



F A R M I N G T O N C I T Y

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **May 9, 2019**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah
Study Session: 6:00 p.m. - Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. - City Council Chambers (2nd Floor)

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

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

SUBDIVISION

- 7:05 3. Craig North - Applicant is requesting preliminary plat approval for the North Cottonwood Creek Subdivision consisting of 15 lots on 5.01 acres of property located at approximately 35 North 400 West in the OTR (Original Townsite Residential) zone. (S-27-18)
- 7:20 4. Scott and Denise Prince (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision (lot split) creating 2 parcels on 2.23 acres of property located at 218 West 1000 North in an LR (Large Residential) zone. (S-2-19).

ZONING MAP AMENDMENT

- 7:40 5. Hayley Pratt/Hamlet Development (Public Hearing)- Applicant is requesting a recommendation for Zoning Map Amendment approval for 32 acres of property located at 600 South 1525 West from A(Agriculture) and AA (Agricultural Very Low Density) to AE (Agricultural Estates) zone, and a recommendation for schematic plan approval from a 64 lot subdivision at the same location. (Z-1-19) & (S-3-19)

CONDITIONAL USE/SPECIAL EXCEPTION

- 8:30 6. Scott and Denise Prince (Public Hearing) - Applicant is requesting conditional use approval for an Accessory Dwelling Unit (ADU) at 218 West 1000 North in an LR (Large Residential) zone and a special exception to reduce the side setback thereto. (C-2-19)

ZONE TEXT AMENDMENT

- 8:40 7. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend the location standards for accessory buildings as set forth in Chapters 10, 11, and 13 of the Zoning Ordinance. (ZT-1-19).

OTHER

- 8:50 8. Miscellaneous, correspondence, etc.
 a. 23 Items: Moderate Income Housing Discussion
 b. Other
9:00 9. Motion to Adjourn

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

Posted
May 3, 2019



David Petersen
Community Development Director

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 legislative update from Representative Tim Hawkes and Senator Stuart Adams and an update from Parks and Recreation. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of Farmington City will hold a regular City Council meeting on **Tuesday, May 7, 2019, 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

PRESENTATIONS:

7:05 Festival Days Theme Presentation

7:10 Festival Days Logo Recognition and Award

NEW BUSINESS:

7:15 Resolution Adopting the Tentative Budget for Fiscal Year 2019/2020 and Setting the Public Hearing for June 18, 2019

7:25 Interim Operating Agreement with Lime Scooters

7:35 Brookside Hollow Final (PUD) Master Plan and PUD Overlay Ordinance

SUMMARY ACTION:

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

7:45 Minute Motion Approving Summary Action List

1. Approval of Minutes from April 16, 2019

GOVERNING BODY REPORTS:

7:50 City Manager Report

1. Fire Monthly Activity Report for March
2. 2018 West Nile Virus Summary Report

7:55 Mayor Talbot & City Council Reports

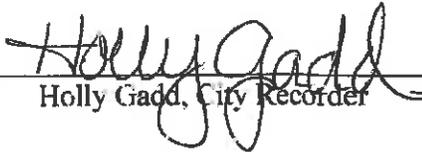
ADJOURN

CLOSED SESSION

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

DATED this 2nd day of May, 2019.

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.

**FARMINGTON CITY
PLANNING COMMISSION MINUTES
APRIL 18, 2019**

PRESENT: Planning Commissioners Connie Deianni (Chair), Greg Wall, Amy Shumway, Roger Child, Russ Workman, Shawn Beus, Rulon Homer, Mike Plaizier (alternate Planning Commissioner); Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar

STUDY SESSION

3. **Pete Smith\Advanced Solutions Group – Applicant is requesting final plat approval for the Meadows at City Park Phase II PUD consisting of 14 lots on 2.37 acres located at Approximately 50 South 200 West in an R-4 zone. (S-12-15)**

This item was previously approved but expired because the plat was never recorded and an extension was not requested by the applicant. Staff recommends that the planning commission approve.

Amy Shumway asked if the retention pond in the common area will be landscaped. **Dave Petersen** said that it will.

4. **Phil Holland\Wright Development Group – Applicant is requesting preliminary 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)**

The Planning Commission received an email that the developer wants to extend Lagoon Drive to develop 2 commercial lots. **Dave Petersen** said that due to code, dead-end streets can't be extended more than 1,000 feet, which would only reach through the first lot. The applicant must obtain a second point of independent access to enable him to extend the street further to the north. As an example, the Mercedes dealership next door would have to agree to a cross-access easement until future connector roads are built in the development.

Howard Hess wrote an email to the Planning Commission regarding a natural spring and the detention basin, which was read for consideration.

5. **Jerry Preston\Elite Craft Homes – Applicant is requesting preliminary plat approval for The Creekside Manor Subdivision consisting of 8 lots on approximately 5.78 acres of property located at about 950 West 500 South in the AE (Agriculture Estates) zone. (S-23-18)**

No Comments were made

6. **Taylor Spendlove\Brookside Hollow PUD – Applicant is requesting final plat approval of the Brookside Hollow PUD Subdivision consisting of 13 lots on 5.3 acres of property located at 411 South 200 West in the BP (Business Park) and AE (Agriculture Estates) zone (S-11-18)**

No Comments were made

7. **Sam Webster/Hokulia Shaved Ice (Public Hearing) - Applicant is requesting temporary use permit approval for a shaved ice business in the Shepard Crossing parking lot which consists of 2.5 acres of property located at 986 Shepard Lane in the C (General Commercial) zone. (TU-1-19)**

No Comments were made

8. **Miscellaneous, correspondence, etc.**

- a. **Good Spray Car Wash**

Changed the road layout to their site-plan. City staff did not find this change to be significant enough to require further staff or Planning Commission approval. The Planning Commission agreed with staff.

- b. **Challenger School**

Intends to add on to the rear of their building and in turn remove their portable building that currently sits in the rear yard. Staff did not find this project large enough to need Staff approval other than that of the building official. The Commission concurred with this conclusion.

- c. **Other**

REGULAR SESSION

Connie Deianni opened the public meeting at 7:02 p.m.

Minutes:

Rulon Homer motioned to approve the minutes from the March 21st, 2019 Planning Commission meeting. Shawn Beus seconded the motion, which was unanimously approved.

City Council Report:

Meagan Booth reported that the Davis County Jail has proposed an expansion to its medical wing. Their current facility only has six medical cells which does not suffice anymore due to increased drug and alcohol dependencies and communicable diseases being treated at the jail. They intend to expand on the East side of the existing building at a location that is not visible from the road. The medical expansion will accommodate over double the current patient capacity. City approval is necessary for the expansion.

3. **Pete Smith\Advanced Solutions Group – Applicant is requesting final plat approval for the Meadows at City Park Phase II PUD consisting of 14 lots on 2.37 acres located at Approximately 50 South 200 West in an R-4 zone. (S-12-15)**

Meagan Booth reviewed the application. This item was already approved in May of 2016 but the plat was never recorded, so the approval has since expired. The developer did not ask for an extension and has already completed all improvements for phase 2.

Cam Preston with Ensign Engineering, 14 E. Camden Way, Farmington UT came to the stand and said they designed the two phases of the plat at the same time in order to get UDOT approval for a through-street and the developer waited to record the second phase because the first phase construction took

longer than anticipated. Nothing significant is changed but they had to demolish an old home before beginning phase 2 which took some time.

Motion:

Amy Shumway made motion to approve final plat for the Meadows at City Park Ph. 2 PUD Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions, excluding number three which has already been completed, as well as the findings. **Rulon Homer** seconded the motion, which was unanimously approved.

Conditions:

1. The Nicholls Nook development agreement shall be amended prior to plat recordation, including but not limited to enlarging the scope of the project to include Phase II;
2. The applicant shall provide a 10' easement in favor of Farmington City for snow storage and removal or make 50 South a private road;
- ~~3. The applicant shall provide a letter from UDOT approving the improvements on 200 West, prior to the commencement of any construction;~~
4. Any outstanding comments from the DRC shall be addressed and resolved prior to recordation.

Findings:

1. The bond estimate was recalculated by the City Engineer and have been updated and paid by the applicant.
 2. A soils report has been provided to the city on May 27, 2014 from GeoStrata.
 3. The proposed development is a continuation of the approved Meadows at City Park Phase I and the Nichol's Nook development which is memorialized in a development agreement recorded against the property.
 4. The proposed development is at a density of 5.9 units per acre, which is a significantly lower density than what is possible with a conventional subdivision in an R-4 zone.
 5. The development is not seeking a waiver of the PUD open space provision and is providing the open space in the development as common area.
 6. The overall layout follows the medium density residential objectives of the General Plan.
 7. By providing an easement abutting the road for snow removal, the roads can remain public. Additionally, by connecting 100 West and 200 West, 50 South will provide a better layout for infrastructure and improvements.
4. **Phil Holland\Wright Development Group – Applicant is requesting preliminary 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)**

Dave Petersen reviewed the staff report. The first condition states that the Lagoon Drive access must comply with the City's dead-end and street standards. The maximum length allowed for a dead-end street is 1,000 feet. The applicant must provide temporary access to Main Street somehow, or gain access through the Mercedes dealership with their permission until other streets are constructed, creating a through-street in the proposed development (or extend the collector road further to the west to another street). The second condition states that the applicant must provide wetland delineation and soils report, which are expected before final plat.

Phil Holland 2278 Legacy Crossing Blvd, Centerville UT said he has no confirmed uses for the commercial lots, but there are some interested parties. An extensive soils report has been done and they are in the preliminary phase of the wetland delineation. Mercedes has granted them temporary access to solve the dead-end street length issue which can be used until a street connecting Lagoon Drive to Main Street is developed during future phases of the subdivision.

Connie Deianni asked if there is anything unique in the soils report that the Planning Commission should be made aware of. **Phil Holland** said no, not that he has seen.

Greg Wall asked if the future connection between Lagoon Drive and Main Street has been designed. **Phil Holland** said nothing is set in stone but they have an idea of the design and connection to the frontage road.

Roger Child asked, regarding the delineation, if the wetlands are being effected and mitigated. Is the detention basin permanent, or a temporary solution? **Phil Holland** said there is no mitigation and that the detention basin is permanent open space.

Russ Workman asked if the water will be piped through the development into the detention basin, or if there was another way to route the water in the proper direction. **Phil Holland** said that is very technical and he cannot answer completely as he isn't an engineer but that it will be considered thoroughly.

Russ Workman said he would like to push for a condition accounting for the spring and water flow. **Connie Deianni** agreed and said she sees the need for 3 additional conditions, to be listed in the motion.

Dave Petersen referred to the last sentence of the first paragraph of the letter from the Mercedes dealership regarding temporary street access and proposed that the developer obtain another letter whereby this sentence is modified to also include "emergency trucks, maintenance vehicles, and others, under extenuating circumstances" and that it be added to condition number 1 as written.

Gary Wright 484 Hampton Ct. Fruit Heights, UT said there is a natural runoff and a natural outlet on the proposed detention parcel. He said the drainage is not an issue. They are not increasing the flow with this development— it only accepts the existing water. **Russ Workman** said that Gary's statement isn't necessarily true because developing acreage changes the flow of natural water by adding paving, piping and curb/gutters. **Gary Wright** said that the preliminary plat shows topography of the natural drainage pattern and they are doing a wetland delineation but their intention is not to disrupt the wetlands.

Amy Shumway asked how deep the detention basin will be and if it will be fenced. Do they foresee that it will be full of water most of the time, or will it be landscaped? **Gary Wright** said if the City requires fencing or landscaping they can do that but it wasn't necessarily anticipated. **Dave Petersen** said the City probably would not require fencing the detention as the spring historically has a steady but moderate/low flow.

Motion:

Greg Wall made a motion to approve the preliminary plat for the East Park Lane Ph. 2 Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions; #1 being modified to include the letter from the Mercedes Dealership granting second point of access to the development in the case of an emergency, adding a condition #7 to have an engineer

quantify water flows from both the spring and the anticipated storm water and size the basin and orphus plate properly. Adding a condition #8 that all of the water from the development shall be sub-managed by this system without increases to down-stream flows. Also subject to findings 1-4. Russ Workman seconded the motion, which as approved.

Conditions:

1. The proposed 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, **in so doing he may obtain another letter amending the last sentence of the first paragraph of the letter already received whereby this sentence is modified to also include “emergency trucks, maintenance vehicles, and others, under extenuating circumstances”.**
2. The applicant shall provide a wetland delineation, and meet any related US Army Corp of Engineer requirement prior to submission of a final plat and improvement drawings.
3. A soil report shall be prepared and delivered before a final plat is accepted for review by the City.
4. The developer shall create a mechanism to ensure the long-term maintenance of the open space parcel.
5. The Preliminary Plat shall meet all conditions of the approved schematic plan.
6. The applicant shall address all other outstanding DRC comments prior to submitting plans for final plat approval;
7. **An engineer must quantify water flows from both the spring and the storm water, and must size the basin and orphus plate accordingly.**
8. **All storm water from the development shall be managed in such a way that no increase will occur in off-site run-off beyond the historical flow for the property.**

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 that plan’s stated purpose of creating 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 preliminary plat is consistent with the zone change and schematic plan recently recommended and approved by the Planning Commission and City Council.

