



Farmington City Planning Commission

February 9, 2017



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

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM MELLOR  
CORY RITZ  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## AGENDA PLANNING COMMISSION MEETING FEBRUARY 9, 2017

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

*Study Session: 6:30 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> 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

### CONDITIONAL USE PERMIT

3. Eric Mansell / Utah Cardiology (Public Hearing) – Applicant is requesting conditional use permit and site plan approval for a medical office building on 1.8 acres located at 719 N. Lagoon Drive in a CMU (Commercial Mixed Use) zone. (SP-2-16)
4. Ty Cragun / Tom Stuart Construction (Public Hearing) – Applicant is requesting conditional use permit and site plan approval for the Farmington Tech Center office building on 1.55 acres of property located at 286 S. 200 W. in a BP (Business Park) zone. (C-16-16)

### OTHER

5. Miscellaneous, correspondence, etc.
  - a. Park Lane Commons Sign Package – Scott Harwood / The Haws Companies
  - b. Tim Matthews CUP Approval Extension
  - c. 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 February 3, 2017

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Eric Anderson, City Planner

**FARMINGTON CITY**  
**PLANNING COMMISSION MEETING**  
January 19, 2017

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**STUDY SESSION**

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

**Item #3. Jerry Preston – Requesting Final Plat Approval and Recommendation for Final (PUD) Master Plan Approval for the Residences at Farmington Hills Subdivision**

**Eric Anderson** said this item is for final plat for the Residences at Farmington Hills Subdivision. He said this item has been thoroughly vetted through soils reports, review by the City Engineer, third party consultant review, and much more. He said usually there are not many conditions on a final plat; however, due to the complexity of this subdivision, there are quite a few conditions to the motion. **Bret Gallacher** asked if the applicant was aware of the conditions. **Eric Anderson** said he typically sends the proposed conditions to the applicant prior to the meetings so the applicant is aware of what will likely be voted on.

**Bret Gallacher** asked for further clarification on condition #5. He said the condition states there will be periodic inspections on-site of the development activity, but he asked for clarification on “periodic.” **Eric Anderson** said geotech engineers, like GeoStrata, have normal inspections they do during the development of a project; he said the condition was added to ensure it was being done. He said he does not know the exact number of inspections or over what length of time, but knows inspections take place quite often. **Alex Leeman** said he has reviewed this issue with his work. He said the inspections occur only during construction until the last hole is dug. He said a geotech or civil engineer has to sign off on certain events that take place during the construction; however, the engineer must be present to make the observations in order to sign it. He said geotech and civil engineers schedule their own observations specific to what part of the process needs to be signed off on. **Eric Anderson** pointed out that geotech engineers have the highest insurance rates; geotech engineers would want to regularly inspect the construction process to ensure liability is not on them.

**Connie Deianni** asked for clarification on where the location of the parking lot will be, as per condition #6. **Eric Anderson** said the parking lot for the Flag Rock trailhead will be on Parcel A off of 100 N. He said condition #6 is addressing the fact that Parcel A is too big, and that Lot 105 should cut some of Parcel A off. He said the City was concerned there would be a remnant piece of property left to maintain after the construction of the parking lot, so including some of the property into Lot 105 will resolve that concern.

**Connie Deianni** also asked what “booster pumps” are, as mentioned in condition #7. **Jerry Preston** said until the new water tank is in, the water pressure may be too low for the residents on the east side of Flag Rock Drive. The booster pumps will allow high water pressure for those lots. **Eric Anderson** said the booster pumps must be approved by the Division of Environmental Quality, as stated in Condition #7.

**Eric Anderson** pointed out a lot of these conditions have been met or will be met during the construction of the project, but are included to ensure that they are met. **Bret Gallacher** asked if the City Council had heard these conditions. **Eric Anderson** said yes, this project has been thoroughly vetted, and had even gone above and beyond what is typically done, including 5 public hearings.

**Item #4. Scott Harwood/The Haws Companies – Requesting Minor Plat Approval for the Park Lane Commons Phase IV Subdivision**

**Eric Anderson** said this application is for final plat approval on a minor subdivision. The minor plat is altering the Park Lane Commons Phase II (Cabela’s Subdivision) and Phase III (which contains the proposed Western States Assisted Living Center). The subdivision is proposing to subdivide Lot 201 (in Phase II) into two lots, 402 and 403. Since this action involves both a subdivision and is changing the existing Park Lane Commons Phase II subdivision plat, it is both a plat amendment and a minor subdivision. Also, Lot 301 from Park Lane Commons Phase III is being added into the proposed Phase IV, which is also a plat amendment. The plat amendment was approved by the City Council on September 20, 2016. **Eric Anderson** said what is being considered tonight is just the final plat for the minor subdivision for Phase IV. He also said the applicant has addressed all concerns.

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**REGULAR SESSION**

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

**Item #1. Minutes**

**Rebecca Wayment** made a motion to approve the Minutes from the January 5, 2016 Planning Commission meeting. **Bret Gallacher** seconded the motion, which was unanimously approved.

**Item #2. City Council Report**

**David Petersen** gave a report from the January 17, 2017 City Council work session, as there was no regular meeting. He said the City Council met together to discuss their thoughts regarding the future of Farmington. He said the focus was on the office park designated area near Shepard Creek. **Heather Barnum** asked if there was discussion regarding the Evans’ property that the Planning Commission discussed at the last meeting. **David Petersen** said it was mentioned, but mostly the office park area was discussed. He said the City Council also discussed “big box” retailers and were in favor of the Planning Commission’s recommendation during the last meeting that retailers larger than 20,000 sq. ft. must come in under Section 140. He said there were concerns over whether or not 20,000 sq. ft. would be large enough, but he feels that number would not significantly change.

**SUBDIVISION**

**Item #3. Jerry Preston – Applicant is requesting final plat approval and a recommendation for final (PUD) master plan approval for the Residences at Farmington Hills Subdivision consisting of 23 lots on**

**44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone. (S-8-15)**

**Eric Anderson** said this item has been thoroughly discussed with the Planning Commission and City Council, as well as with multiple public hearings. He said the big issues were regarding the soil and concerns of landslides, fault lines, and more. The applicant obtained geotech and geohazard reports, and the City obtained a third party geotech engineer to review these reports. All issues in the geotech and geohazard reports have been reviewed and addressed. **Eric Anderson** said the motion has multiple conditions due to the complicated nature of the application; however, all conditions have been met or will be met as construction proceeds. He also said all lot sizes and other standards of the underlying LR-F zone have been met. Staff is recommending approval of this item.

