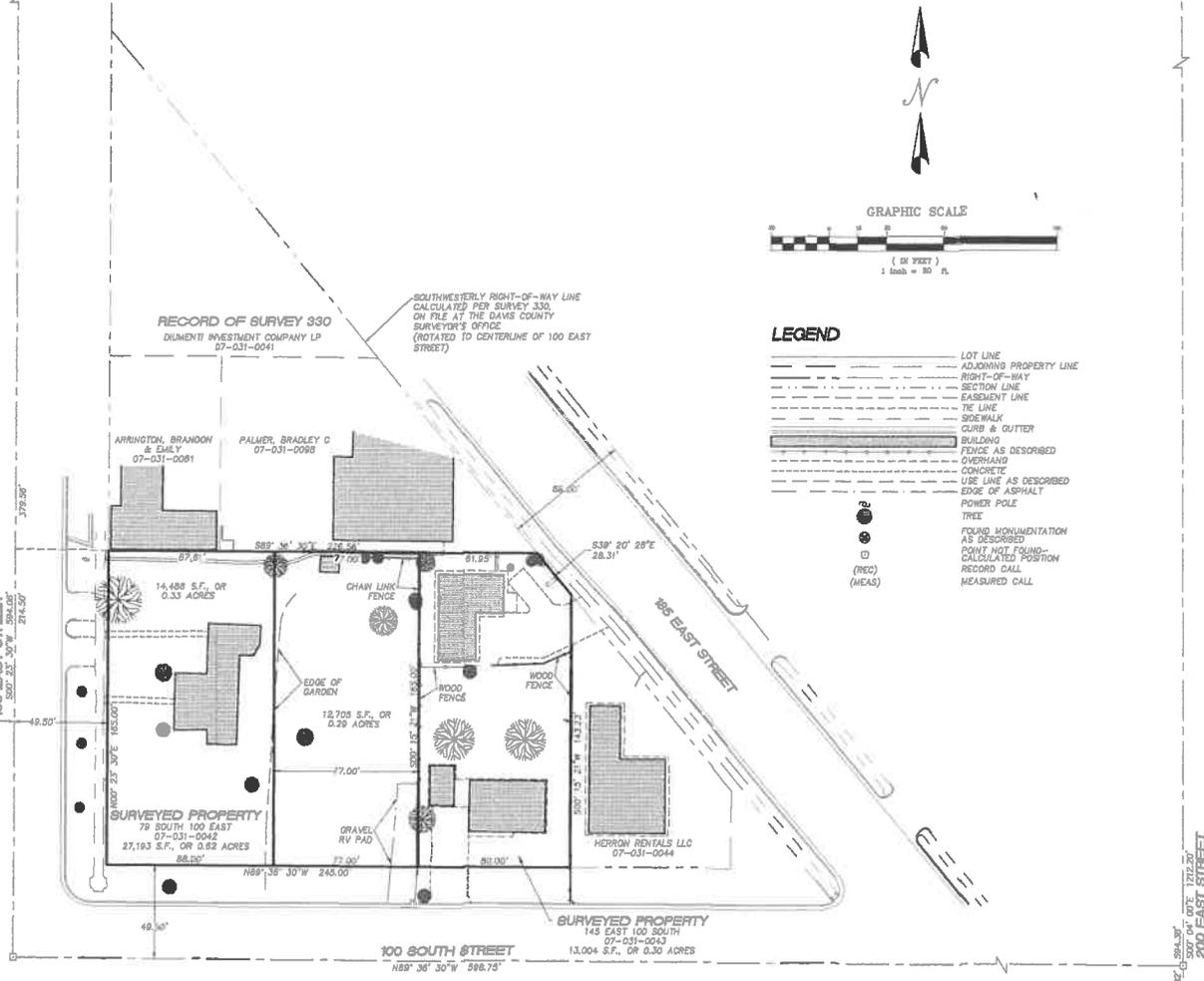
I, BRYAN YATES DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8588857 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE DIRECTION OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS SURVEY AND DESCRIBED HEREWITH AND THE MONUMENTS DEPICTED ON THE SURVEY ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

BASIS OF BEARING

SOUTH 00°17'15" WEST, BEING THE BEARING OF THE MONUMENT LINE BETWEEN 100 NORTH 200 EAST AND STATE STREET 200 EAST IN FARMINGTON CITY, DAVIS COUNTY, UTAH.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS COMPLETED AT THE DIRECTION OF THE OWNERS, THE PURPOSE OF THE SURVEY IS TO LOCATE PHYSICAL EVIDENCE PERTINENT TO THE BOUNDARY OF THE SURVEYED PROPERTY AND SET PROPERTY CORNERS. ANALYZE PUBLIC RECORDS INFORMATION INCLUDING PLANS, MAPS, DEEDS, NOTES AND OTHER RELEVANT DOCUMENTS VERSUS PHYSICAL EVIDENCE.



NOTHING FOUND.
 200 SOUTH AND 200 EAST
 CALCULATED PER FARMINGTON
 TOWN-SITE RESURVEY
 DATED 1/27/1987

SCALE 1" = 20'	P. CHECKED BY	DATE
DRAWN BY	CHECKED BY	TAX ID NO.
RECORD OF SURVEY RUSSELL CHRISTENSEN PROPERTIES LOCATED AT 79 SOUTH 100 EAST AND 100 SOUTH 145 EAST		
REDCON, INC. LAND SURVEYING 25 SOUTH MAIN STREET, SUITE 200 CENTERVILLE, UTAH 84004 (800) 298-3401 FAX (800) 298-2024 REDCON.COM		
JOB NUMBER 49000-03		
DWS CH-PRSTENSEN DATE 8/19/2019		
SHEET 1 OF 1		



Planning Commission Staff Report February 20, 2020

Item 4: East Park Lane Subdivision Phase II Final Plat

Public Hearing:	No
Application No.:	S-26-18
Property Address:	Approximately 850 North Lagoon Drive
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	6.531 Acres
Number of Lots:	2
Property Owners:	Pioneer Legacy Properties II LC
Agent:	Phil Holland, Wright Development

Applicant is requesting final plat approval.

Background Information

On February 5, 2019, after receiving a recommendation from the Planning Commission, the City Council rezoned the subject property from LS (Large Suburban) and A (Agriculture) to CMU (Commercial Mixed Use) and approved a schematic plan showing, among other things, two commercial lots on the west side of the proposed northerly extension of Lagoon Drive.