5. **Jerry Preston\Elite Craft Homes – Applicant is requesting preliminary plat approval for The Creekside Manor Subdivision consisting of 8 lots on approximately 5.78 acres of property located at about 950 West 500 South in the AE (Agriculture Estates) zone. (S-23-18)**

Dave Petersen reviewed the preliminary plat. The City is working with adjacent property owners to add easements onto their parcels, thus connecting the trail from one end of the subdivision to the other. This is a conservation subdivision, so the applicant must provide open space or pay a fee-in-lieu. The applicant selected to pay a fee-in-lieu in combination with providing a trail easement.

The applicant must also obtain a CLOMR (Conditional Letter of Map Revision) before the FEMA

floodplain can be removed from the building areas of the lots. The final plat will not be approved without the CLOMR. The public works department has requested to be granted access via an easement to the detention basin until such time as the Farmington Creek trail is extended to 500 South and/or the UTA trail.

Roger Child asked why not have the trail property deeded to the City instead of placing easements on private property, thus freeing the landowners of liability? **Dave Petersen** said that is an option and the developer can decide how to proceed.

Greg Wall asked what the fee-in-lieu will pay for. **Dave Petersen** said it will go toward acquiring the additional right-of-way needed to complete the trail along this subdivision.

Cam Preston 14 E. Camden Way is the engineer on the project. The shaded area shown on the plat is the floodplain area. He said that fill will be brought in to raise the homes within the floodplain 5-6 feet. The homes will be raised enough to have walk-out basements which will remove them from the depth of the floodplain. The CLOMR application has been prepared and has been turned in to Ken Klinker. They will submit to FEMA upon approval from Ken.

Shawn Beus said this is an improved plan from the first one that excluded the trail system. He asked if a back-up plan was in place if a bridge can't be built on the West side. **Dave Petersen** said there is a backup plan which would be a full widening of 5th South and an 8 ft. sidewalk.

Amy Shumway said that this trail connection is very important and asked if the City was close to solidifying this deal. She asked if tabling the item until the trail connection is certain would be a good option. **Dave Petersen** cautioned against tabling because the deal is close to being solidified and the City Council has pushed against it.

Motion:

Shawn Beus motioned that the Planning Commission approve the preliminary plat for the Creekside Manor Subdivision subject to all applicable Farmington City ordinances and development standards as written; amending #6 to include the following clause that if the trail does not run the full length of Farmington Creek, that a full 8 ft. wide right-of-way be dedicated on lot #101 on 500 South. **Russ Workman** seconded the motion, which was approved.

Conditions:

1. The preliminary plat shall comply with all the conditions and requirements of schematic plan approval.
2. The applicant must obtain a CLOMR (Conditional Letter of Map Revision) as a prelude to removing the FEMA flood plan from the building areas of the lots before a final plat (and improvement drawings) are accepted for review by the City.
3. A storm water detention basin is contemplated for the southwest area of Lot 107. The developer shall construct and provide access to the basin in a manner, form, and dimensions, acceptable to the City. The City may consider extinguishing such access in the event it obtains a trail (and easement) connecting to 500 South and/or the UTA trail.
4. The developer shall meet and satisfy the requirements of the City's DRC (Development Review Committee).
5. The developer shall obtain a Flood Control Permit from the Davis County Public Works department.

6. Additional dedication of street right-of-way is required pursuant to the City Master Transportation Plan. **A full 8 ft. wide right-of-way shall be dedicated on lot #101 at 500 South if the trail (or trail easement) does not run the full length of Farmington Creek from the UTA r.o.w. to 500 South Street.**

Findings

1. The proposed portion of the Farmington Creek Trail is consistent with the City's Trails Master Plan.
 2. The preliminary plat is consistent with the approved schematic plan, the purposes of the AE zone, the City's General Plan, and the Master Transportation Plan (an element of the General Plan).
 3. A portion of the subdivision is located within the FEMA floodplain, and by law, the City must follow FEMA standards.
 4. The development abuts Farmington Creek and as required by inter-local agreement, the City must require that the developer obtain a flood control permit. Furthermore, such permits increase safety and mitigate loss of property, especially during times of flooding, for owners and residents.
6. **Taylor Spendlove\Brookside Hollow PUD – Applicant is requesting final plat approval, and a recommendation for Final (PUD) Master Plan approval of the Brookside Hollow PUD Subdivision consisting of 13 lots on 5.3 acres of property located at 411 South 200 West in the BP (Business Park) and AE (Agriculture Estates) zone (S-11-18)**

Meagan Booth reviewed the staff report. The schematic plan and preliminary plat have been approved. The senior living center on lot #113 was approved on March 21st. The outstanding conditions state that the applicant must obtain a Davis County Flood Control Permit and a UDOT encroachment permit, develop a long-term storm water maintenance agreement, and follow all recommendations set forth by Tim Taylor; the City's traffic engineer.

Taylor Spendlove 152 N. Havenwood Dr. Kaysville, UT said that they have been adjusting redlines as necessary. They obtained a maintenance agreement from Ken Klinker regarding underground detention and will be submitting updated plans to the development review committee next week.

Greg Wall asked what about the limited common area shown on the plat in grey. **Taylor Spendlove** said it is for landscaping purposes. This is a 55+ community that will be landscaped with grass, shrubs and trees. There may be a small playground near the senior living facility to be utilized by visitors; most likely grandchildren of the residents. The common areas will be maintained by the HOA.

Motion:

Roger Child motioned that the Planning Commission approve the Final plat, and a recommendation for Final (PUD) Master Plan approval, for the Brookside Hollow PUD subject to all applicable Farmington City ordinances and development standards, conditions 1-2 and findings 1-2. **Rulon Homer** seconded the motion, which was approved unanimously.

Conditions:

1. The applicant must:

- a. obtain a Davis County Flood Control permit with a Stream Alteration Permit to build near Steed Creek;
 - b. obtain a UDOT encroachment permit.
 - c. develop a long term storm water maintenance agreement.
 - d. follow the recommendation of Tim Taylor, the City's Traffic Engineer.
2. All outstanding DRC Comments will be addressed prior to recording among other things;

Findings:

1. The proposed plans meet the requirements of the subdivision and zoning ordinance for the BP Zone and is consistent with the general plan.
 2. The Final Plat is consistent with the Preliminary Plat and Preliminary PUD Master Plan.
7. **Sam Webster/Hokulia Shaved Ice (Public Hearing) - Applicant is requesting temporary use permit approval for a shaved ice business in the Shepard Crossing parking lot which consists of 2.5 acres of property located at 986 Shepard Lane in the C (General Commercial) zone. (TU-1-19)**

Sam Webster 3435 S. 200 W. Bountiful, UT says this will be the second year his shaved ice stand operates at the location. This application is a 5-year contract as opposed to the 1-year approval they got last year, as they proved successful during the 2018 year.

Meagan Booth said one phone call was received from Bart Cook who owns the property, and he is in favor of the application.

Connie Deianni opened and closed the public hearing at 8:45 p.m. with no comments.

Motion:

Rulon Homer moved that the Planning Commission approve the temporary use permit for Hokulia Ice subject to all applicable Farmington City ordinances and development standards as well as the written conditions and findings. **Russ Workman** seconded the motion, which was unanimously approved.

8. **Miscellaneous, correspondence, etc. [Note: the Planning Commission addressed items a. and b. in the study session.**
 - a. **Good Spray Car Wash**
 - b. **Challenger School**
 - c. **Other**

9. **Motion to Adjourn**

At 8:50 p.m., **Amy Shumway** motioned to adjourn. **Greg Wall** seconded, and the meeting was adjourned.

Connie Deianni
Planning Commission Chair



Planning Commission Staff Report May 9 2019

Item 3: Preliminary Plat--North Cottonwood PUD Subdivision

Public Hearing: No
Application No.: S-27-18
Property Address: 35 N 400 W
General Plan Designation: LDR (Low Density Residential)
Zoning Designation: OTR (Old Townsite Residential Zone)
Area: 4.95 Acres
Number of Lots: 15
Property Owner: CLARK, CHARLES B & SALLY T – TRUSTEES
SJ PROPERTY GROUP LLC
Agent: Craig North

Request: *Applicant is requesting preliminary plat approval.*

Background Information

On February 5th, the City Council approved the Schematic Plan and Preliminary PUD Master Plan for the North Cottonwood Subdivision, subject to all applicable Farmington City Ordinances and development standards as well as the following conditions:

1. The applicant shall present findings from consultation with Historic Preservation Commission at Preliminary Plat.
2. The applicant must address all DRC Comments on the Preliminary Plat.
3. The applicant must present the general location and size of dwelling units and structures in the Planned Unit Development.
4. The applicant must show the flood plain on the Preliminary Plat and obtain a Davis County Flood Control Permit.
5. 50 North Street must stub to the east boundary of the project.
6. Restripe 400 west as approved by the City's Transportation Engineer.
7. The applicant will meet all design standards for the Original Townsite Residential (OTR) zone.
8. Any decision as to whether or not sidewalk will be waived on either side of 50 North Street shall first be reviewed by the Planning Commission at preliminary plat.
9. The applicant shall submit a tree preservation/landscaping plan, to provide a buffer between the development and Lagoon, prior to preliminary plat.

10. A note shall be added to the plat regarding the proximity of the subdivision to the Lagoon Amusement Park.

In summary, the applicant has fulfilled conditions 1, 3, 5, 9, and 10 as follows:

1. Applicant submitted a summary of their meetings with the Historic Preservation Commission (see attached).
3. The applicant provided the general location and size of dwelling units and structures in the Planned Unit Development.
5. 50 North Street is stubbed to the east boundary of the project.
9. The applicant provided a Tree Preservation Plan.
10. A note was added to the plat related to Lagoon.

As per Section 12-8-100 of the Subdivision Ordinance, see attached, the City Council will ultimately decide whether or not to eliminate sidewalk on one, or both sides of 50 North Street after receiving a recommendation from staff followed by a recommendation from the Planning Commission. The City's Development Review Committee (DRC), which is comprised of the City Engineer, Public Works personnel, planning staff, and others, is recommending sidewalk on both sides of the road.

Suggested Motion:

Move that the Planning Commission approve the preliminary plat for the North Cottonwood PUD Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant must address all remaining DRC Comments.
2. The developer shall obtain a Flood Control Permit from the Davis County Public Works department.
3. The applicant will follow all traffic recommendations from the City's Transportation Engineer.
4. The applicant will meet all design guidelines for Design Standards for the OTR zone.
5. The preliminary plat shall comply with all the conditions and requirements of schematic plan approval.
6. The Clark Home must be preserved in lieu of the ten percent (10%) open space requirement for PUD's.
7. The applicant shall provide sidewalk on both sides of 50 North Street unless waived by the City Council.

Findings:

1. The submitted preliminary plat is consistent with the schematic plan and preliminary PUD Master Plan
2. If owners of land east of the project choose to develop their properties, 50 North Street will be extended accordingly. In the event this occurs, it is likely that this street will connect to another r.o.w., such as State Street, to comply with City street requirements and will no longer dead-end, but become a well-used route for pedestrians as an alternate to State Street. Sidewalks on 50 North Street are necessary and desirable.

Supplemental Information

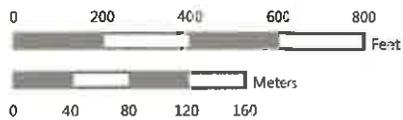
1. Vicinity Map
2. Preliminary Plat
3. North Cottonwood: Farmington Historic Preservation Commission meeting summary by the applicant.
4. Sidewalk waiver request by the applicant.
5. Section 12-8-100 – Administrative review for Public Street Standards Not Listed

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 27 – Planned Unit Developments (PUD)
4. Title 11, Chapter 17 – Original Townsite Residential Zone (OTR)
5. Title 12 Chapter 8 Section 100 – Administrative Review for Public Improvements



VICINITY MAP
1-10-2019 ITEM 3



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.

