



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

September 22, 2016



AGENDA
PLANNING COMMISSION MEETING
September 22, 2016

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.)

1. Minutes
2. City Council Report

ZONE CHANGE

3. Jim Steman/Station Park CenterCal (Public Hearing) – Applicant is requesting a recommendation for zone change approval for 5.84 acres of property from an A (Agriculture) to a GMU (General Mixed Use) Zone located at approximately 1100 West and Park Lane. (Z-3-16)
4. Steven Nelson and Cory Karl (Public Hearing) – Applicants are requesting a recommendation for zone change approval for 3.84 acres of property from an A (Agriculture) to a LR (Large Residential) Zone located at 1150 South and 35 East. (Z-4-16)

OTHER

5. Miscellaneous, correspondence, etc.
 - a. Other
6. 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 September 16, 2016

Eric Anderson, City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
September 8, 2016

STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Kent Hinckley, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson. Commissioner Bret Gallacher was excused.*

Item #3. David Livingston – Requesting Conditional Use Approval to Build an Accessory Dwelling Unit within a Detached Garage

Eric Anderson said the applicant is requesting to building a detached garage with a dwelling unit in the basement. He said the applicant mentioned he would like to tear down the existing home, and build a new home while living in the dwelling unit of the garage. **Eric Anderson** said the problem occurs when the main house is demolished the detached garage no longer is an accessory dwelling, but becomes the main building. Since the accessory building becomes the main building, it would not meet all the setback requirements for a main building. **Eric Anderson** asked for the Commission's thoughts regarding the circumstance.

The commissioners discussed the requirements regarding an accessory building with a dwelling unit in it. The requirement for an accessory building is that it must be subordinate to the main building or less than 15' in height. The commissioners expressed their concerns regarding what will happen after the accessory building is completed and the main building is demolished. There were concerns presented that the replacement structure could be indefinitely delayed. **David Petersen** explained the City amended its demolition ordinance to require a building permit for the replacement structure prior to the demolition of the existing structure. He said in addition to the demolition clause, an applicant must have a performance bond for the value of the replacement home before a building permit will be issued so a demolition can take place. He said this acts as assurance that an existing structure would be built.

Eric Anderson said that the home is located on Main Street in the OTR (Original Townsite Residential) zone. Main Street is on the National Historic Registry; however, the City's Historic Architect said the home is in poor shape. The commissioners felt there are not any problems with approving the item as the applicant currently meets all ordinance requirements for an accessory building with an accessory dwelling unit located in it. **David Petersen** also pointed out the applicant could not rent out the accessory dwelling unit in the future as the whole lot can only be occupied by one family.

Item #4. Wendy Thomas – Requesting Conditional Use Approval of a Daycare as a Home Occupation with 8-16 children as set forth in Section 11-35-104 of the Zoning Ordinance

Eric Anderson said the applicant is requesting to increase her home occupation allowable limit for a daycare from up to 8 children to 8-16. The Ordinance requires that the Planning Commission approve the request for the increase in children. **Eric Anderson** said there have been concerns from neighbors regarding how the increase of children in the daycare will impact traffic in the neighborhood. **Connie Deianni** asked how the CC&Rs impact the decision for the meeting. **Eric Anderson** said CC&Rs are a civil matter, and should not impact the Commission's decision regarding the request.

The commissioners and staff discussed the concerns regarding the applicant's employees, traffic, conditions to the motion, and requirements for conditional uses. **Eric Anderson** let the applicant know that she is only allowed 1 additional non-family member employee on the premises at any given time. He also said that state law requires that there is one provider per 8 children, so if the applicant wants to increase to 16 children, another employee would be required. After discussing traffic concerns, the commissioners feel that families come and go at various times, which means traffic will be staggered. **Rebecca Wayment** suggested putting an expiration of one year on the conditional use approval; doing so would allow the permit to be revisited so neighbors have the opportunity to address any concerns after the daycare has been fully functioning.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Kent Hinckley, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson. Commissioner Bret Gallacher was excused.*

Item #1. Minutes

Dan Rogers made a motion to approve the Minutes from the August 18, 2016 Planning Commission meeting. **Alex Leeman** seconded the motion, which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from the September 6, 2016 City Council meeting. He said the Trails Committee presented a new trail for approval. **Eric Anderson** said the Park Lane Commons Phase IV Schematic Plan and Plat Amendment was tabled as they are waiting on a recommendation from the City Engineer regarding one of the listed conditions. **David Petersen** said the large item was the Notice of Intent regarding the Special Assessment Area, which the commissioners and staff discussed during the Study Session.

CONDITIONAL USE PERMITS

Item #3. David Livingston (Public Hearing) – Applicant is requesting conditional use approval to build an accessory dwelling unit within a detached garage; the subject property is located at 139 N. Main in an OTR (Original Townsite Residential) Zone. (C-11-16)

Eric Anderson said the applicant lives in the blue adobe home located on Main Street in the OTR zone. The applicant is proposing to build a detached garage with an accessory dwelling unit in the basement, which is a conditional use within the OTR zone. The applicant's proposal meets all requirements, as the garage will be subordinate in area and height to the main building.

Cynthia Baker, the applicant's sister, said the applicant wants to build a detached garage so he can begin to move here from California. She said he plans to live with her until it is completed.

Dan Rogers asked if the applicant still plans to live in the accessory dwelling unit in the basement of the garage once he decides to move forward replacing the existing home. **Cynthia Baker**

said she is unsure if he will continue to live with her once the detached garage is completed, or if he will move into the accessory dwelling unit in the detached garage.

Eric Anderson said the accessory dwelling unit is a conditional use within the OTR zone. Staff has completed an informal survey of detached garages within the area, and what the applicant is proposing is consistent with the area. He said the Planning Commission could defer the site plan approval to staff if the Commission chooses.

Rebecca Wayment opened the public hearing at 7:15 p.m.

Jerry Preston, 177 N. Main St., said he is here in support for the applicant. He said that he is excited for the applicant's plans. He feels it will be a nice addition to Main St. He asked that the Commission pass the Conditional Use Permit approval for this item.

Rebecca Wayment closed the public hearing at 7:16 p.m.

Rebecca Wayment asked if there are standards the Commission can ask staff to refer to when approving the site plan. She said that metal garages might be allowed within the OTR zone; however, it might not be what the Commission wanted to approve. **Eric Anderson** said there are some design standards and guidelines that will be applied specific to garages, as well as new building design guidelines.

Kent Hinckley said that although it is being mentioned as a garage, it is an accessory dwelling unit and a garage. He asked how the Ordinance considers that, if it is one or the other. **Eric Anderson** said the Ordinance allows it to be both; the garage can have an accessory dwelling unit above or below it.

Heather Barnum asked if the condition to the motion regarding the final determination being deferred to staff is adequate, or if additional wording needs to be added. **Eric Anderson** said if the Planning Commission chooses to, the condition might need to be reworded to have the final site plan approval go through the Planning Commission's review. **David Petersen** said the condition could be left as is, if the Planning Commission is comfortable with staff approving the site plan.

Motion:

Bret Gallacher made a motion that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited a building permit subject to all applicable building codes;
2. The final determination of whether the proposed structure is consistent and compatible with the existing garages in the area, as outlined in Section 11-17-050(4)(d) of the Zoning Ordinance, shall be deferred to staff.

Heather Barnum seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.

2. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
3. 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.
4. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

Item #4. Wendy Thomas (Public Hearing) – Applicant is requesting conditional use approval of a daycare as a home occupation with 8-16 pupils as set forth in Section 11-35-104 of the Zoning Ordinance; the subject property is located at 1571 Pinehurst Lane in an LR (Large Residential) Zone. (C-12-16)

Eric Anderson said the applicant currently has a daycare home occupation, but is looking to increase to 8-16 children. The ordinance requires that a daycare with more than 8 children in the home come before the Commission for Conditional Use Permit approval. He said the item is straightforward as the Zoning Ordinance allows for up to 16 children with the Conditional Use Permit.

