



HISTORIC BEGINNINGS • 1847

**Farmington City Planning Commission**

**August 6, 2020**



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

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

SHANE PACE  
CITY MANAGER

## **AGENDA** **PLANNING COMMISSION MEETING**

**August 6, 2020**

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

Field Trip: 5:30 p.m.

Study Session: 6:00 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).*

7:00 1. City Council Report

### **SUBDIVISION/ZONING AMENDMENTS**

7:05 2. Richard Haws (Public Hearing) – Applicant is requesting approval to condominiumize the Arbinger Building located at 686 N. Arbinger Way located in the OMU (Office Mixed Use) zone. (S-14-20)

7:10 3. Symphony Homes LLC/Jared Schmidt (Public Hearing) – Applicant is requesting a recommendation to amend the entire Master Plan for the Chestnut Farm Planned Unit Development (PUD) (Preliminary PUD Master Plan) and Schematic Subdivision Plan approval for Phase 5 and a related zone change thereto, from A (agriculture) to AE (Agriculture Estates). This phase consists of 25 lots on 10.27 acres of property located at approximately 475 S 1350 W. (S-5-20 and Z-4-20)

7:50 4. Josh Cummings/Phil Holland (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan and Preliminary PUD Master Plan approval for the proposed Park and Main subdivision, consisting of 6 residential lots and 1 office building lot on 3.1 acres of property located at approximately 744 N Main St in the BP (Business Park) and LR-F (Large Residential-Foothill) zones and a possible zone change of a portion of the property from LR (Large Residential) to BP (Business Park). (S-6-20 and Z-9-20)

8:30 5. Farmington City (Public Hearing) – Applicant is requesting a recommendation of zoning map amendments concerning the rezone of City-owned remnant rights of way. (R.O.W) (Z-8-20)

### **CONDITIONAL USE APPLICATIONS**

8:35 6. Robert and Suzanne Wilkes (Public Hearing) – Applicant is requesting conditional use approval for an increase in height for a detached garage located at 390 S 950 W in the AE (Agricultural Estates) zone. (C-4-20)

### **ZONE TEXT AMENDMENT APPLICATIONS**

8:45 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)

9:00 8. Farmington City – Applicant is requesting a recommendation to amend chapter 18 of the zoning ordinance removing residential use as allowed uses in the GMU (General Mixed Use) zone. (ZT-3-20).

**OTHER BUSINESS**

9:10 9. Miscellaneous, correspondence, etc.  
a. Other

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

Posted July 31, 2020

Carly Rowe  
Planning Secretary



## Planning Commission Staff Report August 6, 2020

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### Item 2: Arbinger Building Condominium Plat

Public Hearing:	Yes
Application No.:	S-14-20
Property Address:	686 N. Arbinger Way
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	2.07 acres
Number of Lots:	1
Number of Units:	5
Parcel #:	080600048
Property Owner:	Outward Development LLC.

Request: Applicant is requesting a recommendation to condominiumize an existing office building into 5 office units.

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#### **Background Information:**

Outward Partners, LLC is proposing a five-unit condominium project, located in a new 3-story building. The subject property is zoned OMU (Office Mixed Use). The applicant would like to convert the office space into individually owned units sharing common space e.g. parking area, etc. It is important to the City to understand who will be responsible for the utility payments related to this project. The property owner has submitted a plan showing which owner (or entity) is responsible for the utility payments.

#### **Suggested Motion:**

Move that the Planning Commission recommend that the City Council approve the Arbinger Building Condominium Plat located at 686 N. Arbinger Way Lane subject to the following conditions:

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

Findings for Approval

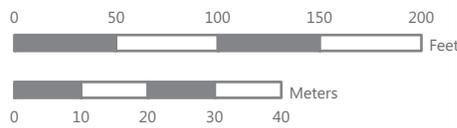
1. The motion if followed, will resolve any potential utility payment conflicts.
2. The request is consistent with the General Plan.
3. The proposed office use is consistent with the surrounding properties and adjacent neighborhoods.

Supplemental Information

1. Vicinity Map
2. Condo Plat



**VICINITY MAP**  
**Arbinger Building**



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.



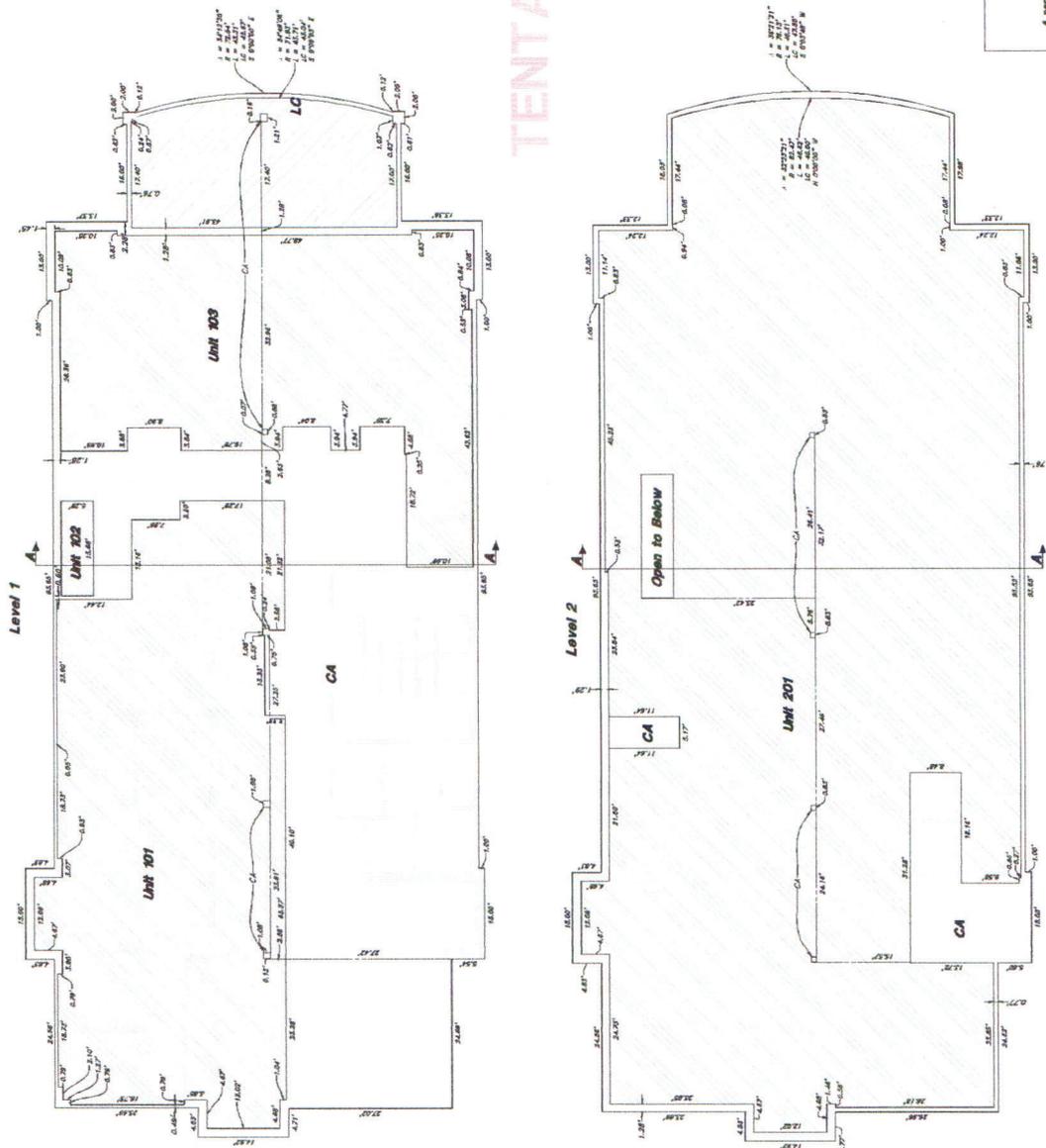
# Arbinger

A Utah Condominium Project  
 A part of the Southeast Quarter of Section 14, Township 3 North, Range 1 West Salt Lake base and Meridian, Farmington,  
 Davis County, Utah,  
 May 2020



Scale: 1" = 10'  
 Graphic Scale

CA - Common Area  
 LC - Limited Common Area  
 Unit



TENTATIVE FINAL

DAVIS COUNTY RECORDER

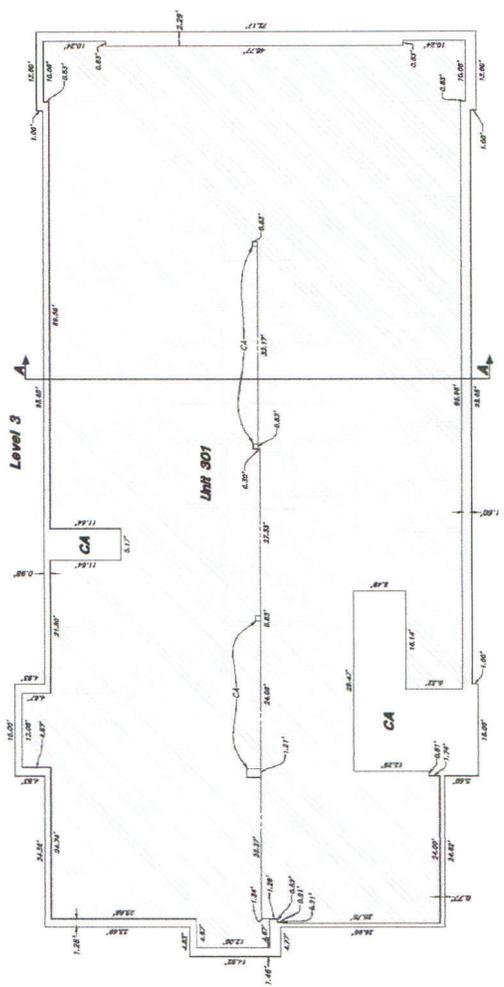
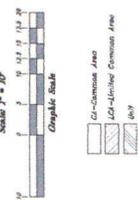
APPLY NO.	FILED FOR RECORD AND
RECORDED	IN BOOK
DATE	BY
DAVIS COUNTY RECORDER	OFFICIAL