Because there is no connection to Main Street as part of this phase, the Lagoon Drive extension constitutes a dead end street greater than 1,000 feet in length. This extension violates Section 12-7-040 D 3 of the Subdivision Ordinance. In response, the City received a letter from the agent detailing secondary access through AW Development LLC (Mercedes-Benz Dealership) drive aisle. This aisle connects Bourne Circle to the frontage road adjacent to HWY 89. If streets are dedicated and improved to Main Street as per the approved schematic plan, or Lagoon Drive is extended to US HWY 89, HNJ Investment Company LLC may release the easement.

There will be a detention basin owned by the developer, whereby the future use of the basin is intended for the possible future Phase III residential portion of the project east of Lagoon Drive. A deed restriction should be in place to ensure use of the basin by Phase III. Lots 201 and 202 will manage their entire water run-off on-site and not use the detention or the pipe leading to it from the future Phase III.

Suggested Motion

Move that the Planning Commission approve the final plat for the East Park Lane Phase II Subdivision, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

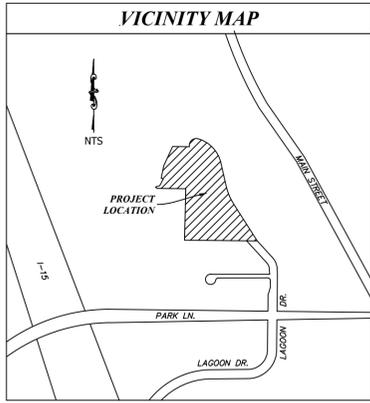
1. The Lagoon Drive extension must comply with the City's dead end street standards---the developer shall establish a second point of independent access acceptable to the City.
2. The developer/property owner shall maintain the detention basin, access, and pipes leading to it, until such a time Phase III is developed and an HOA is established to take over basin maintenance.
3. The developer shall provide a deed restriction acceptable to city to ensure the basin and pipes remain in place for the future Phase III.
4. The existing public utility easement (PUE), which traverses between Lots 201 and 202 to the detention basin must also be identified as a storm drain easement on the plat.
5. The developer must obtain a Storm Water Permit; Storm Water Bond Agreement; State Storm Water Pollution Prevention Plan; Farmington City Long-Term Storm Water Management Agreement, Farmington City Long-Term Storm Water Management Plan, etc.
6. The final plat shall meet all conditions of the approved schematic plan and preliminary plat.
7. The applicant shall address all other outstanding DRC comments including, but not limited to, sewer easements.

Findings for Approval:

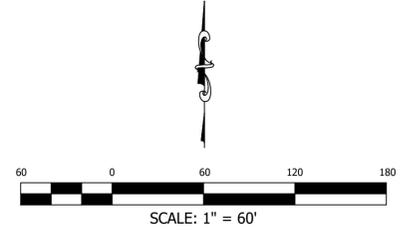
1. The proposed subdivision, along with the conditions set forth in the motion, conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed plat continues a planned connection from Park Lane to points north, and conforms to the Master Transportation Plan and creates connectivity throughout the City.
3. The subdivision of this property will allow for future development, which fits the CMU zone and is consistent with the master plan for this area.
4. The application for final plat is consistent with the zone change and schematic plan recommended and approved by the Planning Commission and City Council, and the preliminary plat approved by the PC.
5. The deed will enable storm drain solutions in the future Phase III.