NORTH COTTONWOOD CREEK PUD 'PRELIMINARY PLAT - NOT TO BE RECORDED' TREE PRESERVATION PLAN

PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
APRIL 2019



SHEET
3 of 3

- LEGEND**
- BOUNDARY LINE
 - - - - - LOT LINE
 - ACCORDING PROPERTY
 - - - - - ACCORDING PLAT
 - - - - - CONDITIONS
 - ⊗ = TREES TO BE PRESERVED

NOTES

THE PORTION OF EACH LOT OF THIS TREE PLAN AND PORTION OF EACH LOT OF THE SUBDIVISION ARE PRESERVED OR REPLACE WITH NEW TREES HAVE IN E BEEN FROM 100'

PROJECT INFORMATION

Developer: T. REEVE
 Engineer: E. BOBIE
 Map Date: 3-14-19

Project Name: NORTH COTTONWOOD
 Section: 24
 Township: 5 NORTH
 Range: 1 WEST
 City: FARMINGTON
 County: DAVIS

DAVIS COUNTY RECORDER

DRY NO. FILED FOR AND
 AND RECORDED AT
 THE OFFICE OF THE COUNTY CLERK
 RECORDED FOR:

Reeve & Associates, Inc.
 1000 W. 1000 S. SUITE 1000
 FARMINGTON, UTAH 84403
 (801) 585-4200

DAVIS COUNTY RECORDER
 (801) 585-4200

REVISED: 4-12-19

Alex Leeman asked if a sound barrier has been planned between Lagoon and the North end of the development. **Doug Anderson** was curious about that as well. **Craig North** said he would expect that potential buyers would see the Lagoon roller coaster and be aware of the conditions that are agreeing to. **Brett Anderson** brought up that in the past, there have been issues with sound walls as sound tends to bounce up and over them, creating more sound. He said providing greenery or sound proof windows may be options as the homes develop. **Dave Petersen** said that the issue with a wall or a barrier lining the North back yards is that you'd lose visibility of the creek from the trail, defeating the appeal of said trail. If, in attempts to get around that, you construct the wall inside the creek, the North lots lose too much square footage and visibility of the creek. **Dave Petersen** said that sound from Lagoon will be available to buyers in the CCR's (covenants, codes, and restrictions) and titles for the lots.

Public Hearing

Mayor Jim Talbot opened the public hearing at 7:31 p.m.

Adam Leishman 254 E. 200 S. Farmington, UT represented Lagoon with concern for the sound issue and traffic that may arise due to the proximity of Lagoon. Asked that attempts be made during construction and landscaping be made to decrease sound coming from the park. Lagoon is concerned with the 400 West access, as Lagoon was required by the City to provide separate exit and entrance access points off of 400 West decades ago because of traffic concerns. **Adam Leishman** said Lagoon is surprised to see such a dense subdivision entering a historic zone as they do not feel that it meets standard Farmington atmosphere.

Mayor Jim Talbot Closed the Public Hearing at 7:36 p.m.

~~**Mayor Jim Talbot** brought up the sight distance on 400 West. **Dave Petersen** said that the visibility has been found to be sufficient because the turn is not sharp and does not have any obstruction.~~

Alex Leeman said that would like to add a condition alerting potential buyers of the noise from Lagoon. **Rebecca Wayment** said she would like to add a condition regarding some sort of landscape barrier to help with the noise.

Motion:

Brett Anderson made a motion that the City Council approve the Schematic Plan alternative number 4 and Preliminary PUD Master Plan for the North Cottonwood Subdivision, subject to all applicable Farmington City Ordinances and development standards as well as conditions 1-9, amending condition 8 regarding a waiver adding sidewalks on both sides to be determined at Preliminary Plat, and the addition of a sound buffer to condition number 9, adding a condition number 10; alerting potential buyers of the noise coming from Lagoon. **Doug Anderson** seconded the motion which was unanimously approved.

Conditions:

1. The applicant present findings from consultation with Historic Preservation Commission at Preliminary Plat.
2. The applicant must address all DRC Comments on Preliminary Plat.

3. The applicant must present general location and size of dwelling units and structures in the Planned Unit Development.
4. The applicant must show the flood plain on the Preliminary Plat and obtain Davis County Flood Control Permit.
5. 50 North Street must stub to the east boundary of the project.
6. Restripe 400 west as approved by the City's Transportation Engineer.
7. The applicant will meet all design guidelines for Design Standards for the Old Townsite Residential Zone.
8. The applicant must install sidewalk and parkstrip on the north side of 50 North Street.
9. The applicant submit a landscaping plan prior to preliminary plat.

Findings:

1. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed Schematic Plan accesses the site from 400 west addressing the public's concern about state street access and the City's Transportation Engineer will provide a recommendation regarding restriping.
3. The proposed plans are consistent with the General Plan and underlying zone.
4. The site is located in the Clark Lane Historic Landmark District and as such each future lot owner must receive a certificate of appropriateness prior to receiving a building permit for any home or structure within the subdivision. This is in addition to the PUD and OTR Requirements.
5. A successful project will better enable the Clark Family to preserve the historic family home at 368 W State Street.
6. Preservation of the Clark Home will provide a way for the developer to meet the open space requirements of the PUD zone, which in turn gives greater flexibility for lot sizes, building setbacks and lot widths for a better development on 50 North street

East park lane Ph. 2 Rezone and Schematic Plan – Phil Holland

Dave Petersen provided the Planning Commission decision tree for this development, which includes public correspondence, maps, and the Planning Commission meeting minutes from January 10th, 2019. He read the text from the 2004 sub-area master plan for the area. The proposal appears to be in line with the general plan and sub-area master plan maps. The developer is no longer presenting patio homes on Main Street per concern from the citizens. The section lining main street is now larger lots with single family homes.

The developer is asking for R (residential) and CMU (commercial mixed use), and will blend the density, using Lagoon drive as a natural separation. The residential zone designation has been added in the case

Here is a summary of the meeting we requested with the Farmington Preservation Commission.

In Attendance:

Craig North, developer of 'Robinson property'

Sally Clark, owner of the Clark property was not present.

In her place were:

Spencer Clark, Matthew Clark, Loren Clark (sons of Sally Clark)

John, Doug, Ingrid, and Darren, from the Preservation Commission.

PURPOSE:

Our goal of holding a meeting with the Preservation Commission before Thursday, January 24th, was to proactively get insight from the Preservation Commission on the current development plan that was submitted on January 10th before the Farmington City Planning Commission, in the hopes of expediting the approval plan process, and to show our good faith in working with Farmington City.

The following are notes of ideas and topics discussed, and is not in any way an agreement of what will be or won't be done as a development. Rather, it was a meeting to openly discuss ideas jointly with the Preservation Commission.

TOPICS DISCUSSED:

1. **OTR Zoning.** We wanted to understand what OTR zoning allowed or would not allow. It was explained to us that OTR zoning was more specific about what is NOT allowed, ie: Flag lots, garage placement, etc.

- The Preservation Commission recommended we meet with Rod Mortensen, to assist with OTR standards. His website and phone number was provided.

2. Alternatives to the two proposed 60' lots along State Street that would be created along State Street.

3. View of our schematic for development, (which was provided in the meeting).

Thanks

Park Strip/Sidewalk

My newest submission of drawings shows an enlarged ROW to allow for the city standard 7 ft park strip and 4 ft sidewalk. I feel that the extra 11 ft on either side will make it difficult to design and build a functional and aesthetically pleasing product given the particular shape and dimensions of the lots.

I have attached two examples with this letter, that show how the enlarged ROW will affect the size and type of home/yard that can be offered. The area for the subdivision warrants what I would consider a more upscale home, and in order to qualify as that the homes need to be a minimum size. Therefore, the 11 ft is going to better serve as building footage and allow for 3 car garages, which most home buyers would prefer.

I have applied for a PUD in order to ask for some specific "variances" to make this a great subdivision and have complied with those PUD requirements. Myself, along with the Clark Family, have even gone beyond the basic PUD requirements in removing 3 lots from the original plan in order to appease neighbors and improve the quality of the project. I feel that by waiving the park strip/sidewalk requirement, as was done in other newer East Farmington projects (The Grove, Rock Mill), it will allow for a more quality subdivision with more functional yards and homes for residents.

Thank you for your consideration.

Craig North

12-8-100: ADMINISTRATIVE REVIEW FOR PUBLIC STREET STANDARDS NOT LISTED:  

- A. **Consideration:** The city council, after receiving a recommendation from the planning commission, may review and approve street standards not listed in the Farmington City development standards but shall consider only modifications and alternatives to standard street intersections, typical cul-de-sac and standard roadway sections. The planning commission shall not consider changes to remaining standards, including, but not limited to, submittals, quality control, site preparation, grading, excavating, backfilling and compaction, base course, asphalt/concrete, curbs, gutters, drive aprons and walks, slurry sealing, restoration of existing improvements, storm drainage systems, boundary markers and survey monuments, geotextiles and concrete reinforcement. Notwithstanding the foregoing, amendments to the Farmington City development standards may be approved from time to time by resolution of the city council.
- B. **Application:** An application requesting a street standard not listed shall be filed with the city planner. The application shall include a detailed description of the proposed standard and other such information as may be required.
- C. **Investigation:** The city planner, city engineer, city public works director and any other city official, as required, shall conduct such investigations as are deemed necessary to compare the proposed standard with sound customary engineering and planning practices. Thereafter, a recommendation shall be provided to the planning commission.
- D. **Final Determination:** The final determination by the city council and all information pertaining to it shall be assigned a file number classifying it as an administrative determination and shall become a permanent public record in the office of the community development department. (Ord. 2009-11, 2-17-2009)



Planning Commission Staff Report May 9, 2019

Item 4: Prince Metes and Bounds Subdivision

Public Hearing: Yes
Application No.: S-2-19
Property Address: 218 WEST 1000 NORTH
General Plan Designation: LDR (Low Density Residential)
Zoning Designation: LR- Large Residential
Area: 2.23 acres
Number of Lots: 2
Property Owner: Scott and Denise Prince

Request: Applicant is requesting approval of a metes and bounds subdivision consisting of 2 lots.

Background Information

The property owner desires to subdivide an un-platted 2.23 acre property fronting 1000 North Street into two parcels. The owner is proposing to meet the minimum frontage requirement of 85' for interior lots in the LR zone; this parcel will be at least 10,000 square feet in size leaving the remaining parcel at approximately 87,138 square feet area (or two acres). Both parcels meet city standards.

Suggested Motion

Move that the Planning Commission approve the proposed subdivision by metes and bounds, subject to all applicable Farmington City ordinances and development standards, including, among other things, the property owner meet the requirements set forth in 12-4-060 of the Subdivision Ordinance.

Findings:

1. The proposed subdivision is consistent with the General Plan.
2. The minimum area and dimensions of both parcels conform to the requirements of the zoning ordinance for the district in which the subdivision is located.

Supplemental Information

1. Vicinity Map
2. Subdivision Plan
3. Applicant Narrative
4. Section 12-4-060

12-4-060: REQUIREMENTS:

A. Improvements: As a condition of approval of a metes and bounds subdivision, the applicant may be required to install or provide the following improvements, unless specifically waived by the planning commission:

1. Boundary monuments, established in accordance with standards set forth by the Davis County surveyor and Utah Code Annotated title 17, chapter 23;
2. Curb and gutter;
3. Sidewalk;
4. Asphalt or concrete paving of rights of way;
5. Appropriate storm drainage facilities; and
6. Public utility easements.

B. Installation: All required public improvements shall be installed in accordance with the provisions of [chapter 8](#) of this title and the city construction standards and specifications.

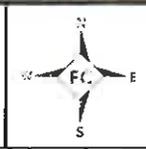
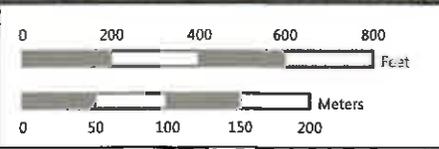
C. Security: The installation of any required public improvements shall be secured as provided in section [12-6-160](#) of this title. (Ord. 1999-04, 1-6-1999)



VICINITY MAP
08-052-0245

FILED 2023 NOV 09 PM 3:24 BY: [unreadable]

08-052-0245



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.

Farmington City

February 5, 2019

To Whom It May Concern:

I am writing this because I would like to accomplish four different things.

First: Subdivide our garden lot off of the main farm.

Second: I would like to build an Accessory Dwelling on my property with doors and windows.

Third: I would like to have the side yard minimums changed to Five Feet.

Fourth: I would like to ask for an exception having a carport in front of my home, which sets back approximately Fifty Feet giving me Twenty-Five Feet to build a carport still leaving Twenty-Five Feet clear to the road.

Thank You for your consideration,

Scott M. Prince and Denise F. Prince

12-4-060: REQUIREMENTS:

A. Improvements: As a condition of approval of a metes and bounds subdivision, the applicant may be required to install or provide the following improvements, unless specifically waived by the planning commission:

1. Boundary monuments, established in accordance with standards set forth by the Davis County surveyor and Utah Code Annotated title 17, chapter 23;
2. Curb and gutter;
3. Sidewalk;
4. Asphalt or concrete paving of rights of way;
5. Appropriate storm drainage facilities; and
6. Public utility easements.

B. Installation: All required public improvements shall be installed in accordance with the provisions of [chapter 8](#) of this title and the city construction standards and specifications.

