



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

February 6, 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 6, 2020

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

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)
UTA Presentation

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

ZONE TEXT AMENDMENT

- 7:10 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)

SPECIAL EXCEPTION

- 7:20 4. Jared Schmidt/Symphony Homes (Public Hearing) – Applicant is requesting a special exception to reduce the width of the stem of a flag lot from 28 feet to 26 feet for lot 308 of the Farmington Eastridge Estates Phase 3 Subdivision located at 56 East 1500 South in an LR (Large Residential) zone. (M-1-20)

OTHER BUSINESS

- 7:35 5. Miscellaneous, correspondence, etc.
a. 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 January 30, 2020

Meagan Booth
City Planner

**FARMINGTON CITY
PLANNING COMMISSION**

January 23, 2020

STUDY SESSION

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

Amended Minutes:

Minutes from November 21, 2019 meeting have been requested to be amended by the applicant to read “28 feet” wide instead of “full width,” regarding improvements, and to remove the “on both sides of the street” reference related to curb and gutter. **Mike Plaizier** motioned to amend the minutes as requested except no reference to the distance related to the term “full width”. **Rulon Homer** seconded the motion, which was unanimously approved.

Miscellaneous:

Jared Schmidt from Symphony Homes met with the Planning Commission regarding Eastridge Estates Phase 3 Amendment. The amendment requested would include a flag lot that requires a 28-foot stem, to be modified to 26 feet, as there was a misunderstanding when the lot was designed. Before the special exception goes before City Council, the developers wanted to inquire if the Planning Commission would be okay with an exception like this. All were preliminary favorable to allowing the special exception in this scenario.

REGULAR SESSION

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

Item #1 Minutes

Rulon Homer made a motion to approve the minutes from January 9, 2020 Planning Commission meeting. **Mike Plaizier** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen reviewed the City Council meeting with the Commissioners; UDOT (Utah Department of Transportation) attended the study session with a progress report on West Davis Corridor, the design elements will include trail connections and creek crossing. During the regular session, the RDA for Tax Increment at Station Park was approved. Flatrock Ranch subdivision was also approved for the waiver of open-space.

CONDITIONAL USE

Item #3 Dallon and Shelby Boyd (Public Hearing) – Applicant is requesting a conditional use approval for a secondary dwelling unit located at 1407 N State Hwy 106 in the LR (Large Residential) zone. (C-20-19)

The applicants, Dallon and Shelby Boyd are requesting conditional use approval for a Secondary Dwelling Unit (SDU) at 1407 N State Hwy 106 (Main St) in the LR (Large Residential) zone. The applicant is proposing a basement apartment for rental. This request requires a conditional use permit approval from the Planning Commission.

This application was submitted on December 3, 2019, in response to a code enforcement notice of violation sent on November 27, 2019. The application followed this notice promptly and is accompanied by a narrative listing how the SDU fulfills standards in Sections 11-02-020 and 11-28-200.

Dallon Boyd, (1407 Main St) the applicant summarized his letter to the Commissioners, saying that he wants to help the housing crisis in the state. They purchased the home this last year (2019) and the basement was finished in 2001. He admitted that they are renting to another family without knowledge of the permit required and that is why they are here to get the permit to legally rent.

Roger Child opened the Public Hearing at 7:23 PM.

No comments were received.

Roger Child closed the Public Hearing at 7:23 PM.

MOTION

Rulon Homer made a motion to move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the building shall meet all requirements of the building code prior to occupancy.

Greg Wall seconded the motion, which was unanimously approved.

Findings for Approval

1. The proposed use is compatible with the character of the site, adjacent properties and surrounding neighborhoods.
2. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
3. The proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.
4. Approval of the conditional use will fulfill requirements of Notice of Violation

ZONE TEXT AMENDMENT

Item #4 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the text of the zoning ordinance to allow the Planning Commission to approve the Final PUD Master Plan, versus the City Council. Specifically, that the city amend Section 11-27-100, and remove section 11-27-110. (Z-1-20)

The request is to amend the text of the zoning ordinance to allow the Planning Commission to approve the Final PUD Master Plan, versus the City Council as part of the Planned Unit Development Process.

Specifically, it is proposed that the city amend Section 11-27-100, and remove section 11-27-110 as set forth in the suggested motion.