Supplementary Information

1. Vicinity Map
2. Final Plat
3. Secondary Access Letter
4. Schematic Plan

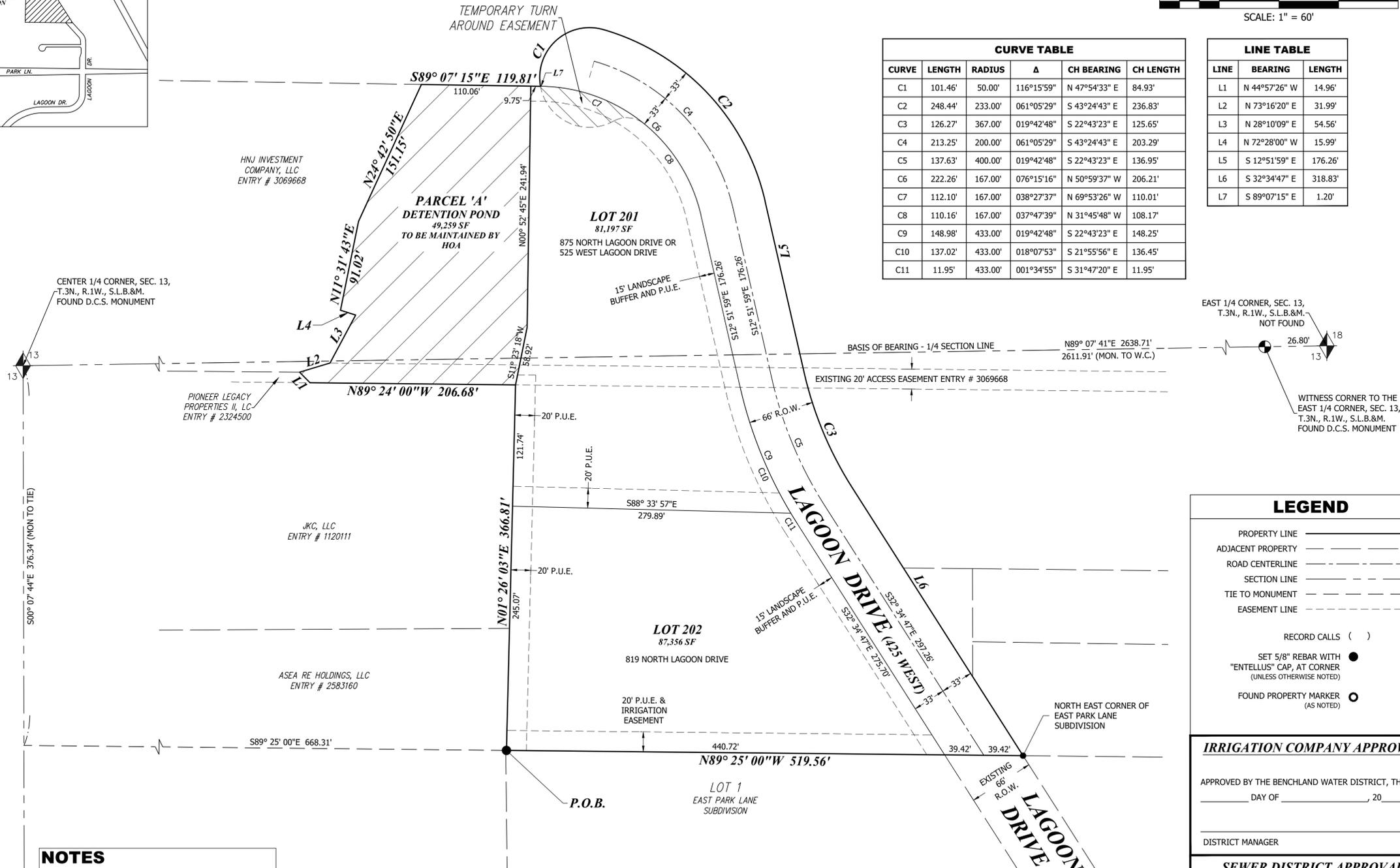


EAST PARK LANE PHASE 2 SUBDIVISION
 LOCATED IN THE EAST HALF OF SECTION 13,
 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH
 OCTOBER 2019



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	101.46'	50.00'	116°15'59"	N 47°54'33" E	84.93'
C2	248.44'	233.00'	061°05'29"	S 43°24'43" E	236.83'
C3	126.27'	367.00'	019°42'48"	S 22°43'23" E	125.65'
C4	213.25'	200.00'	061°05'29"	S 43°24'43" E	203.29'
C5	137.63'	400.00'	019°42'48"	S 22°43'23" E	136.95'
C6	222.26'	167.00'	076°15'16"	N 50°59'37" W	206.21'
C7	112.10'	167.00'	038°27'37"	N 69°53'26" W	110.01'
C8	110.16'	167.00'	037°47'39"	N 31°45'48" W	108.17'
C9	148.98'	433.00'	019°42'48"	S 22°43'23" E	148.25'
C10	137.02'	433.00'	018°07'53"	S 21°55'56" E	136.45'
C11	11.95'	433.00'	001°34'55"	S 31°47'20" E	11.95'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°57'26" W	14.96'
L2	N 73°16'20" E	31.99'
L3	N 28°10'09" E	54.56'
L4	N 72°28'00" W	15.99'
L5	S 12°51'59" E	176.26'
L6	S 32°34'47" E	318.83'
L7	S 89°07'15" E	1.20'



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS EAST PARK LANE PHASE 2 SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497 DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF THE EAST PARK LANE SUBDIVISION, SAID POINT BEING SOUTH 00°07'44" EAST 376.34 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 668.31 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 EAST LINE OF THAT PROPERTY CONVEYED TO ASEA RE HOLDINGS, LLC, IN A GRANT DEED RECORDED AS ENTRY #2583160, DAVIS COUNTY RECORDER, AND RUNNING THENCE NORTH 01°26'03" EAST 366.81 FEET ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE PROPERTY CONVEYED TO JKC, LLC, IN A WARRANTY DEED RECORDED AS ENTRY #1120111, DAVIS COUNTY RECORDER, TO A CORNER OF SAID JKC, LLC, PROPERTY; THENCE NORTH 89°24'00" WEST 206.68 FEET ALONG THE NORTH LINE OF SAID JKC, LLC, PROPERTY TO A CORNER OF THAT PROPERTY CONVEYED TO PIONEER LEGACY PROPERTIES II, LC, IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2324500, DAVIS COUNTY RECORDER; THENCE NORTH 44°57'26" WEST 14.96 FEET ALONG THE EASTERLY LINE OF SAID CONVEYANCE TO A CORNER OF THE PROPERTY CONVEYED TO HNJ INVESTMENT COMPANY LLC IN A WARRANTY DEED RECORDED AS ENTRY #3069668, DAVIS COUNTY RECORDER; THENCE ALONG SAID HNJ INVESTMENT COMPANY LLC PROPERTY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 73°16'20" EAST 31.99 FEET, 2) NORTH 28°10'09" EAST 54.56 FEET, 3) NORTH 72°28'00" WEST 15.99 FEET, 4) NORTH 11°31'43" EAST 91.02 FEET, 5) NORTH 24°42'50" EAST 151.15 FEET TO A CORNER OF SAID PROPERTY; THENCE SOUTH 89°07'15" EAST 119.81 FEET; THENCE NORTH EASTERLY 101.46 FEET ALONG A NON-TANGENT, 50.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 116°15'59" (CHORD BEARS NORTH 47°54'33" EAST 84.93 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTH EASTERLY 248.44 FEET ALONG A 233.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 61°05'29" (CHORD BEARS SOUTH 43°24'43" EAST 236.83 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 12°51'59" EAST 176.26 FEET; THENCE SOUTH EASTERLY ALONG A 367.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°42'48" (CHORD BEARS SOUTH 22°43'23" EAST 125.65 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 32°34'47" EAST 318.83 FEET TO THE NORTHEAST CORNER OF EAST PARK LANE SUBDIVISION BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAGOON DRIVE, AS DEDICATED ON SAID PLAT; THENCE NORTH 89°25'00" WEST 519.56 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 6.315 ACRES

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS EAST PARK LANE PHASE 2 SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS AND OPEN SPACE, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

PARCEL 'A' SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

CRAIG L. HESS, MANAGER
PIONEER LEGACY PROPERTIES II, LLC

GARY M. WRIGHT
GMW DEVELOPMENT INCORPORATED

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, CRAIG L. HESS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF PIONEER LEGACY PROPERTIES II, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, GARY M. WRIGHT, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE OFFICER OF GMW DEVELOPMENT INCORPORATED COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

LEGEND

PROPERTY LINE _____
 ADJACENT PROPERTY _____
 ROAD CENTERLINE _____
 SECTION LINE _____
 TIE TO MONUMENT _____
 EASEMENT LINE _____

RECORD CALLS ()
 SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED) ●
 FOUND PROPERTY MARKER (AS NOTED) ○

IRRIGATION COMPANY APPROVAL

APPROVED BY THE BENCHLAND WATER DISTRICT, THIS _____ DAY OF _____, 20____.

 DISTRICT MANAGER

SEWER DISTRICT APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____, BY THE CENTRAL DAVIS SEWER DISTRICT.