C. Security: The installation of any required public improvements shall be secured as provided in section [12-6-160](#) of this title. (Ord. 1999-04, 1-6-1999)



Planning Commission Staff Report May 9, 2019

Item 5: Rezone and Schematic Plan for Flatrock Ranch

Public Hearing:	Yes
Application No.:	Z-1-19 & S-3-19
Property Address:	600 South 1525 West
General Plan Designation:	Rural Residential Density
Zoning Designation:	A (Agriculture) and AA (Agriculture Very Low Density)
Area:	31.21 Acres
Number of Lots:	64
Property Owner:	FLATROCK LC
Applicant:	Hamlet Homes
Agent:	Hayley Pratt

Request: *Applicant is requesting a recommendation for rezone and schematic plan approval for the Flatrock Ranch Subdivision.*

Background Information

Hamlet Homes is requesting a recommendation to rezone 32 acres of property west of 1525 west street, north (and east) of the future alignment of the West Davis Corridor (WDC) and south of the Farmington Ranches subdivision from A (Agriculture) and AA (Agriculture Very Low Density) to AE (Agricultural Estates).

Beginning in the early 1990's, and perhaps before this time, the City identified this property on the future land use map of its General Plan as DR – Development Restrictions, Very Low Density, and/or Agricultural Open Space. However, on May 15, 2018, the City Council approved a General Plan amendment request which would change the designation on the General Land Use Plan map from DR to Rural Residential Density (RRD) (see enclosed minutes). This action was done, in part (among other things), due to the decision of UDOT to establish the alignment of the WDC in close proximity to this area. Enclosed are the findings by the City which provided the impetus for the motion to amend the General Plan.

In the past the City has rezoned most every property master planned for RRD uses to AE. Subsequently, the applicant is requesting the same. Section 11-10-010 of the Zoning Ordinance states:

The AE Zone is expressly established to accommodate residential developments which are oriented to a lifestyle that includes farming which is generally noncommercial. To accomplish this purpose, this chapter includes provisions which encourage the design

of residential communities to include noncommercial stables, training areas and equestrian trails as part of the development.

Notwithstanding this, the City has approved hundreds of acres zoned AE as conservation subdivisions where land, unimpeded (or not) by environmental constraints, has been set aside as open space in perpetuity never to be developed. The purpose and process for the approval of such subdivisions are set forth in Chapter 12 of the Zoning Ordinance. The density for most conservation subdivisions results in approximately 1.85 dwelling units an acre.

The Yield Plan prepared by the applicant demonstrates 44 half acre lots for the property. This number of lots is only possible if the developer provides 30 % of the unconstrained property as conservation land or open space. Nevertheless, the applicant is proposing to acquire 20 Transfer of Development Right (TDR) lots from the City bringing the total number of lots requested to 64, hence shifting open space from the Flatrock property to the Farmington City Regional Park via a cash payment in exchange for lots.

Suggested Alternative Motions for Rezone

- A. Move that the Planning Commission recommend that the City Council approve the rezone from AA and A to AE for approximately 31.21 acres of property located at approximately 600 South 1525 West as identified by Davis County parcel identification number 080810006:

Findings for Approval:

1. The AE zone is consistent with the general plan designation of RRD for the property.
2. The proposed AE zoning is consistent with the designation of RRD for the neighboring property.
3. The amendment is not contrary to the public interest.

OR

- B. Move that the Planning Commission table a recommendation to rezone the property because the subdivision contains too many lots. This action will allow time for the applicant to modify the schematic plan proposed for the property.

Suggested Motion for Schematic Plan (if the rezone is recommended by the Planning Commission):

Move that the Planning Commission recommend that the City Council approve the schematic plan for the Flatrock Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Council, through a vote of not less than four (4) members shall approve the TDR transaction proposed by the applicant.
2. The applicant must meet the design standards set forth in Chapter 12 of the Zoning Regulations.
3. The developer shall submit a maintenance plan providing for and addressing the means for permanent maintenance of the conservation land within the proposed conservation subdivision with the preliminary plat per 11-12-160 of the Zoning Ordinance.
4. All outstanding comments from the DRC for schematic plan shall be addressed on the preliminary plat.
5. No new development activity shall be permitted on property proposed for development as a conservation subdivision prior to final plat. For purposes of this section, "development activity"

shall include any disturbance or alteration of the property in any way, but shall not include continuation of any currently existing permitted use of the property.

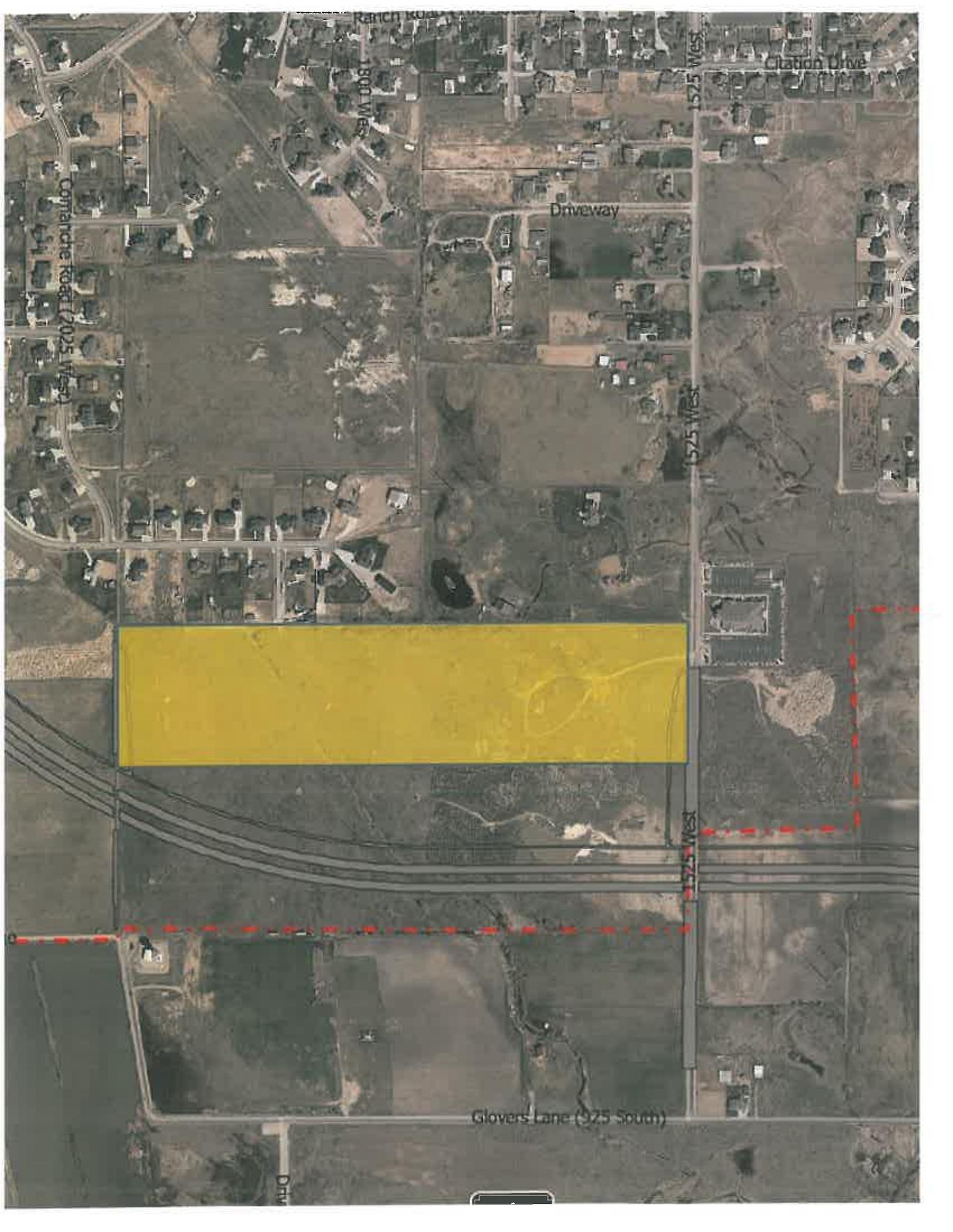
6. Reduce the number of lots from 64 to 62.

Findings:

1. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
2. The proposed development will provide single family residential developments similar to those of surrounding subdivisions further north of the project.
3. The proposed subdivision will provide trail access to the Buffalo Ranches Trail as part of a larger continuous and integrated open space system which also creates recreational opportunities and pedestrian access.
4. The property is in close proximity to the WDC, and as such it is better to provide open space for the City's regional park via a cash donation than at this location.
5. The initial purpose of the 64 lots results in a density of 2.05 units an acre, meanwhile 62 lots provides a density of 1.98 units/acre (or under 2.0 units/acre) which is more consistent with the General Plan.

Supplemental Information

1. Vicinity map(s) showing the location of the WDC
2. General Plan Map
3. Zoning Map
4. Yield Plan
5. Schematic Plan
6. Ordinance Amending the General Plan for Flatrock Ranch, and City Council Staff Report, June 5, 2018.
7. City Council Minutes (motion only) amending the General Plan for the Flatrock Ranch area, May 15, 2018.



Rich Road

1800 West

1525 West

Citation Drive

Comanche Road (2025 West)

