



Farmington City Planning Commission

May 23, 2019



AGENDA
PLANNING COMMISSION MEETING
May 23, 2019

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah
Study Session: 6:30 p.m. - Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. - City Council Chambers (2nd Floor)

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

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

SUBDIVISION

- 7:05 3. Hayley Pratt/Hamlet Development - Applicant is requesting a recommendation for schematic plan approval for a subdivision consisting of up to 64 lots located on about 32 acres of property at approximately 600 South 1525 West. (S-3-19)

CONDITIONAL USE

- 7:20 4. Sydney King/Good Spray Car Wash (Public Hearing) - Applicant is requesting conditional use approval to modify previous approved expansion plans for a car wash located at 1358 North US Highway 89 on .86 acres in a C (Commercial) zone. (C-2-19)

ZONE TEXT AMENDMENT

- 7:40 5. Farmington City - Applicant is requesting a recommendation to amend location standards for accessory buildings as set forth in Chapters 10, 11, and 13 of the Zoning Ord. (ZT-1-19)

OTHER

- 8:10 6. Miscellaneous, correspondence, etc.
7. Motion to Adjourn

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

Posted
May 17, 2019

David Petersen
Community Development Director

**FARMINGTON CITY
PLANNING COMMISSION
MAY 9TH, 2019**

STUDY SESSION

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

Discussion Item

David Livingston, the owner of the home at 56 S. Main Street proposed a new driveway accessing the ADU behind the main home. The driveway would curve around the historic Sycamore tree on the park strip.

The commissioners discussed and found little issue with the driveway but only in the case that the Davis County School District denies access through the prescriptive easement that has been used to access this property from the district parking lot for over 40 years. **Connie Deianni** expressed favor for the idea as it allows for a driveway while preserving the historic tree.

Subdivision

3. **Craig North - Applicant is requesting preliminary plat approval for the North Cottonwood Creek Subdivision consisting of 15 lots on 5.01 acres of property located at approximately 35 North 400 West in the OTR (Original Townsite Residential) zone. (S-27-18)**

Meagan Booth stated that the landowner has expressed to the City that they do not want sidewalks in the development. The city engineer and public works department have been adamant about sidewalks and the Planning Commission was in favor of them when they last discussed this item. The applicant will present their reasoning in the meeting for discussion.

4. **Scott and Denise Prince (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision (lot split) creating 2 parcels on 2.23 acres of property located at 218 West 1000 North in an LR (Large Residential) zone. (S-2-19).**

Dave Petersen reviewed the proposed new property lines. The applicant intends to keep the larger parcel and sell the smaller parcel to a private party for residential use.

Zoning Map Amendment

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

The TDR's requested on this subdivision were a concern of the Planning Commission. They were discussed briefly in preparation for the meeting.

Conditional Use/Special Exception

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

Combined with item #4 from the same applicant.

Zone Text Amendment

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

Dave Petersen said that the accessory building standards vary by zone in Farmington City. Some uniformity may help avoid confusion and should be considered by staff and the commission.

Other

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

- a. 23 Items: Moderate Income Housing Discussion

Bill SB34 passed, requiring cities to create moderate income housing plans. Transportation funds will be withheld from cities that fail to finalize plans by December, 2019.

Moderate income housing is defined as housing obtainable to families making 80% of the median household income within the county.

- b. Other

REGULAR SESSION

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

Connie Deianni opened the public meeting at 7:05 p.m.

Approval of the Meeting Minutes from April 18th, 2019

Rulon Homer motioned to approve the minutes from the April 18th, 2019 Farmington city Planning Commission meeting. **Shawn Beus** seconded the motion, which was unanimously approved.

City Council Report

David Petersen stated that Representative Tim Hawkes presented a legislative update to the City Council. Matters such as sales tax, marijuana, and Medicare were discussed.

Staff from the Farmington City Parks and Recreation department presented regarding their perspective recreation programs and the success and growth of each program over the last decade.

The 2019 Festival Days theme was introduced, which will be *Rise Up!* The Logo was designed by Farmington High School senior Brandon Young.

Brookside Hollow Final PUD Subdivision was approved by the City Council. The bridge crossing over the creek on the property will be approved separately from the subdivision as it requires extensive permits.

Station Park is entering a 90-day trial period with Lime Green Scooters beginning on June 1st.

Subdivision

3. **Craig North - Applicant is requesting preliminary plat approval for the North Cottonwood Creek Subdivision consisting of 15 lots on 5.01 acres of property located at approximately 35 North 400 West in the OTR (Original Townsite Residential) zone. (S-27-18)**

Meagan Booth presented the item. The biggest concern at hand is the sidewalks in the subdivision, as the landowner is requesting not to have them.

Craig North, South Ogden, UT said that he and the Clark's are collaborating on this project. They are fighting sidewalks because the best way to get the lot sizes and street location they want is to omit the sidewalks that take up several feet of what would otherwise be buildable space. They also like the aesthetics of tree-lined neighborhoods that do not have sidewalks.

Matt Clark 1577 S. 250 E. Kaysville, UT came to the stand. He showed a printout of the Clark family's initial plan for the subdivision. They were hoping for a quaint community with a unique feel. Through printouts he showed the Planning Commission examples of what they are trying to accomplish. They hope the City will be lenient in order to help them accomplish this.

Greg Wall asked if a sign reading *Not a through street* is standard in Farmington cul-de-sacs and stub streets. **Dave Petersen** says the city generally adds those on dead end streets.

Shawn Beus said that the Planning Commission is not the ultimate decision maker and would have to go against the staff if they were to recommend approving with no sidewalks. He thinks that making an exception like this should really be reserved for times when it would have a big public benefit.

Russ Workman said that preventing regrets later if the road becomes a through street and sidewalks then aren't possible needs consideration.