**Arbinger**  
 A Planned Unit Development  
 A part of the Southeast Quarter of Section 14,  
 Township 3 North, Range 1 West Salt Lake base  
 and Meridian, Farmington, Davis County, Utah,  
 February 2020

**GREAT BASIN ENGINEERING**  
 2020 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 WWW.GREATBASINENGINEERING.COM

# Arbinger

A Utah Condominium Project  
 A part of the Southeast Quarter of Section 14, Township 3 North, Range 1 West Salt Lake base and Meridian, Farmington, Davis County, Utah  
 May 2020



Building Section A-A



TENTATIVE FINAL

Sheet 2 of 3

DAVIS COUNTY RECORDER	FILED FOR RECORD AS
17781 MS.	FILED
RECORDED IN BOOK	OF OFFICIAL
RECORD PAGE	RECORDED
DAVIS COUNTY RECORDER	DATE
PL	APPROX

**Arbinger**  
 A Utah Condominium Project  
 A part of the Southeast Quarter of Section 14, Township 3 North, Range 1 West Salt Lake base and Meridian, Davis County, Utah  
 February 2020

**GREAT BASIN ENGINEERING, INC.**  
 1000 N. 1000 W. SUITE 1000, FARMINGTON, UT 84201  
 801.734.1111



## Planning Commission Staff Report August 6, 2020

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### Item 3: Chestnut Farms PUD Project Master Plan Amendment and Phase 5 Preliminary PUD and Schematic Plan with accompanying Zone Change

Public Hearing:	Yes
Application No.:	S-5-20 and Z-4-20
Property Address:	Approximately 475 S 1350 W
General Plan Designation:	RRD
Zoning Designation:	A and AE (PUD)
Area:	10.27 Acres
Number of Lots:	25
Property Owners:	Symphony Homes LLC
Agent:	Jared Schmidt

*Applicant is requesting recommendation for an amendment to the Master Plan and Phase 5 Preliminary PUD and Schematic Plan approval, as well as a related zone change.*

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#### **Background Information**

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

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

#### **Suggested Alternative Motions**

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

1. East cul-de-sac must provide a temporary turnaround and stubbed connectivity for future development on Bangerter property (to the south).
2. Due to several iterations of master plan, the developer must resubmit an updated Preliminary PUD Master Plan with inclusion of all requirements in 11-27-060; including, but not limited to a landscaping plan and building elevations.
3. All other remaining DRC comments must be addressed.

Findings for Approval:

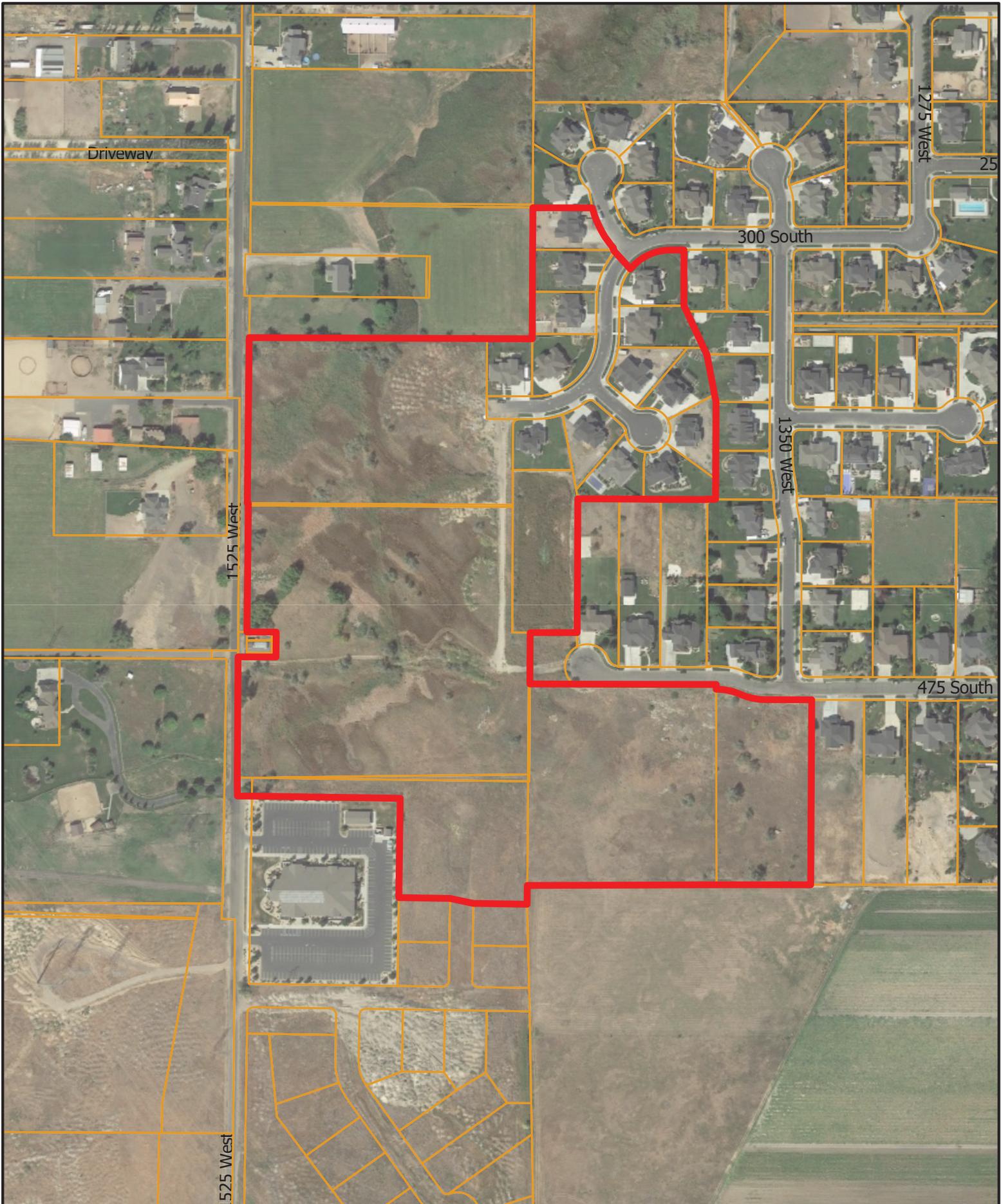
1. Phase 5 is consistent with Farmington City's General Land Use Plan.
2. Additionally, while some surrounding property is zoned Agricultural, and must adhere to those zone ordinances, the layout of Phase 5 is consistent with Chestnut Farms PUD Phases 1-4.
3. The development attempts to alleviate perceived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

OR

Move the Planning Commission table action to allow developer time to provide updated Preliminary PUD Master Plan.

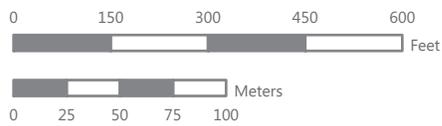
Supplementary Information

1. Vicinity Map
2. Master Plan Amendment Letter from Symphony Homes, LLC., June 18, 2020
3. Street Master Plan, March 20, 2012 and City Council minutes to approve.
4. Preliminary PUD Master Plan Submittal
5. Schematic Plan (Phase 5)
6. Zoning Map



**VICINITY MAP**  
**Chestnut Farms Phase 3, 5, 6**

Page 10/10/2019



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.

June 18, 2020

Dave Peterson  
Farmington City  
160 South Main  
Farmington, UT 84025

**JOHN S. WHEATLEY**

Vice President, Land Acquisition & Development  
C 801.557-7297  
O 801.298.8555  
111 SOUTH FRONTAGE ROAD  
CENTERVILLE, UT 84014  
[jwheatley@symphonyhomes.com](mailto:jwheatley@symphonyhomes.com)

Re: Chestnut Farms Master Plan Revision and Phase 5 Plat

Dear Dave:

We appreciate the time that you and the city manager recently took to review the conditions concerning the previous approval of the Chestnut Farms Master Plan. There has been a lot of confusion concerning which streets to put through our proposed subdivision as we have received varied input over the years from several city sources during the process. When the existing master plan was approved some years ago, the request for a connection to our project at 475 South was denied based on neighborhood objections. This city council denial was made despite the major impact on our project in creating a future block over 1000 feet in length and removing an additional exit from our subdivision. This lack of connection at 475 South limited the number of lots that could be developed in Phase 3 and forced us to leapfrog over potentially developable land to our current Phase 4 with its very expensive storm sewer outfall. We accepted these development obstacles that were placed upon us and proceeded with Phase 3 and 4.