**Jerry Preston**, 177 N. Main St., said he is available for questions.

**Bret Gallacher** asked the applicant if he is comfortable with all proposed conditions. **Jerry Preston** said yes, he is comfortable with the conditions. He also said the geologist will be doing all site observations during construction.

**Heather Barnum** said that **Bret Gallacher** mentioned a question regarding the phrase “periodic inspection” as found in condition #5. She asked the applicant if these inspections just take place during construction, if there is a systematic way to complete the inspections, and how often inspections are prescribed. **Jerry Preston** said the inspections are prescribed as per the report from the geologist and geotech engineer. He said the geologist will observe during the construction of the project, including when cuts and fills are taking place. He said once the improvements are completed and the infrastructure is built, the geologist will be done with their inspections. **Heather Barnum** asked the applicant if he knows the application of “periodic inspection.” **Jerry Preston** said yes, although the geotech report provides a better description than “periodic inspection.” He said he will turn the inspections over to the geologist to find out how many inspections they need to complete in order to be comfortable moving forward. **Heather Barnum** said a slight clarification on condition #5 regarding the recommendation for inspections, as per the geotech report might be an appropriate addition to the condition.

**Heather Barnum** asked if the attorney has reviewed the conditions. **Eric Anderson** said the attorney has not seen this staff report, but reviewed the preliminary plat and was involved with the project early on. His involvement in the beginning helped address residents’ concerns regarding the liability of the City in the event something ever happened with the development.

**Rebecca Wayment** said she is comfortable moving forward with this project now that it has been thoroughly vetted. She said she is also happy to see that the public will still have access to Flag Rock trail.

***Motion:***

**Bret Gallacher** made a motion that the Planning Commission approve the final plat and recommend that the City Council approve the final PUD master plan subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The developer must purchase property now owned by the City within the proposed development prior to recordation;

2. The applicant must deed trail rights-of-way, for public access to the City for the Flag Rock Trail and the lower firebreak road trail, and these easements shall be shown on final plat at time of recordation;
3. The applicant shall provide any additional information to the geotech and geohazards reports as recommended by the *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development* in the form of an addendum to the GeoStrata reports;
4. The applicant shall follow all recommended conditions outlined in the *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development*.
5. GeoStrata shall conduct periodic inspections, as per the engineering report and/or industry schedule, of development activity on-site to ensure the infrastructure improvements, single-family homes, and other structures are installed and/or constructed consistent with the standards set forth in their studies. All such work must receive approval from GeoStrata in writing, including engineer stamps;
6. The applicant shall reduce the size of Parcel A to comprise the parking lot only, the remainder shall be added to Lot 105 prior to recordation;
7. Approval on condition that booster pumps are approved by the DEQ;
8. Applicant shall provide temporary staging and soil storage on owner’s property near tank site;
9. Applicant shall provide temporary construction access on Lots 116 -118 for the water tank site to be vacated upon completion of construction; timeline to be agreed upon by applicant & City;
10. The applicant shall dedicate any easements required by, but not limited to, Central Davis Sewer, Benchland Water, Farmington City, Weber Basin Water Conservancy District, and Davis County and show those easements on the final plat prior to recordation;
11. Any outstanding comments from the City Engineer must be addressed prior to recordation.

**Alex Leeman** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed final plat meets the requirements of the subdivision and zoning ordinance.
2. The developer has demonstrated that the roads providing access to and from the site meet the City’s slope standards for such roads.
3. The anticipated trail rights-of-way meet the 10% open space requirement for the PUD, in that only a small area of the project near 100 North will have the PUD overlay, and the developer is not seeking a bonus of lots over and above the lots allowed by the yield plan.
4. The primary responsibility of this small PUD is to maintain the common drive for lots near what is now the east end of 400 North Street.
5. The requested zone designation of LR-F is consistent with the General Plan and the same as the zone designation for the abutting property.
6. The applicant has provided all of the requirements of Section 11-30-105 as part of final plat and improvement drawings.
7. The applicant has provided additional geotechnical and geohazards studies beyond what is normally required for foothill development.

**Item #4. Scott Harwood / The Haws Companies – Applicant is requesting minor plat approval for the Park Lane Commons Phase IV Subdivision consisting of 3 lots on 11.58 acres located at the northwest corner of Station Parkway and Cabela’s Drive in a GMU (General Mixed Use) zone. (S-14-16)**

**Eric Anderson** said the applicant is requesting minor plat approval for the Park Lane Commons Phase IV subdivision. The minor plat is altering Park Lane Commons Phase II (the Cabela’s Subdivision) and Phase III (which contains the proposed Western States Assisted Living Center). The subdivision is

proposing to subdivide Lot 201 (in Phase II) into two lots, 402 and 403; because this action involves both a subdivision and is changing the existing Park Lane Commons Phase II subdivision plat, it is both a plat amendment and a minor subdivision. Additionally, Lot 301 from Park Lane Commons Phase III is being added into the proposed Phase IV, which is also a plat amendment. The plat amendment was approved by the City Council on September 20, 2016. **Eric Anderson** said the applicant has met all the conditions from schematic plan to staff and the DRC's approval. Staff is recommending approval, as per the staff report.

**Eric Anderson** also mentioned that there is one condition to the motion regarding the extension agreement for Market Street. The City Council has approved the extension agreement; however, the agreement has not yet been entered into by the applicant and the City. He said once both parties enter into the agreement, the condition will be met.

**Scott Harwood**, 33 S. Shadow Breeze Rd., Kaysville, said this item has been 7 months in the making, and that they are ready to move forward. He said he is available for questions. The Planning Commission did not have any questions for the applicant or further discussion on the item.

***Motion:***

**Alex Leeman** made a motion that the Planning Commission approve the minor plat subject to all applicable Farmington City ordinances and development standards, and the following condition: that the property owner enter into an extension agreement with the City for the extension of Market Street, and public access easement, running north to south length of the western boundary of the plat. **Connie Deianni** seconded the motion, which was unanimously approved.

Findings for Approval:

1. As part of Phases II and III, most improvements were installed, inspected, and approved by the City.
2. The City always anticipated that the Cabela's out-parcel would be subdivided and planned accordingly.
3. The lot dimensions and all improvements meet Farmington City development standards and ordinances.
4. The proposed subdivision is compatible with and conform to the approved Park Lane Commons Project Master Plan and related development agreement with the City, and the underlying zone.