Connie Deianni said that she supports an old time feel with large trees and a quiet street that deters traffic is aesthetically pleasing. She supports omitting the sidewalks except for the future issue it creates should the road punch through.

Roger Child said that quaint can be created by a small thin street that doesn't encourage Thoroughfare, but that no sidewalks presents a dangerous situation when cars are parked on the street and pedestrians are trying to use the streets simultaneously. He said that homes lined up near the sidewalk can create a feeling of community and comradery just as well as deleting sidewalks and create a safer environment for pedestrians.

Amy Shumway said that lining the street with trees would be an appropriate condition to add considering the feeling they are going for.

Motion:

Greg Wall moved that the Planning Commission recommend for approval the North Cottonwood Creek PUD Subdivision, subject to all applicable Farmington City ordinances and development standards as well as conditions 1-6, adding a condition #7 that the applicant shall provide a sidewalk on both sides of the street, and a condition #8 that the street be lined with trees on the park strip on both sides of the road, and additional condition #9 that a sign be placed at the west end of the street stating that the road is not a through street. Also with findings 1-2. **Russ Workman** seconded the motion, which was unanimously approved.

Conditions:

1. The applicant must address all remaining DRC comments
2. The developer shall obtain a flood control permit from the Davis County Public Works department.
3. The applicant will follow all traffic recommendations from the City's transportation engineer
4. The applicant will meet all design guidelines for design standards for the OTR zone.
5. The preliminary plat shall comply with all the conditions and requirements of schematic plan approval.
6. The Clark home must be preserved in lieu of the ten percent (10%) open space requirements for PUD's.
7. The applicant shall provide sidewalk on both sides of 50 North Street unless waived by the City Council.
8. The applicant shall plant trees along both sides of the road along the streets
9. A sign stating *Not a through street*, or similar verbiage shall be placed at the subdivision entrance

Findings for Approval:

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

4. **Scott and Denise Prince (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision (lot split) creating 2 parcels on 2.23 acres of property located at 218 West 1000 North in an LR (Large Residential) zone. (S-2-19).**

Amy Shumway moved to discuss item #6 along with #4 since they are the same applicant/location.

Conditional Use/Special Exception

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

Dave Petersen introduced the items. The owners would like to separate and sell a section of the West street frontage for residential use. They would also like to add an accessory dwelling unit (ADU) on the East side of the property, next to the main home. They are hoping to get an exception to decrease the 10' setback required on the East side of the property, down to 5'. The matters at hand include exceptions for accessory dwelling location, setback, and lot split.

Scott Prince 218 W. 1000 N. Farmington, UT. They live on a dead end street and have children that are interested in residing in their home. As a family they decided a good solution would be to create a small, secondary home on the property to live in and let their children occupy the main home. The sale of the West lot will provide the finances needed to build the secondary dwelling.

Public Hearing:

Connie Deianni opened the public hearing at 8:20 p.m. and closed at the same time with no comments.

Motion:

(Item #4) **Amy Shumway** moved that the Planning Commission recommend the approval for the proposed metes and bounds subdivision, subject to all applicable Farmington City ordinances and development standards, and that the property owner must meet the requirements set forth in code 12-04-060 of the Subdivision Ordinance, as well as findings 1-2. **Russ Workman** seconded the motion, which was approved.

Findings for Approval:

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

Motion:

(Item #6) **Rulon Homer** moved that the Planning Commission recommend approval for the accessory dwelling unit (ADU) conditional use permit, with a special exception, reducing the side setback from 10' to 5', subject to all Farmington City development standards and findings 1-3. **Russ Workman** seconded the motion, which was approved.

Findings for Approval:

1. The ADU meets the following requirements for all accessory buildings in the LR zone set forth in section 11-11-060 A and 11-11-070 B:
 - a. Separated from the main building by a distance in compliance with applicable building codes
 - b. Does not encroach on any recorded easement
 - c. Is located at least 15 feet from any dwelling on an adjacent lot
 - d. Is subordinate in height and area to the main building
 - e. The height of the ADU does not exceed 15 feet.
2. The applicant meets, or will meet all requirements for ASUs as set forth in section 11-11-020;
 - a. Subordinate to a single-family dwelling located on the same lot and which, together with the single-family dwelling, is used exclusively for the occupancy of one family.
 - b. A maximum of 1 accessory dwelling shall be allowed per lot
 - c. No rent or other compensation may be charged for occupants of the accessory dwelling.
 - d. Any conditional use permit issued hereunder must be recorded with the Davis County Recorder's office.
3. The special exception is consistent with the standards per such, via section 11-03-045 E:
 - a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. Will not create unreasonable traffic hazards;
 - c. Is located on lot or parcel of sufficient size to accommodate the special exception
 - d. Landscaping exists on the site to mitigate the closer setback in the side yard.

Zoning Map Amendment

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

Meagan Booth said there is a lot of background. Hayley Pratt excused herself from the meeting and has invited other individuals from Hamlet Homes to represent the application. The largest issue is the unknown value of the TDR's. Meagan said that the 44 half-acre lots being proposed at this location are only possible if the developer provides 30% open space. The purpose of conservation subdivisions is to limit buildable area and preserve open space, so staff is requiring that the developer purchase 20 transfer of development rights (TDR's) from the City.

David Petersen said that a large developer had come to the City a few years ago for a general plan

amendment regarding this property, to allow for more density instead of the very low density that had been on the general plan since the 1990's. The City Council denied due to their lack of knowledge of the upcoming West Davis Corridor project and the proximity to land that UDOT could be acquiring for it. After the West Davis Corridor was outlined, the general plan was amended to allow for more density on the land. At this time, Hamlet Development would like to request a re-zone consistent with the change recently made to the City's General Plan, allowing for more density.