Roger Child opened the Public Hearing at 7:37 PM.

No comments were received.

Roger Child closed the Public Hearing at 7:37 PM.

MOTION

Greg Wall made a motion to move that the Planning Commission recommend approval of the proposed amendments to Section 11-27-100 and 11-27-110 of the Zoning Ordinances subject to all applicable Farmington City ordinances and standards and recodifying the remaining sections in Chapter 27 accordingly (see below):

Rulon Homer seconded the motion, which was unanimously approved.

11-27-100: FINAL PUD MASTER PLAN REVIEW BY PLANNING COMMISSION:

~~Action By Planning Commission:~~ The Planning Commission shall review the submitted final PUD Master Plan and may ~~recommend the City Council~~ approve or disapprove it. The Planning Commission may ~~recommend the City Council~~ approve the final PUD Master Plan if they find that the proposed planned unit development meets all of the requirements of this chapter, that it is in substantial compliance with the approved preliminary PUD Master Plan and that it meets the objectives and purposes of this chapter. The Planning Commission may ~~recommend~~ apply conditions with the ~~recommendation of~~ approval of the final PUD Master Plan that will ensure that the proposed PUD meets with the objectives of this chapter, subject to, but not limited to, the following:

- A. Building Permit: No building permit for any portion of the proposed planned unit development shall be issued until the final PUD Master Plan has been approved and all necessary subdivision ordinance requirements have been met. Building permits may be issued in accordance with the approved final PUD Master Plan even though the yard requirements, building heights, minimum lot sizes, etc., differ from the requirements of the underlying zone in which the development is proposed.
- B. Permanent Protection: Permanent protection of planned unit development open space, performance bonds, guarantee of improvements, covenants and restrictions. All provisions pertaining to the requirements cited in sections 11-27-130, 11-27-140 and 11-27-150 of this chapter shall be met as required in the approved conditions of the planned unit development prior to ~~City Council Planning Commission~~ final approval. (Ord. 2018-05, 1-18-2018) in which the development is proposed.
- C. Phased Development: Development plans for an approved preliminary PUD Master Plan may be submitted in phases provided each phase can exist as a separate unit capable of independently meeting all the requirements and objectives of this chapter. If the planned unit development is developed in phases, the required open space and approved recreational facilities shall be developed in proportion to the number of dwelling units intended to be developed during any given development phase, unless it is determined that a greater amount of open space and recreation facilities must be provided in order to assure that these spaces and facilities can function properly.
- D. Fees: All final plans shall be accompanied by the appropriate fee, as specified from time to time by the City Council. (Ord. 2018-05, 1-18-2018)

~~**11-27-110: FINAL PUD MASTER PLAN REVIEW BY THE CITY COUNCIL:**~~

~~The City Council shall review the final PUD Master Plan after review by the Planning Commission. If the City Council~~

finds that the proposed planned unit development meets the objectives and purposes of this chapter, it may approve the final PUD Master Plan subject to, but not limited to, the following:

A. ~~Building Permit: No building permit for any portion of the proposed planned unit development shall be issued until the final PUD Master Plan has been approved and all necessary subdivision ordinance requirements have been met. Building permits may be issued in accordance with the approved final PUD Master Plan even though the yard requirements, building heights, minimum lot sizes, etc., differ from the requirements of the underlying zone in which the development is proposed.~~

B. ~~Permanent Protection: Permanent protection of planned unit development open space, performance bonds, guarantee of improvements, covenants and restrictions. All provisions pertaining to the requirements cited in sections 11-27-130, 11-27-140 and 11-27-150 of this chapter shall be met as required in the approved conditions of the planned unit development prior to City Council final approval. (Ord. 2018-05, 1-18-2018)~~

Finding for Approval:

Consideration of the Preliminary PUD Master Plan is a legislative act and it is that portion of the process where the City Council enacts an overlay zone after receiving a recommendation from the Planning Commission. On the other hand, Final PUD Master Plan approval is an administrative act to ensure the Preliminary PUD Master Plan is implemented appropriately, and as such should solely be reviewed by the Planning Commission with the City Council as the appeal authority--- this is also consistent with subdivision process, which often occurs concurrently with the PUD Process.

Item #5 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend 11-7-040 of the zoning ordinance to establish a one-year expiration date for site plan approval. (Z-2-20)

The request is to amend 11-7-040 of the zoning ordinance to establish a one-year expiration date for site plan approval as set forth in the suggested motion.