BY: _____

- NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEYOR'S DATUM
 - PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO STORM DRAIN AND DRAINAGE EASEMENTS
 - PARCEL 'A' TO SERVE AS A STORM DRAIN EASEMENT IN FAVOR OF LOTS 201 AND 202

CITY COUNCIL'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY _____
 FARMINGTON CITY

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE FARMINGTON CITY ENGINEER, THIS _____ DAY OF _____, 20____.

 FARMINGTON CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF FARMINGTON CITY, THIS _____ DAY OF _____, 20____.

 CHAIRMAN

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____, BY THE _____
 FARMINGTON CITY ATTORNEY.

 FARMINGTON CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #1037007

02/19/2019, TJB
 06/03/2019, TJB
 07/25/2019, DEW
 01/10/2020, RNH

April 15, 2019

Farmington City
C/O Dave Petersen
160 South Main
Farmington, Utah 84025

RE: Secondary Access for East Park Lane Phase 2.

Dear Dave,

We are submitting this letter of understanding to address the second access for East Park Lane Phase 2. The second access to EPL2 and Bourne Circle will be through the existing Schomp Automotive drive isle, shown on the attached "Exhibit A". The existing drive isle/road connects Bourne Circle to the frontage Road next to Highway 89. This second access is not anticipated to be a main drive but rather a convenience for emergency trucks under extenuating circumstances.

This secondary access will be used by Phase 2 only temporarily. Other access roads will be built in future phases consistent with the Small Area Master Plan. This will allow more connectivity with the Lagoon Drive northern expansion.