Subsequently we were able to purchase vacant land on 475 South adjacent to our development. We met with Farmington City and were told that the previous denial of the 475 South connection to our project was viewed by city officials and staff as a mistake that needed to be remedied as we revised our master plan to include the new area. Our next submittal included connections at 475 South and to the Bangerter Farm located south of our property. We presented a master plan for approval with these connections, but it was tabled by the planning commission because of neighborhood objections to density, the 475 connection and the Bangerter connection. We did not immediately present revisions to address these issues as we were busy making numerous design changes to solve serious utility issues on Phase 4.

After we finally started Phase 4, we began the redesign of the master plan and Phase 5 by revising our yield plan, reducing density on 475 South and eliminating the 475 South and Bangerter connections to comply with the feedback we received on our previous submittals. We submitted our revised plans this year and received comments from city staff on the design. The comments included a request by staff to add both the 475 South and Bangerter connections that were repeatably objectional to the neighborhood. At our recent meeting it was suggested that we make a 300 South connection to 1525 West in lieu of the 475 South connection.

In the spirit of compromise from all the suggestions we have heard, we have revised our plan as follows:

1. We have eliminated the future phase 6 street connection to the Jung Farm and replaced it with a direct 300 South connection to 1525 West. We had previously opposed this connection because it travels through previously delineated wetlands which will entail a very expensive and difficult permit/mitigation process with the Army Corps of Engineers. We understand that the city has added 300 South connection to the master street plan. This is a costly connection, so we have added lots on the north and south side of this proposed street to help offset the additional improvement costs of this connection.
2. The yield plan was revised to show all the open space additions and subtractions as development

proceeded on this project phase by phase. Specific open space was added to Phase 5 to reduce phase density and to make sure that this phase meets the PUD open space requirement standing alone on its own merits. Additional Phase 6 lots were added to offset extra costs as mentioned above.

3. We made no 475 South street connection, but left a trail connection to 1525 West and the Buffalo Ranch trail system as we feel this helps pedestrian circulation in the area. This trail connection helps ameliorate the code issue of having a block longer than 1000 feet that was imposed by the last city council master plan approval.
4. We did not add the additional connection to the Bangerter Farms as requested by the city. We have already provided a connection to Bangerter Farms in Phase 4 that may never be used and that will facilitate any future traffic flow from the Bangerter property to 1525 West. This was done at great expense as there is a substantial grade difference between the grade developed on Phase 4 to accommodate adequate storm drainage. Charlie Bangerter would not let us grade on his property to deal with the grade difference as he intends to farm on the land for the foreseeable future, so we were forced to build an expensive system of retaining walls and fencing. Adding the extra city requested Bangerter connection creates another expensive retaining wall situation (6-7' height grade difference). This extra connection seems to only create future "cut through" traffic on neighborhood streets including 475 South rather than having future traffic from the Bangerter Property proceed directly east to the 1100 West Major Collector Street for access to schools and shopping or travel directly west to the 1525 West Minor Collector Street for access to the church and the West Davis Corridor. If the Bangerter property is pulled from its designated farming zoning use and developed in the future, it already has direct access to 1100 West and direct access to 1525 West on the stub road we provided in Phase 4. An additional south access point to Glovers Lane can be provided if needed in the future by crossing Farmington Creek with a bridge.

If you have additional concerns with this plan and submittal, please contact us with your input at your earliest convenience. We look forward to presenting this plan to the Planning Commission in the near future as we think it addresses many previous concerns while still keeping the project viable for our development.

Sincerely,



John Wheatley  
Vice President

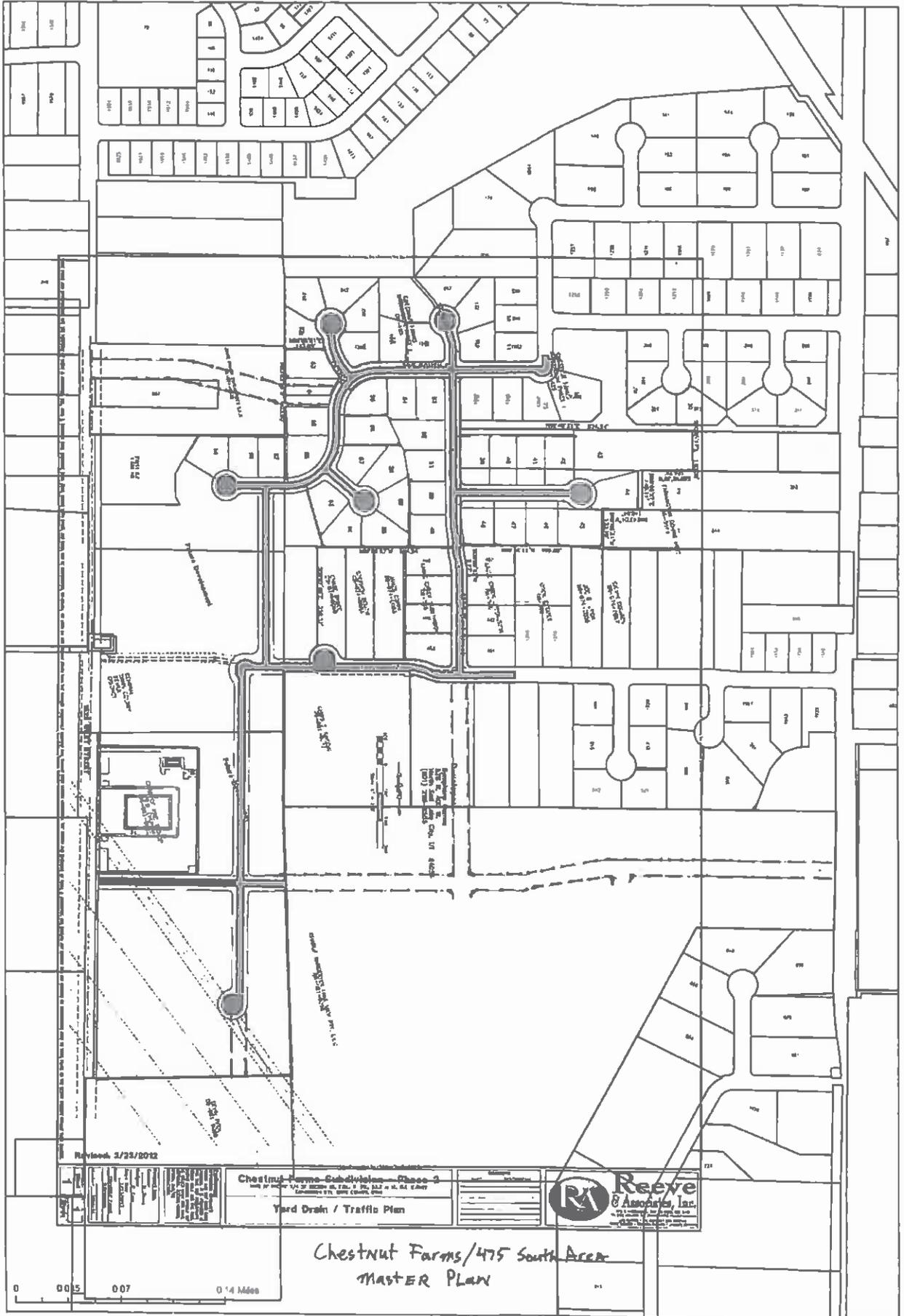




# FARMINGTON CITY



Date 2/24/2012



Revised: 3/23/2012

NO.	DATE	DESCRIPTION
1	2/24/12	Final
2	3/23/12	Revised

Chestnut Farms Subdivision - Phase 2

Yard Drain / Traffic Plan

DATE	BY	DESCRIPTION



Chestnut Farms/475 South Area  
MASTER PLAN

0 005 007 0'4 Miles

DATE	DESCRIPTION
11-19-18	CITY COMMENTS
11-19-18	ADD PLY 4 UNIFORM
11-19-18	KNOWLEDGE OF CONSTRUCTION
06-20-18	CITY COMMENTS

**MASTER PLAN**  
**Chestnut Farms P.U.D. - Phases 3, 4, 5 & 6**  
 PART OF THE NE AND THE NW QUARTERS OF SECTION 26 AND THE SE AND THE SW QUARTERS OF SECTIONS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

<b>Project Info.</b>	Engineers: R. Reeve
Designer: C. Cook	
Begin Date: 12-12-16	
Name: CHESTNUT FARMS P.U.D. MASTER PLAN	
Number: 1661-61	
Sheet: 1	Sheets: 1



- LEGEND**
- SECTION CORNER
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - BOUNDARY LINE
  - POWER LINES
  - ROAD CENTERLINE
  - ADJOINING PROPERTY
  - SECTION TIE LINE
  - TRAIL
  - BUILDABLE AREA
  - WETLANDS

**DESIGN CRITERIA**

MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT WIDTH	100.00 FT.
MIN. LOT DEPTH	100.00 FT.
MIN. FRONT YARD SETBACK	10.00 FT.
MIN. SIDE YARD SETBACK	5.00 FT.
MIN. REAR YARD SETBACK	5.00 FT.
MIN. FRONT SETBACK	10.00 FT.
MIN. SIDE SETBACK	5.00 FT.
MIN. REAR SETBACK	5.00 FT.
MIN. FRONT SETBACK	10.00 FT.
MIN. SIDE SETBACK	5.00 FT.
MIN. REAR SETBACK	5.00 FT.