Roger Child opened the Public Hearing at 7:39 PM.

No comments were received.

Roger Child closed the public hearing at 7:39 PM.

MOTION

Greg Wall made a motion to move that the Planning Commission recommend the City Council approve the proposed amendment to 11-7-040 (Site Development Plan Review Process) of the Zoning Ordinance as set forth in the staff report, subject to all applicable Farmington City ordinances and standards, as follows:

Mike Plaizier seconded the motion, which was unanimously approved.

11-7-040: SITE DEVELOPMENT PLAN REVIEW PROCESS:

- A. Submission: The applicant shall prepare and make a submission to the City consistent with the standards contained in this chapter, the general plan and other ordinances and resolutions. The applicant shall not engage in any site development or building construction until the necessary approvals, as outlined herein, have been obtained.

- B. Referral To Entities: Proposed site plans shall be delivered by the applicant to such City departments, special districts, governmental boards, bureaus, utility companies and other agencies, which will need to provide facilities and services to the site, for their information and comment. The Planning Department is responsible for coordinating the comments received from all public and private entities, and shall decide which agencies to refer proposed site plans to.
- C. Site Plan Review: The Planning Department shall review the site plan for conformance with the standards outlined herein; for conformance with the comprehensive plan and this title; for environmental impacts, which may be associated with the design; and shall process the site plan and reports as provided in this chapter.
- D. City Engineer, Public Works Director: The City Engineer and Public Works Department shall review the site plan and make recommendations concerning: flood control requirements; engineering requirements for street widths, grades and alignments; sewer and water requirements; whether the proposed public improvements conform to the requirements of this chapter and other applicable ordinances; and shall be responsible for the approval and inspection of all public improvements.
- E. City Planner: The City Planner shall review all applications for single-family and two-family dwellings, and residential permitted uses in all zones. If desired, an applicant may request a review by the Planning Commission of a permitted use. This provision is intended to resolve conflicts or differences of opinion between the applicant and City staff concerning the requirements or interpretation of this chapter.
- F. Planning Commission: The Planning Commission shall review all conditional uses. The Planning Commission shall also review all multiple-family residential, commercial, commercial recreation, office, agricultural use or industrial permitted uses, which are subject to the requirements of this chapter, unless such review is waived by the commission and is delegated to the Planning Department. A notice shall be sent to all adjacent property owners within five hundred feet (500') of the subject property for all site plan reviews considered by the Planning Commission. After adequate review, an application may be approved, approved with conditions, continued for further study or disapproved for the use and/or site plan. (Ord. 2018-18, 5-15-2018)
- G. Notification To Applicant: The applicant shall be notified within a reasonable time after receipt of the application of the City's decision. The City may either issue a building permit, advise the applicant of the approval of the application, or advise the applicant of additional information required by the City in order to act upon the application. (Ord. 1991-27, 7-17-1991)
- H. Expiration and extension of site plan approval: The final approval of a site plan shall expire within (12) months of the date of approval, unless a building permit and/or excavation permit is issued for the project. A single one-year extension may be granted by the approval body, which approved the original site plan and in accordance with applicable city ordinances including 11-7-090 and 11-8-060.

11-7-090: AMENDMENT OR MODIFICATIONS:

- A. Request: Modifications to an approved site plan approval may be granted when it can be determined that such changes or modifications are necessary or desirable to accommodate special circumstances related to the location, siting or implementation of the approved development. The request for amendment shall be made in writing and documented on the site plan of the project. Where, after favorable review by the city engineer, building inspector and planning staff, the staff finds such modifications are so insignificant and minor as not to measurably change the approved site plan approval or the intent of conditions that may have been imposed, the city planner shall review and approve the modifications. Modifications so approved by the city planner shall be reported at the next planning commission meeting. Amendments which are determined to constitute a significant change to the site plan, or where there is not unanimous

staff approval, shall be heard by the planning commission.

- B. Record: Once revisions are approved, they shall be clearly marked and dated on the approved site plan and kept on file in the office of the planning department. (Ord. 1991-27, 7-17-1991)

Findings for Approval:

1. No expiration period exists for site plan approval even though the Farmington City Code provides the same for most administrative actions such as subdivision approval, conditional use approval. etc. The proposed zone text change will establish an expiration time limit consistent with similar actions elsewhere in the zoning and subdivision ordinances.
2. It is not good practice to allow entitlements to last indefinitely without an applicant obtaining a permit because external conditions and internal ordinances may change over time.