Sincerely,



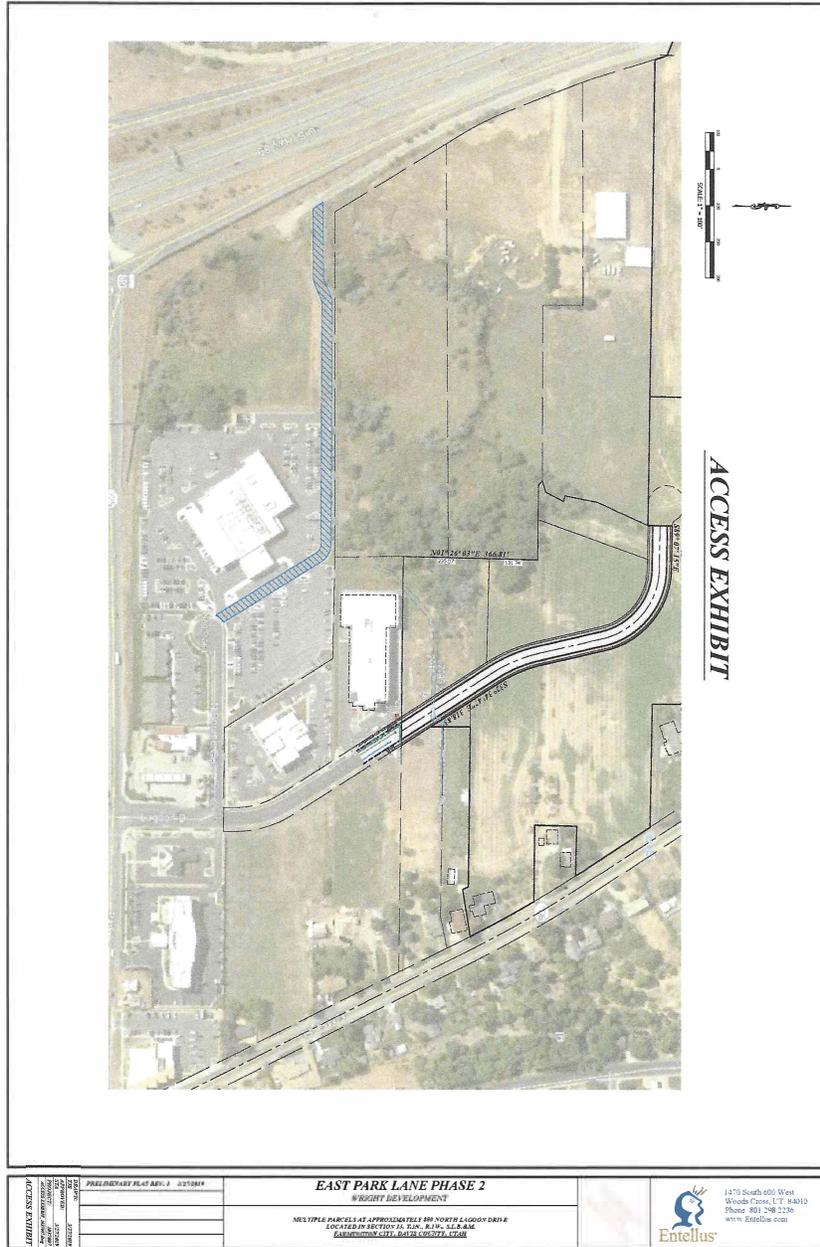
Phil Holland
Wright Development Group

AND



Michael Dunlap
Schomp Automotive Group

Exhibit A



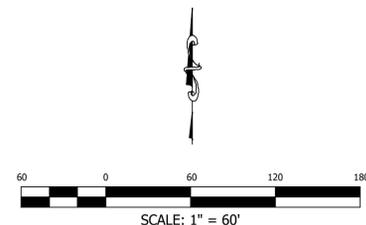


**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

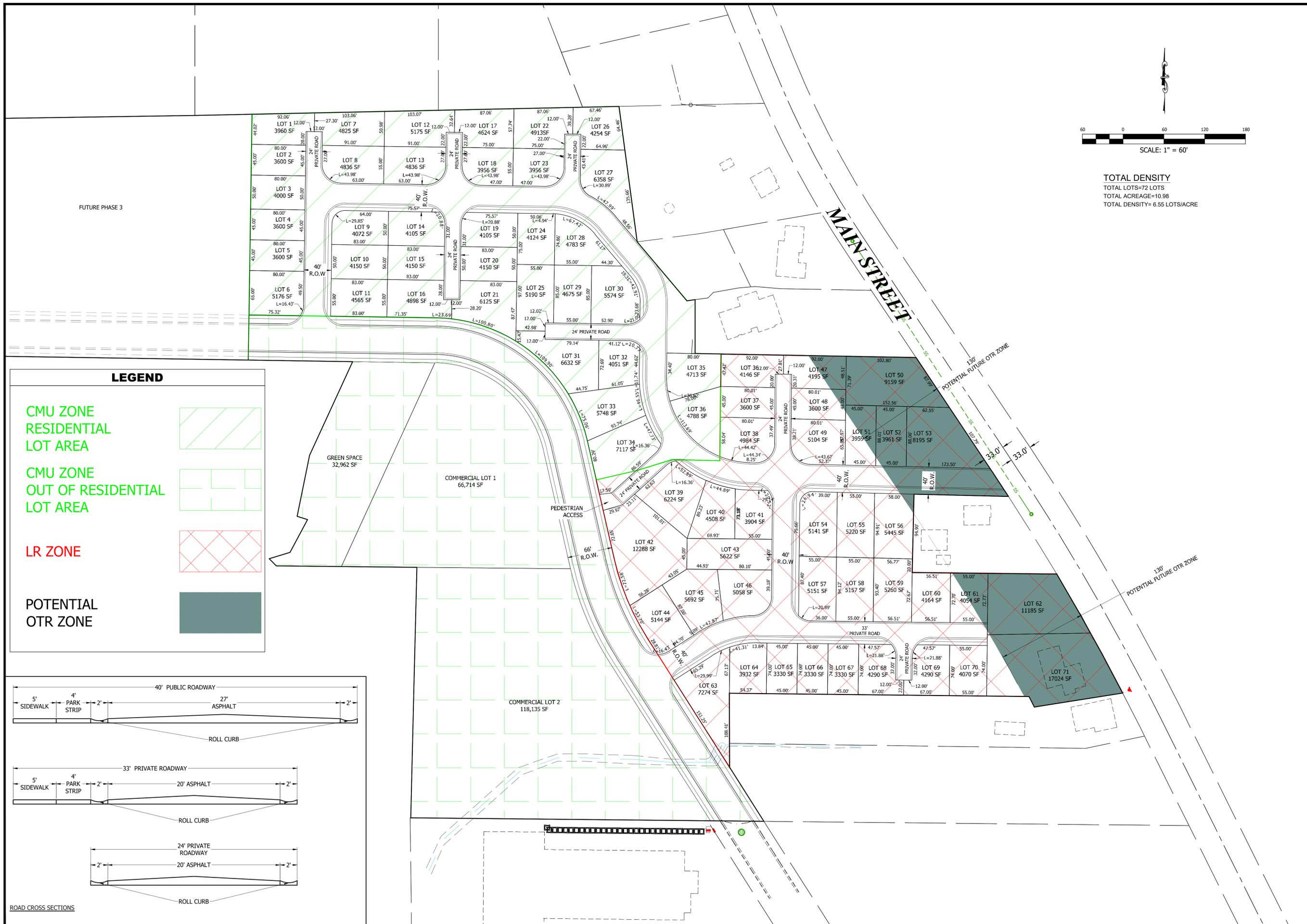
WRIGHT DEVELOPMENT
 EAST PARK LANE PHASE 2
 MULTIPLE PARCELS AT APPROXIMATELY 850-900 NORTH MAIN STREET
 LOCATED IN SECTION 13, T-4N., R-1W., S.L.B.&M.
 FARMINGTON CITY, DAVIS COUNTY, UTAH

DRAWN:
 TJB 11/8/2018
APPROVED:
 STA 11/8/2018
PROJECT:
 IMP_1037007_YP2.dwg

C402
 YIELD PLAN

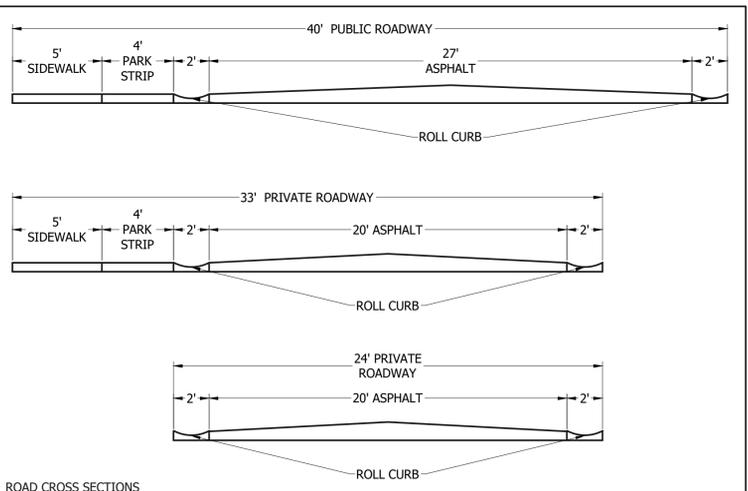


TOTAL DENSITY
 TOTAL LOTS=72 LOTS
 TOTAL ACREAGE=10.98
 TOTAL DENSITY= 6.55 LOTS/ACRE



LEGEND

- CMU ZONE RESIDENTIAL LOT AREA (Green diagonal hatching)
- CMU ZONE OUT OF RESIDENTIAL LOT AREA (Green grid hatching)
- LR ZONE (Red cross-hatching)
- POTENTIAL OTR ZONE (Dark green solid fill)



FUTURE PHASE 3

MAIN STREET

POTENTIAL FUTURE OTR ZONE

POTENTIAL FUTURE OTR ZONE

GREEN SPACE
 32,962 SF

COMMERCIAL LOT 1
 66,714 SF

COMMERCIAL LOT 2
 118,135 SF

PEDESTRIAN ACCESS

66' R.O.W.

40' R.O.W.

40' R.O.W.