Wendy Thomas, 1571 Pine Hurst Lane, said she has been a state licensed childcare provider for the last 25 years. She said in her previous home, she did not exceed 8 children, but has recently decided to expand her licensing to allow for up to 16 children. She said the state does extension inspections on daycare providers' background, licensing, facility, food preparation, etc. She said she has never had any complaints, and that her record can be accessed with the state. She said she would like to expand her daycare to include more children because some of her current families she works with are looking to have more children. She would like to accommodate those families so they do not have to place their children in separate daycare facilities.

Rebecca Wayment asked how many children the applicant plans to have in her daycare. **Wendy Thomas** said by expanding her daycare, she is able to accept between 8-16 children. **Rebecca Wayment** asked if she plans to hire an employee to work with her in the daycare. **Wendy Thomas** said state law requires that there is one adult to every 8 children. She said if she increases her daycare to 9 children, she has to have a second person there. She said her 20-year-old daughter will assist her at times, but she may hire an additional person. **Wendy Thomas** said she also understands the City only allows one non-family member employee to be on the premises at any given time. She explained the other state regulations regarding the number of children under the age of 2, and the number of infants at a time. She said she would abide by those requirements.

Connie Deianni asked if the other person she plans to hire would park at the applicant's home. **Wendy Thomas** said yes, she has a 2-car garage. She said her and her husband's cars would be parked in the garage, leaving the driveway open to park in it. She said parents are staggered throughout the day for drop-off and pick-up so the traffic is not noticeable.

Rebecca Wayment asked the hours of operation for the daycare. **Wendy Thomas** said the first drop-off begins at 7:30 a.m., but all kids are picked up by 5:30 p.m. She said the drop-off and pick-up times vary depending on the family, and are staggered throughout the morning and afternoon.

Heather Barnum asked about the state staffing rations with newborns, and how that may work with a hired employee and the projected clientele. **Wendy Thomas** said the state would allow up to 4 infants, but does not allow for more than 4 children under the age of 2. **Heather Barnum** asked if one person is taking care of all 4 infants while the other is dealing with the other children. **Wendy Thomas** said she and an employee work together to work with all of them. The state requires a schedule so the

children have the same routine each day. She said that a schedule also allows for each of the age groups to take their needed naps for the day.

Rebecca Wayment opened the public hearing at 7:38 p.m.

Ann Hess, 1567 N. Pine Hurst Lane, said that she lives next door to the applicant. She said there is not a lot of room between the homes. Her husband is 84 years old and is very ill. She said she hoped to live the rest of their lives in the home; however, having a daycare in the adjacent home will not be a good thing for his illness. She said she sleeps a large portion of the day, and having lots of kids around will not accommodate his needs. She also said that this neighborhood is not a business area; traffic is already a problem and adding additional cars on the street is not a feasible plan.

Earl Hess, 1567 N. Pine Hurst Lane, said he and his wife wanted to find a home in a quiet area that was close to the church and shopping that they would need. He said they moved into this home as their final home. He said he was diagnosed with cancer not long ago, and is now very ill. He said there is only 5' between their homes, and he feels a daycare will be a hardship on him. He feels the daycare could generate 35-40 cars a day, which would be challenging as the roads are very narrow and there are already multiple cars parked along the street.

Juan Garcia, 1548 N. Pine Hurst Lane, said he moved from Washington D.C. one year ago. They have 4 children, and liked that this area was quiet and children were out playing and riding bikes. He said the community knows each other and is respectful around the children that are out. He expressed concern with the traffic this daycare will generate. He also pointed out that the HOA's CC&Rs restrict any business or commercial uses within the home. He also expressed concern that the increased number of children brings new people into the area that are not known to the neighborhood. Having worked in law enforcement, he feels these unknown people pose a greater risk to the community.

Todd Barlow, 1628 St. Andrews Dr., said one possible concern is that parents could be running late for work and be rushing to daycare. He said the children in the neighborhood are walking to the bus stops at 8:30 a.m. He said this would add traffic and pose a risk to the children.

Chris Miller, 1582 Pine Hurst Lane, said the lots in this community are very small, making the short street congested. He appreciated the applicant's thoroughness, but he does not want the added traffic that this will bring.

Patrice Barlow, 1543 Pine Hurst Lane, said she understands that there will be fewer cars than what has been previously pointed out as she has multiple children families; however, that may not be the case in the future. She said the applicant's home is near multiple bus stops, which create a risk to the children as parents would be coming and going with the daycare. She also reviewed the Conditional Use Permit standards that are found in Chapter 8 of the Zoning Ordinance. Based on those standards, she said the Conditional Use Permit approval should be based on the general well-being of the community, compatible with the neighborhood, provide adequate transportation access, including parking and loading spaces. She said she is not concerned with the applicant's current clientele; however, it could be a concern in the future. She appreciates the work the applicant is doing, but is not comfortable with it in this neighborhood.

Josh Zeisel, 1608 St. Andrews Dr., said the roads are so narrow and there are so many cars parked along the side of the road that often he has to pull over multiple times to get through. He said the frontage on the homes is very small so if the home has multiple cars, often there is a car parked on the street. He said the City Park in the area already brings increased amount of traffic. He feels adding such a large amount of children to the area will bring increased noise.

Brandon Arrington, 1268 St. Andrews Dr., said he appreciates the service the applicant is providing and feels it is valuable to the community. He feels parents that work need a safe harbor for their children, and the applicant sounds like she is providing that safe harbor. He said he feels an additional 8-16 cars twice a day won't add that much more traffic or risk.

Joe Thomas, 1571 Pinehurst Lane, husband of **Wendy Thomas**, said he has watched how she has run her business. He said he is continually impressed with her professionalism as she far exceeds every state and federal regulation. He said he is not unsympathetic to the neighbors' concerns; however, he feels these problems will be significantly less than what they think based on the way the daycare is run. He feels the number mentioned of 35-40 cars is exaggerated.

Cheryl Landheim, 1662 St. Andrews Dr., said she lives at the end of the street and is a former HOA board member. She said the traffic on the street is unbelievable. She said it becomes more difficult in the winter when cars cannot stay parked on the street at night. She said many neighbors also have recreational vehicles. She said she wanted to reiterate that traffic problems she believes this daycare would bring.

Rebecca Wayment said the Commission received an email from resident Bryan Call. He could not attend, but wanted to express his concerns against the daycare. His email was entered into the record.

Rebecca Wayment closed the public hearing at 7:59 p.m.

Connie Deianni asked if the applicant currently runs a daycare with up to 8 children. **Wendy Thomas** said she has run her daycare of 8 children for the past month since they have lived in the home. She said that she reviewed the CC&Rs, but did not see or overlooked the restrictions regarding a daycare. She said she does not feel this will be detrimental to the community. With regards to the noise concerns, she feels it would not be greater than what is already happening with the children in the area.

Alex Leeman pointed out that CC&Rs are covenants and restrictions that are private; the City has no legal authority to do anything about CC&Rs. He said that if someone feels a homeowner is violating the CC&Rs, that person could hire a lawyer to pursue it; however, the CC&Rs do not play into the Commission's decision making process. **Wendy Thomas** said the State has very strict guidelines and standards that she exceeds, but is only seeking to expand her business so families' children may remain together. **Alex Leeman** said CC&Rs are still enforceable, but it is the neighborhood's job to do so.

Kent Hinckley asked the applicant to speak more to the concerns with noise. He asked if the children remain in the home, basement or in the yard. **Wendy Thomas** said state licensing encourages outdoor play for approximately 30 minutes to one hour. She said she typically takes the children out in the morning and in the afternoon; however, due to varying ages of the children, if the infants are asleep one adult must remain in the home with them, but the other adult is not to have more than 8 children outside at once. She said the basement of the home is dedicated to the daycare. **Wendy Thomas** said she currently hears other neighborhood children playing; she does not believe her daycare will generate more sound than what already exists on the street.

Heather Barnum asked the applicant if she would maintain her current clientele if the Conditional Use permit is not accepted. **Wendy Thomas** said yes; however, she would be frustrated that she cannot meet the needs of her current families. She also added that she has never had any complaints regarding traffic, noise, toys, or etc.