**ADJOURNMENT**

***Motion:***

At 7:23 p.m., **Rebecca Wayment** made a motion to adjourn the meeting, which was unanimously approved.

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**Heather Barnum**  
**Chair, Farmington City Planning Commission**

**CLOSED SESSION:** A closed session will be held at 6:00 p.m. for purposes of litigation.

**WORK SESSION:** A work session will be held at 6:30 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to get an update on gym usage and revenues and 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, February 7, 2017, 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

### **PUBLIC HEARINGS:**

7:05 Adamson Property Rezone Application – 42 North 650 West

7:15 Call Property Rezone Application – 1875 North 1075 West

7:25 Zone Text Amendment for Chapter 18 including Regulating Plan and Big Box Footprint Size

7:35 Zone Map Amendment for 28 Acres located at 1110 W Park Lane  
*(At the applicant's request, this item has been pulled from the agenda)*

### **SUMMARY ACTION:**

7:40 Minute Motion Approving Summary Action List

1. Pregnancy Light Duty Policy
2. 2017 Municipal Elections Agreement
3. Hunters Creek Conservation Easement Amendment Request
4. Approval of Minutes from January 3, 2017
5. Approval of Minutes from January 17, 2017

**DISCUSSION ITEMS:**

7:45 Preliminary Parking Lot Configurations for Property South of City Hall

**OLD BUSINESS:**

8:00 Hughes Property General Plan Amendment

**GOVERNING BODY REPORTS:**

8:30 City Manager Report

8:35 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session for purposes of potential litigation.

DATED this 2nd day of February, 2017.

**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 February 9, 2017

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### Item 3: Utah Cardiology Center Conditional Use Permit and Site Plan

Public Hearing:	Yes
Application No.:	SP-2-16
Property Address:	719 N. Lagoon Drive
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	1.8 Acres
Number of Lots:	1
Property Owner:	UC Property Holdings, LLC
Agent:	Eric Mansell

Request: *Applicant is requesting conditional use permit and site plan approval.*

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#### **Background Information**

An application has been submitted for conditional use and site plan approval for the Utah Cardiology Center. The applicant is proposing a two story medical office and clinic that has a 12,300 s.f. footprint with a total floor area of 24,354 s.f. The applicant is currently located in Bountiful and they may rent a portion of their building to another medical office type use. On May 25, 2015 the City Council “rezoned” the subject property from LS (Large Suburban) to CMU (Commercial Mixed Use) [Note: the ordinance enabling the zone change will only become effective upon approval of this site plan]; this rezone was part of preparations for a Mercedes Benz Dealership west of the East Park Lane Subdivision. On September 17, 2015, the Planning Commission approved the two-lot East Park Lane Subdivision; the Utah Cardiology Center application is the conditional use permit and site plan for Lot 1, while the Cubes Self Storage site plan was approved for Lot 2.

As part of the East Park Lane Subdivision approval, the City Traffic Engineer required a “clear vision triangle” easement on the curve of Lagoon Drive; at issue is the sight distance at the intersection of Bourne Circle and Lagoon Drive. As a result, the applicant was originally proposing street trees along Lagoon Drive, but has since removed them as an obstruction to the visibility on Lagoon Drive. Additionally, there are potential issues with the parking spaces within the easement; the City Traffic Engineer has reviewed the plans and stated that those spots must be sunken below the grade of Lagoon Drive by several feet and/or be designated for compact cars only. The applicant has already received Board of Adjustment approval to reduce the required on-street parking from 6 spaces per 1,000 square feet of floor area to 4 spaces per 1,000 square feet of floor area as required by Section 11-32-104 of the

Zoning Ordinance. Any further reduction of the parking spaces on site may prove difficult for the applicant because they are already at their determined minimum parking requirement and can not reduce it any further.

**Suggested Motion:**

Move that the Planning Commission approve the Utah Cardiology Center Conditional Use Permit and Site Plan, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The Farmington City Sign Ordinance shall be followed for all signs throughout the site, including but not limited to the monument sign located at the property entrance;
2. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots;
3. The applicant shall move all the sewer manholes either into the road or into the park-strip, and shall receive Central Davis Sewer District approval for the final location;
4. All outstanding DRC comments shall be addressed prior to final staff approval;
5. The site plan related to this application shall be delegated to staff and the DRC for final approvals, including all improvement drawings.

**Findings for Approval:**

- a. 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. The Utah Cardiology Center is a great asset to the community and provides more space for local businesses here in the county;
- b. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use, as it is a medical clinic and office;
- c. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
- d. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development as it will be a much needed upgrade to the facilities that are currently existing in the area;
- e. 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;
- f. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
  - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
  - b. Unreasonable interference with the lawful use of surrounding property; and
  - c. A need for essential municipal services which cannot be reasonably met.