OTHER BUSINESS

Item #6 Miscellaneous, correspondence, etc.

a. Visionary Homes Development Agreement Update

- **Dave Petersen** wanted to clarify that the site plan from the agreement file presented last meeting was incorrect. "Option A" was presented at the meeting, when it should have been "Option B" since that was the concept plan that was approved.

ADJOURNMENT

Greg Wall made a motion to adjourn the meeting at 7:50 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 work session will be a discussion with the Davis County Commissioners regarding projects and/or questions or concerns the City Council may have. The public is welcome to attend.

**AMENDED 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 4, 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 Consideration of Amendment to Development Agreement/PMP for the Haight Creek Subdivision related to New Building Elevations

NEW BUSINESS:

7:15 Plat Amendment for Eastridge Estates Phase III

7:25 Horrocks Engineers Contract to Design the 950 North Street Project

7:30 Interlocal Agreement with Kaysville City for the 950 North Street Project

7:35 AAA Construction Contract to Construct the Continental Drive Reconstruction Project

SUMMARY ACTION:

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

7:40 Minute Motion Approving Summary Action List

1. Approval of Minutes from January 7, 2020
2. Residences of Farmington Hills (Lot 110) Water Line Agreement
3. **Farmington UTA Lagoon Shuttle Agreement 2020**

GOVERNING BODY REPORTS:

7:45 City Manager Report

1. Fire Monthly Activity Report for December

7:50 Mayor Talbot & City Council Reports

1. Planning Commission Appointments

ADJOURN

CLOSED SESSION

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

DATED this 31st day of January, 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.

Posted 01/31/2020



Planning Commission Staff Report February 6, 2020

Item 3: 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

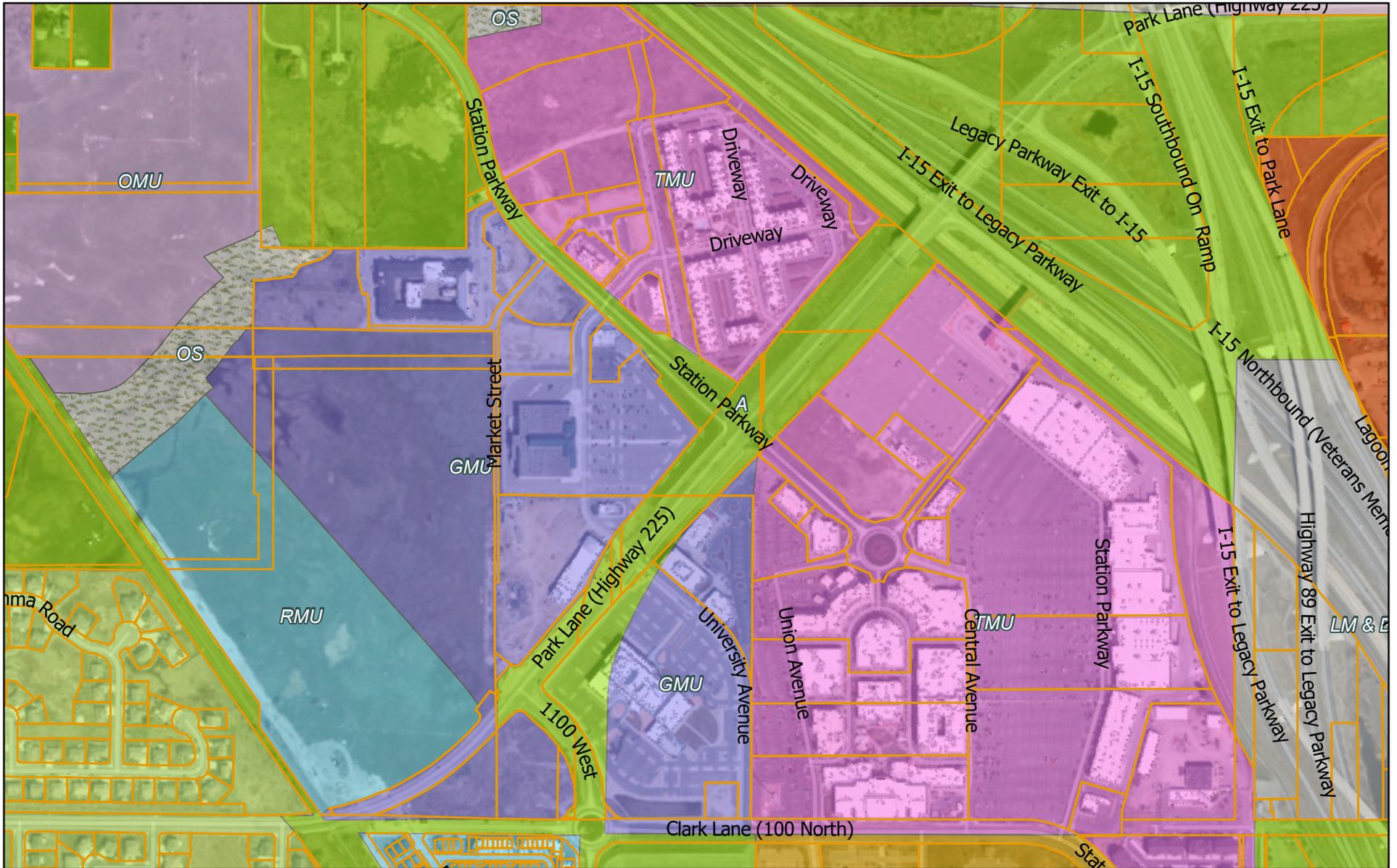
		Mixed Use Districts				
		OS	RMU	OMU	GMU	TMU
Residential:						
	Low density residential - single-family detached minimum of 5,000 square feet lot size	N	P	N	N	N
	Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, 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).