Rebecca Wayment said that 3 of the families the applicant works with are looking to expand their families. She explained that in the past, the Commission has granted a conditional use permit that expires in one year to determine if the conditional use is meeting the needs of the neighborhood; however, it may not be adequate time if slots will not be filled until after 9 months. She asked the applicant if she will fill those slots prior to that time. **Wendy Thomas** said she is restricting those slots to those specific families.

Kent Hinckley asked if surrounding homes near the applicant also have children. The applicant said it seems as though there are other children in the neighborhood. She said she tries to bring the children outside when other kids are out so the sound is already there.

Dan Rogers said he would feel comfortable approving the conditional use permit for one year; **Bret Gallacher** agreed, but he feels it could put Mrs. Thomas in a predicament if the conditional use permit expires, and the Commission chooses not to renew it. It would be challenging to discontinue services for families once she was granted the opportunity to grow.

Alex Leeman stated he does not see where the Ordinance allows Conditional Uses to expire. He said it is not specified in the code; however, the code allows reasonable conditions to be made to address and mitigate concerns. He said those concerns should be mitigated upon approval and should not be different after one year. **David Petersen** said temporary use permits, like the hot dog stand, allow for an expiration date because they are temporary. He said this is not a temporary use, and agreed with **Alex Leeman** that an expiration should not be included.

Rebecca Wayment said that she is not concerned with the noise of other children in the neighborhood as there are other children already in the neighborhood. She said the traffic will be staggered with drop-off and pick-up of the children. **Rebecca Wayment** still encouraged neighbors to enforce their CC&Rs if there are additional concerns. She also added that most residents in Farmington are shocked at how many home occupations exist within the City, and how little neighbors notice the home occupation affecting the area.

Dan Rogers and **Kent Hinckley** feel inclined to grant the conditional use for one year. **Heather Barnum** agreed, she said she appreciated the resident had addressed the Conditional Use standards within the Zoning Ordinance. She discussed those standards, and based on those standards, she feels there is not enough concerns that she would prefer to put a time limit on the permit to ensure everything has been addressed in a year.

David Petersen said staff and the Commission have received trainings regarding this specific thing. If a use is listed as a Conditional Use, it has previously been decided that it is allowed. He said just the fact that this area is zoned residential and a home occupation is listed as a conditional use within the zone, it is presumed that it can go there otherwise it would not have been included in the allowable uses. He said if the Commission does not want it in the residential zone, the text needs to be amended to remove it from the Conditional Use list. **David Petersen** said that at this point, the Commission could only apply reasonable conditions to mitigate concerns regarding the use. **Alex Leeman** agreed, he said reasonable conditions might include parents and the employee park in the driveway or that parents need staggered drop-off and pick-up times. He said there is nothing within the Ordinance that allows for the flexibility of an expiration date.

Heather Barnum said that based on staff and **Alex Leeman's** opinion, there is not much that can be reviewed regarding the conditional use; however, the homeowners can further address the issue within the CC&Rs. The commissioners agreed. **Alex Leeman** again suggested the condition that the

applicant's employee should be restricted from parking on the street as a way to lessen the vehicle impact from the daycare. **Heather Barnum** also pointed out that the motion needs to be amended from preschool to daycare.

Motion:

Connie Deianni made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The daycare cannot have more than 16 students at one time in the daycare;
2. The daycare employee cannot park on the street, and shall park in the daycare's driveway.

Kent Hinckley seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
2. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
3. 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.
4. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

OTHER

Item #5. Brian Garlock (Public Hearing) – Applicant is requesting approval to build a detached garage in a side yard; the subject property is located at 1312 W. 1750 N. in an R (Residential) Zone.

Eric Anderson said a text amendment was recently passed that added language regarding the Planning Commission's approval after a public hearing is heard with regards to a detached garage in a side yard. This is the first one that will be reviewed. He said the applicant's lot is triangular and includes 3 pipelines, and associated easements, through the lot. Due to the steep topography of the lot, **Eric Anderson** said it is not reasonable to put a detached garage in the rear yard, so the applicant is asking for the detached garage in the side yard. Staff is recommending approval of this item.

Brian Garlock, 1312 W. 1750 N., said a few years ago, he remodeled his home and took the garage to add space for kids' bedrooms. He is now in need of a place to put their cars. He said the contractor that did his remodel will also be doing the detached garage. He said the garage will most likely match the home and should hold approximately 4 cars.

Rebecca Wayment opened the public hearing at 8:47 p.m.

Brandon Arrington, 1268 St. Andrews Dr., said that he feels the applicant has the right to alter his property in a peaceful manner however the applicant chooses. He asked the Commission to approve the item.

Chad Diamond said that he previously remodeled the applicant's home, and has been hired to build the detached garage. In working with the applicant, **Chad Diamond** said the side yard is the only option for a detached garage due to pipeline easements through the property and the steep topography. He said the detached garage will be setback and will allow space to pull in and out of the lot, which is important because the applicant lives down from a "blind corner" that drivers cannot see around.

Rebecca Wayment closed the public hearing at 8:51 p.m.

Bret Gallacher said he is familiar with this property. He applauded all the applicant has done to the property, as they have made it nice for the entire neighborhood. **Rebecca Wayment** said she is comfortable moving forward with this item, but also wanted to reiterate to staff that she wants materials used to ensure the detached garage fits within the neighborhood. **Eric Anderson** also clarified that the accessory building is permitted, but the Commission is approving the location of it in the applicant's side yard.

Motion:

Dan Rogers made a motion that the Planning Commission approve the detached accessory building placement in the side yard of the applicant's property, subject to all applicable Farmington City ordinances and development standards. **Heather Barnum** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The subject property is oddly shaped, constrained by steep slopes and three petroleum pipelines and building a garage to the rear of the dwelling would prove extremely difficult.
2. The proposed structure is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
3. 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.
4. The proposed structure is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
5. All requirements as set forth in Section 11-11-060(c) will be met during the building permit review process, including applicable setbacks, required separation from the main building, etc.

Item #6. Miscellaneous a) Tim Matthews Revision on Conditional Use Permit

David Petersen said the Commission previously approved a Conditional Use Permit for Tim Matthews for a reception area. Mr. Matthews purchased an adjacent lot, and is now interested in expanding on the idea for the reception area. Before he submits another application, he wanted to discuss the idea with the Commission.

Tim Matthews said that he came before the Planning Commission in February of this year, and received approval for a reception area on the lot across from the high school. He said he recently purchased an additional 1.8 acres for an approximately total of 3 acres. He said he and his family would like to preserve the little bit of farm in Farmington. He would like to acquire a few more acres to build an event barn and run a small family farm. The barn would be a beautiful rustic looking barn would include restrooms and a preparation kitchen so events could be held in it. The barn doors could open to

a pavilion and gazebo in the back. There entrance would be gated and the center drive would be lined with trees and a water feature. He said he wanted to allow the facility to be rented to families for family reunions or receptions. He wanted to include a petting farm as well. **Tim Matthews** said he imagines it would be like a smaller scale Wheeler Farm. He hopes that it would survive him and his family and allow Farmington to preserve a little bit of farm.

Tim Matthews said he has already received a Conditional Use Permit, but he has not moved forward with obtaining business approvals because he knew the adjacent lot was going to sell. **Rebecca Wayment** asked if the zoning for the area allows for business. **Eric Anderson** said the Condition Use Permit was for a Minor Commercial Outdoor Recreation, but it only applies to the previously owned portion of property. He said staff wants to know if the Commission still feels that what the applicant is describing fits within the Minor Commercial Outdoor Recreation description.

Connie Deianni said that she loves the concept, but wondered how it would affect the flow of traffic. **Tim Matthews** said the gates will be closed, and that the petting farm would be part of the family farm and would be enjoyed during the events or during a schedule time for something like a field trip. **Kent Hinckley** said he feels the traffic will be minimal compared to what the new high school will bring. **David Petersen** also said that Glover’s Lane will be expanded and improved to allow for better traffic flow.