**Supplemental Information**

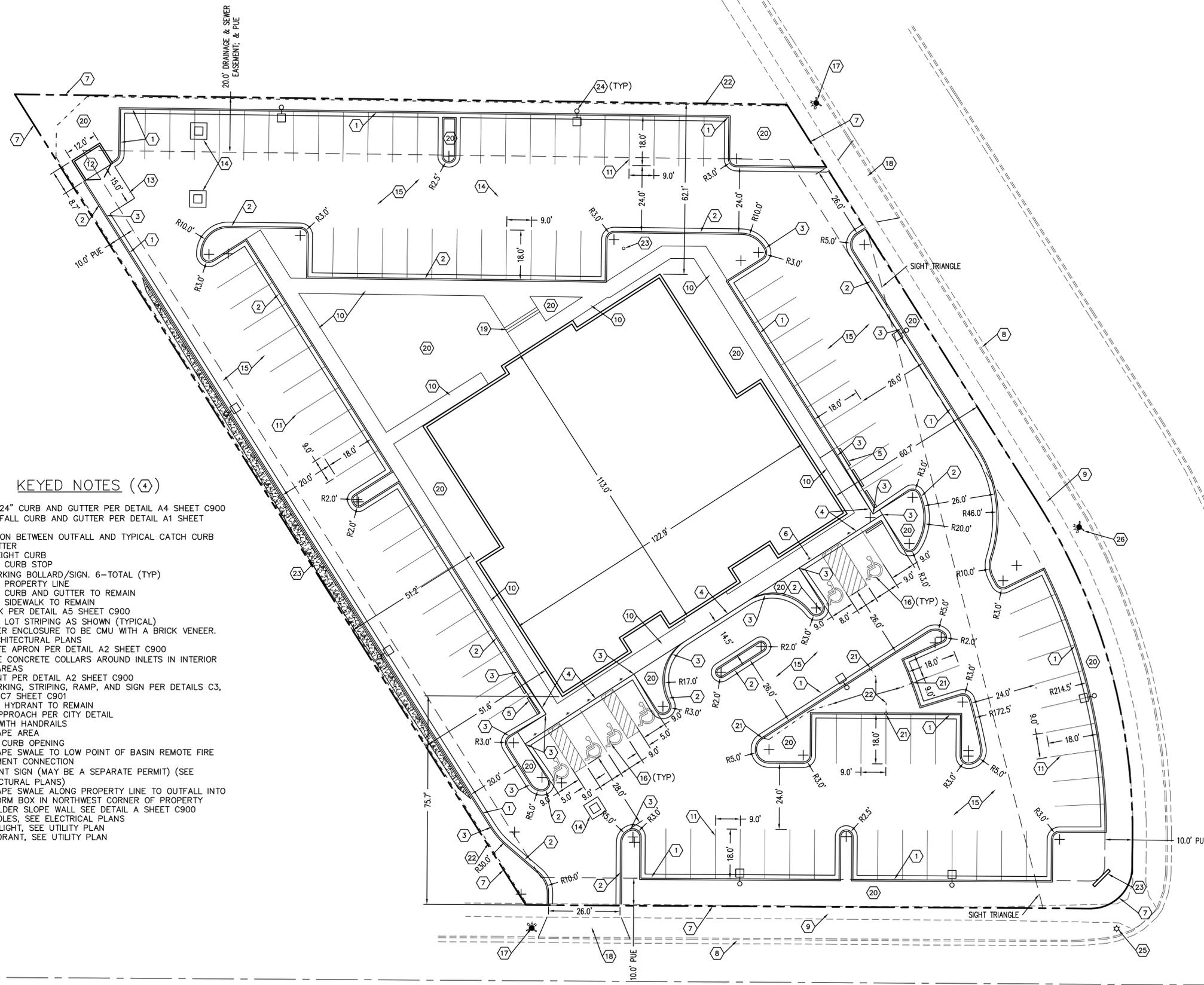
1. Vicinity Map
2. Site Plan
3. Landscape Plan

**Applicable Ordinances**

1. Title 11, Chapter 19 – Commercial Mixed Use Zone

# Farmington City





**KEYED NOTES (4)**

1. TYPE E 24" CURB AND GUTTER PER DETAIL A4 SHEET C900
2. 24" OUTFALL CURB AND GUTTER PER DETAIL A1 SHEET C900
3. TRANSITION BETWEEN OUTFALL AND TYPICAL CATCH CURB AND GUTTER
4. ZERO HEIGHT CURB
5. PARKING CURB STOP
6. ADA PARKING BOLLARD/SIGN. 6-TOTAL (TYP)
7. EXISTING PROPERTY LINE
8. EXISTING CURB AND GUTTER TO REMAIN
9. EXISTING SIDEWALK TO REMAIN
10. SIDEWALK PER DETAIL A5 SHEET C900
11. PARKING LOT STRIPING AS SHOWN (TYPICAL)
12. DUMPSTER ENCLOSURE TO BE CMU WITH A BRICK VENEER. SEE ARCHITECTURAL PLANS
13. CONCRETE APRON PER DETAIL A2 SHEET C900
14. 1.5' WIDE CONCRETE COLLARS AROUND INLETS IN INTERIOR PAVED AREAS
15. PAVEMENT PER DETAIL A2 SHEET C900
16. ADA PARKING, STRIPING, RAMP, AND SIGN PER DETAILS C3, C4, C5, C7 SHEET C901
17. EXISTING HYDRANT TO REMAIN
18. DRIVE APPROACH PER CITY DETAIL
19. STAIRS WITH HANDRAILS
20. LANDSCAPE AREA
21. 6" WIDE CURB OPENING
22. LANDSCAPE SWALE TO LOW POINT OF BASIN REMOTE FIRE DEPARTMENT CONNECTION
23. MONUMENT SIGN (MAY BE A SEPARATE PERMIT) (SEE ARCHITECTURAL PLANS)
24. LANDSCAPE SWALE ALONG PROPERTY LINE TO OUTFALL INTO NEW STORM BOX IN NORTHWEST CORNER OF PROPERTY
25. 1:1 BOULDER SLOPE WALL SEE DETAIL A SHEET C900
26. LIGHT POLES, SEE ELECTRICAL PLANS
27. STREET LIGHT, SEE UTILITY PLAN
28. NEW HYDRANT, SEE UTILITY PLAN

**SITE DATA TABLE**

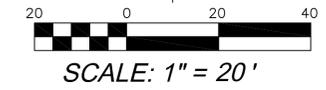
PARCEL AREA	=	78,377 S.F.	100%
BUILDING	=	12,300 S.F.	15.7%
PARKING AREA	=	46,000 S.F.	58.7%
LANDSCAPE	=	20,077 S.F.	25.6%
SOFT WALKS	=	16,270 S.F.	
	=	3,807	
PARKING REQUIRED: 4/1000 (GRANTED IN ADJUSTMENT)			
GROSS S.F.	=	24,354	
NET S.F.	=	22,664	
REQUIRED	=	91	
PROVIDED	=	110 (INCLUDES 6-ADA)	
MIN. REQ'D LANDSCAPE AREA = 21,085 S.F. 20%			
TOTAL PROVIDED	=		26.9%
JURISDICTION: CITY OF FARMINGTON, UTAH			
ZONE: CMU (COMMERCIAL MIXED USE)			
PROPOSED BUILDING USE: MEDICAL CLINIC			
BUILDING HEIGHT: 2-STORIES			
BUILDING CONSTRUCTION: TYPE VB			
FIRE SUPPRESSION: PROVIDED			



APPROVED FOR CONSTRUCTION

FARMINGTON CITY ENGINEER

DATE



DATE	REV.	DESCRIPTION
1/24/2016	AS SHOWN	
	PSF	
	PSF	
	PROJECT NO.:	se1623

DEVELOPED BY:  
**JZW ARCHITECTS**  
 135 EAST CENTER ST.  
 NORTH SALT LAKE, UT 84054  
 TEL 801-936-1943

ENGINEERED BY:  
**S.E. SCIENCE, LLC**  
 1133 NORTH MAIN ST. - SITE 205  
 LAYTON, UT 84041  
 TEL 801-439-5498

UTAH CARDIOLOGY BUILDING  
 FARMINGTON, UTAH  
 SCHEMATIC DESIGN  
**SITE PLAN**

SHEET  
**C100**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION





ISSUE DESCRIP.	DATE
	12.12.2016
	01.20.2017
	01.24.2017

#	REV. DESCRIPTION	DATE

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**UTAH CARDIOLOGY**  
BOURNE CIRCLE / LAGOON DRIVE  
FARMINGTON, UTAH