Russ Workman asked how the Planning Commission go about this without knowing the TDR cash value. **David Petersen** said that is a good question. It will go to City Council and they will discuss TDR's. He explained that TDR's are a trade made between the developer and the city that allow the developer more than the standard subdivision density, providing they pay cash to the city to acquire green space elsewhere in lieu.

Amy Shumway stated that she supports the trails in this subdivision, particularly the one that acts as a buffer between the subdivision and UDOT's property. There is also a connection to the Buffalo Ranch Trail which she likes but she would like the developer to add another connection to the trail in the cul-de-sac.

Nick Niko, civil engineer representing Hamlet Homes came to the stand. He wanted to reiterate that this project has been found to be consistent with the general plan. He expressed that they are in the very beginning stages of this development. Everything from wetlands, to trails, to TDR's still need to be researched and may make huge changes to this subdivision. He said he would like to request a change in condition #6 to allow for 2 lots per acre, equaling the 64 lots they are requesting, consistent with the zone per Hamlet Home's research.

Amy Shumway brought up the idea of adding a park in the subdivision.

Connie Deianni opened the Public hearing at 8:55 p.m.

Kurt Petersen 412 S. 1525 W. Farmington, UT – developer of affordable housing came to the stand. He is a neighbor to the proposed property. He said that he trusts Hamlet Homes to create a good subdivision but wanted to express neighborly concerns. As the owner of a large property next door, he asked for a stub road under the power lines in order to provide ease of access when he decides to develop his property at a later time. He addressed the fact that the storm drains flow right into his property and doesn't want drainage to fall on him during flood years. He requested that the developer and the city engineer to consider that issue and find a solution.

Connie Deianni asked the applicant about the drainage to and off of the Petersen property. **Nick Niko** said that they recognize that the ditch exists and intends to engineer it appropriately.

Michael Brodsky of Hamlet Homes came to the stands and addressed the TDR's. He stated that he has a land cost estimate regarding the TDR value and will present the TDR values to the City Manager within the next week or two. He intends to have an HOA with an HOA maintained park but hasn't decided that for sure. Another builder may collaborate with Hamlet on this project and share the issue of the

TDR.

Connie Deianni closed public hearing at 9:10 p.m.

Roger Child asked, if we recommend the rezone tonight, can we leave the TDR's for later? He expressed concern about the perfect grid pattern of the subdivision with identical lot sizes. He feels that a variety of lot sizes and shapes would add something. **Connie Deianni** said that neighbors who may have concern were welcome to attend the public hearing but nobody came, which would lead the City to believe that adjacent property owners are ok with the development.

Dave Petersen proposed that the Planning Commission and City Council collaborate together on this during the June 4th meeting.

Amy Shumway said she thinks that due to proximity to the South Davis Corridor, smaller lot sizes holding less value are probably a good idea at this location. An alert of the highway noise should probably be included on the title reports.

Dave Petersen said that if the planning commission recommends the zone change, due to notice requirements, the city council cannot consider this portion/application of the item until at least their June 4th meeting. The council will want to review the schematic plan at the same time; however, the schematic plan portion does not have the same notice requirements. Therefore if the planning commission recommends the zone change now it can be schedule for June 4th and if they table the schematic plan it will provide time for Hamlet Homes to meet with the city manager about TDR costs, which information will allow the planning commission to consider the schematic plan at their May 23rd meeting, enabling the review of both items concurrently by the city council on June 4th.

Motion:

Greg Wall motioned to recommend that the City Council approve the rezone from AA and A to AE with findings for approval 1-3, and table approval of the schematic plan until the May 23, 2019 Planning Commission meeting. **Amy Shumway** seconded the motion, which was unanimously approved.

Zone Text Amendment

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

Dave Petersen defined setbacks and explained their purpose. Front setbacks are important as they separate private space from streets. Back yard setbacks are important as they are generally defined as the semi-private space belonging to the landowner. Side setbacks exist mostly for fire regulations. Current setbacks in Farmington City require Accessory Dwelling Units to be located in the back yard of a lot unless approval is granted by the Planning Commission. He expressed concern with the tight restrictions currently placed on Accessory Dwelling Units as it restricts how landowners can use their valuable land. With ADU's becoming more popular, Dave proposed some lenience to the current

requirements for ADU's; particularly amending the code to allow ADU's in the side yard and in the front yard, assuming they meet a front setback of 25'.

Roger Child expressed concern about secondary dwellings current ability to be placed one foot from side and back property lines. Footings extend about 8 inches from the building which becomes 4 inches from the property line at a one-foot setback. Eaves dripping into neighbor's property line are another concern. On the Contrary, **Russ Workman** said that space between sheds and fences become storage spaces for junk, particularly if there is several feet of unusable space up against the fence.

Dave Petersen said that the current building height limit for ADU's is 15 feet unless otherwise approved by the Planning Commission. **Greg Wall** expressed favor in decreasing the height to 10 feet because a 15 ft. building can cast shadows and block views, particularly in a side yard. **Dave Petersen** suggested decreasing the limit to 10 feet in side yards.

Connie Deianni opened the public hearing at 10:02 p.m.

Scott Prince 218 W. 1000 N. Farmington, UT came to the stand and said that his front yard is over 50 feet deep and people with large front yards should have options about how they can use their front yards so they aren't wasted – particularly for garages and carports. Thinks the 25' ADU front setback makes sense for people with large front yards.

Connie Deianni Closed the public hearing at 10:05 p.m.

Motion:

Russ Workman made a motion to table this item until staff further researches Accessory Dwelling Units. **Amy Shumway** second the motion, which was unanimously approved.