Rebecca Wayment loves the idea of preserving the farm in Farmington. She asked for more information regarding the lighting, noise, and hours of operation. **Tim Matthews** said the logistics of those will come later as they move forward. He said he would like the front entry gated with rock pillars with a gravel road way so it would feel like you’re entering the country once you enter the property from Glover’s Lane.

The commissioners all agreed they are comfortable with Mr. Matthews moving forward with an application.

Item #6. Miscellaneous b) Shepard Park Warehouse Shed in Side Yard

David Petersen said the LDS Church would like to build a shed in the southeast corner of the property; however, the Ordinance only allows staff to approve accessory buildings for single-family homes, and not churches. The Planning Commission can delegate approval of the accessory building to City staff. The commissioners were in favor of delegating the approval to staff.

Motion:

Heather Barnum made a motion that the Planning Commission delegate the accessory building for the Shepard Park Warehouse in the side yard to City staff. **Kent Hinckley** seconded the motion, which was unanimously approved.

ADJOURNMENT

Motion:

At 9:17 p.m., **Bret Gallacher** made a motion to adjourn the meeting, which was unanimously approved.

Rebecca Wayment
Chair, Farmington City 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 to 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, September 20, 2016, 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

OLD BUSINESS:

7:05 Park Lane Commons Phase IV Schematic Plan and Plat Amendment

PRESENTATIONS:

7:10 Update from Miss Farmington

SUMMARY ACTION:

7:20 Minute Motion Approving Summary Action List

1. Taylor Ridge Subdivision Improvements Agreement
2. Miller Meadows Phase 6 Improvements Agreement
3. Park Lane Commons Phase IV Schematic Plan and Plat Amendment
4. Kestrel Bay Townhomes Subdivision Improvements Agreement
5. Approval of Minutes from August 16, 2016
6. Utah Chapter of the American Planning Association Fall Conference Sponsorship
7. Clark Lane Village License Agreement for a Playground

7:25 City Council Committee Updates

Posted: 09/15/2016

GOVERNING BODY REPORTS:

7:35 City Manager Report

1. Executive Summary for Planning Commission held on September 8, 2016
2. Fire Monthly Activity Report for August

7:40 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 15th day of September, 2016.

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.



Planning Commission Staff Report September 22, 2016

Item 3: Zone Map Amendment for CenterCal Property

Public Hearing:	Yes
Application No.:	Z-3-16
Property Address:	Approx. 1100 West and Park Lane
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	A (Agriculture)
Area:	5.84 Acres
Number of Lots:	n/a
Property Owner:	Station Park CenterCal
Agent:	Jim Steman

Request: *Applicant is requesting a recommendation to rezone 5.84 acres of property from A to GMU.*

Background Information

CenterCal currently owns property at approximately 1100 West and Park Lane, south of Cabela's and west of the University of Utah Medical Center. The property has long been intended to be part of the City's mixed use district, and rezoned to General Mixed Use. The General Plan designation of this property is Transportation Mixed Use and the surrounding properties are already zoned GMU. If this rezone is approved, CenterCal intends to continue their Station Park development on the subject property, and will have to comply with the form-based code regulations of the underlying zone as set forth in Chapter 18 of the Zoning Ordinance, including the Project Master Plan and Development Plan Review process.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the rezone of 5.84 acres of property located at approximately 1100 West and Park Lane from A to GMU, as identified on the attached maps, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with surrounding properties.
3. The proposed rezone is consistent with the overall master plan for the mixed use district.

4. The proposed rezone will allow CenterCal to continue their hitherto successful Station Park development to points west.

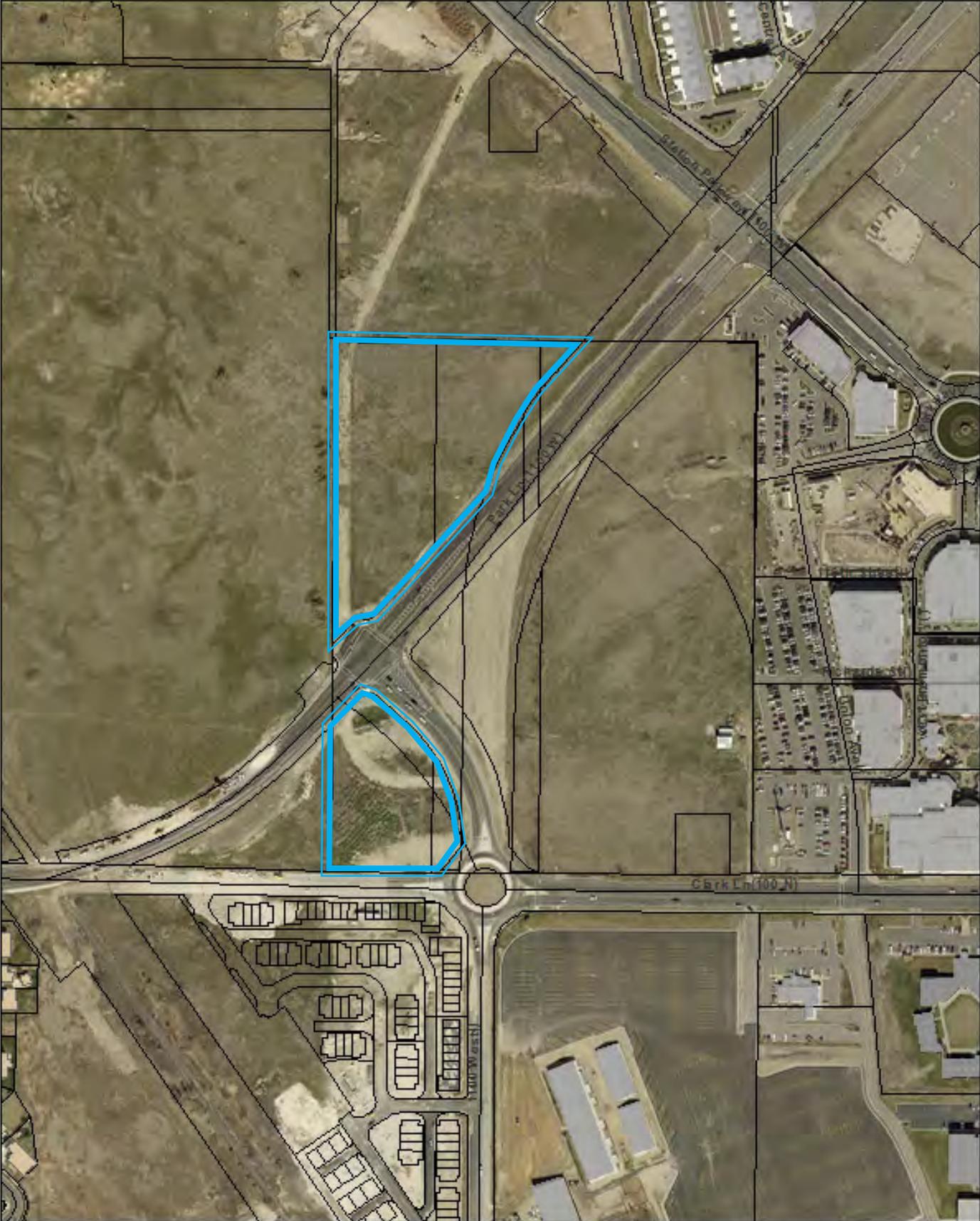
Supplemental Information

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Conceptual Site Plan for Subject Property