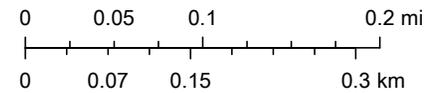
Farmington City Information



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

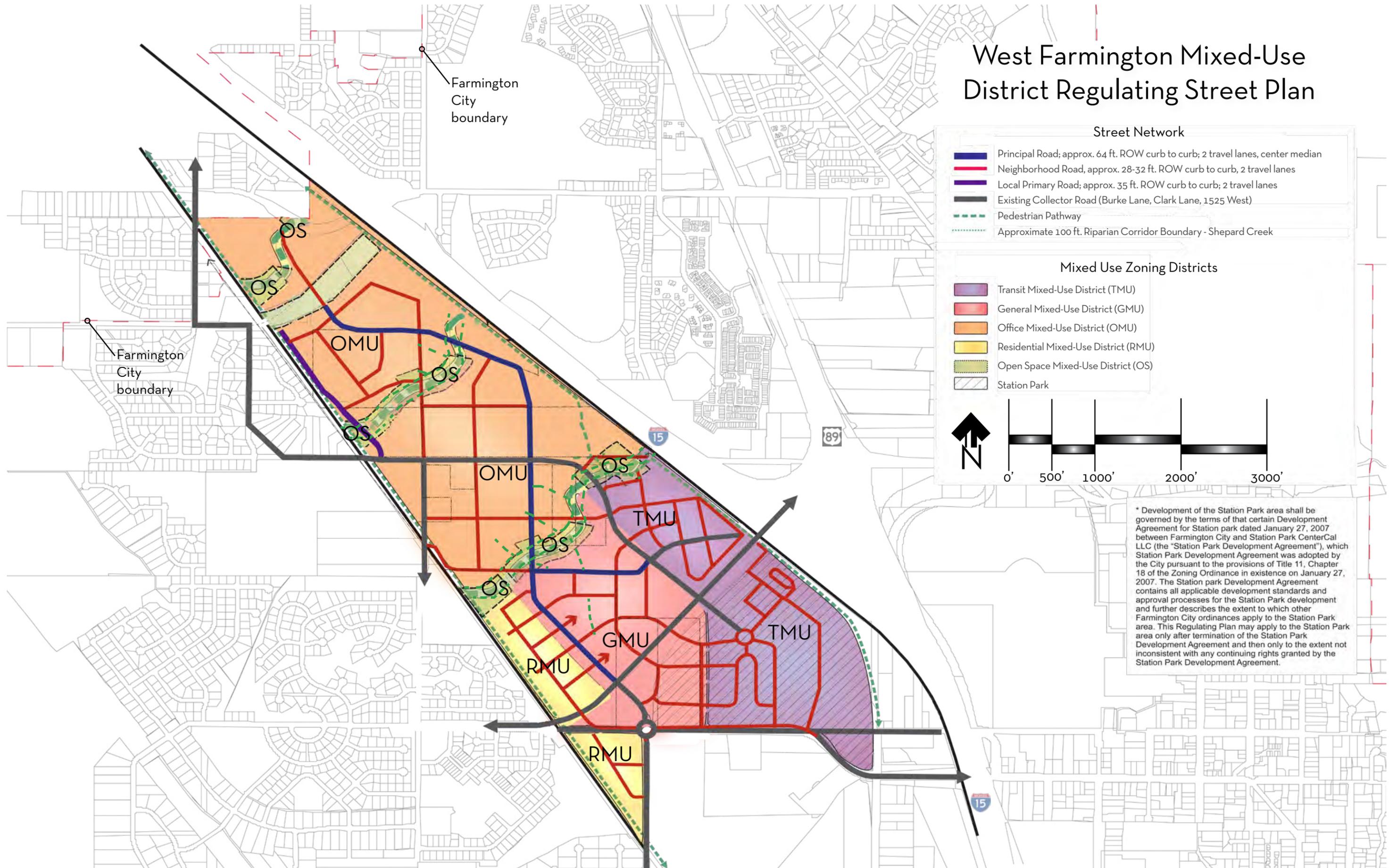
Farmington City Boundary Parcels	Zoning A AE OS LM&B	LR BP C-R TMU
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1:9,028