Driveway

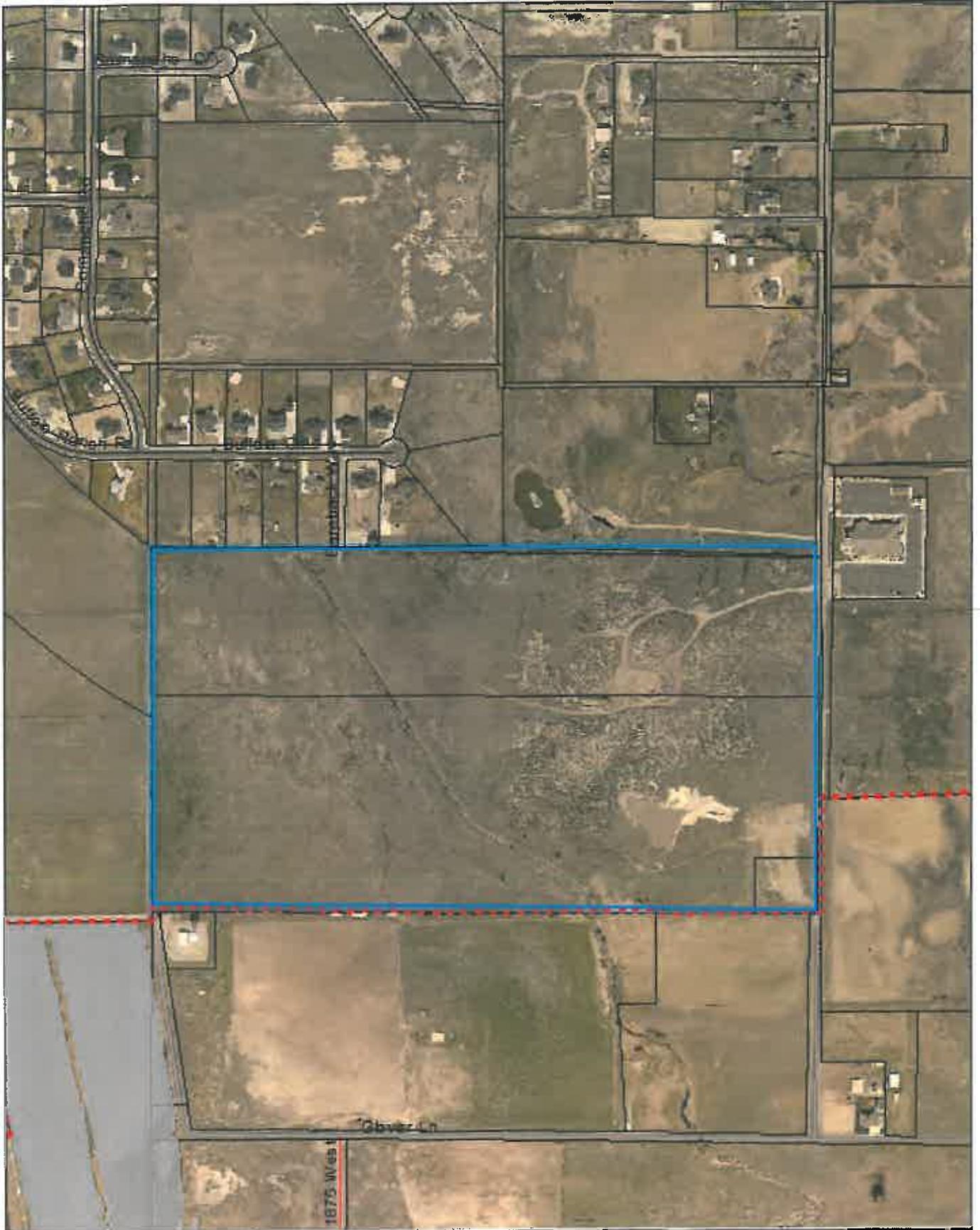
1575 West

1525 West

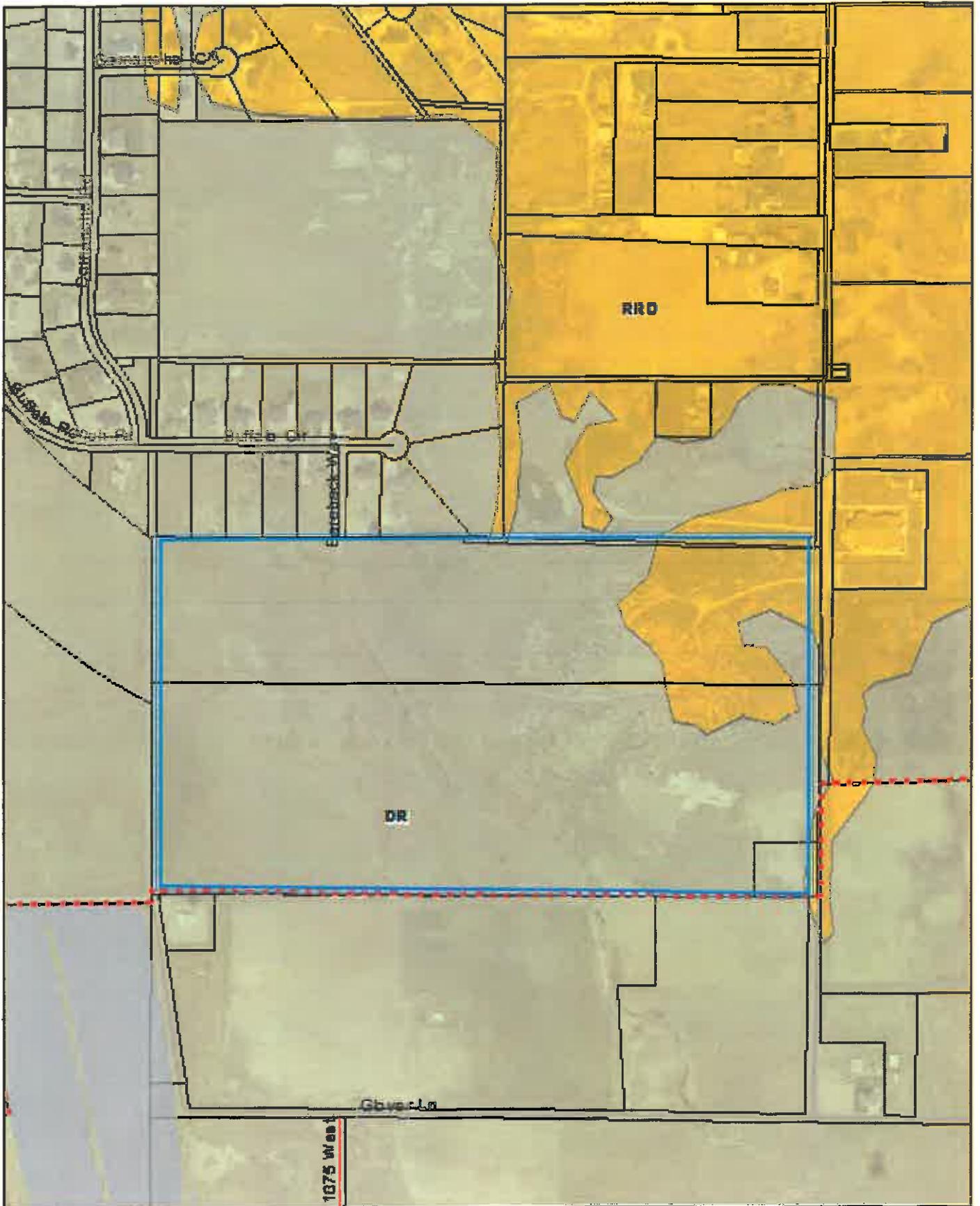
Glovers Lane (925 South)

Driv

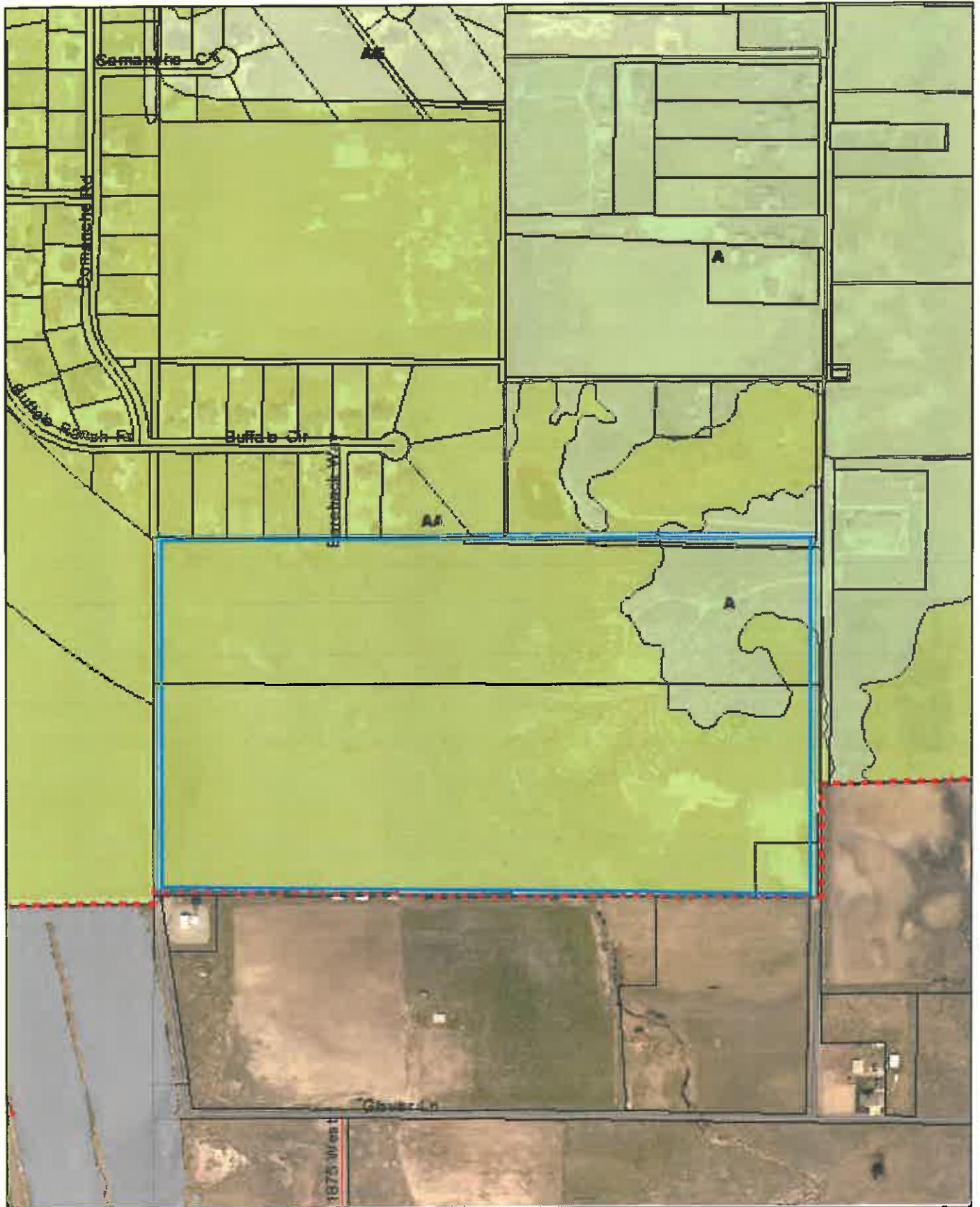
Farmington City



Farmington City



Farmington City





EDM PARTITIONS
 2905 S. 10th St., Suite 100, Oklahoma City, OK 73106
 (405) 231-2000
 www.edmpartitions.com



SCALE: 1" = 100'
 0 50 100 200 300

DEVELOPER:
 Hamlet Development
 308 E. 4th Street, Suite 200
 Oklahoma City, OK 73107
 405.231.2222



NOTES:



Flatrock Ranch

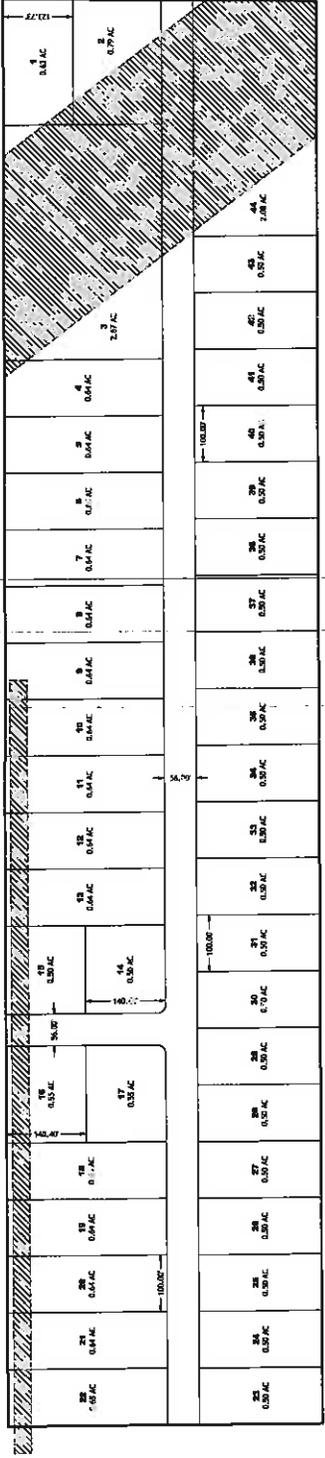
Yield Plan

PROJECT:
 DRAWN BY:
 CHECKED BY:
 REVISIONS:
 NO. DATE REVISIONS

DATE: April 11, 2019

SHEET NUMBER:

0-1



AE ZONE YIELD PLAN



9805 S. 124th Ave., Suite 100
 Overland Park, KS 66209
 (913) 241-2104
 www.edm-partners.com



SCALE: 1" = 100'
 0 50 100 200 300
 FEET

DATE: 04/11/2019
 PROJECT: Flatrock Ranch
 SHEET: 0-1

308 E. in 40th South, Subd. 200
 981-281-2277

HAMLET DEVELOPMENT

- NOTES:**
1. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 2. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 3. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 4. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 5. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 6. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 7. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 8. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 9. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.
 10. All proposed improvements shall conform to the specifications of the City of Overland Park, Kansas.

PROJECT STATISTICS
 TOTAL AREA = 32.54 ACRES
 TOTAL LOTS = 64 LOTS (2.00 LOT/AC)
 OPEN SPACE = 8.69 ACRES (27.12%)

INCLUDED WITH THIS SUBDIVISION APPLICATION IS A REQUEST FOR A ZONE CHANGE TO A1.