33' PRIVATE ROADWAY

24' PRIVATE ROADWAY

LOT 1
 3960 SF

LOT 2
 3600 SF

LOT 3
 4000 SF

LOT 4
 3600 SF

LOT 5
 3600 SF

LOT 6
 5176 SF

LOT 7
 4825 SF

LOT 8
 4836 SF

LOT 9
 4072 SF

LOT 10
 4150 SF

LOT 11
 4565 SF

LOT 12
 5175 SF

LOT 13
 4836 SF

LOT 14
 4105 SF

LOT 15
 4150 SF

LOT 16
 4898 SF

LOT 17
 4624 SF

LOT 18
 3956 SF

LOT 19
 4105 SF

LOT 20
 4150 SF

LOT 21
 6125 SF

LOT 22
 4913 SF

LOT 23
 3956 SF

LOT 24
 4124 SF

LOT 25
 5190 SF

LOT 26
 4254 SF

LOT 27
 6358 SF

LOT 28
 4783 SF

LOT 29
 4675 SF

LOT 30
 5574 SF

LOT 31
 6632 SF

LOT 32
 4051 SF

LOT 33
 5748 SF

LOT 34
 7117 SF

LOT 35
 4713 SF

LOT 36
 4788 SF

LOT 37
 3600 SF

LOT 38
 4984 SF

LOT 39
 6224 SF

LOT 40
 4508 SF

LOT 41
 3904 SF

LOT 42
 12288 SF

LOT 43
 5622 SF

LOT 44
 5144 SF

LOT 45
 5692 SF

LOT 46
 5058 SF

LOT 47
 4195 SF

LOT 48
 3600 SF

LOT 49
 5104 SF

LOT 50
 9159 SF

LOT 51
 3959 SF

LOT 52
 3961 SF

LOT 53
 8819 SF

LOT 54
 5141 SF

LOT 55
 5220 SF

LOT 56
 5445 SF

LOT 57
 5151 SF

LOT 58
 5157 SF

LOT 59
 5260 SF

LOT 60
 4164 SF

LOT 61
 4054 SF

LOT 62
 11185 SF

LOT 63
 7274 SF

LOT 64
 3932 SF

LOT 65
 3330 SF

LOT 66
 3330 SF

LOT 67
 3330 SF

LOT 68
 4290 SF

LOT 69
 4290 SF

LOT 70
 4070 SF

LOT 71
 17024 SF



Planning Commission Staff Report February 20, 2020

Item 5: Zone Text Amendment— Residential Uses in the GMU Zone

Public Hearing:	Yes
Application No.:	ZT-3-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Request: Recommendation for a Text Amendment to the Zoning Ordinance (see motion below).

Background Information

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.

Suggested Motion

Move 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).

Findings:

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 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.
3. The proposed amendments are consistent with the City's general plan and 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. Provide 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.

Supplemental Information

1. Table 18.3
2. Zoning Map
3. Regulating Plan

TABLE 18.3
ALLOWABLE LAND USES

Key to allowable uses:
P - Permitted
N - Not permitted

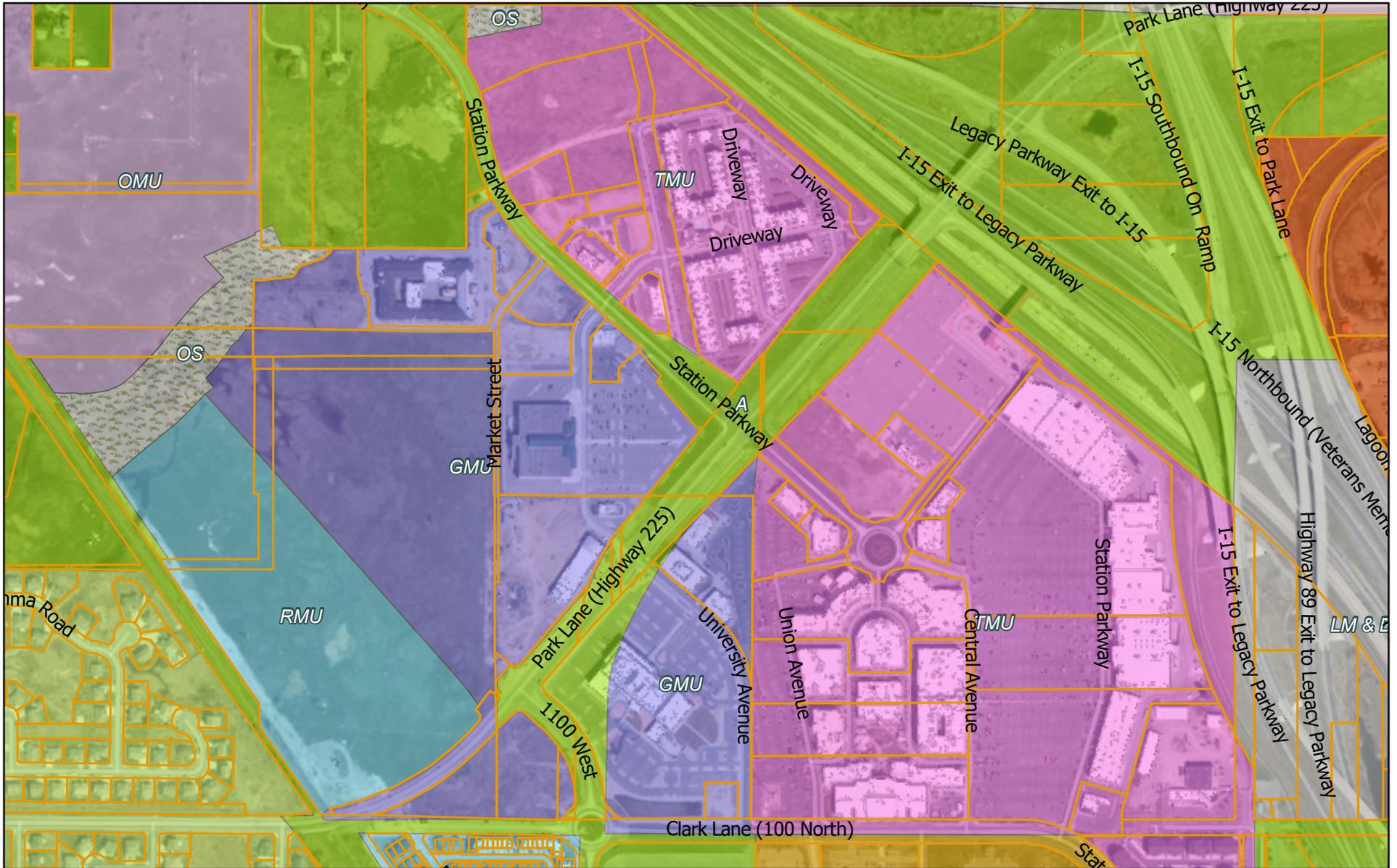
		Mixed Use Districts				
		OS	RMU	OMU	GMU	TMU
Residential:						
	Low density residential - single-family detached minimum of 5,000 square feet lot size	N	P	N	N	N
	Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes	N	P	N	P	P
	High density residential - condominium and apartment style	N	N	N	P	P
	Live/work residential	N	P	N	P	P
	Residential facilities for people with disabilities	N	P	P	P	P
	Assisted living facilities	N	P	P	P	P
	Residential facilities for the elderly	N	P	P	P	P
Commercial:						
	Accessory buildings that do not in aggregate have a footprint greater than 25 percent of the main building(s) on a development parcel	N	P	P	P	P
	Art studio	N	P	P	P	P
	Business, professional offices, outpatient medical facilities	N	P	P	P	P
	Entertainment	N	N	N	P	P
	Financial institutions (with the exception of nondepository institutions)	N	N	P ¹	P ¹	P
	Fitness and recreation facilities	N	P	P	P	P
	Hospitals, inpatient medical facilities	N	N	P	P	P
	Lodging - bed and breakfast	N	P	N	P	P