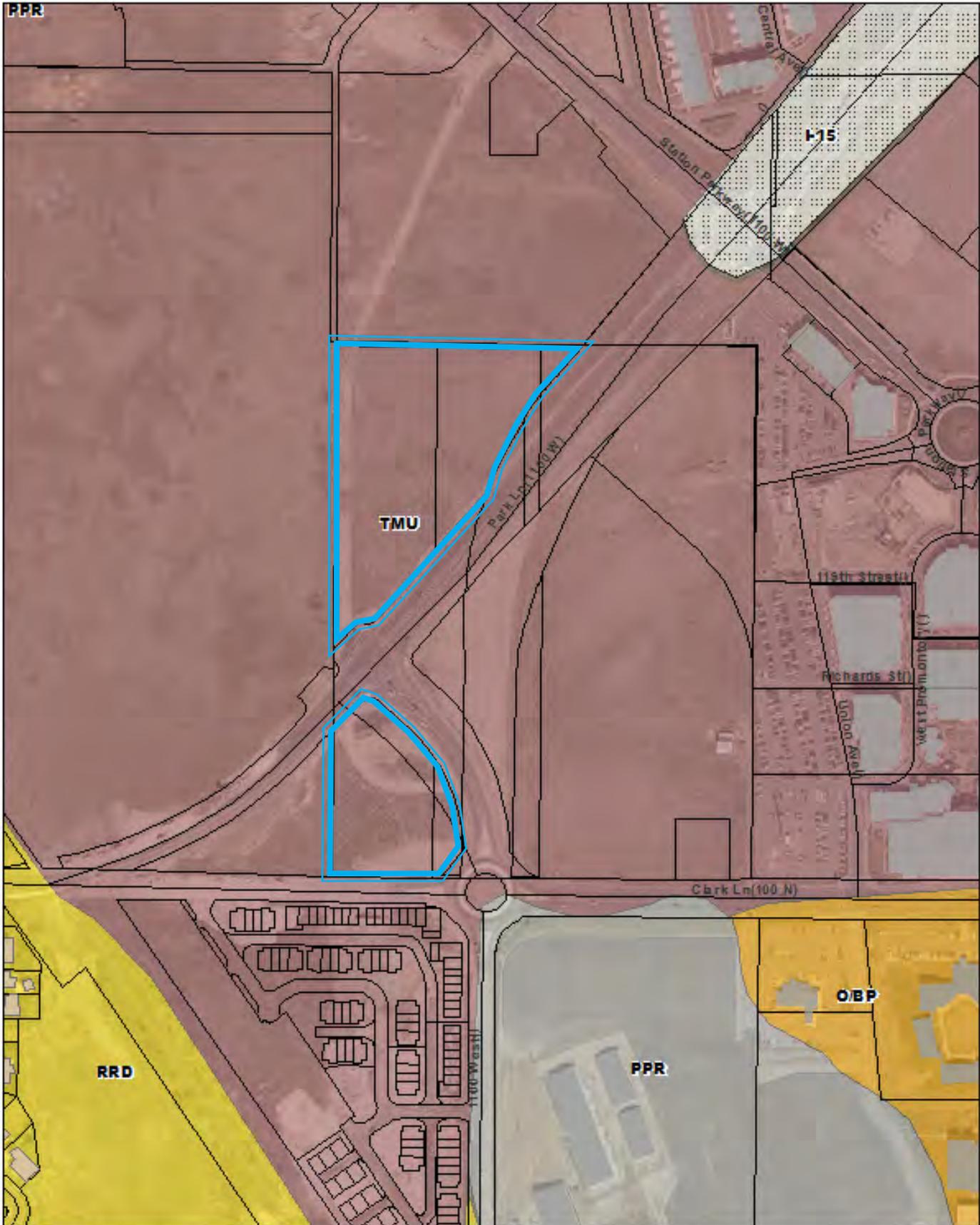
Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones
2. Title 11, Chapter 18 – Mixed Use District