Other

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

- a. 23 Items: Moderate Income Housing Discussion
- b. Other

9. **Motion to Adjourn**

At 10:07 **Rulon Homer** made a motion to adjourn the meeting. **Roger Child** seconded the motion and the meeting was adjourned.

Connie Deianni
Planning Commission Chair

JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be active shooter training and answer any questions the City Council may have on agenda items. The public is welcome to attend.

**FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, May 21, 2019, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

NEW BUSINESS:

7:05 Appointment of the Taxing Entity Committee (TEC) Representatives

7:10 FY2020 Road Maintenance Project Agreement with Kilgore Construction

7:15 Street Cross Section Proposal for 50 North Street (Cottonwood Subdivision)

SUMMARY ACTION:

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

7:25 Minute Motion Approving Summary Action List

1. Approval of Minutes from May 7, 2019
2. Interlocal Agreement with Davis County regarding the Community Development Block Grant (CDBG)

Minute motion adjourning to the Redevelopment Agency meeting.

(See RDA Agenda)

GOVERNING BODY REPORTS:

7:55 City Manager Report

8:00 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 16th day of May, 2019.

FARMINGTON CITY CORPORATION

By:  _____
Holly Gadd, City Recorder

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

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

Posted 05/16/2019



Planning Commission Staff Report May 23, 2019

Item 3: Schematic Plan for Flatrock Ranch

Public Hearing:	Yes
Application No.:	S-3-19
Property Address:	600 South 1525 West
General Plan Designation:	Rural Residential Density
Zoning Designation:	A (Agriculture) and AA (Agriculture Very Low Density)
Area:	32 Acres (approx.)
Number of Lots:	Up to 64
Property Owner:	FLATROCK LC
Applicant:	Hamlet Homes
Agent:	Hayley Pratt

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

Background Information

On May 9, 2019, the Planning Commission considered the above reference request whereby at the time the developer proposed 20 TDR lots increasing the total possible number from 44 to 64 lots. Concurrently, a zone change request from AA and A to AE was also considered for the subject property. The Commission recommended approval of the zone change, but tabled the schematic plan request in order to, among other things, allow time for Hamlet Homes to meet with Shane Pace, the City Manager, and better understand the likely or proposed value of the TDR lots.

In the intervening days Hamlet revamped their schematic plan decreasing the total number of lots to 49, which limits their proposal to 5 TDR lots. The average lot size is now substantially larger than what existed previously. They also met with Shane Pace and agreed to tentative cost for the TDR lots similar in value to recent TDR transactions which have occurred elsewhere in the City. Moreover, in addition to the trail connection they are proposing privately owned neighborhood park to be managed and maintained by an HOA.

The Yield Plan prepared by the applicant demonstrates 44 half acre lots for the property. This number of lots is only possible if the developer provides 30% of the unconstrained property as conservation land or open space. Nevertheless, the applicant is proposing to acquire Transfer of Development Right (TDR) lots from the City, hence shifting some open space from the Flatrock property to the Farmington City Regional Park via a cash payment in exchange for lots. However, there is still a shortfall of open space on-site as required by the ordinance, and such short-fall must be approved/waived by the City Council in

exchange for “comparable compensation, off site improvements, amenities or other consideration of comparable size, quality and/or value” (11-12-065 A).

The following table provides a summary regarding the open space/conservation land proposed for the subdivision:

Conservation Lane Necessary to Realize a Yield of 44 Lots		
		Acres (Approx.)
A	Total Area	32
B	Constrained Land	4.6
C	Un-Constrained Land	27.4
D	Un-Constrained Land Required for Open Space: 30%	8.22
E	Total Conservation Lane Required B + D	12.82
Developer Proposal		
F	Conservation Land	5.72
G	5 TDR Lots	2.92
H	Total “Open Space” F + G	8.64
I	Waiver of Open Space Request E - H	4.18

Suggested Motion

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

1. The City Council, through a vote of not less than four (4) members shall approve the TDR transaction and the waiver of open space proposed by the applicant.
2. The developer shall submit a maintenance plan providing for and addressing the means for permanent maintenance of the conservation land within the proposed conservation subdivision with the preliminary plat per 11-12-160 of the Zoning Ordinance.
3. All outstanding comments from the DRC for schematic plan shall be addressed on the preliminary plat.
4. No new development activity shall be permitted on property proposed for development as a conservation subdivision prior to final plat. For purposes of this section, "development activity" shall include any disturbance or alteration of the property in any way, but shall not include continuation of any currently existing permitted use of the property.

