



HISTORIC BEGINNINGS • 1847

**Farmington City Planning Commission**

**August 20, 2020**



## AGENDA

### PLANNING COMMISSION MEETING

**August 20, 2020**

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

Study Session: 6:30 p.m.

**Regular Session: 7:00 p.m.**

*Farmington City Planning Commission meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, if necessary, members of the public wishing to attend this meeting are encouraged to view the meeting online. In the event this occurs, the link to view the hearings live and to comment electronically can be found on the Farmington City website at [www.farmington.utah.gov](http://www.farmington.utah.gov). In-person attendance is also an alternative, but any in-person attendance/gathering will meet the latest governmental restrictions related to the COVID-19 virus. If you wish to email a comment for any of the listed public hearings, you may do so at [crowe@farmington.utah.gov](mailto:crowe@farmington.utah.gov) by 5 p.m. on August 20, 2020.*

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

### SUBDIVISION/ZONING AMENDMENTS

- 7:05    3. Guy Haskell/Updwell Development LLC – Applicant is requesting final plat approval for the Sydney’s Corner Phase 2 Subdivision, consisting of 4 lots on 0.94 acres of property located on the southwest corner of 650 West and Glover Lane in an AE (Agriculture Estates) zone. (S-1-20)
- 7:15    4. Farmington City (Public Hearing) – Applicant is requesting a recommendation of zoning map amendments concerning the rezone of City-owned remnant rights of way. (R.O.W) (Z-8-20)

### CONDITIONAL USE APPLICATIONS

- 7:20    5. Craig and Pamela Mattinson (Public Hearing) – Applicant is requesting conditional use approval for an increase in height for a detached garage located at 131 S Bonanza Rd, in the AE (Agricultural Estates) zone. (C-5-20)
- 7:30    6. Mike Hirst (Public Hearing) – Applicant is requesting conditional use approval for an increase in height for an accessory building located at 1993 N Bella Vista Dr. in the LR-F (Large Residential Foothill) zone. (C-6-20)

### ZONE TEXT AMENDMENTS APPLICATIONS

- 7:40    7. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend 11-32-060 of the zoning ordinance allowing the Planning Commission to review additional driveway width as a Special Exception verses a Conditional Use. (ZT-13-20)

### OTHER BUSINESS

- 7:50    8. Miscellaneous, correspondence, etc.  
          a. Davis County Medical Jail Expansion Update

- b. Building Height and Accessory Building Placement – Possible Staff Review
- c. Other

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

Posted August 17, 2020

Carly Rowe  
Planning/Recording Secretary

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The public is welcome to attend. The agenda for the work session will be as follows:

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

## **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, August 18, 2020, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*In consideration of the COVID-19 pandemic, attendance will be monitored and will be limited to less than 50 individuals, including Council, staff and applicants.*

*Masks are recommended, and all of those in attendance will be required to participate in a socially distant manner.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

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

### **PUBLIC HEARINGS:**

7:05 Zone Text Change Request removing Residential from the GMU Zone

### **OLD BUSINESS:**

7:20 Interlocal Agreement for Participation in the Davis CARES Grant Program

7:25 Agean Village Phase II Plat Amendment and Moderate Income Housing Agreement – John Saltzgeber/JMSRE Investments LLC

### **SUMMARY ACTION:**

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

7:40 Minute Motion Approving Summary Action List

1. Flat Rock Ranch License Agreement

### **GOVERNING BODY REPORTS:**

7:45 City Manager Report

1. Fire Monthly Activity Report for July
2. Building Activity Report for July

7:50 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session for property acquisition.

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

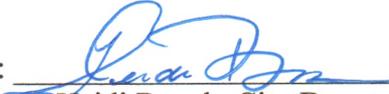
In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact Holly Gadd, City Recorder at 801-939-9205, at least 24 hours in advance of the meeting.

*I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on August 13, 2020.*

DATED this 13th day of August, 2020.

**FARMINGTON CITY CORPORATION**

By: \_\_\_\_\_

  
Heidi Bouck, City Deputy Recorder



## Planning Commission Staff Report August 20, 2020

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### Item 3: Sydney's Corner Phase 2 Final Plat

Public Hearing:	No
Application No.:	S-1-20
Property Address:	SW Corner of 650 West & Glover Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	.94 acres
Number of Lots:	4
Property Owner:	Fred and Jennifer Sanchez
Agent:	Guy Haskell – Updwell Development LLC

Request: *Final Plat approval for the subdivision.*

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#### **Background Information**

The developer received Final Plat approval for the Sydney Corner Phase 2 Subdivision on July 11, 2020. The reason the subdivision is not a Minor Plat is that the development required dedication of Right of Way on Glovers and 650 West. Please see the suggested motion below, which mirrors the previous conditions of Preliminary Plat.

#### **Suggested Motion**

Move that the Planning Commission approve the Preliminary Plat for the Sydney Corner Phase 2 Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant must pay the amount, agreed upon by the City Council, for the TDR lot(s) to the City prior to or concurrent with the recordation of the final plat.
2. The applicant shall show the cross section and dedicate the corrected 650 West and Glovers Lane right-of-way on the final plat.
3. The Bureau of Reclamation (BOR) easement must be identified on the final plat, and if the easement is abandoned, the final plat must be amended to reflect the change.
4. The applicant must submit a Soils Report with the final plat drawings.
5. The City's Development Review Committee (DRC) must approve final improvement drawings for the development, and the applicant shall complete any other DRC outstanding comments/requirements related to this, the development, and the final plat.

### **Findings for Approval**

1. The parcel size is comparable to the existing Sydney's Corner Subdivision Phase 1.
2. Lot dimensions comply with the standards set forth in the Zoning and Subdivision ordinances because the City made a finding of blight.
3. The proposed average lot size for the project is .22 acres or 9,583.2 square feet, which required a special exception because each lot is less than the minimum alternative lot size of 12,000 square feet as set forth in the AE zone. The Planning Commission approved a special exception for the smaller lot size on March 5<sup>th</sup>.
4. All lots front an existing fully improved public right of way (650 West and Glover Lane).
5. The development mirrors the development across the street and is consistent with the General Plan, which development the City also approved 3 TDR lots to help clean-up blight.
6. The subdivision 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.

### **Supplemental Information**

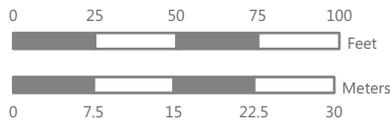
1. Vicinity Map
2. Final Plat

### **Applicable Ordinances**

1. Title 11, Chapter 3 – Definitions
2. Title 11, Chapter 10 – Agriculture Zones
3. Title 11, Chapter 28 – Supplementary and Qualifying Regulations
4. Title 12, Chapter 7 – General Requirements for All Subdivisions
5. Title 12, Chapter 6– Major Subdivisions



**VICINITY MAP**  
Parcel ID 08-079-0008



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.

# SYDNEYS CORNER SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 25  
TOWNSHIP 3 NORTH RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH



### SURVEYOR'S CERTIFICATE

I, **MICHAEL B. HERBST**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **56633** as prescribed under laws of the State of Utah. I further certify that by authority of the Owner, I have made a survey of the tract of land shown on the plat and described below, and have established said tract of land into lots, hereafter to be known as, **SYDNEYS CORNER SUBDIVISION PHASE 2**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet front width and area re-requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington, Utah, more particularly described as follows:  
Beginning at a point at the Southwest corner of the intersection of Glover Lane and 650 West Street, point being South 0°29'51" East 204.60 feet along the Quarter Section line and South 89°20'09" West 215.16 feet, said point being the Point of Beginning.  
Thence South 0°12'57" East 68.11 feet along the West line of 650 West Street.  
Thence South 89°20'09" West 107.56 feet, and a 344.72 foot radius non-tangent curve to the left center bears South 89°43'20" East and the long chord bears South 1°40'27" East 261.55 feet through a central angle of 3°54'22" along said West line.  
Thence South 89°20'09" West 107.56 feet.  
Thence North 0°29'51" West 330.00 feet to the South line of Glover Lane.  
Thence North 89°20'09" East 123.98 feet along the South line of said Lane to the Point of Beginning.