**LINE TABLE**

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100	100.00	100.00	100.00

**CURVE TABLE**

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## Planning Commission Staff Report August 6, 2020

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### Item 4: Park and Main Preliminary PUD Master Plan and Schematic Plan and Possible Zone Change

Public Hearing:	Yes
Application No.:	S-6-20 and Z-9-20
Property Address:	Approximately 744 N Main ST
General Plan Designation:	LDR
Zoning Designation:	BP and LR-F
Area:	3.32 Acres
Number of Lots:	6 residential; 1 office/commercial
Property Owner:	MJC Holdings LLC
Agent:	Phil Holland

*Applicant is requesting recommendation for schematic plan approval and preliminary PUD Master Plan and a possible zone change related thereto.*

---

#### **Background Information**

This property, zoned Business Park – Foothill (BP-F) and Large Residential - Foothill (LR-F), contains 3.32 acres of land. The BP-F zone (12% of the project) is limited to the extreme southern top of the site. The property is located at the bottom of a steep slope adjacent to Compton Bench Road, making this slope section of the parcel undevelopable. A series of yield plans, one showing a flag lot, has been presented to best utilize the remaining area. The “do nothing” conventional yield plans scenario illustrates that five 20,000-sq-ft residential lots, and one office parcel, is possible for the site. As per state code, this can be done without a subdivision, but via a series of boundary adjustments because the site is already comprised of five un-platted parcels. Other scenarios, at the sole discretion of the City, show that an additional six to nine lots are possible, with each lot greater than 10,000 sq-ft in size. All yield plan scenarios may not adequately protect the integrity of the hillside. The current concept plan shows five residential lots at roughly 6,534 sq-ft, the remainder residential lot (Lot 1) is 30,927 sq-ft, most of which is too steep for development, save two flatter areas. The applicant is considering the possibility of adding one more single-family dwelling here.

Currently, the use of Lot 1 as a single-family dwelling lot is impeded by the presence of natural springs in the area. If unmitigated, these springs will likely lead to Lot 1 remaining as an undeveloped parcel and partial open space for the development. If Lot 1 is developed, open space must be accounted for elsewhere in the development. The developer provided a letter from GSH Geotechnical, Inc. detailing the presence of flowing water from these springs. The presence of wetland-type plants suggests this spring flows for a large part of the year. GSH suggested a drainage system be put in place on all springs.

However, the current plan includes no mention of mitigation. Further drainage issues concern retention of stormwater on site. Per the Farmington's Low Impact Development plan, the 80<sup>th</sup> percentile of stormwater must be retained on site. Remaining water must be conveyed to the south or stored in retention/detention basins on site, maintained by a combined or singular HOA.

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

### **Suggested Alternative Motions**

#### **Rezone**

Move that the Planning Commission recommend the City Council approve the rezone of the portion of commercial/office area of the Park and Main (PUD) from LR-F to BP-F subject to all applicable Farmington City ordinances and development standards.

#### **Findings:**

1. The plan is consistent with the PUD Master Plan.

OR

Move that the Planning Commission recommend the City Council not change the underlying zone designation of the site. Park and Main (PUD) subject to applicable Farmington City ordinances and development standards.

#### **Findings:**

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

#### **Preliminary PUD/Schematic Plan**

Move that the Planning Commission approve the Preliminary PUD Master Plan and Schematic Plan for the Park and Main (PUD) subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. UDOT approval will be needed during future stages of development.
2. A shared parking arrangement must be created between residential and office tenants.
3. A mitigation plan for the hillside springs must be approved by the DRC.
4. Stormwater mitigation plan tailored to low impact development standards must be submitted.
5. The Preliminary PUD Master Plan must be updated to include all requirements from 11-27-060.
6. All remaining DRC comments must be addressed.

7. The residential area be rezoned as OTR following approval and recordation of the final plat.
8. The office building is still subject to site plan requirements as per the Zoning Ordinance.

OR

Move that the Planning Commission table the Preliminary PUD Master Plan and Subdivision Schematic Plan for the Park and Main (PUD), to allow the developer to complete their Preliminary PUD Master Plan to include all requirements from 11-27-060, including, but not limited to, a landscape plan.

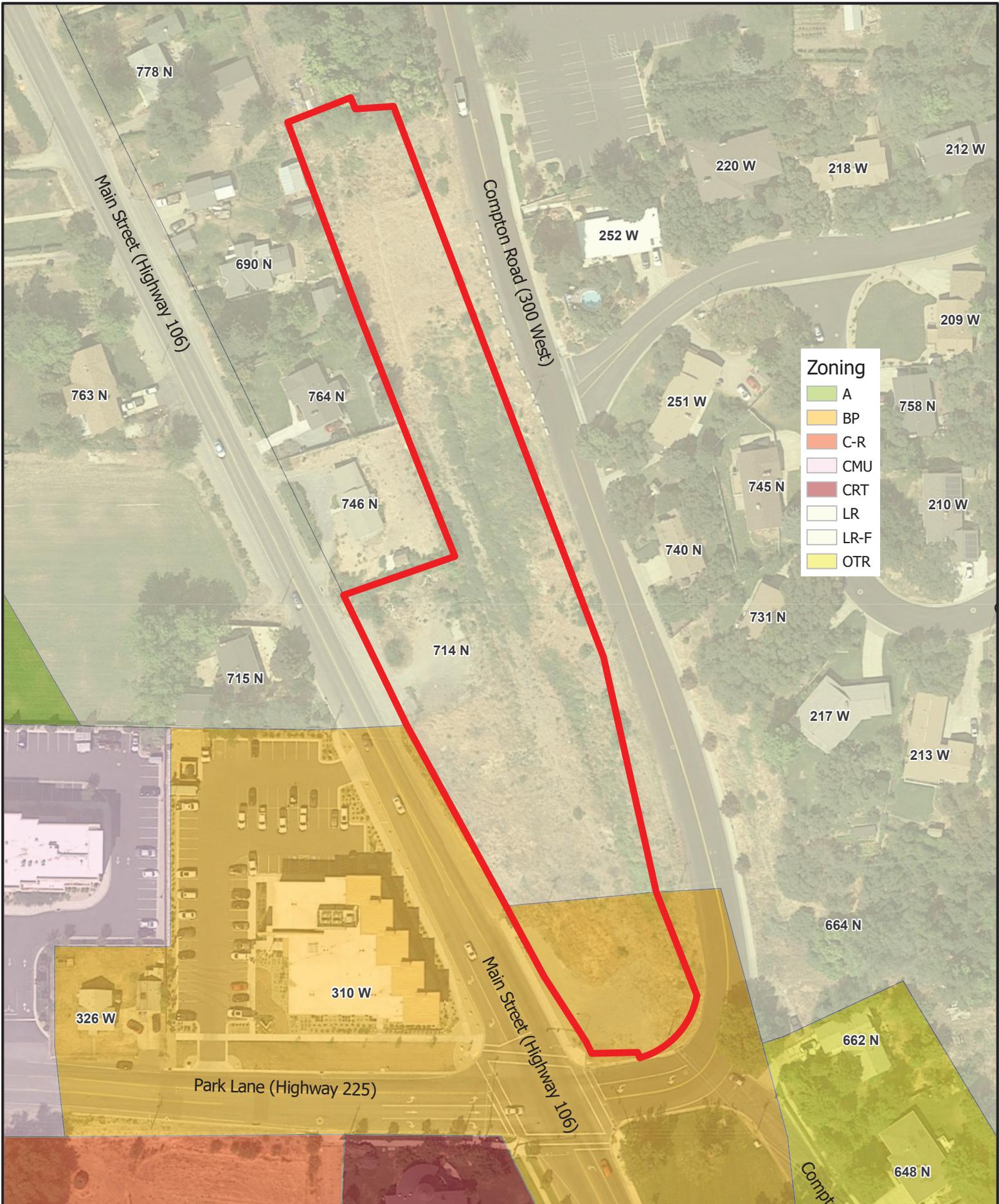
Findings for Approval:

1. With adherence to DRC comment and UDOT approval, it is reasonable to assume that hazards will not be unreasonably increased in developing this area.
2. With adherence to DRC comment, the land in this PUD would be used more efficiently than that of the underlying zone.
3. In consideration of adjacent property, the development has chosen to create single-family dwellings fitting local character.
4. This project agrees with Farmington City's General Land Use Plan.
5. As compensation for increased density, this development ensures that the slope will be protected. Whereas in a traditional subdivision, there would be no assurance that the slope be sufficiently protected and stabilized.
6. Additional compensation for increased density (a singular additional lot) is provided by:
  - a. The mitigation of the natural hillside springs
  - b. Access point limited to just one, instead of four potential access points off Main Street
  - c. Approved design guidelines
  - d. All improvements will be completed at one time, reducing inconvenience and aesthetic inconsistency on Main Street
  - e. Visitor parking for residents via shared parking agreement [note: the parking lot for the office use consists of ~75 stalls and exceeds the three stall per 1,000 sq-ft city standard for the proposed ~14,700 sq-ft office building.
7. The residential area use on the north side of the site, along with the OTR zone, will help prevent residential creep on Main Street.