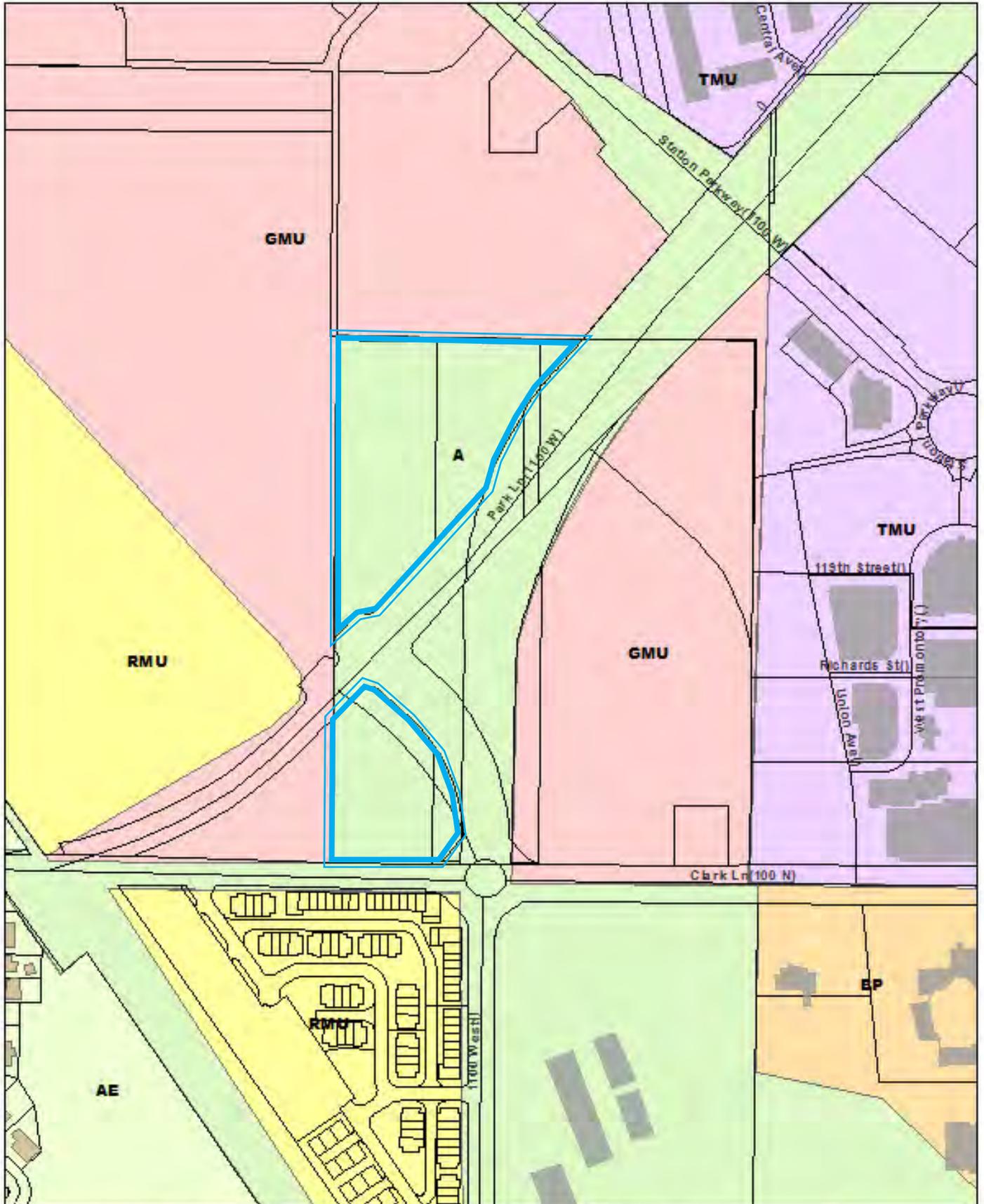
Farmington City

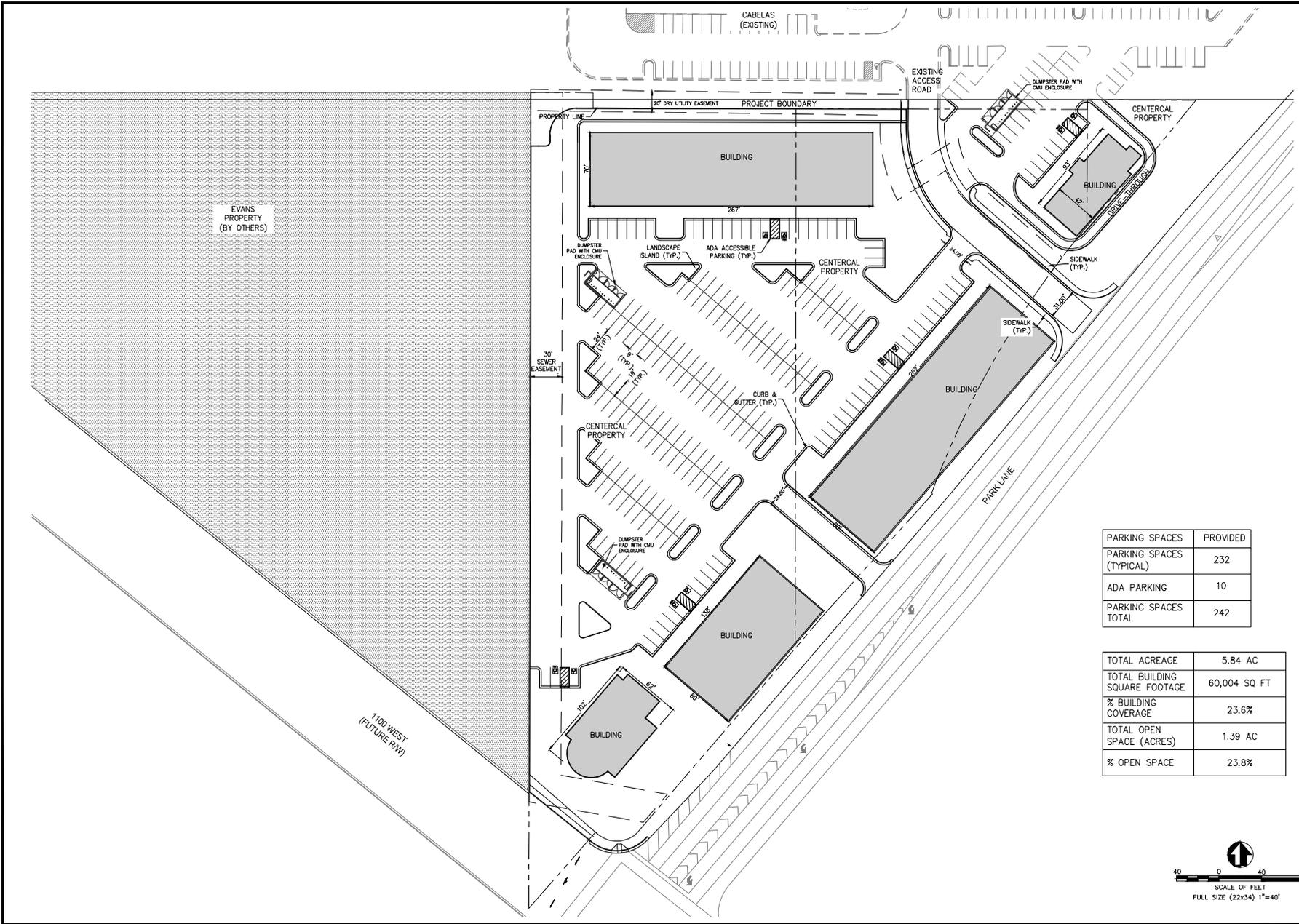


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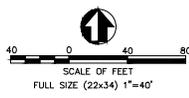
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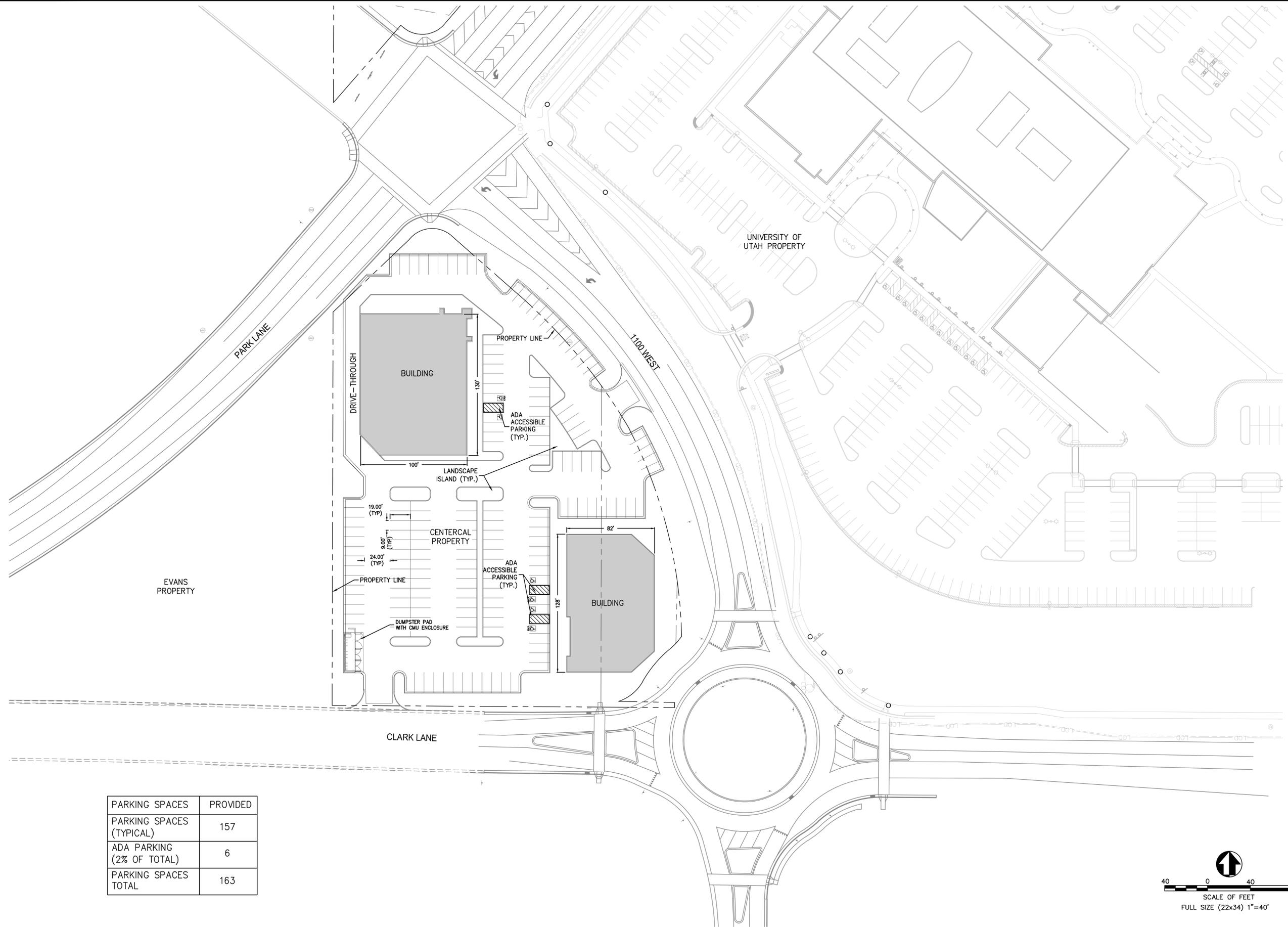


PARKING SPACES PROVIDED	
PARKING SPACES (TYPICAL)	232
ADA PARKING	10
PARKING SPACES TOTAL	242

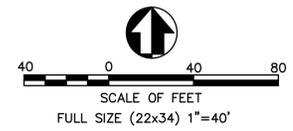
TOTAL ACREAGE	5.84 AC
TOTAL BUILDING SQUARE FOOTAGE	60,004 SQ FT
% BUILDING COVERAGE	23.6%
TOTAL OPEN SPACE (ACRES)	1.39 AC
% OPEN SPACE	23.8%



NO.	REVISION DESCRIPTION	DATE					
<p>PSOMAS Planning the Nature and Built Environment 4179 Riverbend Road, Suite 200 Salt Lake City, UT 84123 (801) 270-5722 (801) 270-5722 fax www.psomas.com</p>							
SUBMITAL	RG	ATR	ATR	ATR	SDR	SDR	PLT DATE: 8/22/16
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
STATION PARK NORTH CONCEPTUAL SITE PLAN							
C1.0							
SHEET NO. 1 OF X							