Contains 45,461 square feet or 0.93 acres, 4 Lots.

Date: \_\_\_\_\_  
Drew: Douglas J. Kinnaman  
License No. 334575

### OWNER'S DEDICATION

Known all men by these presents that I, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as:

## SYDNEYS CORNER SUBDIVISION PHASE 2

do hereby dedicate for perpetual use all easements shown here on Public Utility Easements on this plat as intended for Public use, in witness whereof I have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

By: **Upwell Development LLC**  
Guy M. Heskett, Managing Member

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, J.S.,  
County of DAVIS  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, I, \_\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the \_\_\_\_\_ a Limited Liability Company and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISION EXPIRES: \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC:

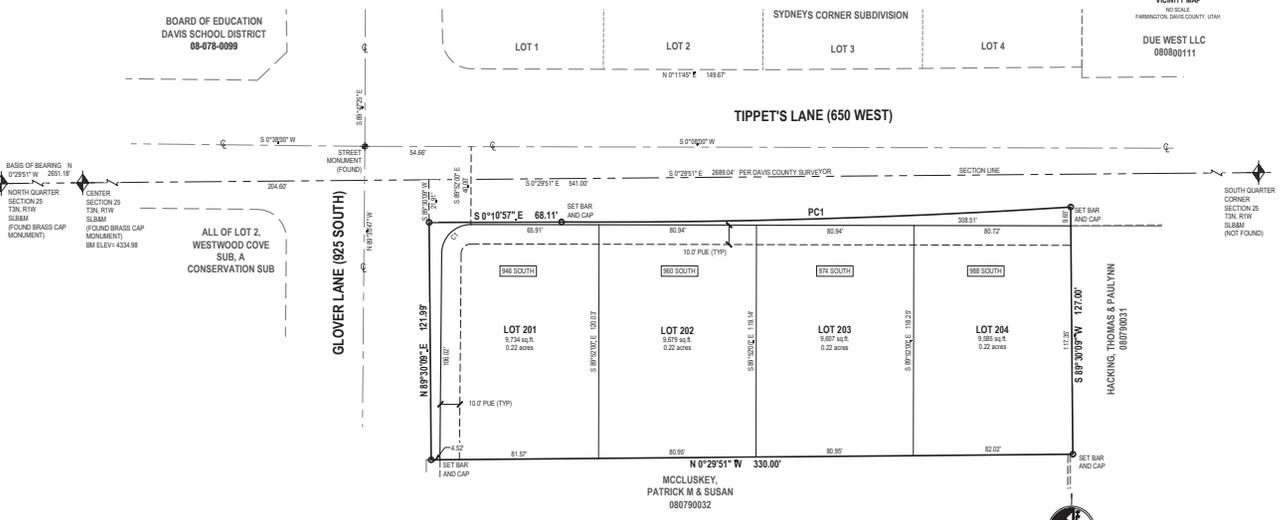
## SYDNEYS CORNER SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 25  
TOWNSHIP 3 NORTH RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
DAVIS COUNTY, UTAH

### DAVIS COUNTY RECORDER

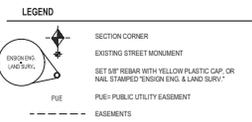
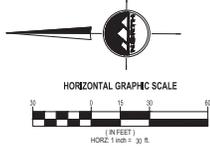
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
AND \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF 20\_\_\_\_  
AT \_\_\_\_\_ PAGE \_\_\_\_\_ OF OFFICIAL RECORDS

DAVIS COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER



- #### GENERAL NOTES:
1. ALL PUBLIC UTILITY (PUE) ARE 10' FRONT UNLESS OTHERWISE NOTED HEREON.
  2. REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
  3. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF CHAPTER 12 OF THE FARMINGTON CITY ZONING ORDINANCE.

NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.



**WEBER BASIN WATER DISTRICT NOTE:**  
SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE AREA (INCLUDING PARK STRIP) OF NO MORE THAN 60% OF THE GROSS PARCEL SIZE AND OF THE LANDSCAPE AREA IS PLANTED IN THIS AREA OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREA, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INSUFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

<b>WEBER BASIN WATER DISTRICT APPROVAL</b> APPROVED THIS _____ DAY OF _____ 20____ BY THE WEBER BASIN WATER DISTRICT APPROVAL	<b>CENTRAL DAVIS SEWER DISTRICT APPROVAL</b> APPROVED THIS _____ DAY OF _____ 20____ BY THE CENTRAL DAVIS SEWER DISTRICT APPROVAL	<b>CITY ATTORNEY'S APPROVAL</b> APPROVED THIS _____ DAY OF _____ 20____ BY THE FARMINGTON CITY ATTORNEY	<b>PLANNING COMMISSION APPROVAL</b> APPROVED THIS _____ DAY OF _____ 20____ BY THE CITY PLANNING COMMISSION APPROVAL	<b>CITY ENGINEER'S APPROVAL</b> APPROVED THIS _____ DAY OF _____ 20____ BY THE FARMINGTON CITY ENGINEER	<b>CITY COUNCIL APPROVAL</b> APPROVED THIS _____ DAY OF _____ 20____ BY THE FARMINGTON CITY COUNCIL	<b>SHEET 1 OF 1</b> PROJECT NUMBER: 0581 MANAGER: D. KINSMAN DRAWN BY: C. CHILD CHECKED BY: D. KINSMAN DATE: 2020-06-01	<b>DAVIS COUNTY RECORDER</b> ENTRY NO. _____ FEE _____ AND _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF 20____ AT _____ PAGE _____ OF OFFICIAL RECORDS
DIRECTOR, WEBER BASIN WATER DISTRICT	ENGINEER, CENTRAL DAVIS SEWER DISTRICT	FARMINGTON CITY ATTORNEY	CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION	FARMINGTON CITY ENGINEER	CITY RECORDER CITY MAYOR	BY _____ DEPUTY RECORDER	

#### SURVEY RECORDING DATA

DATE:	
DRAWING NO.:	

**TOOLE**  
650 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 435.863.2800  
Fax: 435.578.0108  
www.tooleinc.com

**ENSIGN**

**SALT LAKE CITY**  
PLANNING DEPARTMENT  
LAWSON  
Phone: 402.222.1100  
Fax: 402.222.1100  
www.slcc.gov



## Planning Commission Staff Report August 20, 2020

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### **Item 4: Zoning Map Amendment – Rezoning Right-of-Way’s**

Public Hearing:	Yes
Application No.:	Z-8-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	See attached map
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

*Request: Recommend approval of zoning map amendments concerning the rezoning of City-owned right-of-ways (ROW)*

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### **Background Information**

The zoning map, is updated after the City Council approves the rezone of a parcel of land in the development process. However, after City Council approval, changes to the zoning map only include the parcels for which the approval was given, or where the plat indicates. Thus, the current zoning map is a jigsaw puzzle where all parcels are surrounded by right-of-ways that have not been rezoned accordingly. This map amendment would allow the zoning map to be amended to rezone City-owned ROW to reflect abutting property zones.