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

West Farmington Mixed-Use District Regulating Street Plan

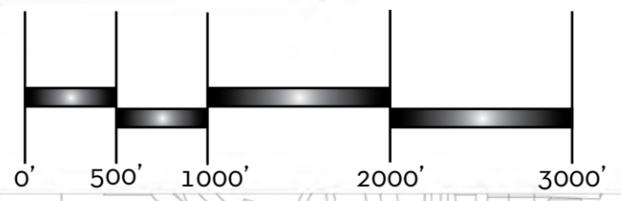


Street Network

- █ 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 6, 2020

Item 4: Farmington Eastridge Estates – Phase 3 Special Exception Request

Public Hearing: Yes
Application No.: M-1-20
Property Address: 56 E and 1500 South
General Plan Designation: LDR (Low Density Residential)
Zoning Designation: LR (Large Residential)
Area: 0.55 acres
Number of Lots: 1
Property Owner: EF 2013 LLC
Agent: Jared Schmidt

Applicant is requesting approval for a special exception to narrow the width of the stem portion of a flag lot.

Background Information

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.

Suggested Motion:

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.

Findings:

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.

Supplemental Information

1. Vicinity Map
2. Existing Final Plat Farmington Eastridge Phase 3
3. Proposed Final Plat Farmington Eastridge Estates – Phase 3, 1st Amendment
4. Petition from Property Owner