PARKING SPACES PROVIDED	
PARKING SPACES (TYPICAL)	157
ADA PARKING (2% OF TOTAL)	6
PARKING SPACES TOTAL	163



NO.	REVISION DESCRIPTION	DATE

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RG	
ATR	
ATR	
SR	
4/17/15	
4/12/16	

PSOMAS
 Balancing the Natural and Built Environment
 4179 Riverboat Road, Suite 200
 Salt Lake City, UT 84123
 (801) 270-5777 (801) 270-5782 fax
 www.psomas.com
 PROJECT NUMBER: 8CPL010500



**STATION PARK NORTH
 CONCEPTUAL SITE PLAN**

C1.1



Planning Commission Staff Report September 22, 2016

Item 4: Zone Map Amendment for Nelson Property

Public Hearing:	Yes
Application No.:	Z-4-16
Property Address:	1150 South 35 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	A (Agriculture)
Area:	3.84 Acres
Number of Lots:	n/a
Property Owner:	Steven Nelson and Farmington City
Agent:	Cory Karl

Request: *Applicant is requesting a recommendation to rezone 3.84 acres of property from A to LR.*

Background Information

The applicant desires to create three large estate lots through a boundary adjustment for property at 1150 South and 35 East. Because the subject property already has 4 parcels within its boundaries, the applicant does not have to go through the subdivision platting process to create the requested three lots. However, a boundary adjustment cannot result in parcels or lots that do not conform to the underlying zone. Because the applicant only has 3.85 acres of property, and the A (Agriculture) zone has a minimum lot size of 2 acres, the applicant is seeking a rezone of the property to LR (Large Residential). The LR zone would allow for lots as small as 20,000 s.f., and because the property has four existing parcels, he could feasibly do a boundary adjustment and create four 40,000+ s.f. lots. However, the applicant only wants three large estate lots. The surrounding property is already zoned as LR, and the General Plan designation of LDR (Low Density Residential) is consistent with the rezone proposal.

Farmington City currently owns two remnant parcels on the property. The City's property on the northern boundary is an old well site that appears to be unused. The remnant parcel on 1150 South may be related to the well and be associated to a waterline running from the well to points south, but staff is not sure that this is the case. The applicant is working with the City Manager and City Council to purchase these two parcels, and make the subject property whole. The applicant's plans to make three lots through a boundary adjustment hinges on the purchase of these properties, particularly the piece along 1150 South, because it creates the necessary frontage for one of the new lots being proposed. However, what is before the Commission tonight is purely a rezone. In consideration of both the

General Plan designation and the surrounding properties' present zoning, staff is recommending that the rezone under consideration be recommended for approval.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the zone map amendment of 3.84 acres of property located at approximately 35 East and 1150 South from A to LR, as identified on the attached map, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The proposed rezone is consistent with the general plan.
2. The proposed rezone is consistent with the surrounding properties and neighborhoods.
3. While the applicant's plans to create three estate lots through a boundary adjustment hinges on the purchase of the two remnant parcels owned by the City, the rezone application under consideration is justified on its own merits.

Supplemental Information

1. Vicinity Map
2. General Plan Map
3. Zoning Map

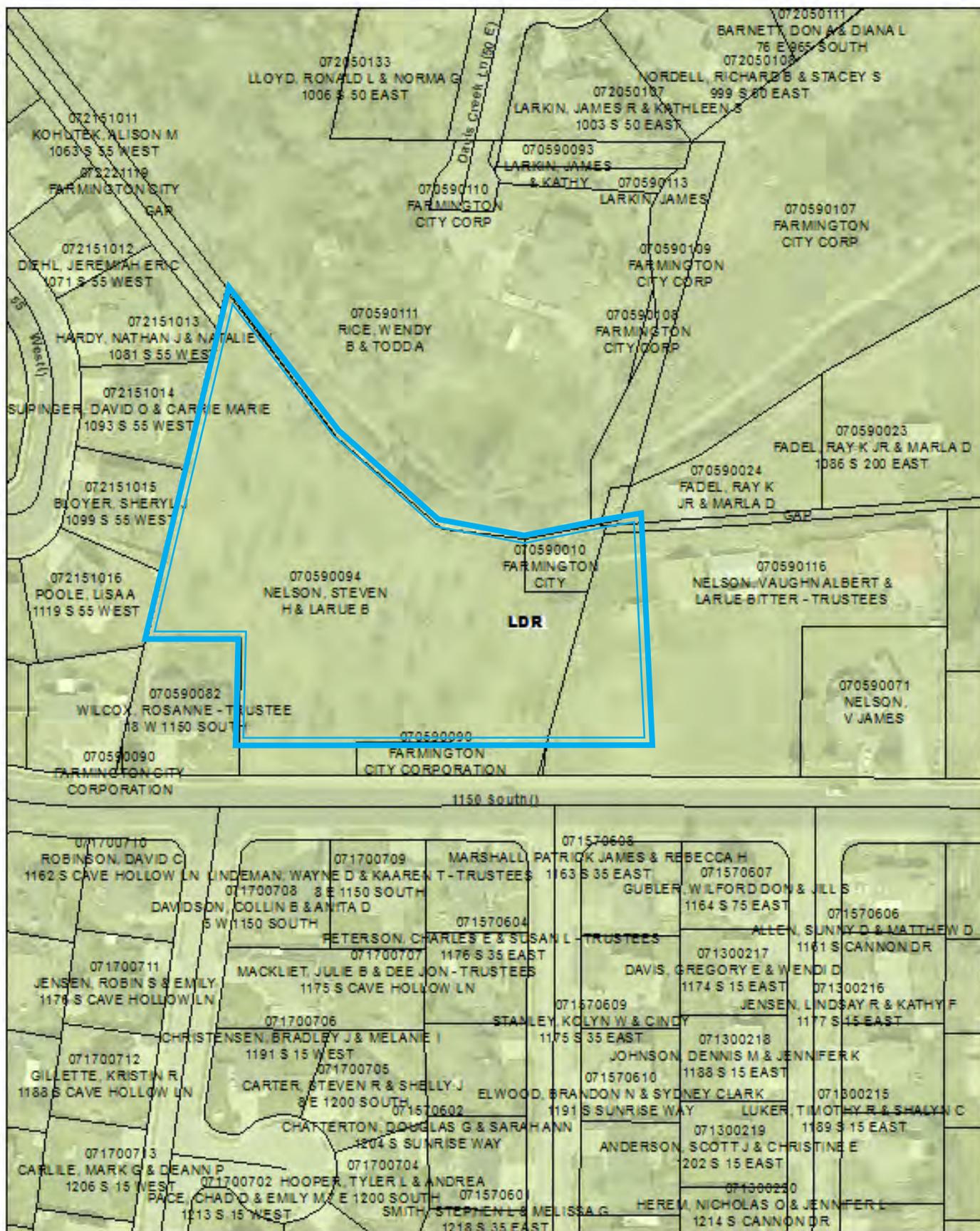
Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones
2. Title 11, Chapter 11 – Single Family Residential Zones