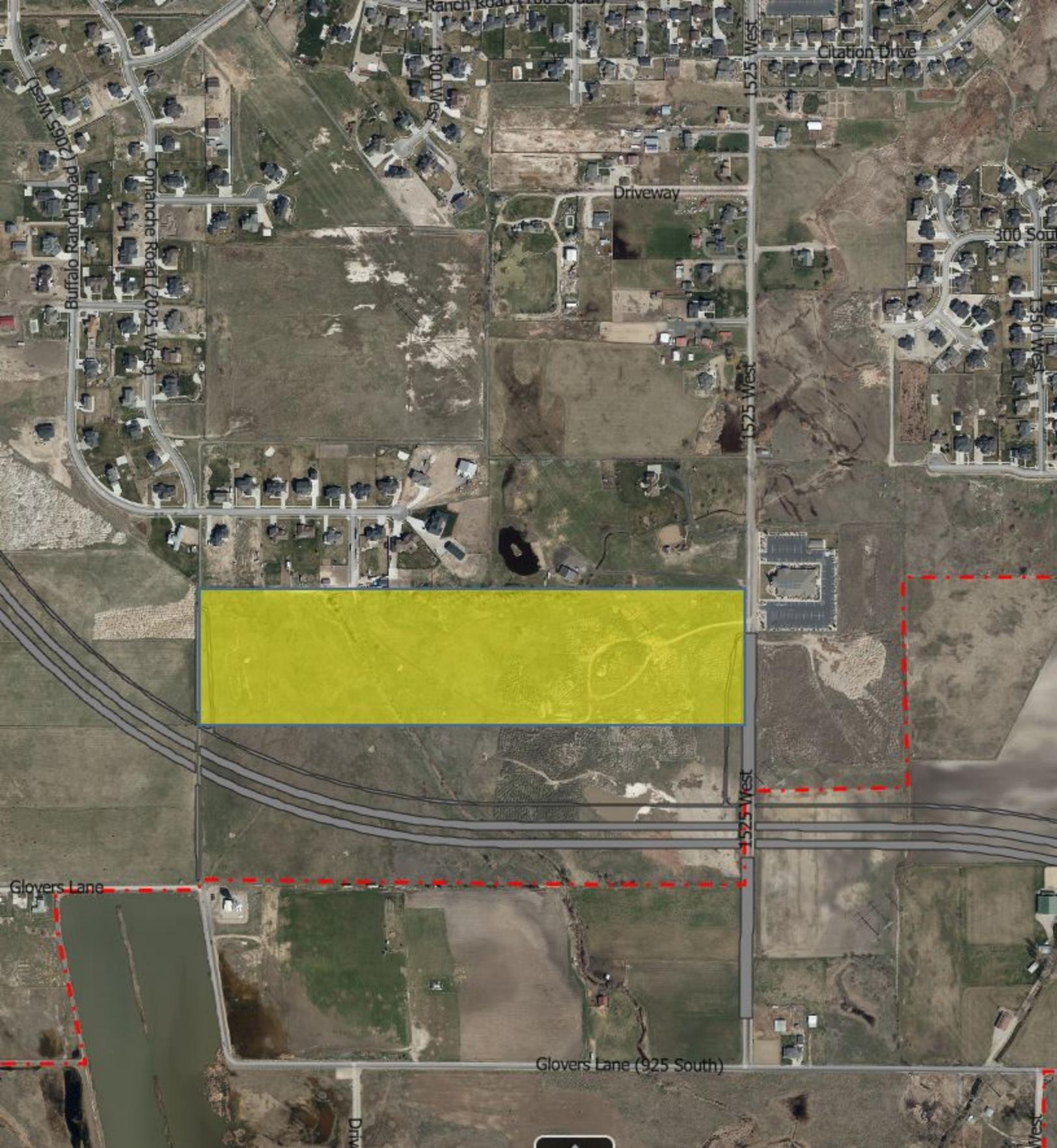
5. The City Council must rezone the property to AE.
6. Update the schematic plan to show a trail connection from the most westerly cul-de-sac to Buffalo Ranch Trail.

Findings:

1. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
2. The proposed development will provide single family residential developments similar to those of surrounding subdivisions further north of the project.
3. The proposed subdivision will provide trail access to the Buffalo Ranches Trail as part of a larger continuous and integrated open space system which also creates recreational opportunities and pedestrian access.
4. The property is in close proximity to the WDC, and as such it is better to provide open space for the City's regional park via a cash donation than at this location.
5. The initial proposal of the 64 lots results in a density of 2.05 units an acre, meanwhile 49 lots provides a density of 1.53 units/acre (or under 2.0 units/acre) which is more consistent with the General Plan.

Supplemental Information

1. Vicinity map showing the location of the WDC
2. Proposed Schematic Plan, May 23, 2019 (49 Lots)
3. Schematic Plan, May 9, 2019 (64 Lots)



Buffalo Ranch Road (2065 West)
Comanche Road (2025 West)

1800 West

Driveway

1525 West

Citation Drive

300 South

1350 West

1525 West

1525 West

Grovers Lane

Grovers Lane (925 South)

Driveway

West



3980 S. 700 E., # 22 Salt Lake City, UT 84107
(801) 201-7494 www.edmpartners.com



SCALE: 1" = 100'

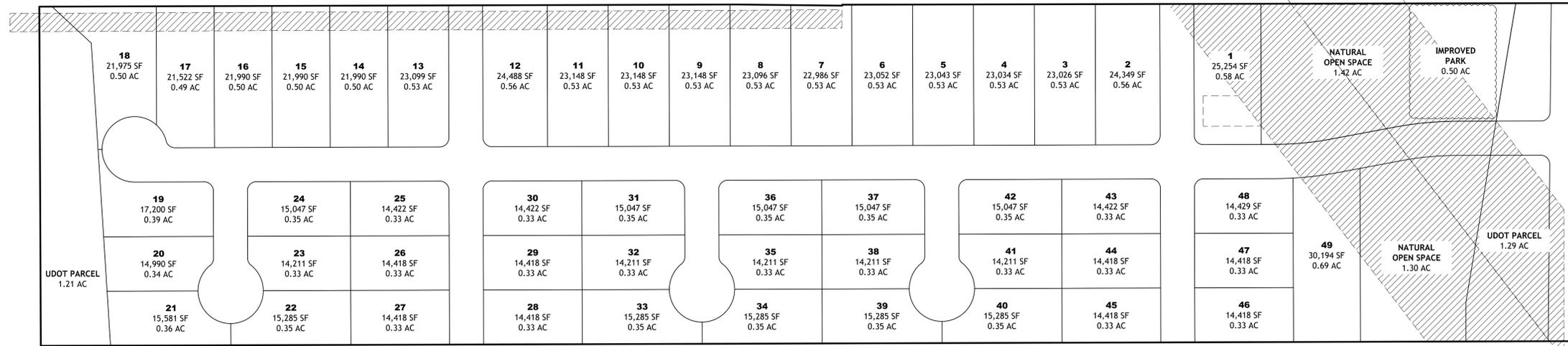


DEVELOPER:

Hamlet Development
308 East 4500 South, Suite 200
Murray, UT 84107
801-281-2223



NOTES:



Flatrock Ranch

Conceptual Site Plan

PROJECT: _____
DRAWN BY: _____ NMM
REVIEWED BY: _____ PMD
REVISIONS: _____
No. DATE REMARKS

DATE: May 14, 2019

SHEET NUMBER:
O-1



3980 S. 700 E., # 22 Salt Lake City, UT 84107
(801) 201-7494 www.edmpartners.com



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

DEVELOPER:

Hamlet Development
308 East 4500 South, Suite 200
Murray, UT 84107
801-281-2223



NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
- All culinary water improvements shall conform with the standards and specifications of Farmington City.
- All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
- All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- Secondary water has been allocated to parcels based on an anticipated landscape area (including park strip) of no more than 64% of the gross parcel size and that 2/3 of the landscaped area is planted in turf and 1/3 of the landscaped area is planted in low water use plants. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of irrigation system may result in homeowner incurring additional billing charges and/or secondary water service being shut off.

PROJECT STATISTICS

TOTAL AREA = 32.04 ACRES
TOTAL LOTS = 64 LOTS (2.00 LOTS/AC)
OPEN SPACE = 8.69 ACRES (27.12%)

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



Flatrock Ranch

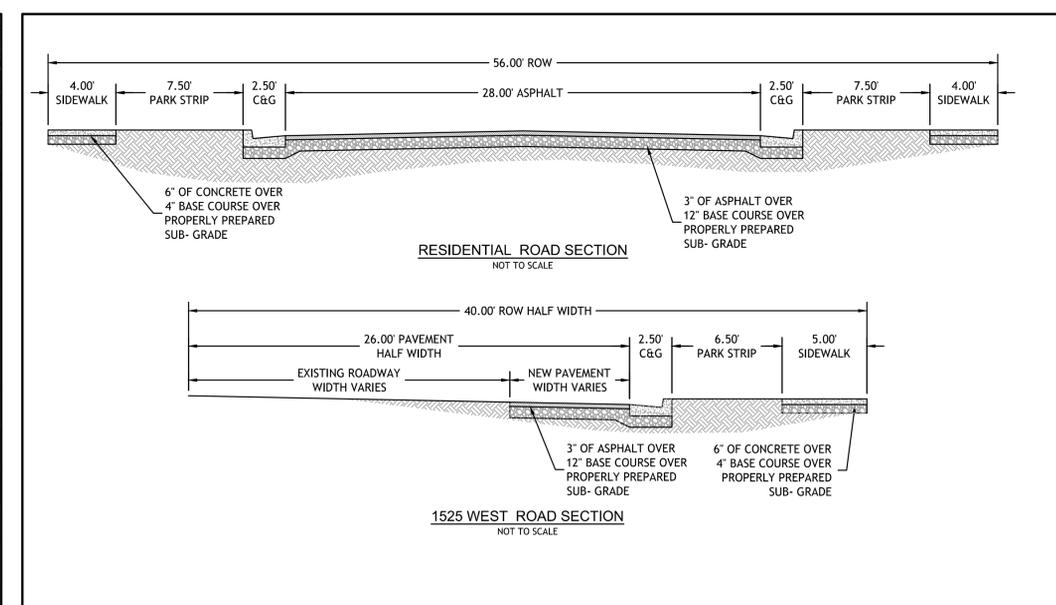
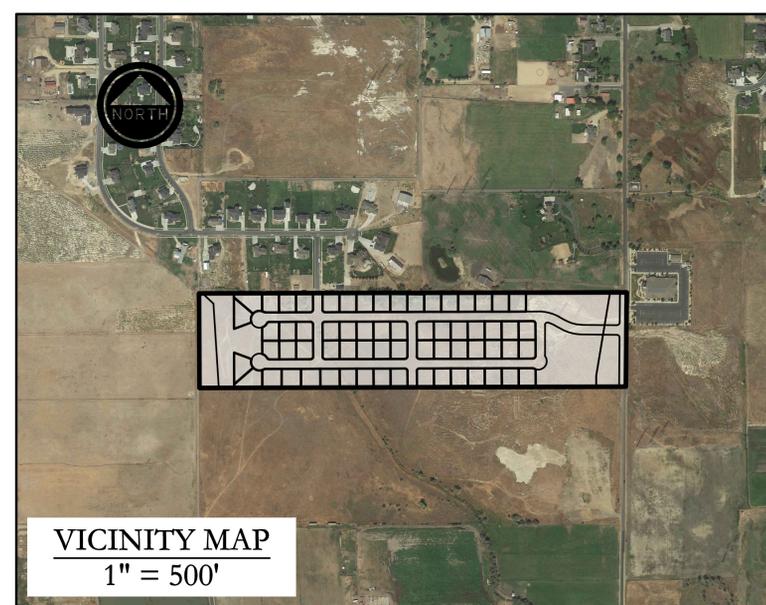