07-336-0301

07-336-0302

34 E

64 E

07-336-0307

07-336-0306

07-336-0305

07-070-0146

07-336-0308

56 E

07-272-0051

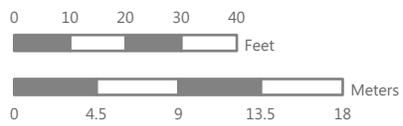
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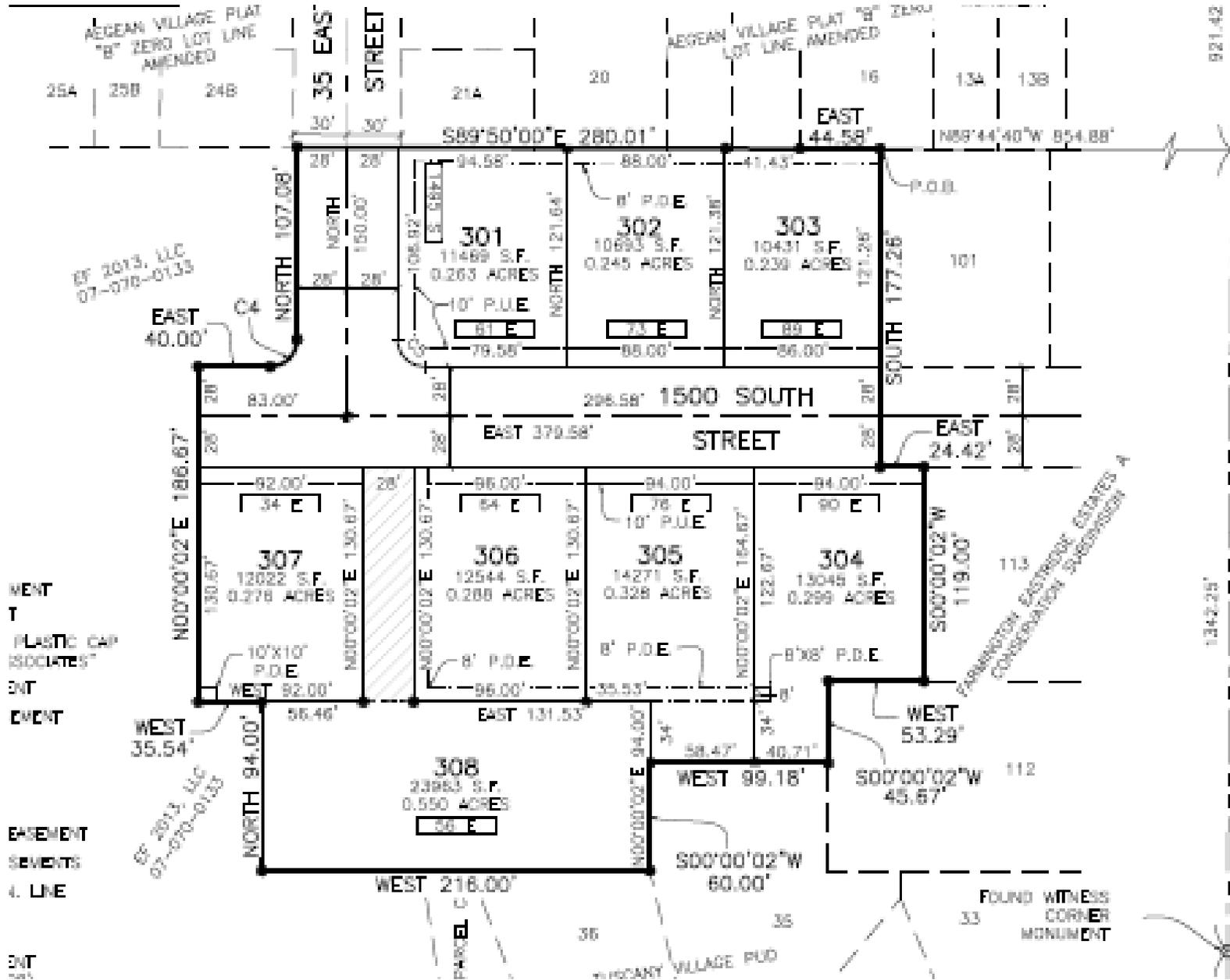
VICINITY MAP