Supplementary Information

1. Vicinity Map
2. Zoning Map
3. Yield Plans
4. Preliminary PUD Master Plan/Schematic Plan including residential and office building elevations
5. Hillside Spring Study



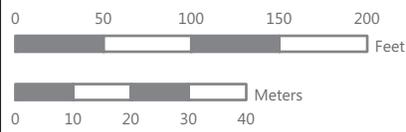


**Zoning**

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<span style="color: orange;">■</span>	BP
<span style="color: red;">■</span>	C-R
<span style="color: pink;">■</span>	CMU
<span style="color: darkred;">■</span>	CRT
<span style="color: white;">■</span>	LR
<span style="color: yellow;">■</span>	LR-F
<span style="color: lightyellow;">■</span>	OTR



**VICINITY MAP**  
Park and Main Zoning

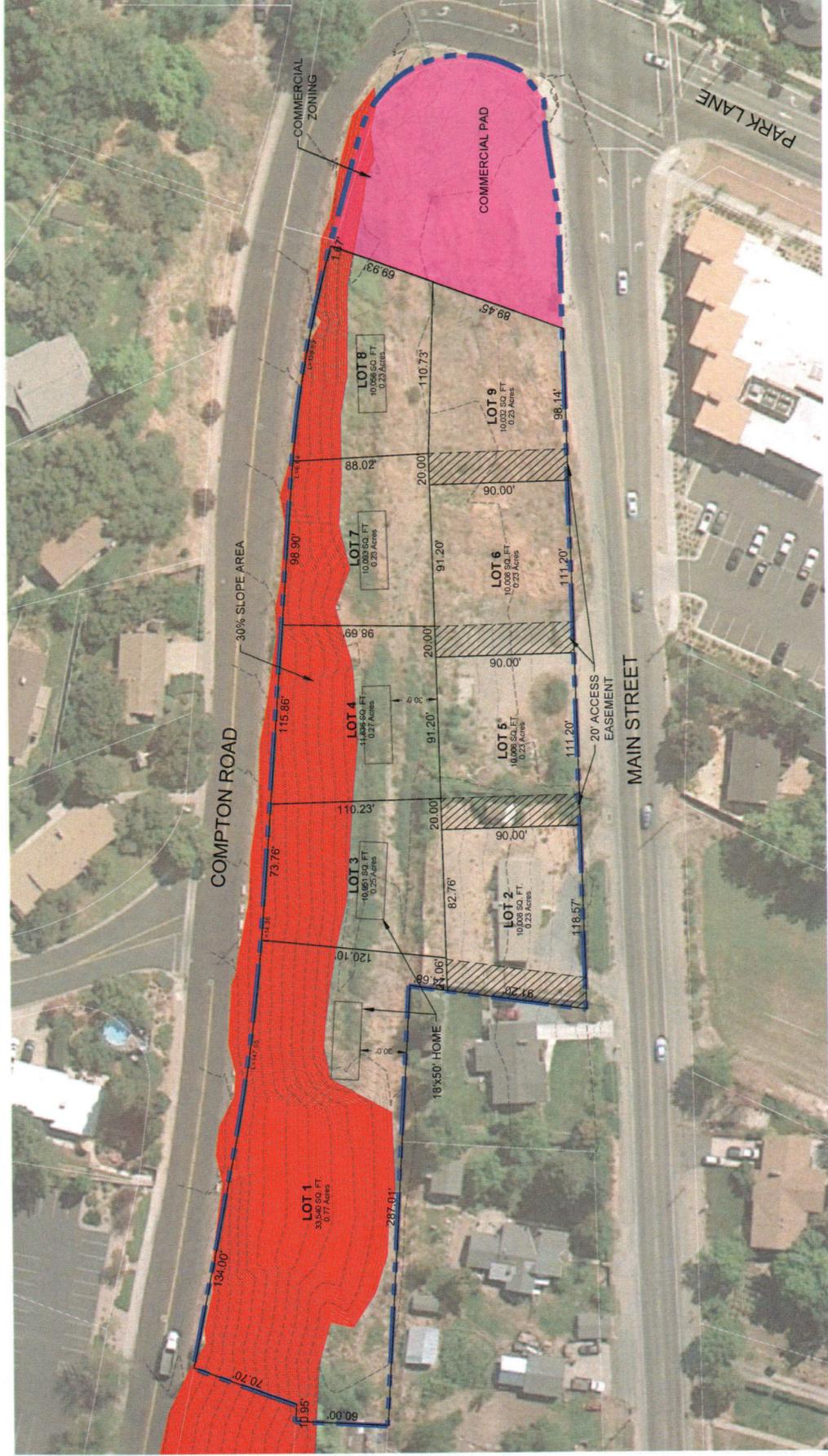
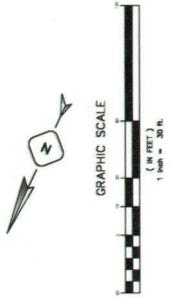


Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



# FARMINGTON - COMPTON ROAD YIELD PLAN

OVERALL YIELD PLAN - 10,000 SF OPTION



NO.	DATE	REVISION

OVERALL YIELD LAYOUT  
FARMINGTON - COMPTON ROAD  
FARMINGTON CITY, DAVIS COUNTY, UTAH

MECA  
MUTUAL ENGINEERS & ARCHITECTS  
100 WEST 200 SOUTH  
SALT LAKE CITY, UTAH 84119  
PHONE: (801) 488-1000  
FAX: (801) 488-1001  
WWW.MECA-UTAH.COM

PREPARED BY  
THE HOLLAND GROUP

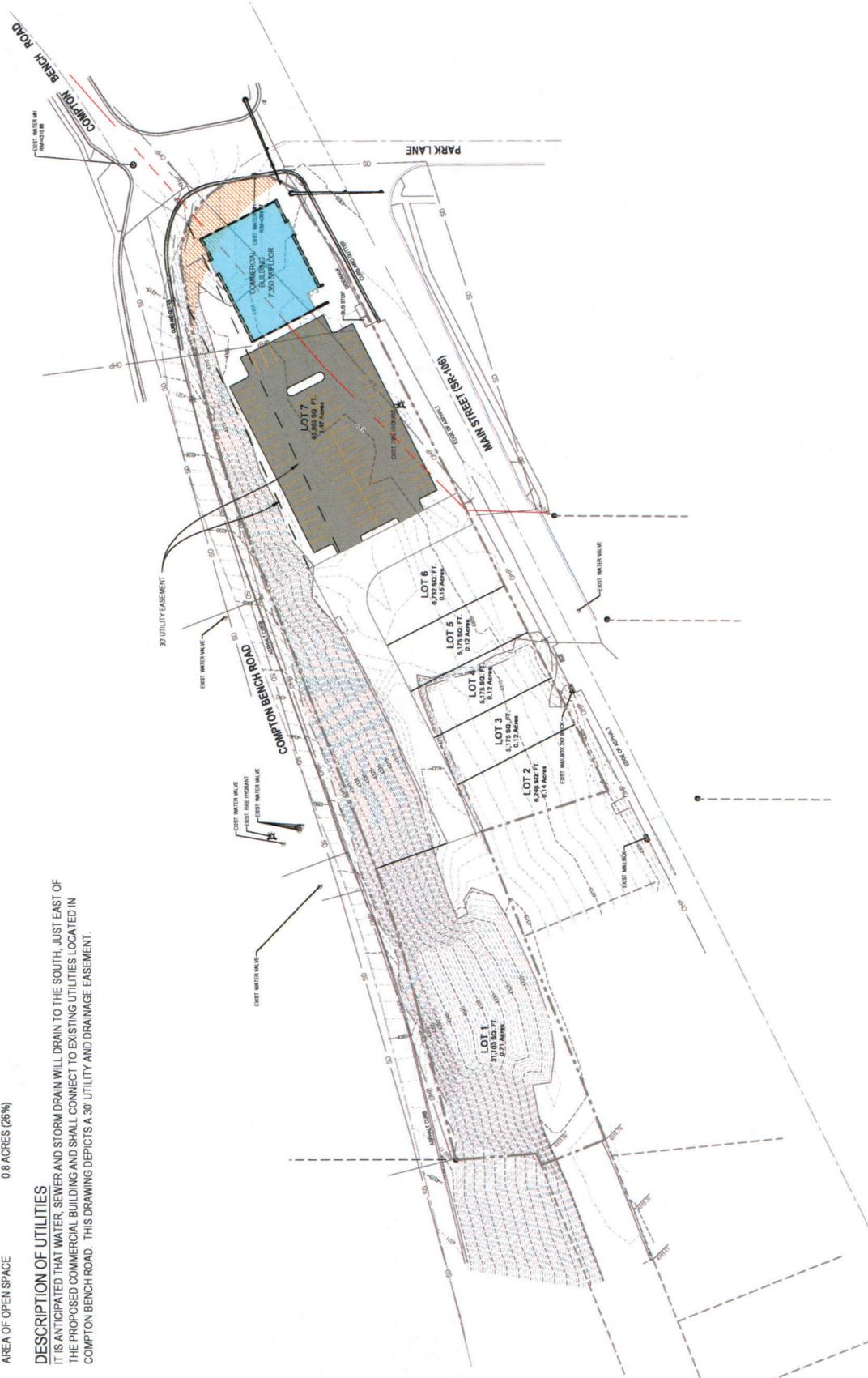
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SHEET: 12

**PRUD LAND USE TABLE**

OVERALL AREA	3.1 ACRES
NUMBER OF LOTS	6 RESIDENTIAL/1 COMMERCIAL
AREA OF COMMERCIAL BUILDING	7,350 SF (0.8 ACRES)
AREA OF ROAD EASEMENT	0.3 ACRES
AREA OF OPEN SPACE	0.8 ACRES (26%)

**DESCRIPTION OF UTILITIES**

IT IS ANTICIPATED THAT WATER, SEWER AND STORM DRAIN WILL DRAIN TO THE SOUTH, JUST EAST OF THE PROPOSED COMMERCIAL BUILDING AND SHALL CONNECT TO EXISTING UTILITIES LOCATED IN COMPTON BENCH ROAD. THIS DRAWING DEPICTS A 30' UTILITY AND DRAINAGE EASEMENT.