Section 11-9-030 of the zoning ordinance describes the event in which zoning boundary uncertainties exist that the centerline of ROWs will be used as zoning boundaries first. This zoning map would follow this guideline; therefore, the zoning map would eliminate out-of-date ROW zoning and replace those areas with centerline reflections of adjacent zoning.

### **Suggested Motion**

Move that the Planning Commission recommend the City Council approve the zoning map amendment subject to all applicable Farmington City ordinances and standards.

### **Findings:**

1. The amendment allows updates to the zoning map, which is currently updated to reflect just the properties requesting rezoning.
2. This amendment allows for continuity and simpler map viewing.
3. This amendment will allow ROWs in future developments to be updated at the same time as said developments (if rezoning is applicable).

Supplementary Information

1. Existing zone map to be shown at meeting
2. Proposed changes to the zoning map



## Planning Commission Staff Report August 20, 2020

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### Item 5: Conditional Use Permit for an Increase in Height for an Accessory Building

Public Hearing: Yes  
Application No.: C-6-20  
Property Address: 1993 Bella Vista Dr  
General Plan Designation: LDR (Low Density Residential)  
Zoning Designation: LR-F (Large Residential – Foothill)  
Area: .96 acres  
Property Owner: Mike Hirst

Request: *Applicant is requesting an increase in height for an accessory building (detached garage) from 15 feet to 16 feet.*

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#### **Suggested Motion:**

Move that the Planning Commission approve the conditional use application to allow an increase in height as requested, subject to all applicable codes, development standards and ordinances.

#### **Findings for Approval**

1. The use is not contrary to the goals, policies and governing principles of the comprehensive plan for Farmington City.
2. The subject property is large enough that an accessory building will fit on the property without any foreseeable adverse effects and is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity.
3. The accessory buildings is subordinate in height to the main building.
4. The accessory building will be located at least fifteen feet (15') from any dwelling on an adjacent lot;
5. The accessory building will not encroach on any recorded easement;
6. The proposed structure is compatible with the character of the site, adjacent properties and surrounding neighborhoods.

#### **Supplemental Information**

1. Vicinity Map
2. Application including site plan and elevations



356 W

Bella Vista Drive

1993 N

Bella Vista Drive

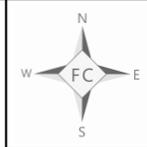
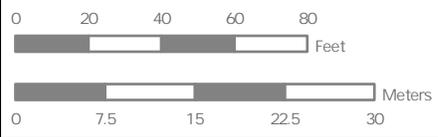
366 W

1959 N



# VICINITY MAP

1993 Bella Vista Dr



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.

Conditional Use   
Site Plan \_\_\_\_\_  
(City Use Only)

6-6-20  
Application No.  
(City Use Only)



NO FEE

### CONDITIONAL USE/SITE PLAN APPLICATION

FEE: See "Consolidated Fee Schedule"

Application for property located at : 1993 N. BELLA VISTA DR.

Date : 8/7/20 Total Acreage: .94 Current zone: \_\_\_\_\_

Property Owner: MIKE HIRST Phone No.: 801-560-0023  
(Current property owner must sign application)

Subdivision Name: SHEPARD HEIGHTS Number of lots: 1

Applicant/Agent: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell No. \_\_\_\_\_

Mailing Address : \_\_\_\_\_ Zip Code: \_\_\_\_\_

#### LEGAL DESCRIPTION FOR THE PROPERTY MUST ACCOMPANY THIS APPLICATION

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

The following information must also be submitted with the application:

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

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

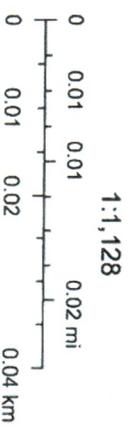
*Refer also to Chapter 8 of the Farmington City Zoning Ordinances for further information.*