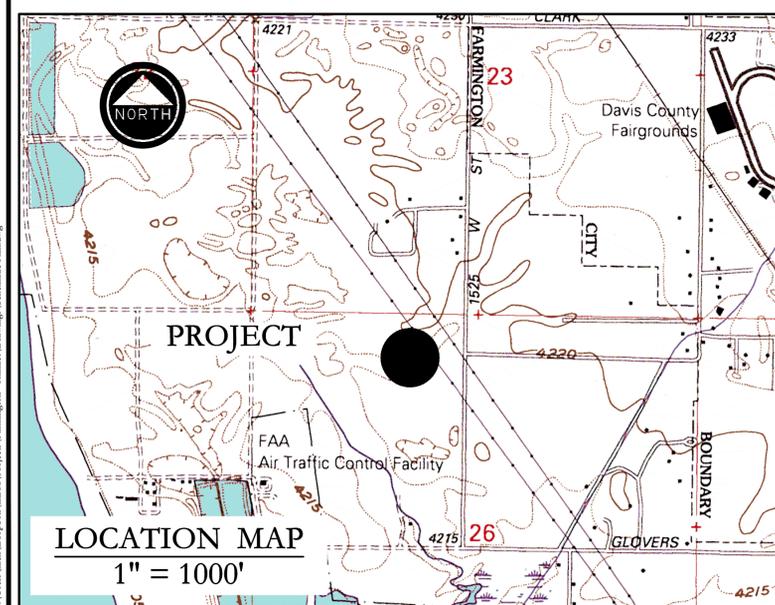
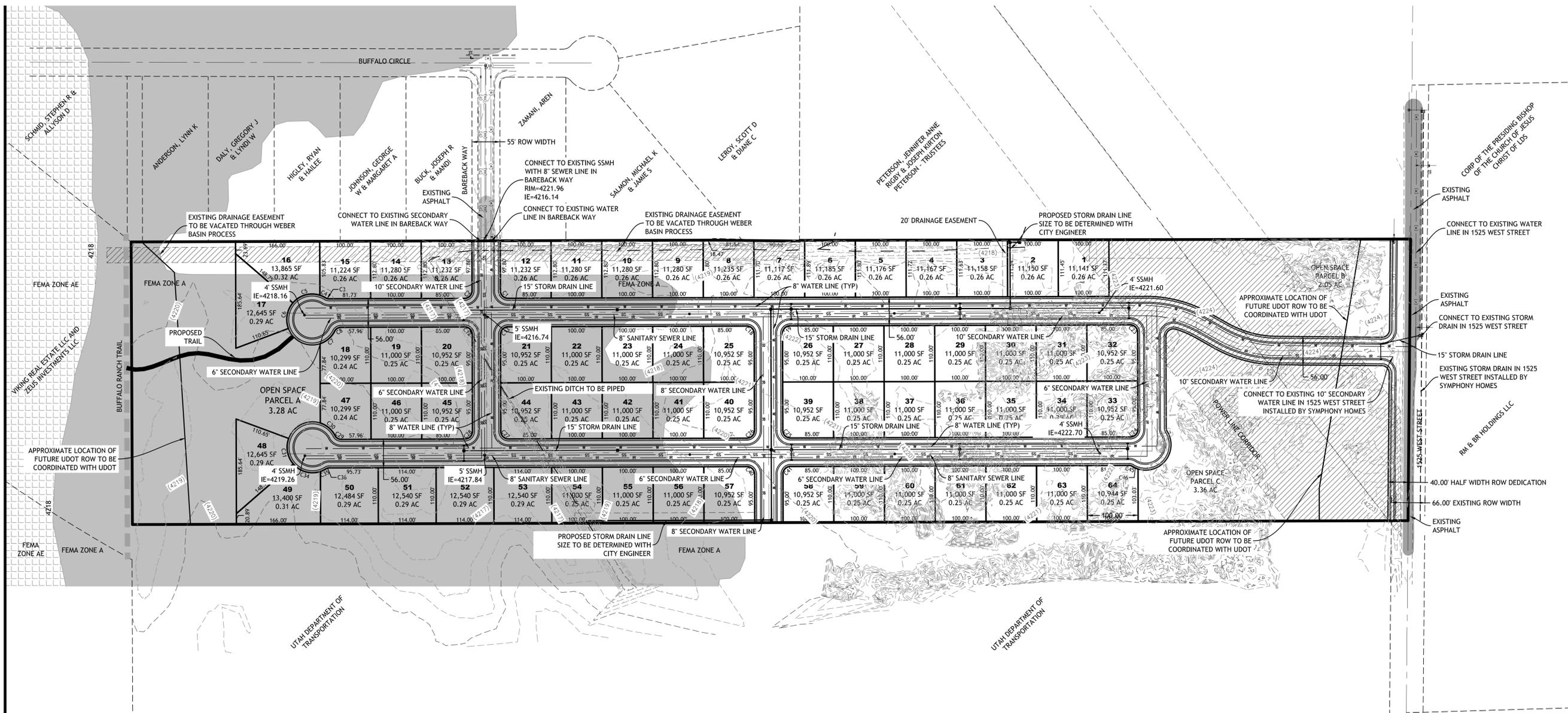
Schematic Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: April 11, 2019

SHEET NUMBER:

O-1



C:\Users\jank\Dropbox\EDM\Projects\Farmington - Hamlet\Drawings\Schematic Plan.dwg



Planning Commission Staff Report May 23, 2019

Item 4: Good Spray Car Wash Modified Expansion Plan CUP

Public Hearing: Yes
Application No.: C-7-18
Property Address: 1358 N. Hwy 89
General Plan Designation: GC (General Commercial)
Zoning Designation: C (Commercial)
Area: .86 Acres
Number of Lots: 1
Property Owner: Good Spray LLC
Agent: Sydney King / Good Spray Car Wash

Request: *Applicant is requesting approval to modify a site plan related to her conditional use permit to expand an existing car wash.*

Background Information

The applicant received a conditional use permit from the Planning Commission to expand and reconfigure an existing car wash facility located on Highway 89, northwest of the Smith's grocery store on August 23, 2018. Enclosed is the site plan related to this permit.

The applicant proposes to modify her site plan, which will move the building closer to the shops north of Smith's. Upon receiving this plan, staff felt it a major enough change to warrant another public hearing and re-review by the Commission. The suggested motion is the same as before; however, if the Commission decides to move in a different direction due to the revised plan, it is certainly in the purview of the Commission to do so.