SITE PLAN

LANDSCAPE PLAN

**L101**

**LANDSCAPE TABULATIONS**

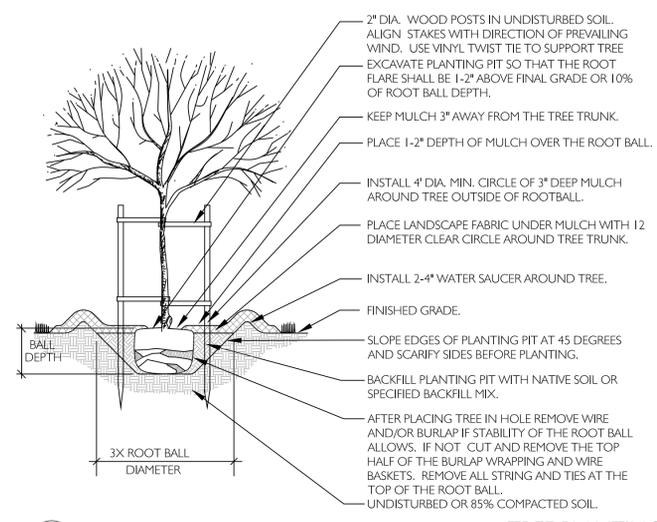
SITE AREA	78,377 S.F.	100%
LANDSCAPE AREA	21,085 S.F.	26.9%
TREES - PARKING AREA (1/12 STALLS) - 110 STALLS	REQD. 9.2 TREES	PROVIDED 10 TREES

APPROVED FOR CONSTRUCTION  
FARMINGTON CITY ENGINEER

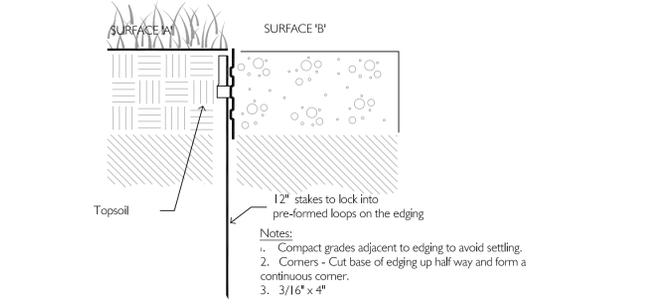
DATE

**LANDSCAPE GENERAL NOTES**

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:  
Sand (0.05 - 2.0 mm Dia.) 20 - 70%  
Clay (0.002 - 0.05 mm Dia.) 20 - 70%  
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:  
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