# ARCGIS Web Map



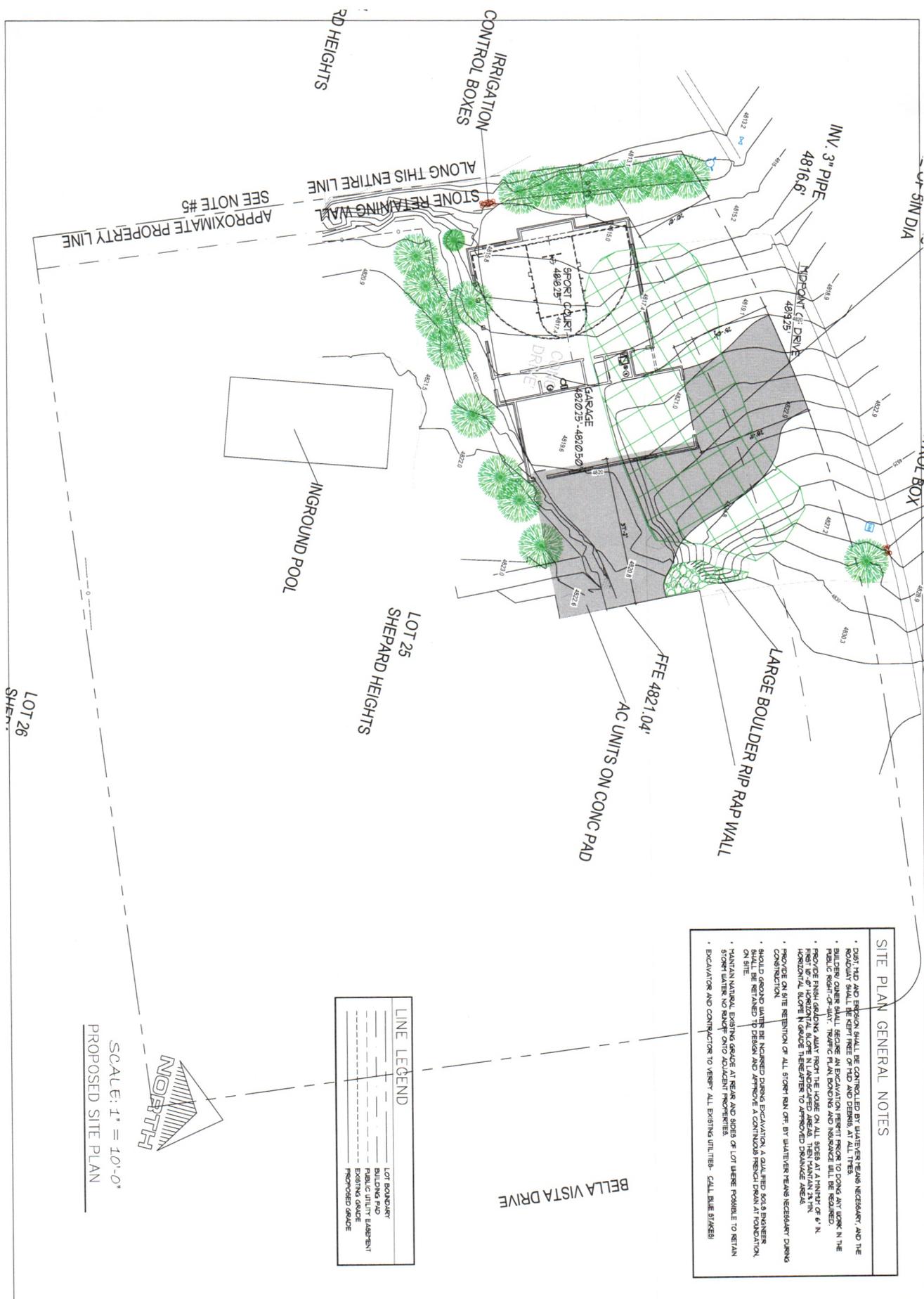
7/22/2020, 4:27:39 PM

 Farmington City Boundary  
 Parcels  
Address Points



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

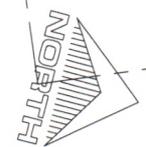




APPROXIMATE PROPERTY LINE  
 SEE NOTE #5  
 ALONG THIS ENTIRE LINE

LOT 26  
 SHEPHERD HEIGHTS

SCALE: 1" = 10'-0"  
 PROPOSED SITE PLAN



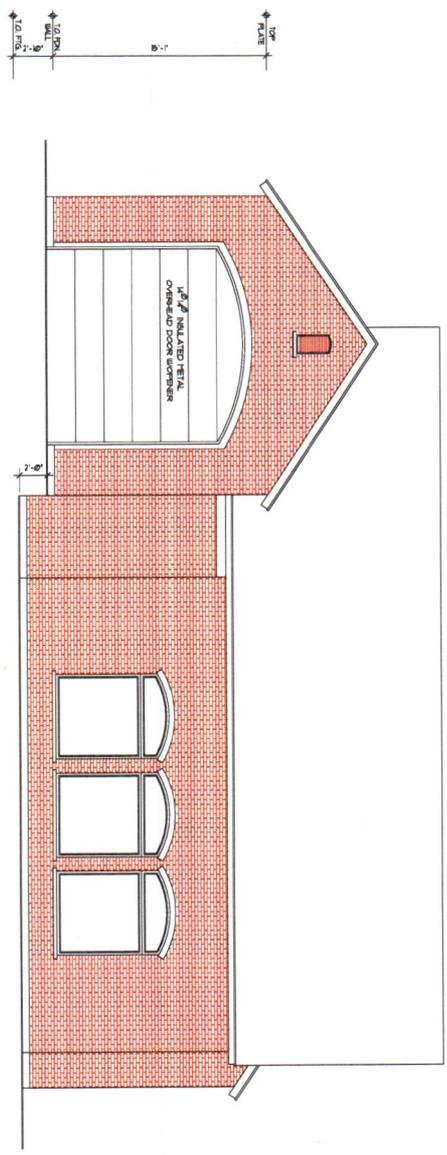
LINE LEGEND	
	LOT BOUNDARY
	BUILDING FOOTPRINT
	EXISTING GRADE
	PROPOSED GRADE

**SITE PLAN GENERAL NOTES**

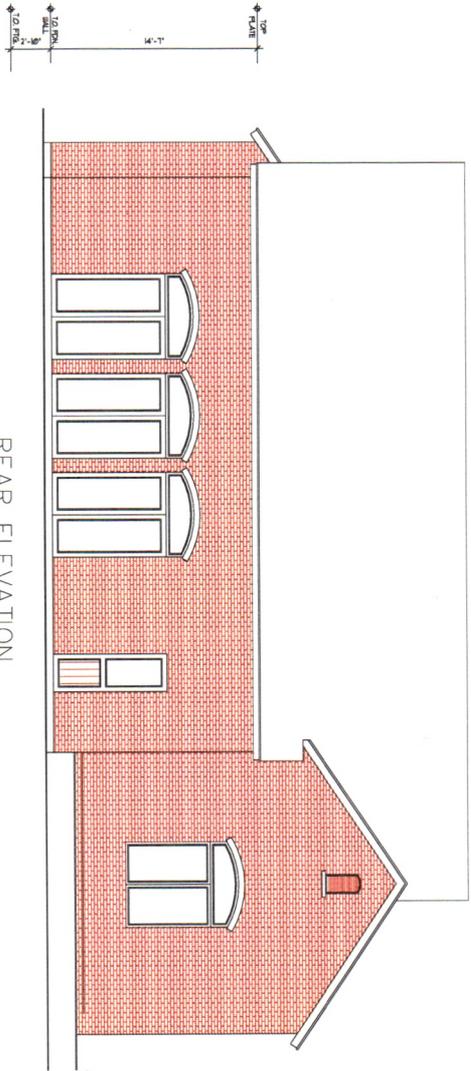
- DUST MUD AND EROSION SHALL BE CONTROLLED BY WATERWAYS NECESSARY AND THE PRODUCE SHALL BE REMOVED TO THE NEAREST STREET.
- FOUNDATION SHALL BE CONSTRUCTED PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLAN BONDING AND NECESSARY SHALL BE REQUIRED.
- PROVIDE FINISH GRADING AWAY FROM THE HOUSE AT A MINIMUM OF 6" N. HORIZONTAL SLOPE IN LANDSCAPED AREAS, THEN HANTAN 2% MIN. HORIZONTAL SLOPE IN GARAGE HEREFTER TO APPROVED DRAINAGE AREAS.
- PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF BY WATERWAYS NECESSARY DURING CONSTRUCTION.
- SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOIL ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS PERCH DRAIN AT FOUNDATION ON SITE.
- HANTAN NATURAL EXISTING GRADE AT REAR AND SIDES OF LOT WHERE POSSIBLE TO RETAIN STORM WATER ON PROPERTY ONTO ADJACENT FRONTIER.
- EXCAVATOR AND CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. CALL BLUE STIKES!

BELLA VISTA DRIVE

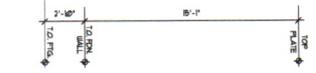
**HIRST RESIDENCE**  
 DETACHED GARAGE 1933 BELLA VISTA DRIVE  
 FARMINGTON, UTAH  
 7/10/20



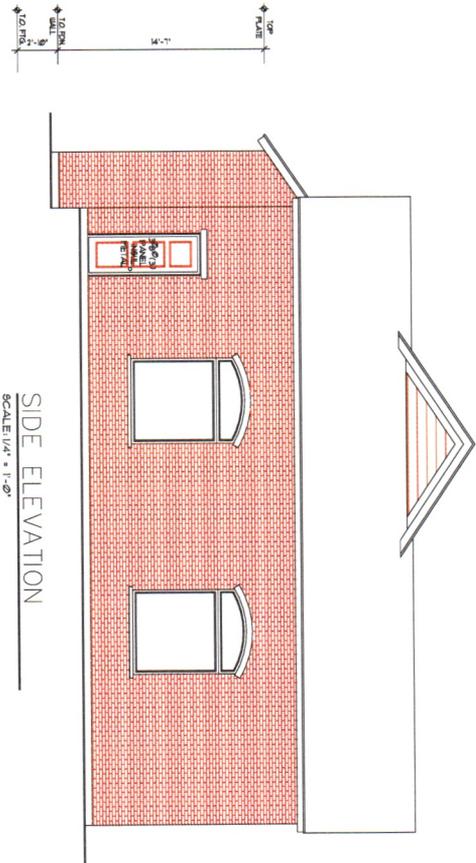
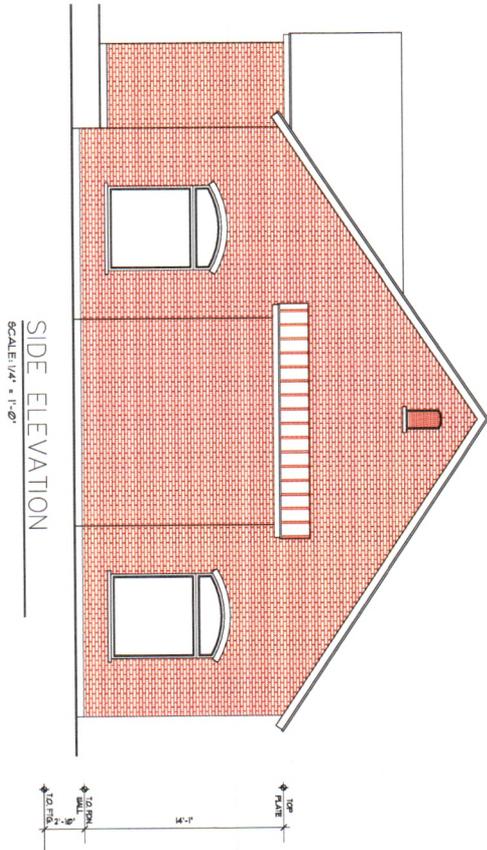
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