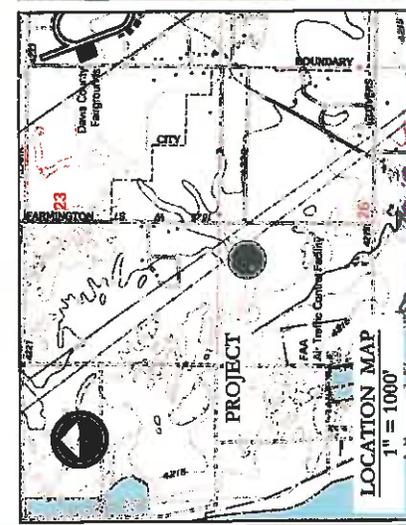
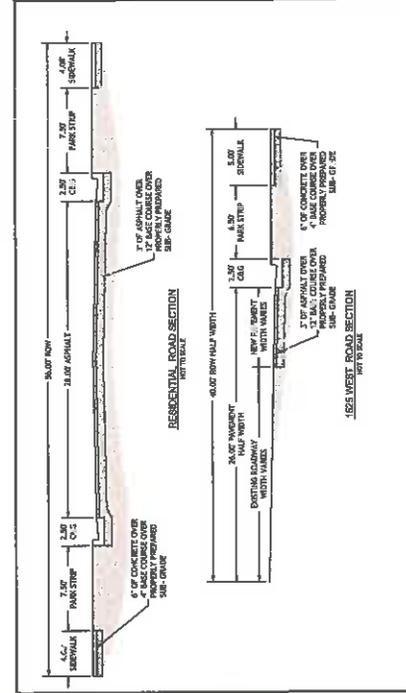
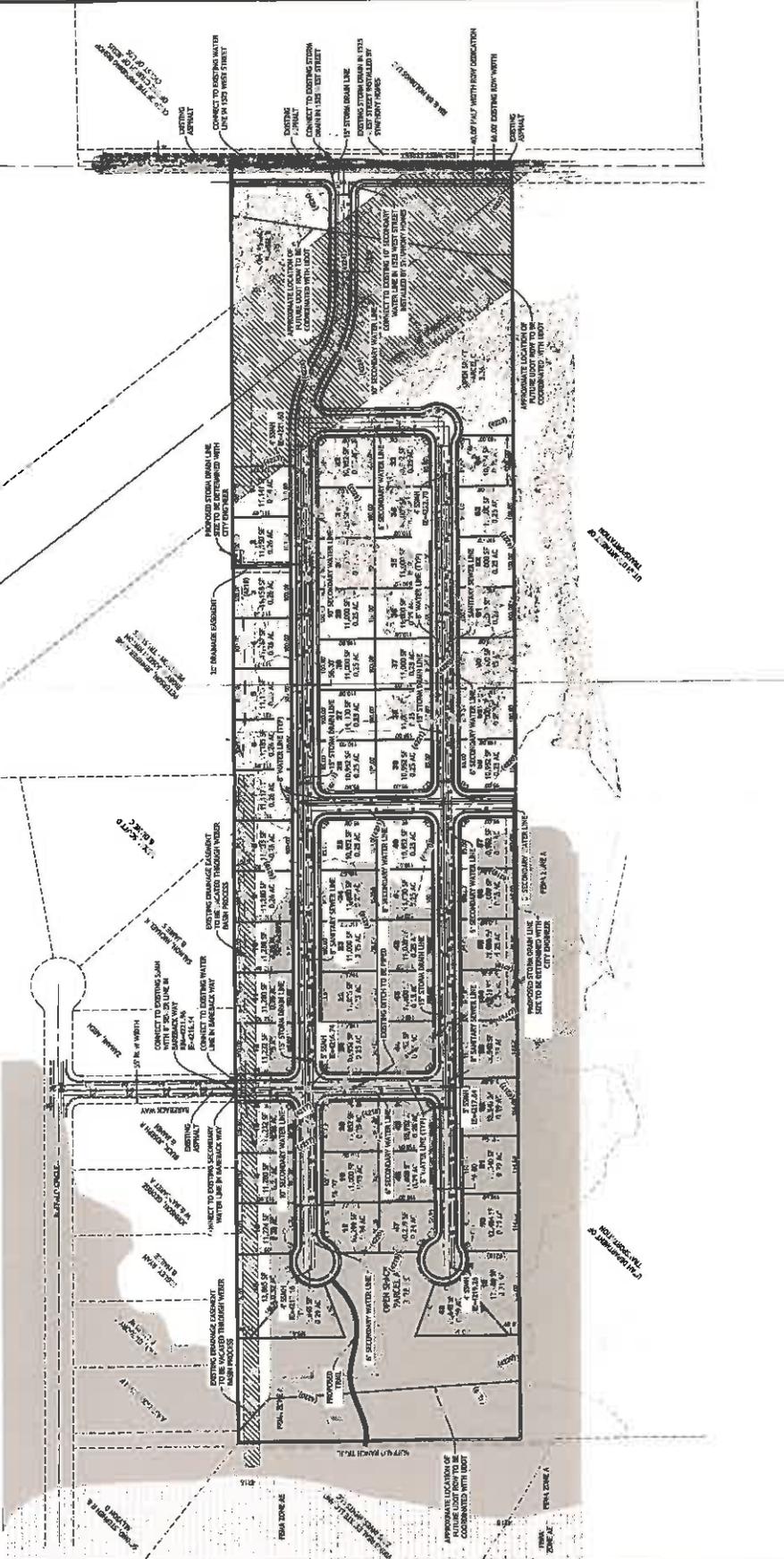
Flatrock Ranch

Schematic Plan

PROJECT:	Flatrock Ranch
DRAWN BY:	MM
REVISIONS:	MM
DATE:	MM
REMARKS:	

DATE: April 11, 2019

SHEET NO. 0-1



FARMINGTON, UTAH

ORDINANCE NO. 2018-21

AN ORDINANCE AMENDING THE GENERAL LAND USE PLAN FOR 50.58 ACRES OF PROPERTY FROM A DR TO AN RRD DESIGNATION (MP-2-18).

WHEREAS, the Planning Commission has held a public hearing in which the proposed amendments to the General Land Use Plan of the Farmington City General Plan were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

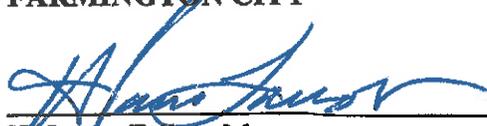
Section 1. Amendment. The General Land Use Plan, which is as an exhibit to, and is part the Farmington City General Plan, is hereby amended for properties identified in Exhibit "A" from a DR (Development Restricted) to an RRD (Rural Residential Densities). The General Land Use Plan is hereby amended as set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

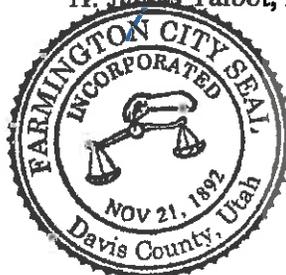
PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 5th day of June, 2018.

FARMINGTON CITY


H. James Talbot, Mayor

ATTEST:


Holly Gadd, City Recorder



**FARMINGTON CITY
CERTIFICATE OF POSTING**

DATED this 27th day of June, 2018, I the duly appointed and acting Recorder for the City of Farmington, Utah, hereby certify that copies of the **Farmington City Ordinance #2018-21** were posted at three public places within the municipality, which public places are.

1. Farmington City Municipal Building, 160 South Main, Farmington.
2. Farmington City Public Works & Recreation Building, 720 West 100 North, Farmington.
3. Davis County Library, 133 S Main, Farmington.

DATED this 27th day of June, 2018.

FARMINGTON CITY

By: _____

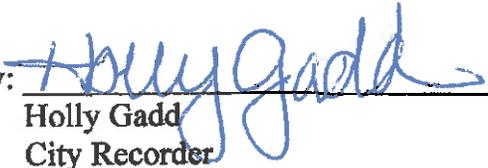

Holly Gadd
City Recorder

EXHIBIT "A"

HUGHES PROPERTIES

Parcel 1: 08-081-0006 31 Acres

Beginning in the center of a 4 rod street at a point 120.78 feet West and 827 feet South from the Northeast corner of the Northwest Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence Southerly along the center line of said street 514.5 feet; thence West 2512.0 feet parallel to the North line of Section 28 to the West line of said Section; thence North along the West line of said Section 556.98 feet to a point South 584.52 feet from the Northwest corner of said Section 26; thence East 1146.43 feet to a fence corner, thence Easterly 1372.79 feet to the point of beginning.

Parcel 2: 08-081-0096 .79 Acres

Beginning at a point South 89°49'35" West 145.20 feet along the Section line (Basis of Bearing) and South 0°30'47" West 588.59 feet from a Davis County brass cap monument at the North Quarter corner of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said point also being on an East-West fence line and the West right-of-way line of 1525 West Street, and running thence South 0°30'47" West 36.04 feet along said West right-of-way line to the South line of Lot 5 of the Thomas Rodgers' Survey in the book of Private Surveys Page 98 and the South line of the Clark property; thence North 88°28'32" West 1322.70 feet along said South line to the Southwest corner of said Lot 5; thence North 0°26'05" East 21.53 feet along the West line of said Lot 5 to the South line of that certain Warranty Deed recorded as Entry No. 643255 in Book 948 at Page 777 of records; thence North 89°49'35" East 151.69 feet to the Southeast corner of said Warranty Deed; thence North 0°10'25" West 1.43 feet along the East line of said Warranty Deed to a fence line; thence North 89°52'36" East 1171.15 feet along said fence line to the point of beginning.

STODDARD PROPERTY

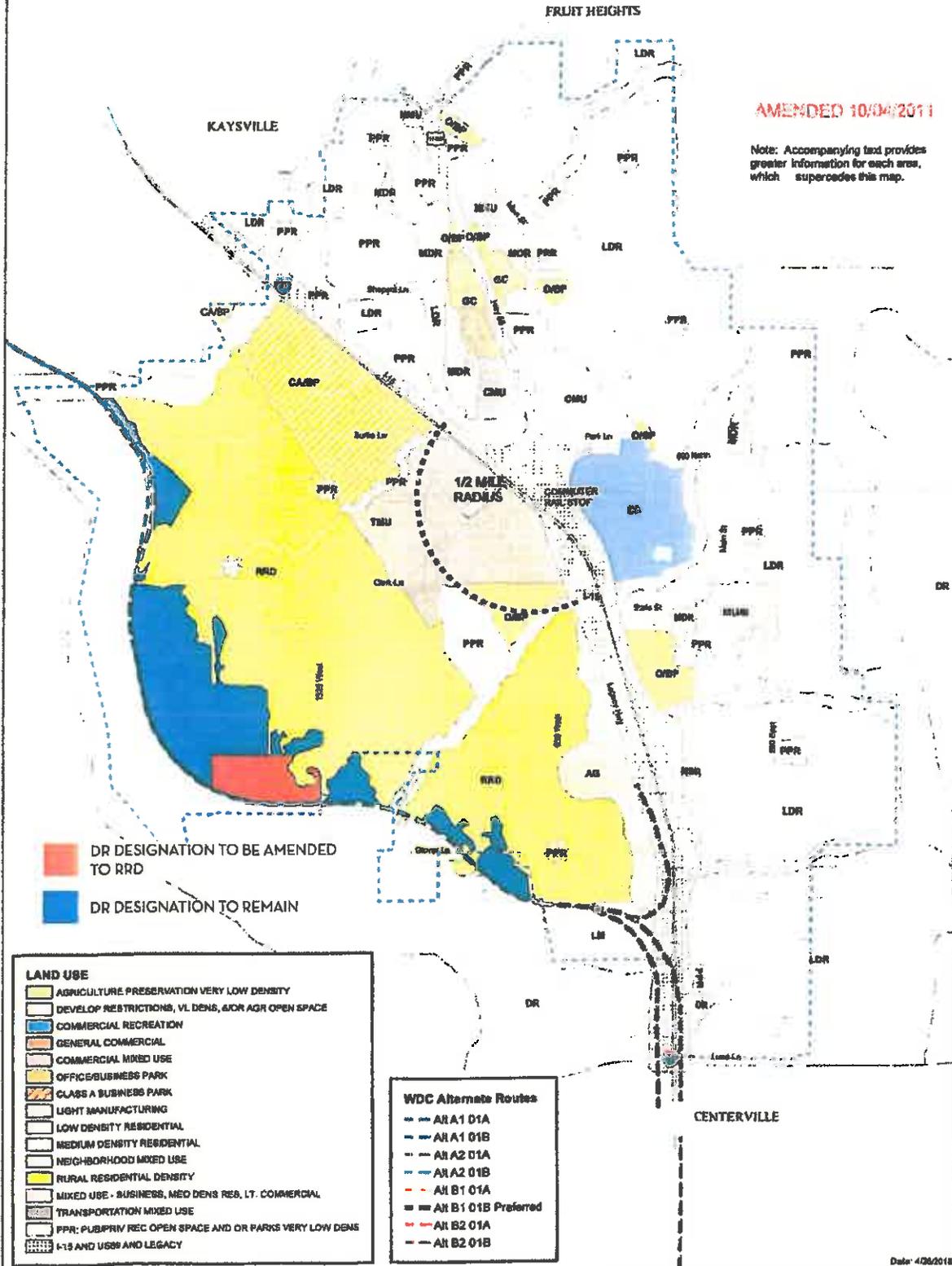
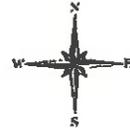
Parcel 3: 08-081-0098 18.79 Acres

Boundary Description

A TRACT OF LAND IN FEE, BEING ALL THE REMAINDER OF AN ENTIRE TRACT OF PROPERTY, FOR THE PRESERVATION OF WEST DAVIS CORRIDOR, KNOW AS PROJECT NO. SP-9999(807) SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, AT A POINT 120.78 FEET WEST AND 1141.50 FEET SOUTH (RECORD SOUTHERLY) ALONG THE CENTER LINE OF 1525 WEST STREET AND WEST 179.01 FEET PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 26 FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF 1525 WEST STREET AND THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID WEST DAVIS CORRIDOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTH 00°41'16" WEST 425.45 FEET, (2) NORTH 89°43'20" WEST 957.81 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT WITH A RADIUS OF 2875.00 FEET, (3) WESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 1355.46 FEET, CHORD BEARS NORTH 76°12'57" WEST 1342.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 6.00 FEET, (4) NORTHWESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 6.30 FEET, CHORD BEARS NORTH 32°36'30" WEST 6.02 FEET, (5) NORTH 02°30'27" WEST 95.83 FEET; THENCE EAST 2274.60 FEET PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

EXHIBIT "B"

GENERAL LAND USE PLAN FARMINGTON CITY



AMENDED 10/04/2011

Note: Accompanying text provides greater information for each area, which supercedes this map.