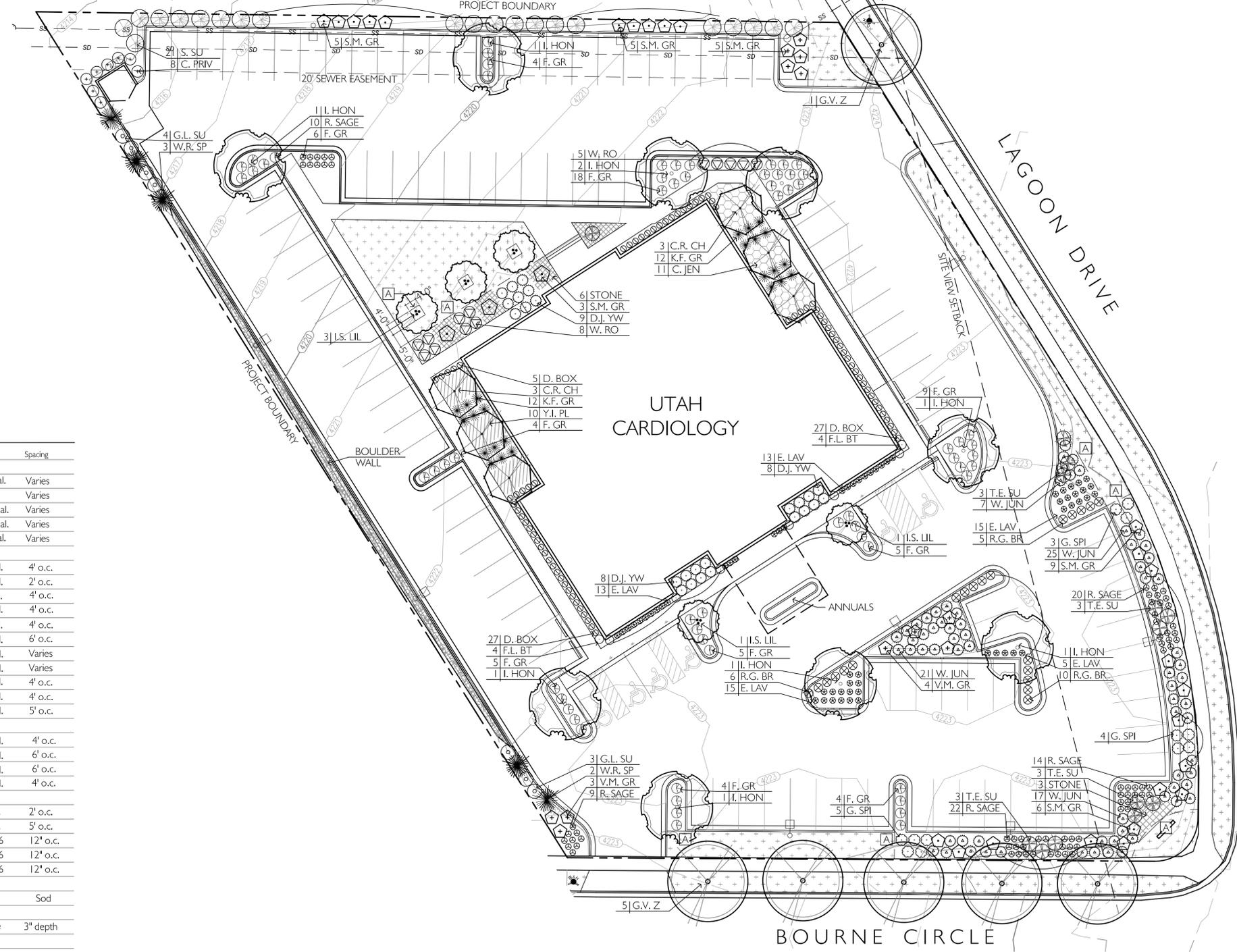
**TREE PLANTING**  
NOT TO SCALE



**METAL MOW STRIP**  
NOT TO SCALE

**LANDSCAPE SCHEDULE**

Sym	Tag	Qty	Scientific Name	Common Name	Size	Spacing
<b>TREES</b>						
I. HON	9		Gleditsia tria. inermis 'Imperial'	Imperial Honeylocust	2' Cal.	Varies
W.R. SP	5		Picea omarika 'Wells Riverside'	Wells Riverside Spruce	6'	Varies
C.R. CH	6		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	25 Gal.	Varies
IS. LIL	5		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	25 Gal.	Varies
G.V. Z	6		Zelkova serrata 'Green Vase'	Green Vase Zelkova	2' Cal.	Varies
<b>SHRUBS</b>						
R.G. BR	21		Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 Gal.	4' o.c.
D. BOX	76		Buxus sempervirens suffruticosa	Dwarf Boxwood	2 Gal.	2' o.c.
W. JUN	70		Juniperus horizontalis 'Wiltonii'	Wilton Juniper	2 Gal.	4' o.c.
C. PRIV	8		Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	2 Gal.	4' o.c.
F.L. BT	8		Rhamnus frangula x 'Fine Line'	Fine Line Buckthorn	2 Gal.	4' o.c.
G.L. SU	7		Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.	6' o.c.
S. SU	21		Rhus glabra	Smooth Sumac	5 Gal.	Varies
T.E. SU	13		Rhus typhina 'Tiger Eyes'	Gold Leafed Sumac	5 Gal.	Varies
W. RO	13		Rosa meidiland 'White'	White Meidiland Rose	5 Gal.	4' o.c.
G. SPI	12		Spiraea bumalda 'Goldmound'	Goldmound Spirea	2 Gal.	4' o.c.
D.J. YW	25		Taxus cuspidata 'Densiformis'	Dense Japanese Yew	2 Gal.	5' o.c.
<b>ORNAMENTAL GRASSES</b>						
K.F. GR	24		Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.	4' o.c.
S.M. GR	29		Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.	6' o.c.
V.M. GR	11		Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 Gal.	6' o.c.
F. GR	64		Pennisetum alopecuroides	Fountain Grass	1 Gal.	4' o.c.
<b>PERENNIALS / GROUNDCOVERS</b>						
E. LAV	61		Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender	1 Gal.	2' o.c.
R. SAGE	75		Perovskia atriplicifolia 'Lacey Blue'	Lacey Blue Russian Sage	1 Gal.	5' o.c.
Y.I. PL	10		Delosperma nubigenum 'Yellow'	Yellow Ice Plant	Flat/36	12" o.c.
C. JEN	11		Lysimachia nummularia	Creeping Jenny	Flat/36	12" o.c.
STONE	9		Sedum sempervirens 'Fuldaglut'	Stonecrop	Flat/36	12" o.c.
<b>TURF</b>						
	7,084	S.F.	Chanshare Imperial Blue	Sod		
<b>MULCH</b>						
			Wood Mulch, Medium, Dark Brown w/ Weed Barrier - All Planters Unless Noted Otherwise		3" depth	
<b>EDGING</b>						
			4" x 3/16" Metal Edging			



**A**

**LANDSCAPE PLAN**  
SCALE: 1"=20'-0" NORTH

UTAH CARDIOLOGY  
BUILDING  
FARMINGTON, UTAH

ELEVATIONS

A2.1



EXTERIOR MATERIAL LEGEND

-  SANDSTONE VENEER
-  BRICK VENEER - TUMBLEWEED L-4
-  GFRC - DOVER WHITE
-  ANODIZED ALUMINUM - DARK BRONZE
-  ANODIZED ALUMINUM - CHAMPAGNE
-  STANDING SEAM METAL ROOFING AND FASCIA - DARK BRONZE



1 SOUTH ELEVATION  
A2.2 3/16" = 1'-0"



2 EAST ELEVATION  
A2.2 3/16" = 1'-0"

UTAH CARDIOLOGY  
BUILDING  
FARMINGTON, UTAH

SOUTH & EAST  
ELEVATIONS

A2.2



EXTERIOR MATERIAL LEGEND

-  SANDSTONE VENEER
-  BRICK VENEER - TUMBLEWEED L-4
-  GFRC - DOVER WHITE
-  ANODIZED ALUMINUM - DARK BRONZE
-  ANODIZED ALUMINUM - CHAMPAGNE
-  STANDING SEAM METAL ROOFING AND FASCIA - DARK BRONZE



1 NORTH ELEVATION  
A2.3 3/16" = 1'-0"



2 WEST ELEVATION  
A2.3 3/16" = 1'-0"

UTAH CARDIOLOGY  
BUILDING  
FARMINGTON, UTAH

NORTH & WEST  
ELEVATIONS

A2.3





## Planning Commission Staff Report February 9, 2017

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### Item 4: Farmington Technology Center Conditional Use and Site Plan

Public Hearing:	Yes
Application No.:	C-16-16
Property Address:	286 South 200 West
General Plan Designation:	O/BP (Office/Business Park)
Zoning Designation:	BP (Business Park)
Area:	1.55 Acres
Number of Lots:	N/A
Property Owner:	David Cowley – Ivy Properties
Applicant:	Ty Cragun – Tom Stuart Construction

Request: *Applicant is requesting conditional use and site plan approval for a proposed 3-story office building.*

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#### **Background Information**

In 2014 David Cowley of Ivy Properties came before the Planning Commission on February 20<sup>th</sup> for a zone text change that would allow for a three story building, this height increase was specifically changed to allow for this office building and was unanimously approved. Additionally, Mr. Cowley also received conditional use and site plan approval for an office building and the applicant also received approval for a new lot to be defined through a metes and bounds subdivision in August of 2014. However, since that time, Mr. Cowley did not build the office and his conditional use permit and site plan approval lapsed.