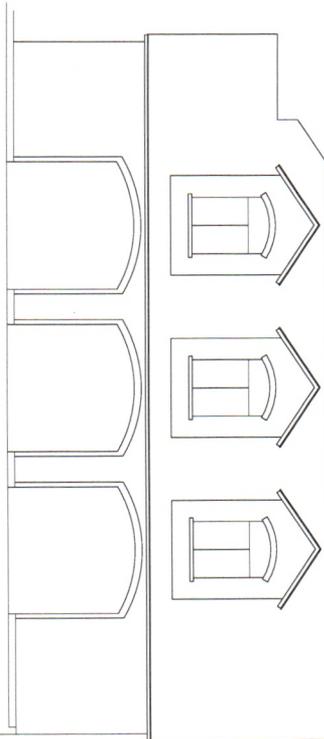
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



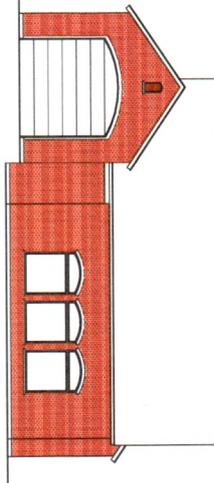
HIRST RESIDENCE  
DETACHED GARAGE 1993 BELLA VISTA DRIVE  
1/10/20 FARMINGTON, UTAH



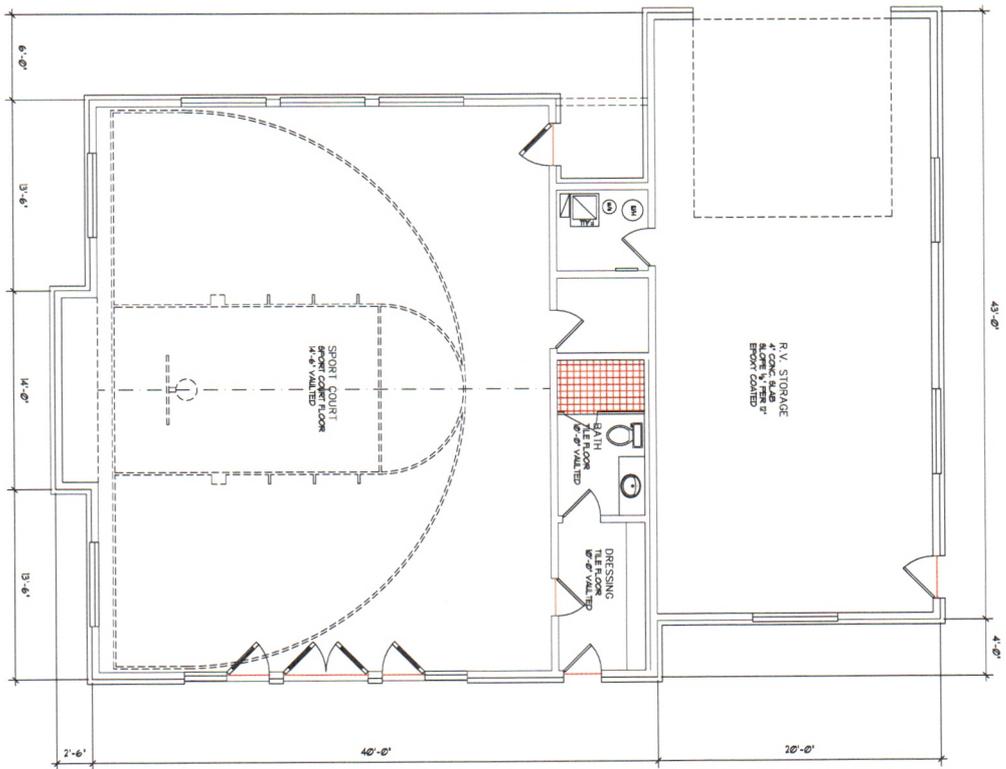
HIRST RESIDENCE  
 DETACHED GARAGE 1993 BELLA VISTA DRIVE  
 7/10/20 FARMINGTON, UTAH



STREET ELEVATION - SHOWING GRADING  
SCALE 1/4" = 1'-0"



SPORT COURT  
SCALE 1/4" = 1'-0"







## Planning Commission Staff Report August 20, 2020

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### Item 6: Conditional Use Permit for an increase in height for a Detached Garage

Public Hearing: Yes  
Application No.: C-5-20  
Property Address: 131 S Bonanza Road  
General Plan Designation: RRD (Rural Residential Density)  
Zoning Designation: AE (Agriculture Estates)  
Area: .54 acres  
Property Owner: Craig and Pamela Mattinson

Request: *Applicant is requesting an increase in height for an accessory building (detached garage) from 15 feet to 22 feet.*

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#### **Suggested Motion:**

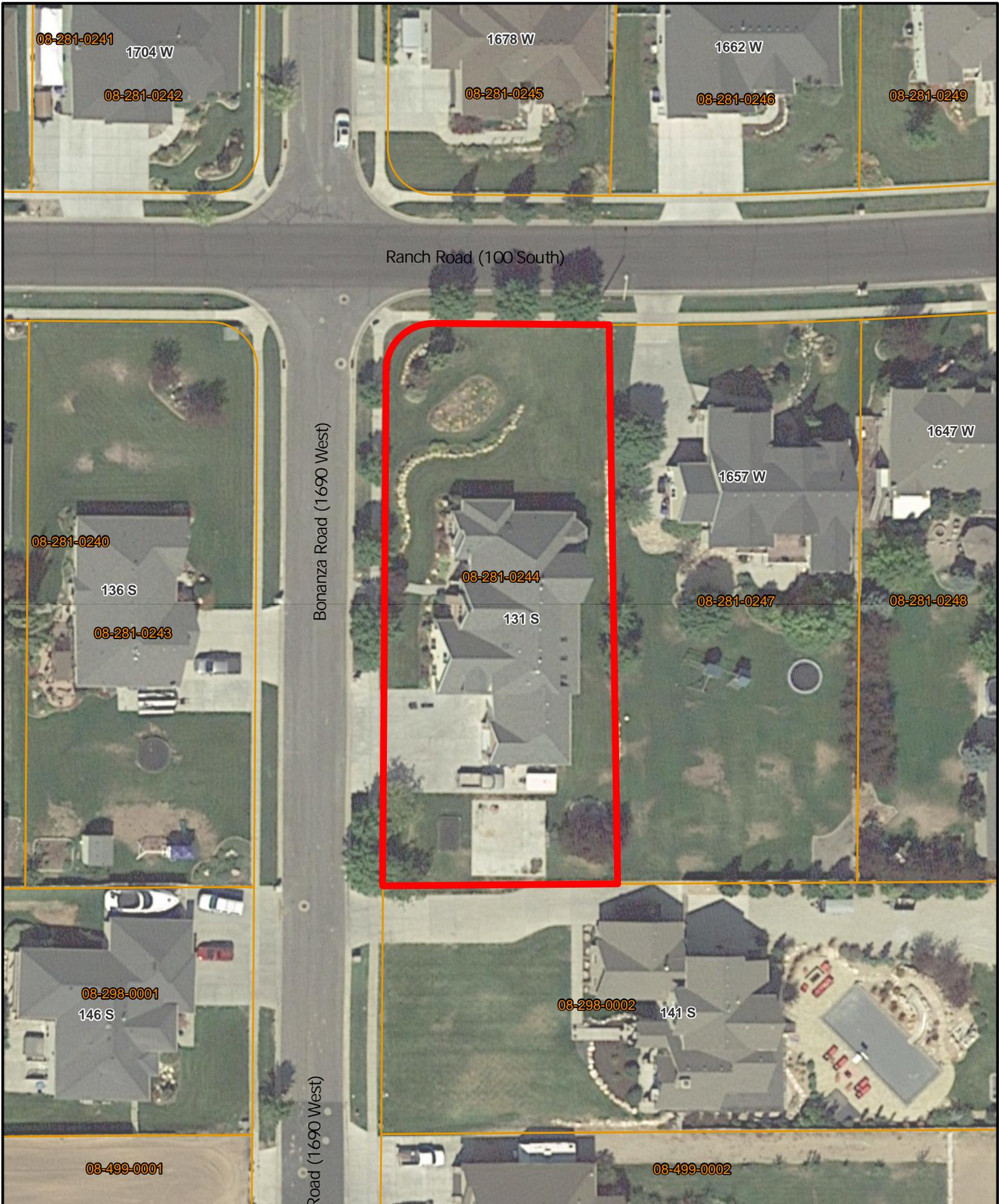
Move that the Planning Commission approve the conditional use application to allow an increase in height as requested, subject to all applicable codes, development standards and ordinances.