NO.	DATE	REVISION

DRAWING IS NOT TO SCALE IF BAR DOES NOT MATCH THE FOOTING

**COMPTON AND MAIN SUBDIVISION  
CONCEPT PLAN**

FARMINGTON CITY, DAVIS COUNTY, UTAH

MECA  
MERRILL & ASSOCIATES  
ARCHITECTS  
1000 N. UNIVERSITY BLVD.  
SALT LAKE CITY, UT 84103  
TEL: 313.444.4444  
WWW.MERILLANDASSOCIATES.COM

DESIGN:	MM
DRAWN:	MM
CHECKED:	MM
DATE:	JAN

SHEET:  
C1





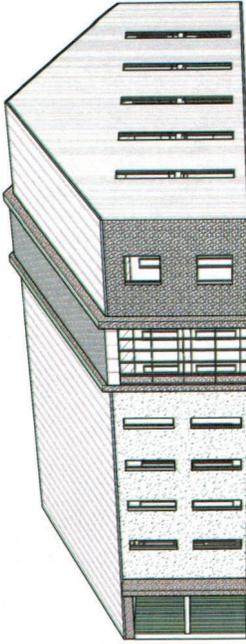


STAMP

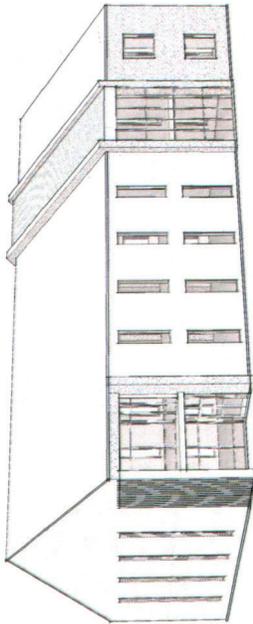

DATE 04/22/20

PROJECT FILE  
 ELEVATION  
 CONCEPT  
 OPTION 04

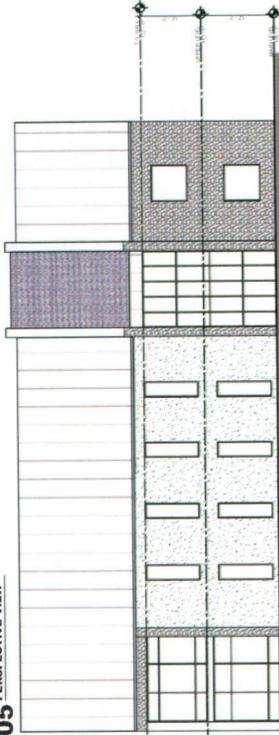
A4



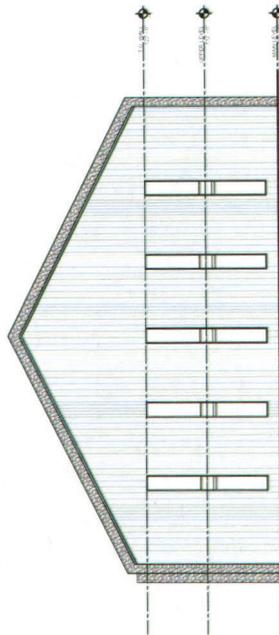
05 PERSPECTIVE VIEW



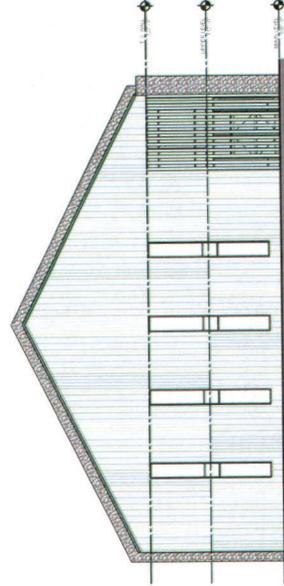
06 PERSPECTIVE VIEW



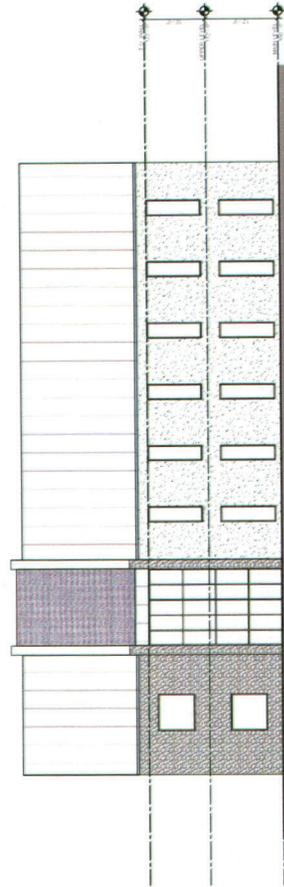
03 WEST ELEVATION OPTION 4  
 1/8" = 1'-0"



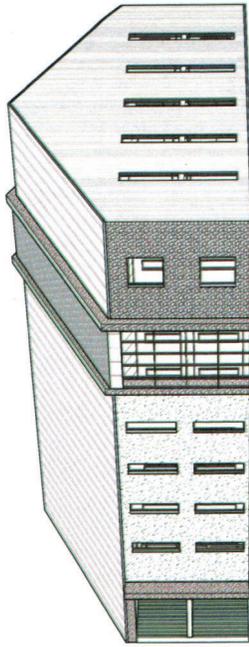
04 SOUTH ELEVATION  
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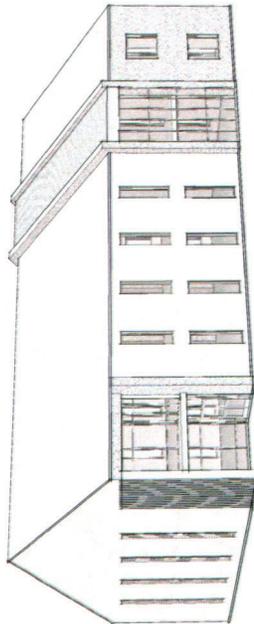
01 NORTH ELEVATION  
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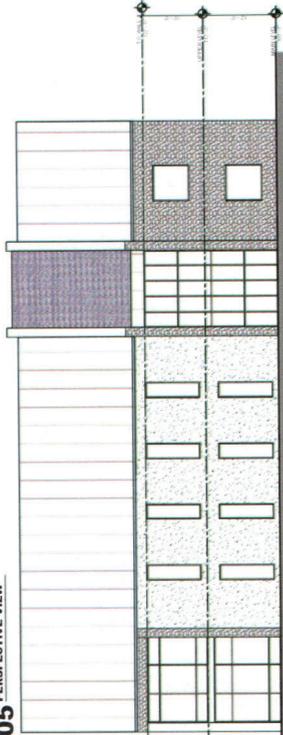
02 EAST ELEVATION OPTION 4  
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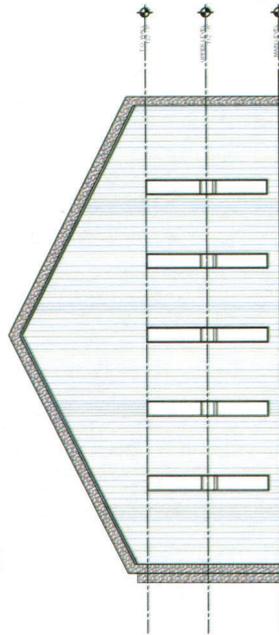
**05** PERSPECTIVE VIEW



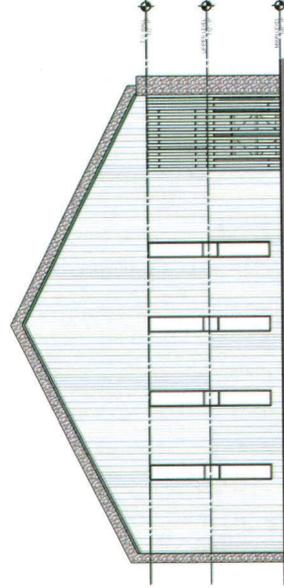
**06** PERSPECTIVE VIEW



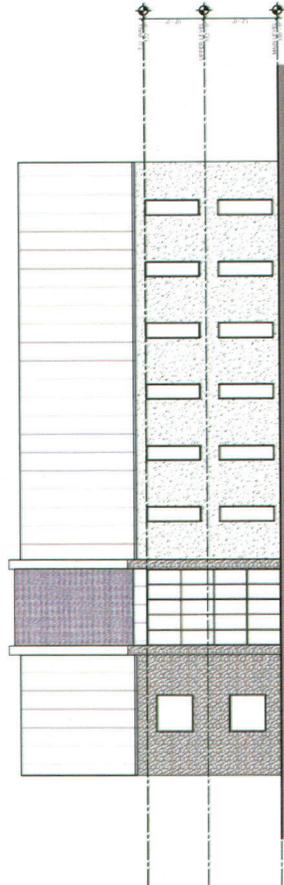
**03** WEST ELEVATION OPTION 4  
 1/8" = 1'-0"



**04** SOUTH ELEVATION  
 1/8" = 1'-0"



**01** NORTH ELEVATION  
 1/8" = 1'-0"



**02** EAST ELEVATION OPTION 4  
 1/8" = 1'-0"











September 19, 2017  
Job No. 0430-013-17

Mr. Brandt Knowlton  
Ascent Construction  
310 West Park Lane  
Farmington, Utah 84025

Mr. Knowlton:

Re: Summary Letter  
Spring Observation  
Northeast corner of Main Street and 675 North  
Farmington, Utah

As requested by Mr. Gary Webb of Ascent Construction, the above site was visited on September 19, 2017 by Mr. Amos Allard of GSH Geotechnical, Inc. (GSH). The purpose of the site visit was to observe potential springs in the hillside at the above mentioned site located in Farmington, Utah.