34 E and 1500 South

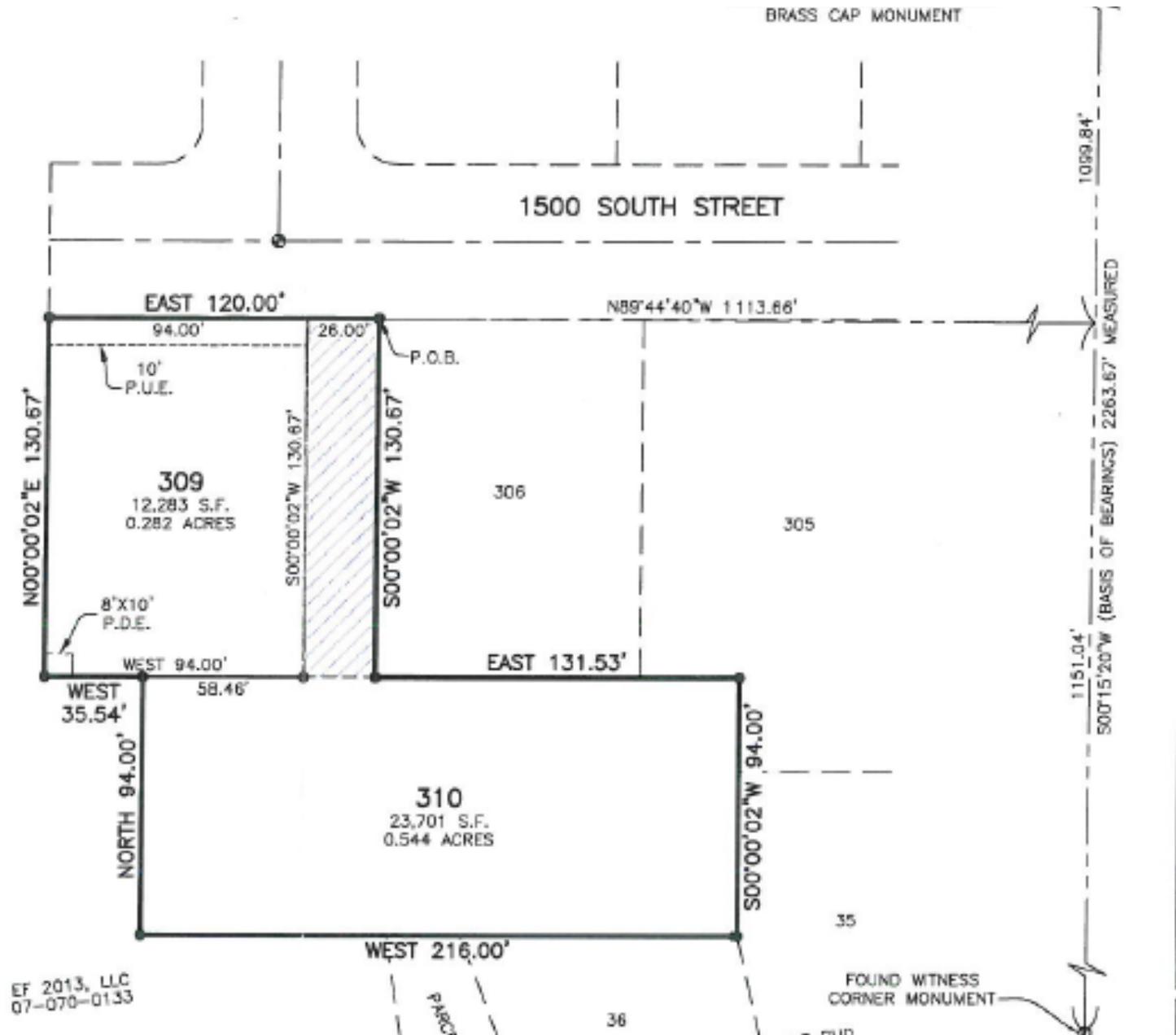


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FARMINGTON EASTRIDGE ESTATES PHASE 3



FARMINGTON EASTRIDGE ESTATES PHASE 3, 1st AMENDMENT



Farmington Eastridge Estates – Phase 3
Plat Amendment Petition for Lot 307 and 308

This request is to seek a plat amendment of Lots 307 and 308 of the Farmington Eastridge Estates Phase 3 final plat.

The recorded plat does not match the approved construction plans and what was constructed. The northeast corner of Lot 307, the flag staff for Lot 308 and the northwest corner of Lot 306 were shifted 2 feet to the east. The mistake was caught but only after specific homes had been designed and contracted on Lots 307 and 306. The purpose of the plat amendment is to coordinate what has and will be constructed on site to what is recorded with the county. We met with the Planning Commission during their work session on January 23, 2020 and they are favorable of approving the special request to reduce the staff width for Lot 308 from 28' to 26'. This will put what was previously known as Lot 307 at 94.00' in width and allow Lot 306 to remain 96.00' in width. Lot 307 will change to lot 309 and Lot 308 will change to 310 with this Amendment.

Approval of this Plat Amendment would be subject to the approval of the special exception for the reduction of the staff for Lot 308 being approved during the February 6, 2020 Planning Commission meeting.

Thank you for your consideration.

Owners of Farmington Eastridge Estates Phase 3 lots:

Owner's Signature: 

Owner's Name: Rob Miller

EF 2013, LLC

Date: 1-27-2020

EF 2013, LLC Contact Information

Jared Schmidt / 801-915-3222 / jschmidt@symphonyhomes.com