Now, Ty Cragun of Tom Stuart is proposing a three-story office building similar to the original conditional use and site plan application, with an identical footprint and overall layout. Some of the architectural design has been altered, but the building is very similar. One substantial change is that the new applicant is going to extend the Benchland Secondary Water line to the site, so culinary water will not have to be used in the landscaping; this is desirable because it eliminates the potential (however unlikely) for backflow to contaminate the culinary water system. The applicant is no longer going through the metes and bounds subdivision process, so the proposed building will be on the same parcel as the Indulgent Foods building, but the ordinance allows for this to occur. The DRC has had a chance to review the proposed site plan twice, and the applicant has addressed all of the outstanding issues, with a few exceptions, these are included as conditions for approval.

**Suggested Motion:**

Move that the Planning Commission grant conditional use/site plan for the 3 story office building as requested, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall maintain, clean and restore the existing storm water detention basin and receive the City Engineer's approval of improvements prior to recordation;
2. The applicant shall show the sewer service on the site plan and ensure that it has 10' of separation from the water lines;
3. The applicant must post a bond on a form acceptable to the City to ensure completion of any public improvements deemed necessary by the City Engineer prior to issuance of a building permit;
4. The conditional use permit must be issued before or concurrent with the issuance of a building permit;
5. Any necessary easements must also be recorded prior to issuance of the building permit;
6. The site plan related to this application shall be delegated to staff and the DRC for final approvals, including all improvement drawings.

**Findings:**

1. The project is consistent with the standards as determined by Chapter 14 of the Zoning Ordinance.
2. The applicant has worked through the issues raised by the DRC and addressed these issues on the site plan.
3. The proposed use will benefit the community greatly, providing added employment opportunities and the use is in conformance to the general plan.

**Supplemental Information**

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations/Perspectives

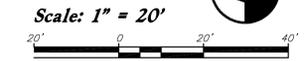
**Applicable Ordinances**

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 8 – Conditional Uses
3. Title 11, Chapter 14 – Business Park





**Legend**



**Site Data**

Site Area = 67,542 Sq. ft. (1.55 ac.)  
 Landscape Area Provided = 12,789 s.f. (18.9%)  
 Impervious Area Provided = 42,146 s.f. (62.4%)  
 Building Area = 12,659 Sq. ft. (18.7%)  
 Parking Provided = 103 stalls (2.8/1,000)

**General Site Notes:**

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.

**Site Construction Notes**

- 1 Const. 24" Curb & Gutter (1 C4.1)
- 2 Const. Asphalt Paving (2 C4.1)
- 3 Const. Conc. Sidewalk (4 C4.1)
- 4 Const. Thickened Edge Sidewalk (5 C4.1)
- 5 Const. ADA Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Editions)
- 6 Const. ADA Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)
- 7 Const. ADA Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Editions)
- 8 Const. 4" Paint Stripe (Typ.) Match Existing Color (3 C4.1)
- 9 Const. Conc. Paving (3 C4.1)
- 10 Sawcut; Provide Smooth Clean Edge
- 11 Dumpster Enclosure - 10.66'x22.66' outside (as shown)
- 12 Bike Rack (See Arch)
- 13 Const. 24" White Stop Bar (6 C4.1)
- 14 Const. Conc Wheel Stop (6 C4.1)
- 15 Const. 24" Concrete Waterway
- 16 Transition from Curb & Gutter to Curb Wall
- 17 Const. 6" Concrete Curb Wall (7 C4.1)
- 18 Form Curb Against Edge of Asphalt if Possible. Alternate to Sawcut and Remove 2.0' of Asphalt
- 19 Existing Asphalt
- 20 Existing Striping (Paint New Lines Over Existing)
- 21 Not Used
- 22 Not Used
- 23 Not Used
- 24 Not Used
- 25 Const. 4.0' Concrete Waterway
- 26 Const. Light Pole (For Reference Only, See Site Electrical Plan for Details)

**DETENTION BASIN NOTE:**  
 Existing detention basin is to be cleaned and restored to original design conditions.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

**ADA Note:**  
 Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.  
 The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA (ICC/ANSI A117.1-Latest Edition) and/or FHAA.

**Survey Control Note:**  
 The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

NO.	DESCRIPTION	DATE	REV.

Designed by: SY  
 Drafted by: SY  
 Client Name:  
 Tom Stuart Construction

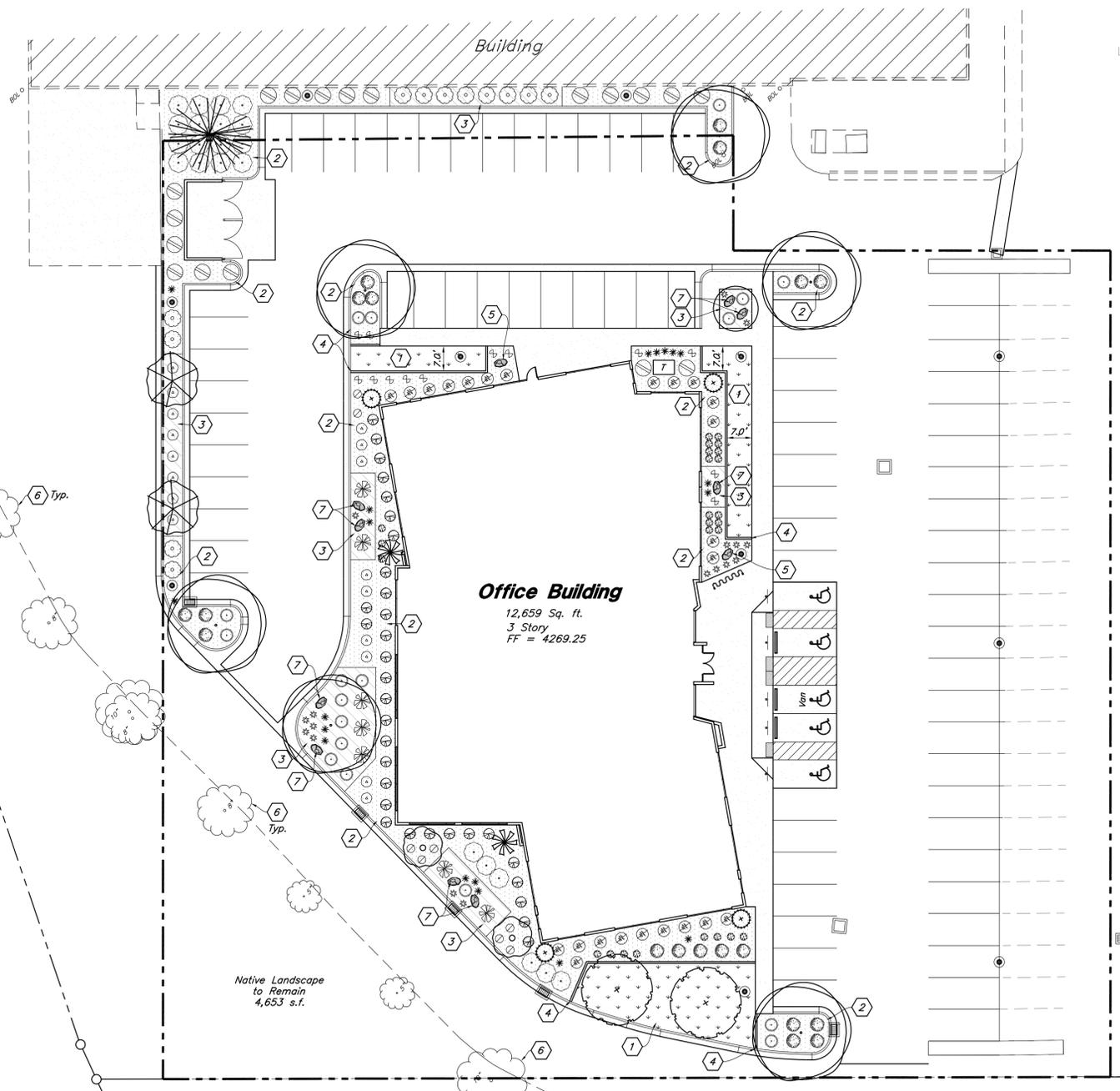
**AWA**  
**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801-521-8529 - AWEngineering.net