#### **Findings for Approval**

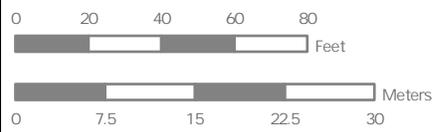
1. The garage cannot be placed completely in the rear yard due to the location of the main structure and lot orientation.
2. The ordinance allows for taller accessory buildings in this yard (25 feet in the AE zone on lots over .5 acre)
3. The use is not contrary to the goals, policies and governing principles of the comprehensive plan for Farmington City.
4. The subject property is large enough that a detached garage will fit on the property without any foreseeable adverse effects and is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity.
5. The accessory buildings is subordinate in height to the main building.
6. The garage will be located at least fifteen feet (15') from any dwelling on an adjacent lot;
7. The detached garage will not encroach on any recorded easement;
8. The proposed structure is compatible with the character of the site, adjacent properties and surrounding neighborhoods.

#### **Supplemental Information**

1. Vicinity Map
2. Letter from Craig Mattinson, 8.7.20
3. Elevations/Site Plan



VICINITY MAP  
131 S Bonanza Rd



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.

Craig J. and Pamela Mattinson

131 South Bonanza Rd.

Farmington, Utah 84025

Farmington City

160 South Main

Farmington, Utah 84025

August 7, 2020

Dear Farmington City,

Please find enclosed an application for a Conditional Use permit for the lot of my personal residence (lot 244 Farmington Ranches, 131 South Bonanza Rd.). I am proposing building a detached garage on the south-east area of my lot. In preparation for this proposal, I have obtained releases and permission to encroach upon the public utility easement located on the south and east property lines from the utility companies related with the easement. These letters are enclosed.

Additionally, due to the corner lot having a very narrow rear yard (15' at the narrowest point), I would like to ask permission from the planning commission to allow construction and a modification of the height restrictions on the detached garage in the south side yard. Inasmuch as this corner lot has essentially two front yards, the rear yard provides no space that would be adequate for the proposed garage. My neighbors to the south are currently reworking their front yard following a successful conditional use permit request and have voiced their approval to me personally for my garage proposal. (Tim and Jenny Pace). They have a very similar garage they built in their rear side yard.

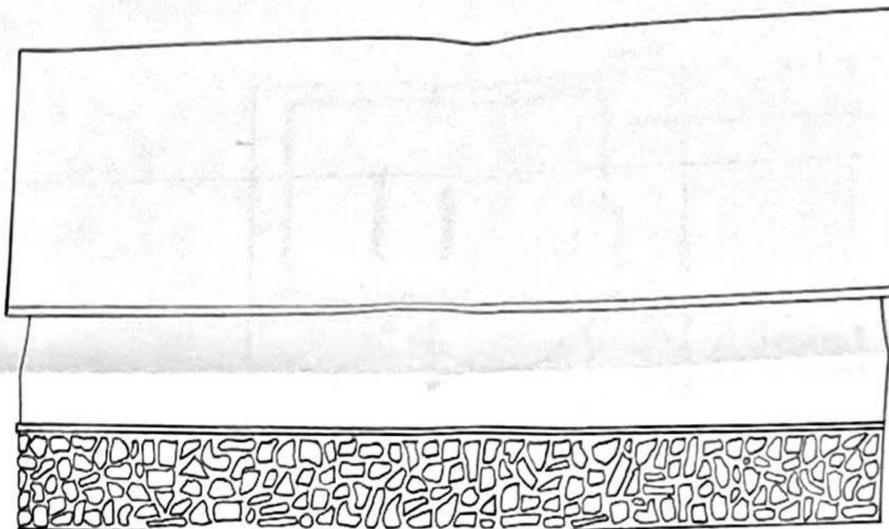
I am planning to locate the garage 3 feet from the south property line and 3 feet from the rear (east) property line. The average garage height is 20.5'.

Thank you for your consideration of this proposal.



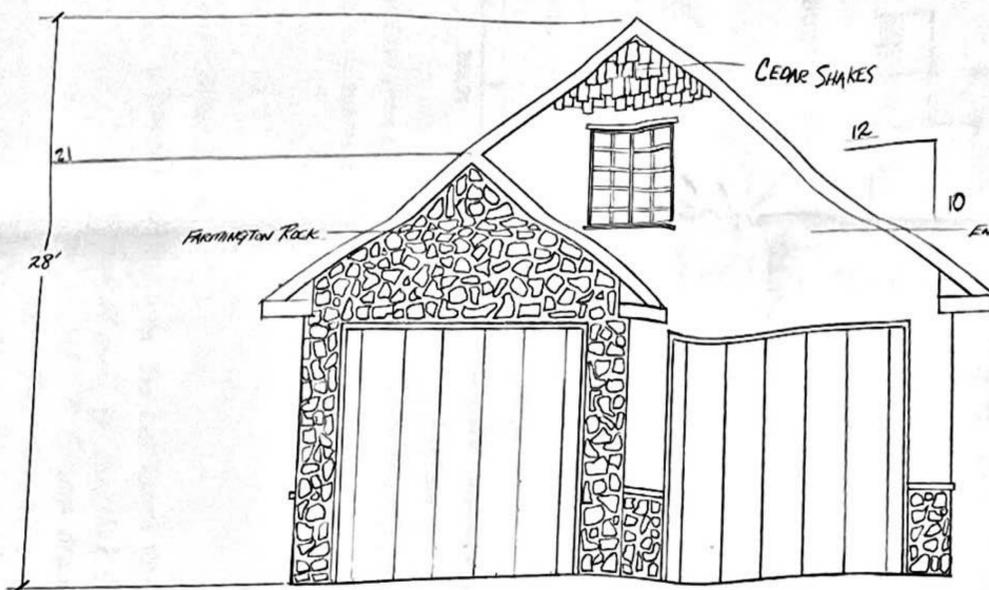
Craig Mattinson

SOUTH ELEVATION 1/4" = 1'-0"