Suggested Motion:

Move that the Planning Commission approve the modification to the previously approved conditional use subject to all applicable Farmington City ordinances and development standards, and the same conditions that existed previously by the Commission; namely:

1. The applicant shall provide a grease trap interceptor subject to approval by Central Davis Sewer District;

2. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
3. The hours of operation are limited to 8 a.m. to 10 p.m.;
4. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
5. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes.
6. The decibel level must be quieter than the previous use.

Finding for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking as set forth in Section 11-32-040 of the Zoning Ordinance.
8. The proposed use is an expansion of an existing conditional use permit and is updating and enhancing on the existing facility.

Supplemental Information

1. Vicinity Map
2. Site Plan May 23, 2019
3. Approved Site Plan August 23, 2018
4. Photos Illustrating How the Building Will Likely Look

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 8 – Conditional Uses
3. Title 11, Chapter 16 – Commercial Zone

Farmington City









Planning Commission Staff Report May 23, 2019

Item 5: Zone Text Amendment--Accessory Building Standards

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

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

Background Information

The Planning Commission held a public hearing and deliberated on the proposed text change at their May 9, 2019 meeting, but tabled action. The proposed changes below reflect some of the comments received at the last meeting.

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

Chapter 10 AGRICULTURAL ZONES

11-10-040: LOT AND SETBACK STANDARDS:

- C. Lot Coverage: Not more than twenty five percent (25%) of the gross area of a lot shall be covered by the main building, accessory buildings or other structures in the A Zone and lots

greater than 0.75 acre in size in the AE Zone, and not more than ten percent (10%) of the gross area of a lot for the AA Zone. On lots less than 0.75 acre in size, the lot coverage requirements for accessory buildings and structures set forth in [chapter 11](#) of this title shall apply.

H. Accessory Buildings and Structures:

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

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

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

11-10-050: MAXIMUM BUILDING HEIGHT:  

- A. Main Buildings: Main buildings shall not exceed twenty seven feet (27') in height. (Ord. 2000-15, 4-19-2000)
- B. Accessory Buildings: The height of accessory buildings and structures shall not exceed twenty five feet (25') unless an increased height is approved by the Planning Commission after review of a conditional use application filed by the property owner. No fee shall be assessed for such application.

Chapter 11

SINGLE-FAMILY RESIDENTIAL ZONES

11-11-060: ACCESSORY BUILDINGS AND STRUCTURES:

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

A. Location: Accessory buildings, except those listed in subsection B of this section:

1. Shall be separated from the main building by a distance in compliance with applicable building codes;
2. Cannot encroach on any recorded easement;
3. Must be located at least fifteen feet (15') from any dwelling on an adjacent lot;
4. Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the rear yard or thirty three percent (33%) of the side yard;
5. Accessory buildings shall, without exception, be subordinate in area to the main building.
6. Any eave, or part of an Accessory building, shall not overhang or extend past a property line.
7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is an architectural and integral part of the main building and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.

B. Animal Shelters And Similar Structures: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property. (Ord. 2015-16, 5-26-2015)

~~C. Alternative Locations: An accessory building A detached garage, or other architecturally compatible structure as approved by the planning commission after a public hearing, may be located in the side yard or side corner of a lot; providing, that a separation is maintained from the residence in compliance with applicable building codes, and all front, side corner and side setbacks are provided as specified in section 11-11-050 of this chapter, and the rear setback is specified in subsection A of this section. In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building. (Ord. 2016-14, 6-7-2016)~~

- D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage. (Ord. 2005-11, 4-6-2005)

11-11-070: BUILDING HEIGHT:  

A. Main Buildings:

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

B. Accessory Buildings or Structures (except fences):

1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a conditional use application filed by the property owner. No fee shall be assessed for such application.
2. Accessory buildings within one foot (1') of a side property line located in the side yard or front yard shall be limited to ten feet (10') in height and an increase in height of one (1') may be allowed for each additional foot setback from the side property, but not to exceed the maximum height for such buildings unless as otherwise provided herein.
3. Accessory buildings shall, without exception, be subordinate in height to the main building.

Chapter 13

MULTIPLE-FAMILY RESIDENTIAL ZONES

11-13-050: ACCESSORY BUILDINGS AND STRUCTURES:  

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

A. Location: Accessory buildings, except those listed in subsection B of this section:

1. Shall be separated from the main building by a distance in compliance with applicable building codes;
2. Cannot encroach on any recorded easement;

3. Must be located at least fifteen feet (15') from any dwelling on an adjacent lot;
 4. Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the rear yard or thirty three percent (33%) of the side yard;
 5. Accessory buildings shall, without exception, be subordinate in area to the main building.
 6. Any eave, or part of an Accessory building, shall not overhang or extend past a property line.
 7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is an architectural and integral part of the main building and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.
- B. Animal Shelters And Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property. (Ord. 2015-16, 5-26-2015)
- C. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage. (Ord. 2005-11, 4-6-2005)

11-13-060: BUILDING HEIGHT:

- A. Main Buildings:
1. Main buildings shall not exceed twenty seven feet (27') in height.
 2. No dwelling structure shall contain less than one story.
- B. Accessory Buildings Or Structures (except fences):
1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a conditional use application filed by the property owner (no fee shall be assessed for such application). (Ord. 2005-11, 4-6-2005)
 2. Accessory buildings within one foot (1') of a side property line located in the side yard or front yard shall be limited to ten feet (10') in height and an increase in height of one (1') may be allowed for each additional foot setback from the side property line, but not to exceed the maximum height for such buildings unless as otherwise provided herein.
 3. Accessory buildings shall, without exception, be subordinate in height to the main building.

Chapter 2 DEFINITIONS

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

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

Suggested Motion:

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

Findings:

To be presented at the Planning Commission meeting.

Applicable Ordinances

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