#### **Observations**

At the time of the site visit, the site had been grubbed and stripped. Water was observed flowing down the exposed hillside from springs into an approximately 5 foot deep trench that had been excavated along the bottom of the hillside to collect the water. The springs and runoff will need to be controlled by a drainage system.

#### **Summary**

All springs on the hillside must be excavated and drains installed. The hillside drains must be excavated wide enough and deep enough as to prevent drainage down the exposed slope. The hillside drains should consist of a 4-inch diameter perforated or slotted plastic or PVC pipe enclosed in clean gravel comprised of three-quarter- to one-inch minus gap graded gravel and/or "pea" gravel. To reduce the possibility of plugging, the gravel must be wrapped with a geotextile, such as Mirafi 140N or equivalent. The hillside drains will need to be tied to the existing trench at the bottom of the hillside by a plastic or PVC pipe. The existing trench at the bottom of the hill should be cleaned out and drain installed running the length of the hillside. The trench drain must be constructed using the same specifications as the hillside drains. The trench drain shall be discharged into area subdrains, storm drains, or other suitable down-gradient location.

GSH Geotechnical, Inc.  
473 West 4800 South  
Salt Lake City, Utah 84123  
Tel: 801.685.9190 Fax: 801.685.2990  
[www.gshgeo.com](http://www.gshgeo.com)

Ascent Construction  
Job No. 0430-013-17  
Spring Observation  
September 19, 2017



**Closure**

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

**GSH Geotechnical, Inc.**

A handwritten signature in blue ink, appearing to read "S. Amos Allard".

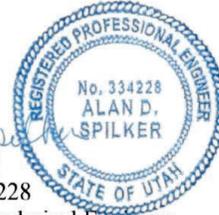
S. Amos Allard  
Staff Geologist

SAA/ADS: ko

Reviewed by:

A handwritten signature in blue ink, appearing to read "Alan D. Spilker".

Alan D. Spilker, P.E.  
State of Utah No. 334228  
President/Senior Geotechnical Engineer





## Planning Commission Staff Report August 6, 2020

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### Item 5: 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)*

---

### **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 July 9, 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-4-20  
Property Address: 390 S 950 W  
General Plan Designation: RRD (Rural Residential Density)  
Zoning Designation: AE (Agriculture Estates)  
Area: 1.08 acres  
Property Owner: Robert and Suzanne Wilkes

Request: *Applicant is requesting a conditional use approval for an increase in height for an accessory building (detached garage) from 15 feet to 19 feet 1 inch.*

---

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

#### **Supplemental Information**

1. Vicinity Map
2. Site Plan

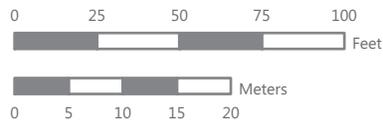
3. Elevations
4. Photos (below)
5. Section 11-11-060 A Accessory Buildings and Structures
6. Section 11-11-070 B Building Height
7. Section 11-8-050 Conditional Use Standards

**Applicable Ordinances**

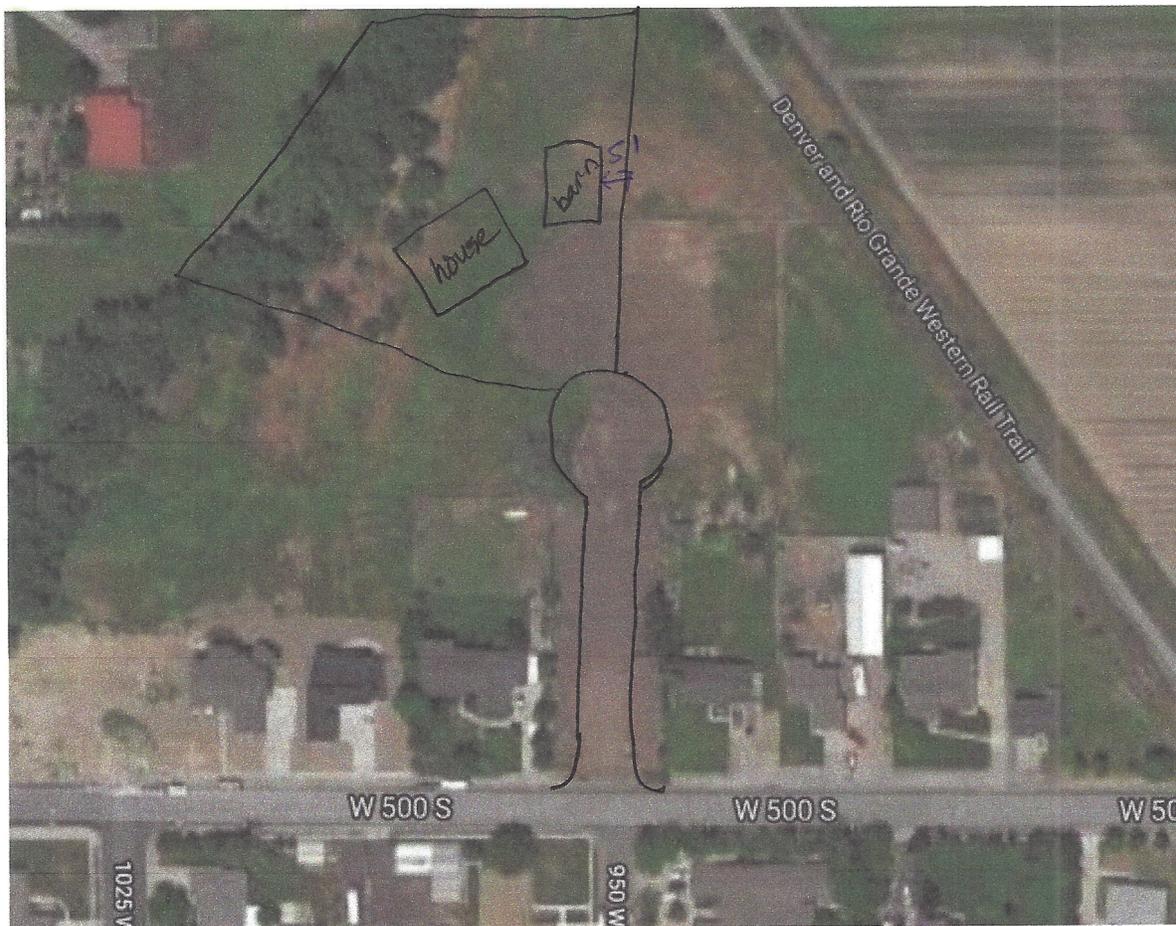
1. Title 11 Chapter 8 Conditional Uses
2. Title 11 Chapter 11 Section 070 Building Height



**VICINITY MAP**  
**390 S 950 W**



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



Robert Wilkes  
390 S 950 W  
Farmington, UT 84025



5' from East Line  
20-24' ~~to~~ from house

# LOT# 106 CREEKSIDE MANOR

47126 SQ. FT.  
1.082 ACRES

3920 SOUTH 950 WEST STREET  
FARMINGTON, UTAH, 84205



- ALL GRADES SHOWN ARE A FINISH GRADE FOR THE REQUIRED DRAINAGE TO THE STREET WITH THE REQUIRED 5% SLOPE FOR THE FIRST 10' FROM THE FOUNDATION
1. THE GRADE AWAY FROM THE FOUNDATION SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' FROM THE FOUNDATION.
  2. TOP OF FOUNDATION MUST BE SET HIGH ENOUGH TO ALLOW 6" EXPOSED, 6" FALL IN 10' ON SLOPE FOR 10', AND ENOUGH DEEP TO ALLOW DRAINAGE OF LOT IN COMPLIANCE WITH GRADING AND SITE PLANS.
  3. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING AND SITE PLANS. THE GRADING SHALL BE DONE BY A LICENSED GENERAL CONTRACTOR WHO SHALL BE HELD RESPONSIBLE FOR KEEPING SURFLED DRAINAGE DURING AND AFTER CONSTRUCTION.
  4. WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
  5. STREET, CURB AND GUTTER SHALL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWN STREAM FROM SITE DURING CONSTRUCTION.
  6. ALL LOT CORNER SURVEY MARKERS TO BE LOCATED OR RE-SET TO ALLOW FOOTING SETBACKS TO BE PLACED.
  7. ALL LOT CORNER SURVEY MARKERS TO BE LOCATED OR RE-SET TO ALLOW FOOTING SETBACKS TO BE PLACED.
  8. ALL LOT CORNER SURVEY MARKERS TO BE LOCATED OR RE-SET TO ALLOW FOOTING SETBACKS TO BE PLACED.
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  19. ALL LOT CORNER SURVEY MARKERS TO BE LOCATED OR RE-SET TO ALLOW FOOTING SETBACKS TO BE PLACED.
  20. ALL LOT CORNER SURVEY MARKERS TO BE LOCATED OR RE-SET TO ALLOW FOOTING SETBACKS TO BE PLACED.