CRAIG MATTINSON  
131 SOUTH BONANZA RD.  
32' x 44' DETACHED GARAGE

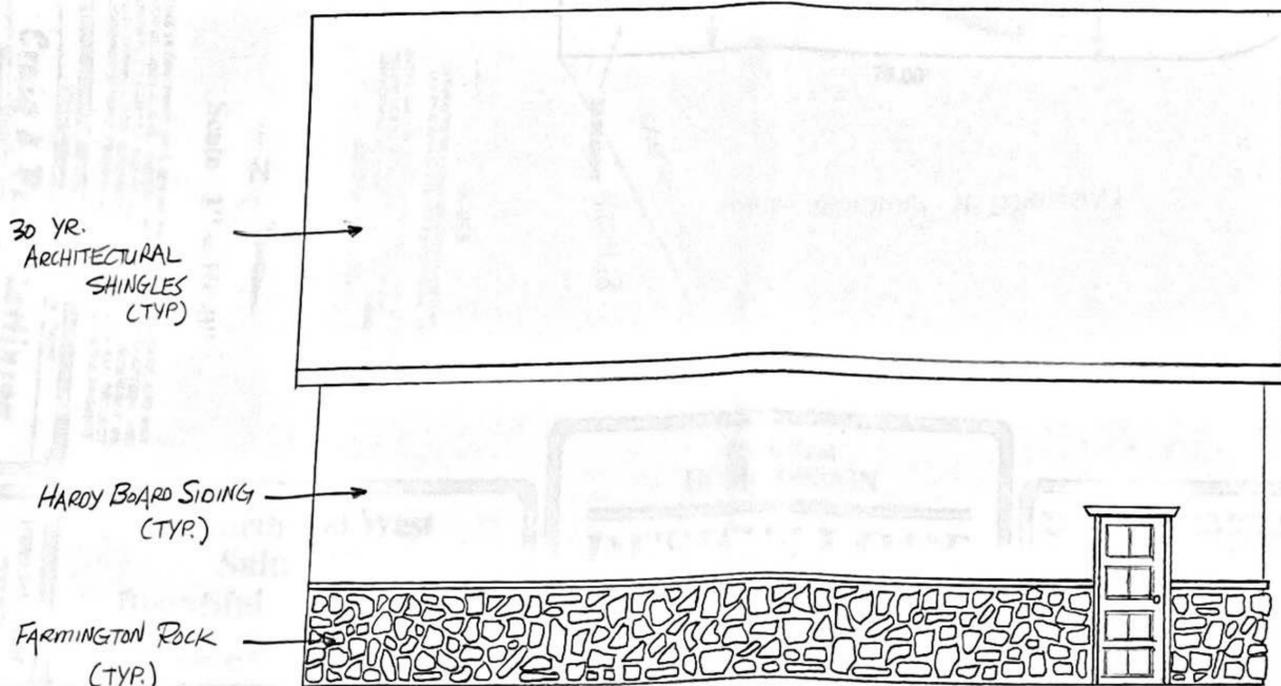
FRONT ELEVATION 1/4" = 1'-0"



- 14' Ceiling height  
- SCISSOR TRUSSES REAR 6'  
STORAGE TRUSSES FRONT 34'  
ENGINEERED WOOD SIDING (PAINTED TO MATCH HOMIE)

32' x 44' DETACHED GARAGE  
CRAIG MATTINSON  
131 SOUTH BONANZA RD.

NORTH ELEVATION 1/4" = 1'-0"



30 YR.  
ARCHITECTURAL  
SHINGLES  
(TYP.)

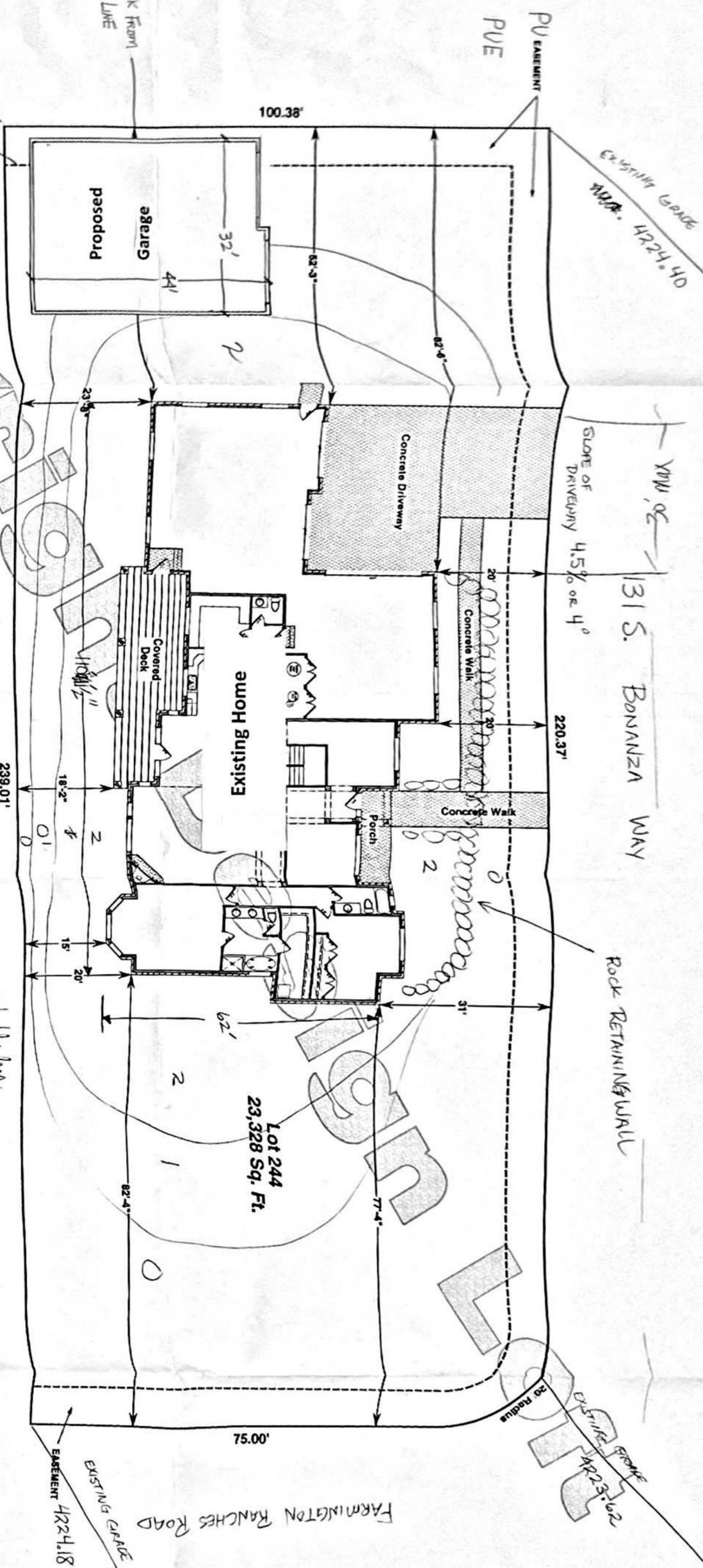
HARDY BOARD SIDING  
(TYP.)

FARMINGTON ROCK  
(TYP.)