Lodging, limited to hotel, motel	N	N	P	P	P
Neighborhood service establishments ³	N	P ¹	P ¹	P	P ¹
Parking structure	N	N	P	P	P
Restaurant - fast food	N	P ¹	P	P	P ¹
Restaurant - traditional sit down	N	P	P	P	P
Retail and wholesale sales individual tenant use:					
Up to 5,000 square feet	N	P	P	P	P
Greater than 5,000 square feet and up to 20,000 square feet	N	N	P	P	P
Vehicle service/convenience store (including gasoline sales but no auto repair)	N	N	P	P	P
Civic uses:					
Government - no point of service; no offices dealing directly or on a limited basis with the public (e.g., public works yards, etc.)	N	N	N	N	N
Parks and open space	P	P	P	P	P
Schools:					
Preschool, daycare	N	P ¹	P	P	P
Primary, secondary, colleges, and vocational	N	P	P	P	P
Service and fraternal clubs and organizations, and religious institutions	N	P	P	P	P
Transit and related transportation facilities (not including benches and bus stop signs)	N	N	P ²	P ²	P ²

Restrictions:

1. Drive up window/drop off lane allowed only with special exception review by the Planning Commission as set forth in section [11-3-045](#) of this title, as to use only, and not fixed dimensional standards. For any use not listed as P¹, drive-up windows are expressly prohibited. No additional curb cut shall be added to accommodate the drive up/drop off lane.
2. Benches and bus stops are permitted, with development standards as noted in section 11-18-110 of this chapter.
3. Neighborhood service establishments: Low impact retail and personal service uses such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, corner market (with no gas pumps).

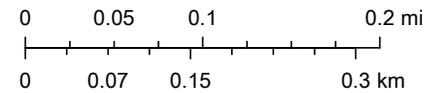
Farmington City Information



1/31/2020, 9:59:49 AM

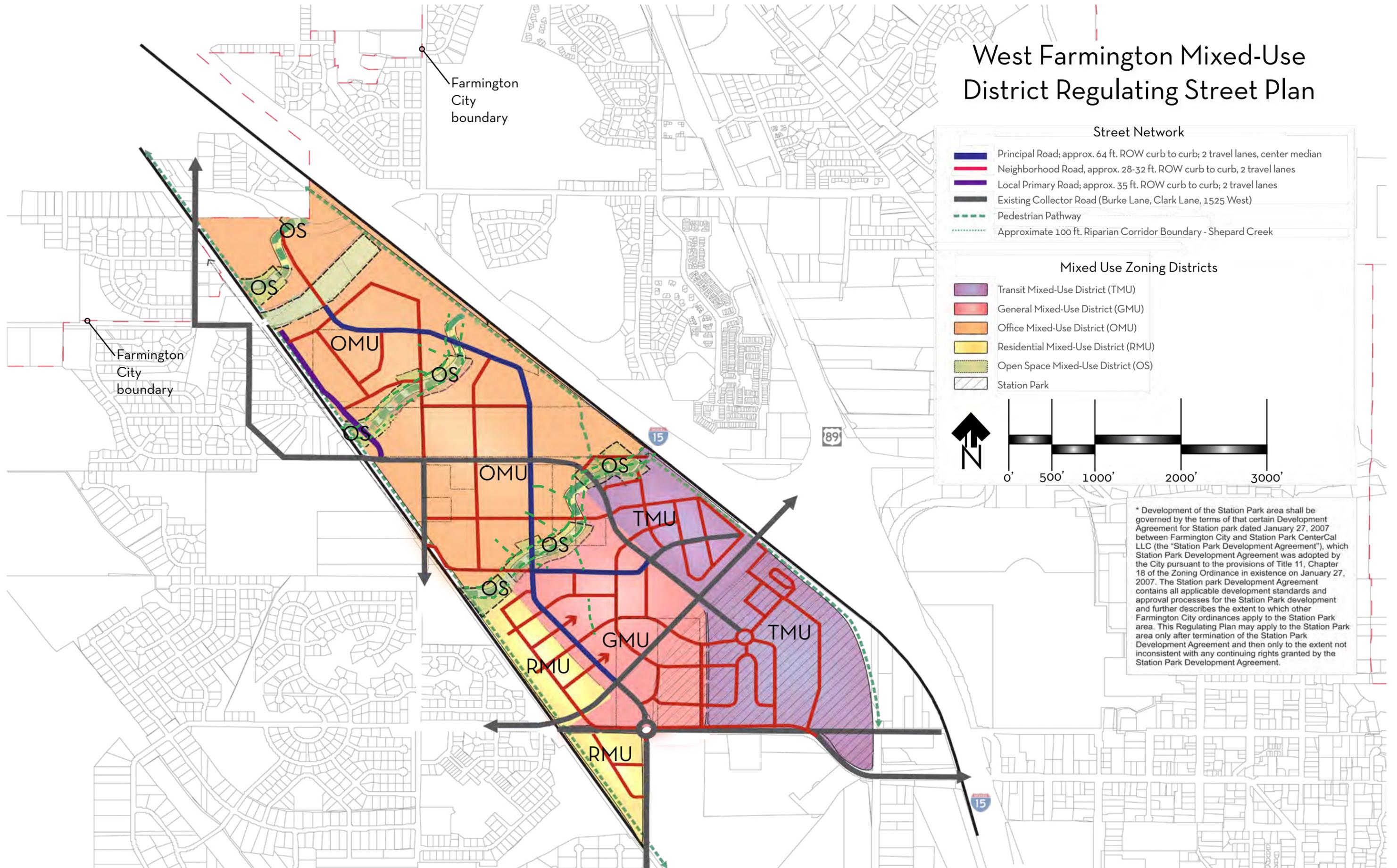
Farmington City Boundary Parcels	Zoning	LR	BP
	A	OS	C-R
	AE	LM&B	TMU