DR DESIGNATION TO BE AMENDED TO RRD

DR DESIGNATION TO REMAIN

LAND USE	
	AGRICULTURE PRESERVATION VERY LOW DENSITY
	DEVELOP RESTRICTIONS, VL DENS, AGR AGR OPEN SPACE
	COMMERCIAL RECREATION
	GENERAL COMMERCIAL
	COMMERCIAL MIXED USE
	OFFICE/BUSINESS PARK
	CLASS A BUSINESS PARK
	LIGHT MANUFACTURING
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	NEIGHBORHOOD MIXED USE
	RURAL RESIDENTIAL DENSITY
	MIXED USE - BUSINESS, MED DENS RES, LT. COMMERCIAL
	TRANSPORTATION MIXED USE
	PPR: PUB/PRIV REC OPEN SPACE AND DR PARKS VERY LOW DENS
	I-15 AND US89 AND LEGACY

WDC Alternate Routes	
	ARA1 01A
	ARA1 01B
	AR A2 01A
	ARA2 01B
	AR B1 01A
	AR B1 01B Preferred
	AR B2 01A
	AR B2 01B



FARMINGTON CITY

H. JAMES TALBOT
MAYOR
BRETT ANDERSON
DOUG ANDERSON
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMONT
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Eric Anderson, City Planner
Date: June 5, 2018
SUBJECT: **GENERAL PLAN AMENDMENT ENABLING ORDINANCE**
Applicant: **Application Initiated by Garrett Seely / Woodside Homes**

RECOMMENDATION

Move that the City Council approve the enclosed enabling ordinance amending the General Land Use Plan of 50.58 acres of property from DR (Development Restricted) to an RRD (Rural Residential Density) designation, as described in Exhibits "A" and "B".

BACKGROUND

The City Council approved the enclosed General Plan amendment, re-designating the General Land Use Plan for a portion of the Stoddard and Hughes properties at the **May 15, 2018** meeting. However, because staff proposed five alternative motions, there was not an enabling ordinance included with the staff report. The enclosed enabling ordinance and related attachments reflect the amendment that was ultimately approved by the City Council.

Respectfully Submitted

Eric Anderson
City Planner

Concur

Dave Millheim
City Manager

From City Council Minutes, May 15, 2018

Motion:

Brigham Mellor moved that the City Council approve the General Plan amendment request which would change the designation on the General Land Use Plan map from DR to RRD related to the approximately 45 acres of property located at approximately 600 South 1525 West, as defined in application MP-2-18 and the attached vicinity maps; and findings for approval 1-6.

Doug Anderson seconded the motion. Councilmembers **Brigham Mellor, Brett Anderson and Doug Anderson** voted in favor of the motion; Councilmember **Cory Ritz** voted against the motion.

Findings for Approval:

1. The Record of Decision for the alignment of the West Davis Corridor is a compelling enough reason to amend the General Plan for the subject property and remove the Development Restriction designation thereon.
2. Sanitary Sewer is available to the site without the necessity of establishing a sewer lift station or individual sewer ejector pumps for each dwelling within what could be a proposed subdivision for the property.
3. The property is characterized by only some but not all factors set forth in the General Plan used to determine DR areas; that is, the property lacks quality tree stands, and berms, and there is no apparent storm drainage, culinary water, or transportation constraints.
4. Even though a large portion of the property is located in the FEMA flood plain, existing City practices dictate that owners may submit floodplain amendment applications as part of the development process.
5. The applicant may verify the non-existence of wetlands later as part of the development process.
6. City Staff will notify the Utah Department of Transportation about the General Plan Amendment as it relates to the development line.



Planning Commission Staff Report May 9, 2019

Item 6: Conditional Use/Special Exception – Accessory Dwelling Unit (ADU)

Public Hearing:	Yes
Application No.:	C-2-19
Property Address:	218 West 1000 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR (Large Residential)
Area:	Up to 2.23 acres
Number of Lots:	N/A
Property Owner:	Scott and Denise Prince
Agent:	N/A

Request: Conditional use approval for an Accessory Dwelling Unit (ADU) and a special exception to reduce the side set back from 10 feet to 5 feet.

Background Information

The applicant desires to locate an ADU in the east side yard of his home. ADU's in Farmington "together with the single-family dwelling" must be "used exclusively for the occupancy of one (1) family". A "single-family dwelling" is defined in Section 11-2-020 of the Zoning Ordinance as "an attached or detached building designed for the occupation exclusively by one (1) family". Therefore, the number of persons that may occupy of single-family dwelling with an ADU is the same as the number of persons that may occupy a single family dwelling without an ADU. The minimum required parking spaces required for a single family dwelling is 2 (Section 11-32-040). The site meets the minimum parking requirement.

As per section 11-11-060 C. of the Zoning Ordinance, ADU's may be located in the side yard provided, that a separation is maintained from the residence in compliance with applicable building codes, and all front, side corner and side setbacks are provided as specified in the LR zone for main buildings. Enough space exists on the east side of the applicant's home to accommodate the proposed accessory dwelling including all required setbacks, but to ensure adequate access to the rear yard due to existing trees and other existing encumbrances the applicant is requesting a special exception to reduce the side setback from 10 feet to 5 feet to position the building further east.

Suggested Motion:

Move the Planning Commission approve a conditional use permit for the ADU as requested, and a special exception reducing the side setback from 10 feet to 5 feet, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. The ADU meets the following requirements for all accessory buildings in the LR zone set forth in Section 11-11-060 A and 11-11-070 B:
 - a. Separated from the main building by a distance in compliance with applicable building codes,
 - b. Does not encroach on any recorded easement,
 - c. Located at least fifteen feet (15') from any dwelling on an adjacent lot.
 - d. Subordinate in height and area to the main building.
 - e. The height of the ADU does not exceed 15 feet.

2. The applicant meets, or will meet, all requirements for ADUs as set forth in Section 11-11-020:
 - a. Subordinate to a single-family dwelling located on the same lot and which, together with the single-family dwelling, is used exclusively for the occupancy of one (1) family.
 - b. A maximum of one (1) accessory dwelling shall be allowed per lot.
 - c. No rent or other compensation may be charged for occupants of the accessory dwelling.
 - d. Any conditional use permit issued hereunder must be recorded with the Davis County Recorder's Office.

3. The special exception is consistent with the standards for such as per Section 11-3-045 E:
 - a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. Will not create unreasonable traffic hazards;
 - c. Is located on a lot or parcel of sufficient size to accommodate the special exception.
And
 - d. Landscaping exists on site to mitigate the closer setback to the side yard.

Supplemental Information

1. 11-2-020: Definitions Of Words And Terms
2. 11-11-060: Accessory Buildings And Structures
3. 11-11-070: Building Height
4. 11-3-045: Special Exceptions
5. Vicinity Map
6. Narrative/Plans/Building Elevations/photos by the applicant

11-2-020: DEFINITIONS OF WORDS AND TERMS:

DWELLING, ACCESSORY: A dwelling unit within an accessory building which is subordinate to a single-family dwelling located on the same lot and which, together with the single-family dwelling, is used exclusively for the occupancy of one (1) family. A maximum of one (1) accessory dwelling shall be allowed per lot and no rent or other compensation may be charged for occupants of the accessory dwelling. Any conditional use permit issued hereunder shall be recorded with the Davis County Recorder's Office.

DWELLING, SINGLE-FAMILY: An attached or detached building designed for the occupation exclusively by one (1) family.

11-11-060: ACCESSORY BUILDINGS AND STRUCTURES:

[In the LR zone]  

- A. Location: Accessory buildings, except those listed in subsection B of this section, shall be located to the rear of the dwelling, shall be separated from the main building by a distance in compliance with applicable building codes, shall not encroach on any recorded easement, shall not occupy more than twenty five percent (25%) of the rear yard, and shall be located at least fifteen feet (15') from any dwelling on an adjacent lot. Such buildings may be located within one foot (1') of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building. (Ord. 2014-07, 3-4-2014)
- B. Animal Shelters And Similar Structures: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property. (Ord. 2015-16, 5-26-2015)
- C. Alternative Locations: A detached garage, or other architecturally compatible structure as approved by the planning commission after a public hearing, may be located in the side yard or side corner of a lot; providing, that a separation is maintained from the residence in compliance with applicable building codes, and all front, side corner and side setbacks are provided as specified in section [11-11-050](#) of this chapter, and the rear setback is specified in subsection A of this section. In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building. (Ord. 2016-14, 6-7-2016)
- D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage. (Ord. 2005-11, 4-6-2005)

11-11-070: BUILDING HEIGHT:

[In the LR zone]  

A. Main Buildings:

1. Main buildings shall not exceed twenty seven feet (27') in height;
2. No dwelling or structure shall contain less than one story.

B. 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 application filed by the property owner. No fee shall be assessed for such application. (Ord. 2005-11, 4-6-2005)

11-3-045: SPECIAL EXCEPTIONS:  

A. Purpose: A special exception is an activity or use incidental to or in addition to a principal use permitted in a zoning district; or an adjustment to a fixed dimension standard permitted as an exception to the requirements of this title; or a transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units; or an adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility. A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section.

C. Initiation: A property owner, or the owner's agent, may request a special exception to the provisions of this title in accordance with the procedures set forth herein.

D. Procedure: An application for a special exception shall be considered and processed as follows:

1. A complete application shall be submitted to the Zoning Administrator in a form established by the City along with any fee established by the City's fee schedule. The application shall include at least the following information:
 - a. The name, address and telephone number of the applicant and the applicant's agent, if any.
 - b. The address and parcel identification of the subject property.
 - c. The zone, zone boundaries and present use of the subject property.
 - d. A complete description of the proposed special exception.
 - e. A plot plan showing the following:
 - (1) Applicant's name;
 - (2) Site address;
 - (3) Property boundaries and dimensions;
 - (4) Layout of existing and proposed buildings, parking, landscaping and utilities; and
 - (5) Adjoining property lines and uses within one hundred feet (100') of the subject property.

- f. Such other and further information or documentation as the Zoning Administrator may deem necessary for a full and proper consideration and disposition of a particular application.
- 2. After the application is determined to be complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission. Notice of public hearings shall be given as required by law and according to policies established by the commission. The Planning Commission shall take action on the application within a reasonable time after the filing of a complete application.
- 3. A staff report evaluating the application shall be prepared by the Zoning Administrator.
- 4. The Planning Commission shall hold a public hearing and thereafter shall approve, approve with conditions or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform to the special exception to approval standards.
- 5. After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
- 6. A record of all special exceptions shall be maintained in the Office of the Zoning Administrator. (Ord. 2018-11, 3-6-2018)

E. Approval Standards: The following standards shall apply to the approval of a special exception:

- 1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.
- 2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
 - a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. Will not create unreasonable traffic hazards;
 - c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

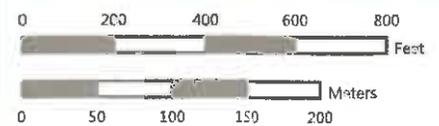
F. Effect Of Approval: A special exception shall not authorize the establishment of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any approvals or permits that may be required by this title or other applicable provisions of this Code.

G. Amendments: The procedure for amending a special exception shall be the same as the original procedure set forth in this section.

H. Expiration: Subject to an extension of time, a special exception which is not exercised within one hundred eighty (180) days shall expire and have no further force or effect. (Ord. 2002-48, 12-11-2002)



VICINITY MAP
08-052-0245



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.

Farmington City

February 5, 2019

To Whom It May Concern:

I would like to build an Accessory Dwelling on my property. I have attached a diagram showing the location of the Accessory Dwelling which will be east of my present home.

This building will have windows and doors.

Because this Accessory Dwelling is in my side yard to the east of my home I would like to ask permission to put the east side of my Accessory Dwelling five feet from my property line on the east. I am asking this because we drive our tractor and trailer to the orchard to pick up the branch trimming each year and would like the extra room to go between my home and my Accessory Dwelling.