CRAIG MATTINSON  
131 SOUTH BONANZA RD.  
32' x 44' DETACHED GARAGE

Handwritten note on the left margin: "The North West corner of the lot. AGAIN 1/4\"

COPYRIGHT



MAIN FLOOR ELEVATION: 4227 ±  
 SECOND FLOOR ELEVATION: 4238 ±

**RUNOFF PREVENTION**

1. During Construction: The lot varies in elevation by only 18".  
 Runoff will be directed to the NORTH WEST portion of the lot. A storm drain exists at the NORTH WEST corner. This storm drain will be kept clear. The final elevation will be in place at the end of the construction period. It is anticipated that all runoff will be captured on this lot, with no flow into neighboring lots.
2. After Construction: The lot will still be down the storm drains. The lot will still be flat, varying in elevation by less than 2 feet. The NORTH WEST corner will still constitute the lowest elevation of the lot. AGAIN, A storm drain exists at that location.

probably less.

**NOTICE**  
 THESE PLANS ARE THE PROPERTY OF DESIGN LOFT INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DESIGN LOFT INC.

Scale 1" = 10'-0"

Proposed Residence For:  
**Craig & Pam Mattinson**  
 Farmington Ranches Subdivision  
 Lot 244  
 Farmington, Utah

THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS, AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUB-CONTRACTORS, AND RESPONDENTS FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.

Personalized HOME DESIGN  
**DESIGN LOFT** INC.  
 Est. 1964  
 (801) 292-9716

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Written Dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing and in advance of any violations from the dimensions and conditions shown on these drawings.

Plan Number 3949  
 Page Number PLOT PLAN

96 North 500 West Suite 260  
 Bountiful, Utah 84010  
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Plan Number 3949  
 Date March 20, 2003  
 Page Number PLOT PLAN

#15127



## Planning Commission Staff Report August 20, 2020

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### Item 7: Zone Text Amendment—Driveway Special Exception vs. Conditional Use

Public Hearing:	Yes
Application No.:	ZT-13-20
Property Address:	NA
General Plan Designation:	NA/
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

*Request: Recommendation for a Text Amendment to 11-32-060 A.1. of the Zoning Ordinance.*

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#### **Background Information**

Recently, the city has received several conditional use applications for the construction of additional driveway width and associated curb cuts. Conditional use approval standards are regulated by Utah State Code, which provides discretion or say by the Planning Commission so long as conditions are applied to mitigate impacts. See attached Utah State Code 10-9a-507.

Single-family residential neighborhoods typically have roadway side treatments that include curb, gutter, sidewalk and park strip. If larger driveways become too pervasive, the character of the neighborhood often changes. For example, consider the standard driveway width for residential homes ranges from 9 feet to 24 feet. Single car driveways can be as narrow as 9 feet, or as wide as 12 feet. The City’s off-street parking standards allow a width beyond what is typical. 11-32-060 states, “Residential driveways shall be not more than twenty feet (20’) in width when serving as access to two (2) properly designated spaces, or thirty feet (30’) in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line”.

Staff is proposing this amendment to revise the process for these driveway requests. This amendment would revise the process from a conditional use application, to a Special Exception consideration under an approval from the Planning Commission. The purpose of a Special Exception is to allow an adjustment to a fixed dimension standard permitted in the Zoning Ordinance. A Conditional Use is defined as, “Uses, other than permitted uses, that may be allowed in a specific zone but requiring additional safeguards to maintain and assure the health, safety, morals and general welfare of the public and to maintain the character of the zone.” The amendment is proposing the Planning Commission

review additional driveway width as a Special Exception with the approval standards outlined in 11-3-045 E also attached.

**Suggested Motion**

Move that the Planning Commission recommend the City Council approve the proposed amendment to the Zoning Ordinance as set forth in the staff report, subject to all applicable Farmington City ordinances and standards

**Findings for Approval:**

1. The amendment supports the purpose of a Special Exception as an adjustment to a fixed dimension standard permitted in the Zoning Ordinance.
2. The special exception provides the necessary discretion for such matters whereas the conditional use process does not.
3. The amendment gives express authority to the Planning Commission to grant a request for additional driveway width.
4. When determining if additional driveway width should be approved, the Special Exception approval standards better represent criteria that should be considered by the Planning Commission including use, construction, character, location, landscaping, screening, parking and whether or not the a lot or parcel is of sufficient size to accommodate the special exception.

**Supplementary Information**

1. Proposed amendments to Chapter 32 of the Zoning Ordinance
2. Title 11 Chapter 3 Section 045 E: Special Exception Approval Standards.
3. Utah State Code 10-9a-507

**11-32-060: ACCESS TO OFF STREET PARKING AND LOADING SPACES:**

A. Ingress And Egress: Adequate ingress and egress to all uses shall be provided as follows:  
(Ord. 1994-26, 6-15-1994)

1. Residential driveways shall be not more than twenty feet (20') in width when serving as access to two (2) properly designated spaces, or thirty feet (30') in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line. "Properly designated parking spaces" shall include spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the minimum front yard setback. Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments, may be reviewed by the planning commission as a ~~conditional use (no fee shall be required)~~ **special exception**. Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces. (Ord. 2011-10, 5-17-2011)

### **11-3-045: SPECIAL EXCEPTIONS:**

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.

**Effective 5/14/2019**

**10-9a-507 Conditional uses.**

- (1)
  - (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
  - (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2)
  - (a)
    - (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
    - (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
  - (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
  - (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.
- (3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.
- (4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

Amended by Chapter 384, 2019 General Session



Davis County  
**SHERIFF'S Office**

Kelly Sparks  
Sheriff

Arnold Butcher  
Chief Deputy

Susan Poulsen  
Chief Deputy

Andrew Oblad  
Chief Deputy

July 17, 2020

Meagan Booth, Associate Planner  
Farmington City  
160 S Main  
Farmington, Utah 84025

Re: Update of Conditional Use Permit C-15-19, Davis Medical Observation Unit

Dear Ms. Booth:

The Davis County Sheriff's Office is respectfully requesting an update to its current Conditional Use Permit (CUP) C-15-19, approved September 19, 2019, for the proposed Davis Medical Observation Unit. Two items are included in this request:

1. The approved CUP includes a total of twenty-six (26) medical observation beds. The current design proposed by the Sheriff's office is for a total of thirty-three (33) total medical observation beds. This request for additional beds is the result of the recognition that an unforeseen pandemic such as Covid-19 can make unexpected demands upon jail medical needs and it is in the best interest of the facility to have additional beds available under such circumstances. These additional beds are entirely for use within the medical observation facility only and will not increase the total number of detainees within the Davis County Jail.
2. The current CUP expires September 19, 2020. The Davis County Sheriff's Office is requesting a time extension to commence project construction. Architects and Engineers are nearing completion of the construction bid package and a Construction Manager/General Contractor is about to be engaged. Nonetheless, the impending date of September 19, 2020 is extremely pressing to have bids awarded and construction commenced by this time. It is the preference of the Sheriff's office to have more time available to fully vet the documents, obtain permitting and initiate construction after September 19, 2020.

In addition, the Davis County Sheriff's Office is prepared to participate in a renewed DRC meeting at the pleasure of Farmington City in order to update all City Departments with the latest project design information, prior to our anticipated submittal of permit documents. We look forward to your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitch Matern".

Mitch Matern, Facilities Manager

800 West State Street, P.O. Box 618  
Farmington, Utah 84025  
801-451-4100 Fax 801-451-4110  
DAVISCOUNTYUTAH.GOV/SHERIFF