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

West Farmington Mixed-Use District Regulating Street Plan

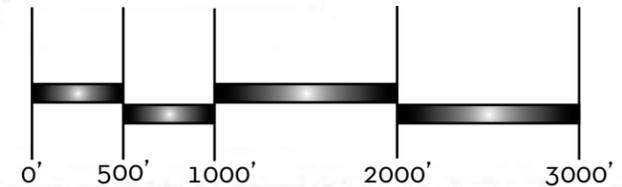


Street Network

- █ Principal Road; approx. 64 ft. ROW curb to curb; 2 travel lanes, center median
- █ Neighborhood Road, approx. 28-32 ft. ROW curb to curb, 2 travel lanes
- █ Local Primary Road; approx. 35 ft. ROW curb to curb; 2 travel lanes
- █ Existing Collector Road (Burke Lane, Clark Lane, 1525 West)
- - - Pedestrian Pathway
- · - · - Approximate 100 ft. Riparian Corridor Boundary - Shepard Creek

Mixed Use Zoning Districts

- █ Transit Mixed-Use District (TMU)
- █ General Mixed-Use District (GMU)
- █ Office Mixed-Use District (OMU)
- █ Residential Mixed-Use District (RMU)
- █ Open Space Mixed-Use District (OS)
- Station Park



* Development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station park dated January 27, 2007 between Farmington City and Station Park CenterCal LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 11, Chapter 18 of the Zoning Ordinance in existence on January 27, 2007. The Station park Development Agreement contains all applicable development standards and approval processes for the Station Park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.



Planning Commission Staff Report February 20, 2020

Item 6: Zone Text Amendment—Special Exception Application with Fee: Accessory Building Heights

Public Hearing:	Yes
Application No.:	ZT-4-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Request: A recommendation for a Text Amendment to the Zoning Ordinance.

Background Information:

The request is to amend the text of the zoning ordinance to require a Special Exception Application, verses a Conditional Use Application, in regards to Accessory Building Heights as set forth in Sections 11-10-050(B), 11-11-070 B.1., 11-12-090 E.2., 11-13-060 B.1., 11-14-060, 11-17-070 E.4. and 11-22-040 B.2.

Per **Utah State Code** 10-9a-507, “(2) (a) A **conditional use** SHALL be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed **use** in accordance with applicable standards.” Therefore as a Conditional Use, the height of an accessory building shall be approved if conditions are proposed to mitigate impacts. Regarding Special Exceptions, however, the Planning Commission has authority to approve or deny, through the approval standards, which gives more discretion to the city.

Suggested Motion

Move that the Planning Commission recommend approval of the proposed amendments to the following sections of the Zoning Ordinances subject to all applicable Farmington City ordinances as shown in Exhibit A (attached) and with the following findings:

Findings

1. In most cases, the property owner is asking for an exception to the height requirement required by the zoning ordinance, because this is a fixed dimensional standard, the application type should be a special exception verses a conditional use.

2. The approval standards in 11-3-045 will be used to evaluate approval or denial of a special exception application.
3. Per **Utah State Code** 10-9a-507, “(2) (a) A **conditional use** SHALL be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed **use** in accordance with applicable standards.” Therefore as a Conditional Use, the height of an accessory building shall be approved if conditions are proposed to mitigate impacts. Regarding Special Exceptions, however, the Planning Commission has authority to approve or deny, through the approval standards, which gives more discretion to the city.

Supplemental Information:

1. Exhibit A

Exhibit A

11-10-050: MAXIMUM BUILDING HEIGHT:

B. Accessory Buildings: The height of accessory buildings and structures shall not exceed twenty five feet (25') unless an increased height is approved by the Planning Commission after review of a ~~conditional use application~~ **special exception application** filed by the property owner. ~~No fee shall be assessed for such application.~~

11-11-070: BUILDING HEIGHT:

B. Accessory Buildings Or Structures (which does not include fences):

1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a ~~conditional use application~~ **special exception application** filed by the property owner. ~~No fee shall be assessed for such application.~~

11-12-090: DIMENSIONAL STANDARDS:

E. Height; Less Than One-Half Acre: Building height on lots less than one-half (1/2) acre:

2. Accessory Buildings Or Structures: Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a ~~conditional use~~ **special exception application** filed by the property owner. ~~No fee shall be assessed for such application.~~

11-13-060: BUILDING HEIGHT:

B. Accessory Buildings Or Structures (which does not include fences):

1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a ~~conditional use~~ **special exception application** filed by the property owner (~~no fee shall be assessed for such application~~).

11-14-060: HEIGHT STANDARDS:

Nonresidential buildings or structures in a BP Zone shall not exceed forty five feet (45') in height and three (3) stories, except accessory buildings, which shall not exceed fifteen feet (15') in height unless approved otherwise as a ~~conditional use~~ **special exception**. Residential main buildings and accessory buildings shall not exceed thirty feet (30') in height. (Ord. 2014-10, 3-19-2014)

11-17-070: NEW CONSTRUCTION DESIGN GUIDELINES:

E. Building Height:

4. Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed fifteen feet (15') in height unless approved by the planning commission after a review of a ~~conditional use~~ **special exception application** filed by the property owner. ~~No fee shall be assessed for such application.~~

11-22-040: SINGLE-FAMILY AND TWO-FAMILY DWELLINGS:

B. Maximum Building Height:

2. Accessory structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a ~~conditional-use~~ **special exception application** filed by the property owner (~~no fee shall be assessed for such application~~). However, accessory buildings shall, without exception, be subordinate in height and area to the main building.



Planning Commission Staff Report February 20, 2020

Item 7: Zone Text Amendment— Location of Accessory Buildings and Structures

Public Hearing:	Yes
Application No.:	ZT-5-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Request: A recommendation for a Text Amendment to the Zoning Ordinance.

Suggested Motion

Move that the Planning Commission recommend the City Council approve the proposed amendment to 11-7-060 A.7 of the Zoning Ordinance as follows:

7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is an architectural and integral part of the main building and in no event shall the accessory building encroach into the required front yard or required side corner yard ~~beyond the nearest corner of the main building.~~

Findings:

1. The existing phrase, “beyond the nearest corner of the main building” can be redundant and not needed especially if such corner is placed right at the required setback line.
2. The following amendment removes the interpretation of the nearest corner of the building.
3. The text change better clarifies the primary intent of the existing language which is accessory buildings are not allowed in the “required” front and side corner yards.