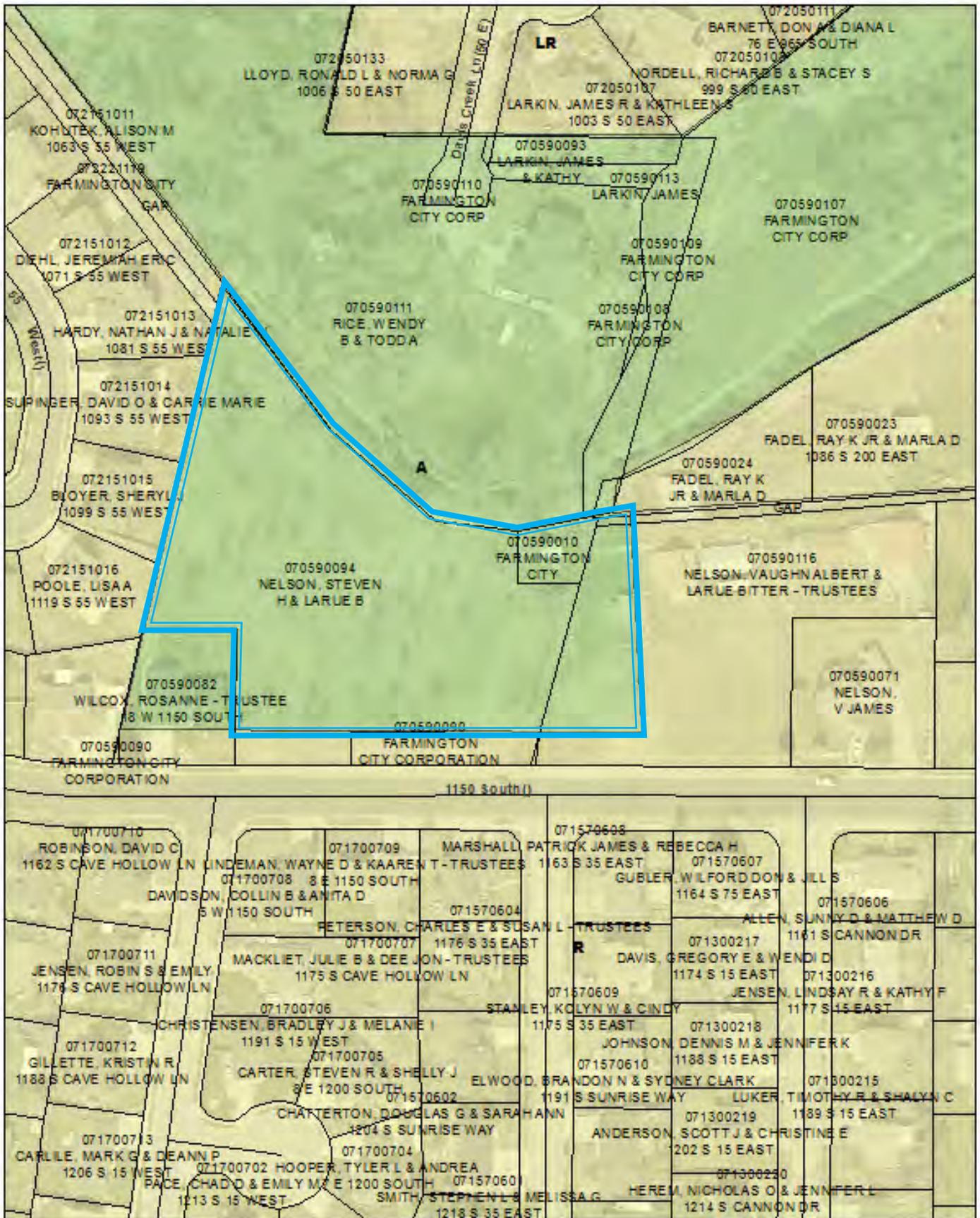
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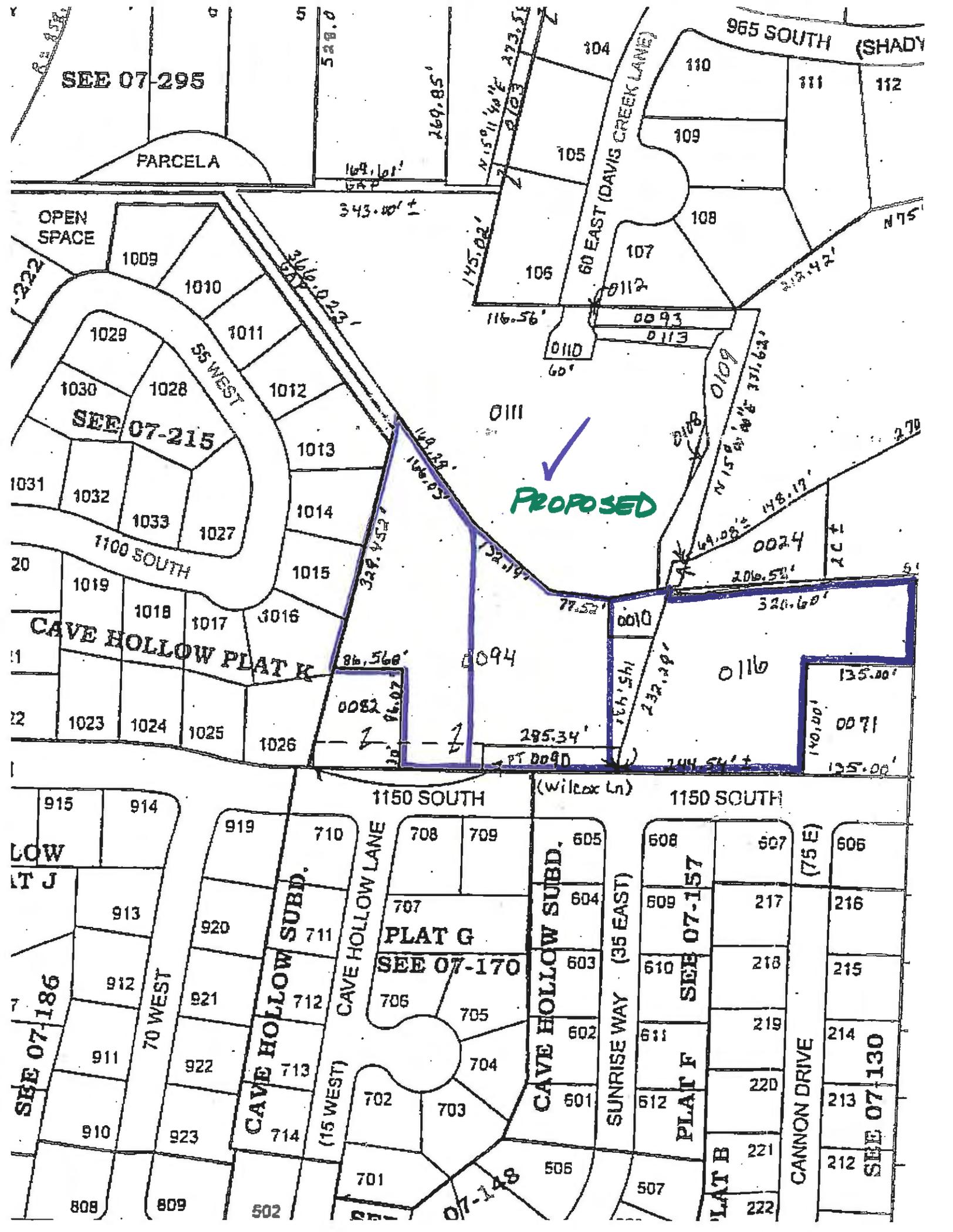


Farmington City



Farmington City





SEE 07-295

PARCELA

OPEN SPACE

SEE 07-215

PROPOSED

CAVE HOLLOW PLAT K

1150 SOUTH

(Wilcox Ln)

1150 SOUTH

LOW PLAT J

SEE 07-186

CAVE HOLLOW SUBD.

PLAT G
SEE 07-170

CAVE HOLLOW SUBD.

PLAT F
SEE 07-157

CANNON DRIVE

SEE 07-130

915 914

913

912

911

910

809

70 WEST

923

922

921

920

502

714

713

712

711

(15 WEST)

701

702

703

704

705

706

CAVE HOLLOW LANE

707

708

709

07-148

506

601

602

603

604

605

SUNRISE WAY (35 EAST)

507

612

611

610

609

608

PLAT B

221

220

219

217

607

(75 E)

212

213

214

215

216

606

1023

1024

1025

1026

1019

1018

1017

1016

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316.02-23'

329.452'

148.33'

86.560'

96.07'

20'

145.02'

116.56'

148.33'

152.19'

77.52'

0094

285.34'

PT 0090

105

106

0110

60'

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0010

244.54'

60 EAST (DAVIS CREEK LANE)

0109

0108

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0024

0116

0071

135.00'

140.00'

135.00'

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