Thank You for your consideration,

Scott M. Prince and Denise F. Prince

356.998'

115.0'

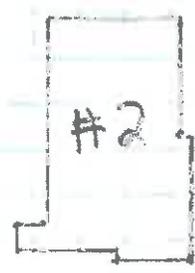
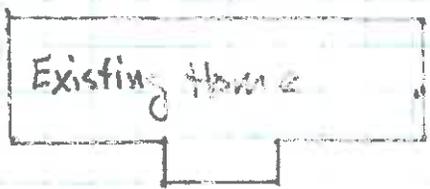
16'

140.72'

374.128'

#1

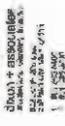
10,000 sq ft



218 W. 100th N.
Farmington

255.72'

1/4" = 10'



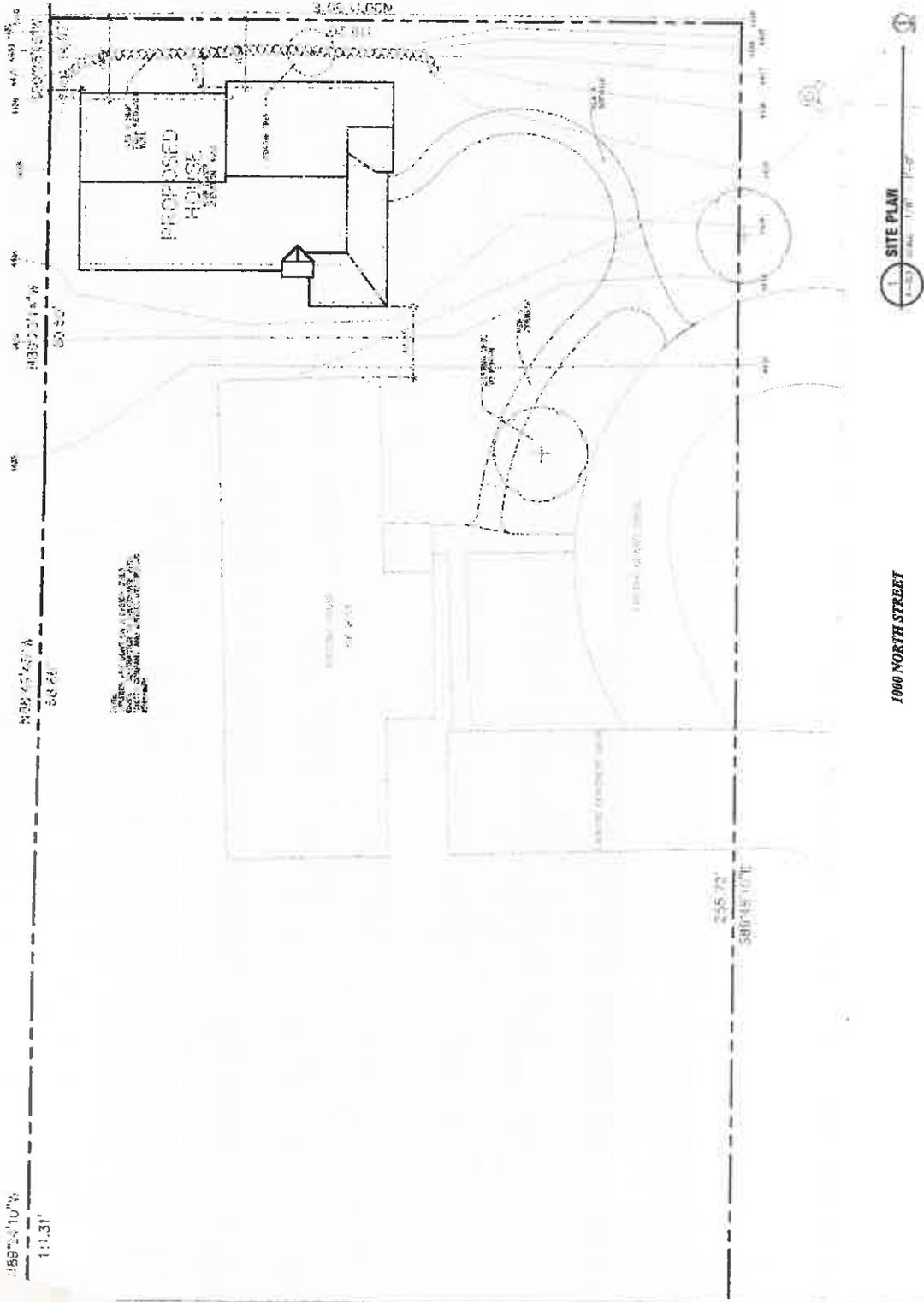
DAVID F. ANDERSON
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF UTAH
 LICENSE NO. 11525

**PRINCE
 RESIDENCE
 218 W. 1000 N.
 FARMINGTON, UT
 84025**

DATE	11/11/11
PROJECT	PRINCE RESIDENCE
CLIENT	DAVID F. ANDERSON
SCALE	AS SHOWN
DESIGNER	DAVID F. ANDERSON
CHECKER	DAVID F. ANDERSON
DATE	11/11/11

SITE PLAN

A0.1



SITE PLAN

1000 NORTH STREET



Planning Commission Staff Report May 9, 2019

Item 7: Zone Text Amendment--Accessory Building Standards

Public Hearing:	Yes
Application No.:	ZT-1-9
Property Address:	N/A
General Plan Designation:	N/A
Zoning Designation:	N/A
Area:	N/A
Number of Lots:	N/A
Applicant:	Farmington City
Agent:	N/A

Request: A recommendation to amend standards related to accessory buildings set forth in Chapters 10, 11 and 13 of the Zoning Ordinance.

Background Information

Single-family dwellings are the most predominant land use existing and allowed in the City's Agriculture, Residential, R-2/Multiple-Family residential zones (Chapters 10, 11, and 13), yet the standards for accessory buildings, some of which were adopted decades ago, related to single-family dwellings in each chapter (and zone) are inconsistent, cumbersome and time consuming to administer, and (in some cases), limit the owner's full enjoyment of his or her property. The proposed changes to these standards for Planning Commission consideration are set forth as follows:

Chapter 10 AGRICULTURAL ZONES

11-10-040: LOT AND SETBACK STANDARDS:

- C. Lot Coverage: Not more than twenty five percent (25%) of the gross area of a lot shall be covered by the main building, accessory buildings or other structures in the A Zone and lots greater than 0.75 acre in size in the AE Zone, and not more than ten percent (10%) of the gross area of a lot for the AA Zone. On lots less than 0.75 acre in size, the lot coverage

requirements for accessory buildings and structures set forth in [chapter 11](#) of this title shall apply.

H. Accessory Buildings And Structures:

1. Accessory buildings, except those listed in subsection H2 of this section, shall be located in the rear yard, shall be separated from the main building by a distance in compliance with applicable Building Codes, shall be at least five feet (5') from all property lines, **shall not encroach on any recorded easement**, and shall be fifteen feet (15') from a dwelling on an adjacent lot. ~~Accessory buildings shall not be built over utility easements that may run along the side and rear property lines.~~

Notwithstanding the foregoing, the City may approve accessory buildings consistent with standards for the same as set forth in Chapter 11 of this Title so long as such buildings are subordinate in height and area to the main building, are no taller than fifteen feet (15') in height (except as allowed in Chapter 11), and comply with lot coverage standards herein.

2. No farm animal structure, hay barn, stable, silo, coop, corral or other similar building or structure which is accessory to the agricultural use of land may be located closer than ten feet (10') to any side or rear boundary line or fifty feet (50') to any public street or to any dwelling on adjacent properties. This provision shall not apply to pastures.
3. ~~A detached accessory building, or other architecturally compatible structure as approved by the Planning Commission after a public hearing is held, may be located in the side or side-corner yard of a lot, providing that a separation is maintained from the residence in compliance with applicable Building Codes, and all front, side-corner and side setbacks are provided as specified in this section and the rear setback is provided as specified in subsection H1 of this section. In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building.~~
4. Equipment or materials stored or located in accessory buildings, yards or structures in AE Zones shall be permitted only for the personal use of the occupants of the property. No such storage or use related to a nonagricultural commercial business shall be allowed.
5. Accessory buildings which contain or constitute an accessory dwelling unit shall, without exception, be subordinate in height and area to the main building. (Ord. 2018-18, 5-15-2018)

11-10-050: MAXIMUM BUILDING HEIGHT:  

- A. Main Buildings: Main buildings shall not exceed twenty seven feet (27') in height. (Ord. 2000-15, 4-19-2000)
- 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 filed by the property owner. No fee shall be assessed for such application.

Chapter 11

SINGLE-FAMILY RESIDENTIAL ZONES

11-11-060: ACCESSORY BUILDINGS AND STRUCTURES:

- A. Location: Accessory buildings, except those listed in subsection B of this section, ~~shall be located to the rear of the dwelling,~~ shall be separated from the main building by a distance in compliance with applicable building codes, shall not encroach on any recorded easement, ~~shall not occupy more than twenty five percent (25%) of the rear yard, and shall be located at least fifteen feet (15') from any dwelling on an adjacent lot, and may be located within one foot (1') of the side or rear property line. Accessory buildings located to the rear of the main building shall not occupy more than twenty five percent (25%) of the rear yard. Such buildings but may be located within one foot (1') of the side or rear property line.~~ Accessory buildings shall, without exception, be subordinate in height and area to the main building. (Ord. 2014-07, 3-4-2014)

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.

- B. Animal Shelters And Similar Structures: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property. (Ord. 2015-16, 5-26-2015)
- C. ~~Alternative Locations: An accessory building A detached garage, or other architecturally compatible structure as approved by the planning commission after a public hearing, may be located in the side yard or side corner of a lot; providing, that a separation is maintained from the residence in compliance with applicable building codes, and all front, side corner and side setbacks are provided as specified in section 11-11-050 of this chapter, and the rear setback is specified in subsection A of this section. In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building. (Ord. 2016-14, 6-7-2016)~~
- D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage. (Ord. 2005-11, 4-6-2005)

11-11-070: BUILDING HEIGHT:

- A. Main Buildings:
1. Main buildings shall not exceed twenty seven feet (27') in height;
 2. No dwelling or structure shall contain less than one story.
- B. 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 application filed by the property owner. No fee shall be assessed for such application. (Ord. 2005-11, 4-6-2005)

Chapter 13 MULTIPLE-FAMILY RESIDENTIAL ZONES

11-13-050: ACCESSORY BUILDINGS AND STRUCTURES:

- A. Location: Accessory buildings, except for those listed in subsection B of this section, may be located within one foot (1') of the side or rear property line; provided, they are at least six feet (6') to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, and are located at least fifteen feet (15') from any dwelling on an adjacent lot. Accessory buildings shall, without exception, be subordinate in height and area to the main building. (Ord. 2005-11, 4-6-2005)

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.

- B. Animal Shelters And Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property. (Ord. 2015-16, 5-26-2015)
- C. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage. (Ord. 2005-11, 4-6-2005)

11-13-060: BUILDING HEIGHT:

- A. Main Buildings:
1. Main buildings shall not exceed twenty seven feet (27') in height.
 2. No dwelling structure shall contain less than one story.
- B. 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 application filed by the property owner (no fee shall be assessed for such application). (Ord. 2005-11, 4-6-2005)

Chapter 2 DEFINITIONS

11-2-020: DEFINITIONS OF WORDS AND TERMS:

ARCHITECTURAL AND INTEGRAL PART OF: Any portion of, appendage to or part of the general building layout of a main use planned for and/or constructed within the buildable area of a lot; and which is a functional part thereof; and which may be a structural part of or a detached accessory separated from the main building by a court not less than four feet (4') in width; and which is of the same general design or style as and comparable in excellence of quality and construction to the main building.

Suggested Motion:

Move the Planning Commission recommend that the City Council approve the proposed text amendments herein related to accessory buildings regarding Chapters 10, 11, and 13 of the Zoning Ordinance.

Findings:

To be presented at the Planning Commission meeting.

Applicable Ordinances

Chapters 2, 10, 11, and 13 of the Zoning Ordinance (Title 11).



FARMINGTON CITY

H. JAMES TALBOT
MAYOR
BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL
SHANE PACE
CITY MANAGER

To: Planning Commission
From: David Petersen, Community Development Director
Date: May 9, 2019
SUBJECT: MODERATE INCOME HOUSING PLAN--DISCUSSION ITEM ONLY

The State passed SB 34 this last legislative session which reaffirms that cities of certain classes (including city's of the 3rd Class such as Farmington) prepare a general plan which must include, among other things, a moderate income housing element. This housing element shall be done by December 1, 2019. Farmington adopted its last moderate income housing plan in 2012, but this plan is out of date because SB 34 contains annual reporting requirements which the City must do, and other requirements including, but not limited to, a recommendation to implement at least 3 (or 4) of the 23 strategies identified in the legislation to make possible more moderate income housing within our community [note: in addition to the requirement to recommend 3 or more strategies, plans for municipalities which have fixed guideway public transit stations, shall include a recommendation to implement the strategies described in G or H below].

Purpose of this Memo: The 23 strategies are listed in the table below. It appears that Farmington is implementing 9 of the strategies. Staff is seeking Planning Commission feedback as to whether or not to pursue any of the other 14 strategies . . . and/or if there is anything that the City can do to improve upon (or cut back) the strategies already being implemented.

Is Farmington Currently Implementing Any of the Strategies Identified in SB 34?		
	STRATEGY	YES
A	Rezone for densities necessary to assure the production of moderate income housing;	X
B	Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;	X
C	Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing	
D	Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	

E	Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	X
F	Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	X
G	Encourage higher density or moderate income residential development near major transit investment corridors	X
H	Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities	X
I	Allow for single room occupancy developments	X
J	Implement zoning incentives for low to moderate income units in new developments	
K	Utilize strategies that preserve subsidized low to moderate income units on a long-term basis	
L	Preserve existing moderate income housing	X
M	reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing	
N	Participate in a community land trust program for low or moderate income housing	
O	Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	
P	Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing	
Q	Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	
R	Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	
S	Apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act	
T	Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing	

U	Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	
V	Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	X?
W	Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income;	