**LINE TYPE KEY**

---	PROPERTY LINE
---	0' SETBACK
---	5' SETBACK
---	10' SETBACK
---	30' SETBACK
---	GENERAL EASEMENT
---	0' EASEMENT
---	TOPOGRAPHY LINE

## SITE PLAN

SCALE: 1/8" = 1' | 24X36: 1" = 15'



PROJECT DETAILS:  
MILKES RESIDENCE  
LOT 106 CREEKSIDE MANOR  
3920 SOUTH 950 WEST STREET  
FARMINGTON, UTAH, 84205

ELITE CRAFT HOMES  
(801) 451-6525  
49 NORTH MAIN STREET  
FARMINGTON CITY, UTAH

START DATE:  
AUG. 12, 2019

PLAN NAME:  
FINAL MODIFY

PLAN NUMBER:  
R-2572-13

SHEET: A2.0



*PROPOSED BUILDING  
5' setback  
from property line*









## Planning Commission Staff Report August 6, 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)

**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



## Planning Commission Staff Report August 6, 2020

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### Item 8: Zone Text Amendment— Residential Uses in the GMU Zone

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

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

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#### **Background Information**

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

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

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

objectives and purpose of this title. After study and analysis, the planning commission shall prepare written recommendations regarding the application and proposed amendment and forward the same to the city council for its consideration.

### **Suggested Motion**

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

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

### **Findings:**

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

f. Fostering the city's industries.

**Supplemental Information**

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

TABLE 18.3  
ALLOWABLE LAND USES

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

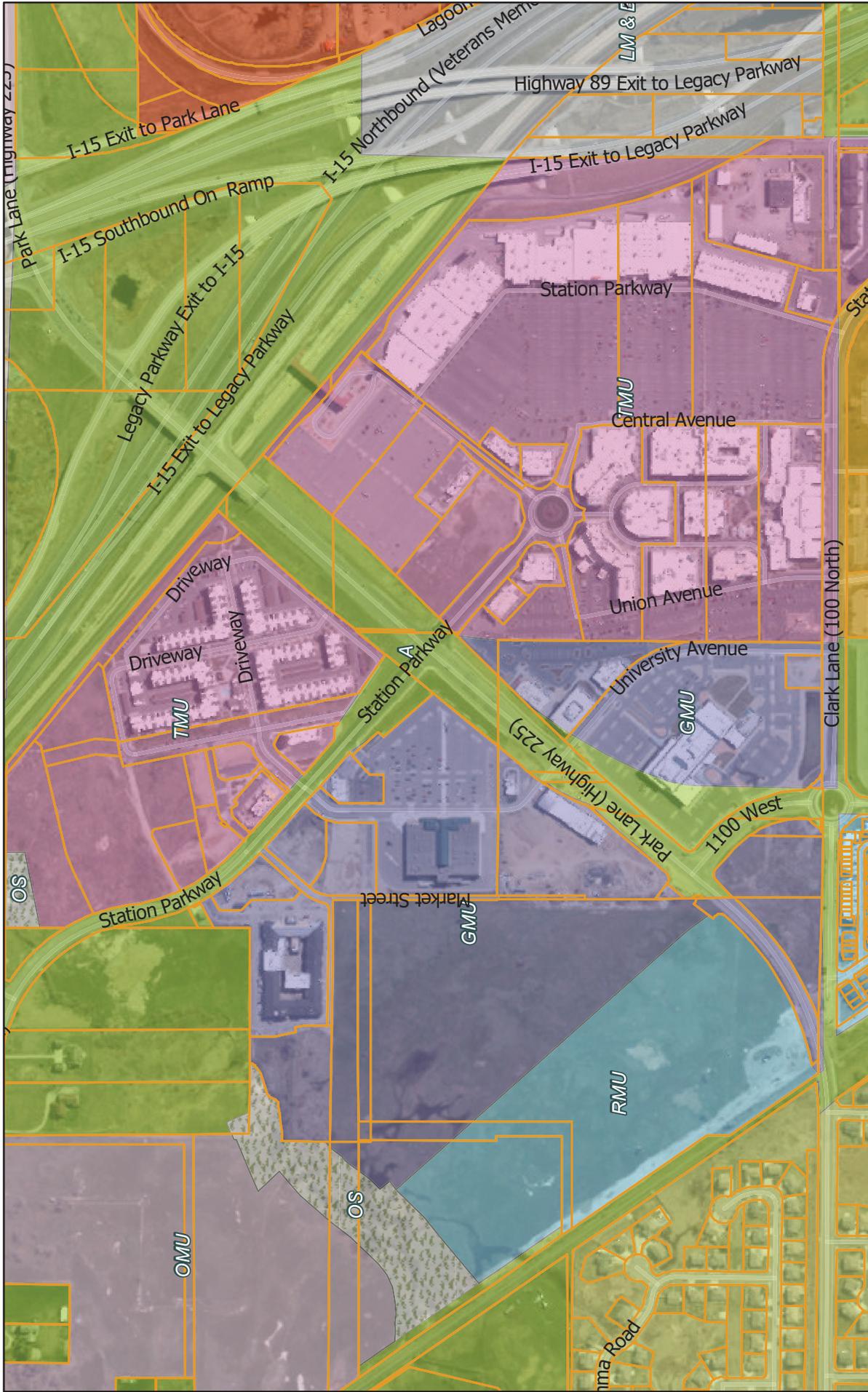
		Mixed Use Districts				
		OS	RMU	OMU	GMU	TMU
Residential:						
	Low density residential - single-family detached minimum of 5,000 square feet lot size	N	P	N	N	N
	Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes,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

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

Restrictions:

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

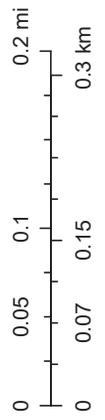
# Farmington City Information



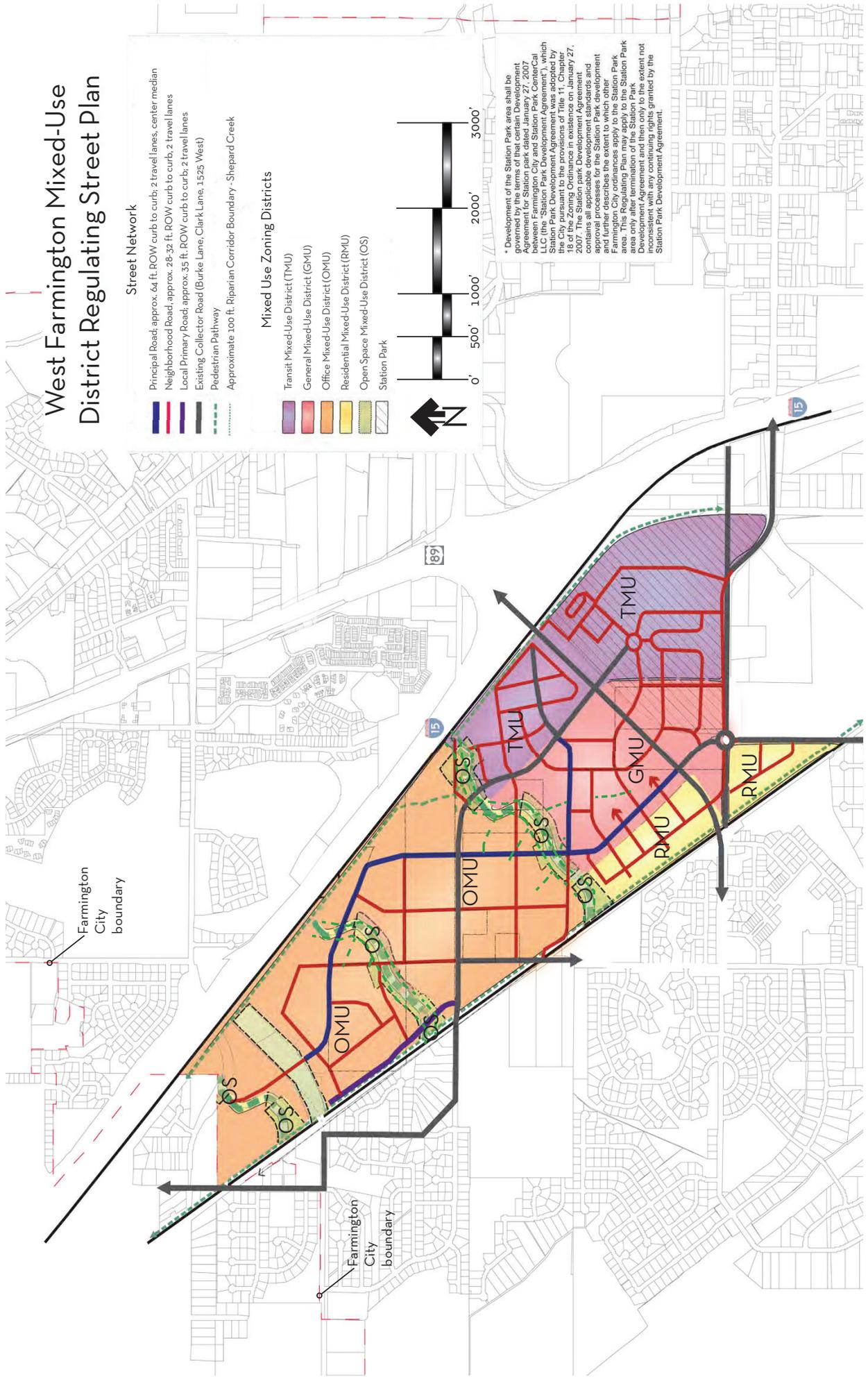
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-  Farmington City Boundary
-  Parcels
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-  LM&B
-  BP
-  C-R
-  TMU

1:9,028



# West Farmington Mixed-Use District Regulating Street Plan



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