**Site Plan**  
**Farmington Technology Center**  
 286 South 200 West  
 Farmington City, Utah



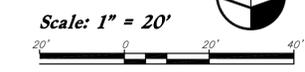
5 Dec, 2016

SHEET NO.  
**C1.1**



**PLANT SCHEDULE**

Trees	Symbol	Qty.	Botanical Name	Common Name	Plant Size/Spacing	Detail
		2	Pyrus c. 'Chanticleer'	Chanticleer Flowering Pear 2"	Cal., B&B	2/L3.1
		2	Tilia c. 'Carinthian'	Carinthian Linden	2" Cal., B&B	2/L3.1
		1	Pinus nigra	Austrian Pine	6" Min Ht., B&B	3/L3.1
		1	Prunus s. 'Snow Fountains'	Weeping Flowering Cherry	2" Cal., B&B	2/L3.1
		2	Populus t. 'Erecta'	Swedish Aspen	6" Min Ht., B&B	3/L3.1
		6	Gleditsia t. 'Imperial'	Imperial Honeylocust	2" Cal., B&B	2/L3.1
		4	Picea p. 'Fastigiata'	Columnar Blue Spruce	6" Min Ht., B&B	3/L3.1
		2	Carpinus b. 'Franz Fontaine'	Columnar Hornbeam	2" Cal., B&B	2/L3.1
<b>Shrubs</b>						
		22	Rhus a. 'Grow Low'	Grow Low Sumac	2 Gal. Cont., 12" Min. Ht.	1/L3.1
		19	Spiraea b. 'Limemound'	Limemound Spirea	5 Gal. Cont., 15" Min. Ht.	1/L3.1
		7	Perovskia atriplicifolia	Russian Sage	5 Gal. Cont., 18" Min. Ht.	1/L3.1
		17	Berberis t. a. 'Rose Glow'	Rose Glow Barberry	5 Gal. Cont., 15" Min. Ht.	1/L3.1
		18	Pinus m. m. 'Slowmound'	Slowmound Mugo Pine	5 Gal. Cont., 15" Min. Ht.	1/L3.1
		18	Prunus sistena	Purple Leaf Sand Cherry	5 Gal. Cont., 24" Min. Ht.	1/L3.1
		32	Buxus k. 'Wintergreen'	Wintergreen Boxwood	5 Gal. Cont., 18" Min. Ht.	1/L3.1
		24	Taxus m. 'Dark Green Spreader'	Spreading Yew	5 Gal. Cont., 24" Min. Ht.	1/L3.1
		25	Cornus s. 'Kelseyi'	Kelseyi Dogwood	5 Gal. Cont., 12" Min. Ht.	1/L3.1
		12	Euonymus a. 'Compacta'	Compact Burning Bush	5 Gal. Cont., 15" Min. Ht.	1/L3.1
		11	Yucca f. 'Golden Sword'	Gold Sword Yucca	2 Gal. Cont., 12" Min. Ht.	1/L3.1
<b>Perennials/Ornamental Grasses</b>						
		17	Hemerocallis x. 'Happy Returns'	Happy Returns Daylily	1 Gal. Cont., 12" Min. Ht.	1/L3.1
		19	Calamagrostis 'Karl Forester'	Karl Forester Grass	1 Gal. Cont., 18" Min. Ht.	1/L3.1
		8	Nepeta f. 'Dropmore'	Catmint	1 Gal. Cont., 18" Min. Ht.	1/L3.1
<b>Misc. Materials</b>						
			Kentucky Bluegrass Blend Lawn from a Local Source. Install over a 4 inch depth of Topsoil.	Sod		4/L3.1
			Decorative Stone Mulch #1 - Install a 4 inch depth over Dewitt Pro5 Weed Barrier or Equal in all Planting Areas where Specified on Plan (Keynote #2). Source: Staker Parson (801) 819-9089; 2-4" Dia. Crushed Tan Rust Color (Mojave); Wash Stone After Installation; Submit Sample for Approval.			6/L3.1
			Decorative Stone Mulch #2 - Fractured Decorative Stone Mulch - Install a 3 inch depth over Dewitt Pro5 Weed Barrier or Equal in all Planting Areas where Specified on Plan (Keynote #3). Source: Staker Parson (801) 819-9089; 1-2" Dia. Crushed Grayish Brown Color (Whisper Ridge); Wash Stone After Installation; "Farmington Rock" Element. Submit Sample for Approval.			6/L3.1
			4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges between Lawn and Planting Areas.			4/L3.1
			3-4" Dia. Minimum Fractured Decorative Landscape Boulder. Source: Staker Parson (801) 819-9089; Color: Tan Rust Color (9 Qty.) - See Keynote 7 for Location; "Farmington Rock" Element. Submit Sample or Photo for Approval.			5/L3.1



**Site Data**  
 Zone = O/BP  
 Site Area = 67,542 Sq. ft. (1.55 ac.)  
 Landscape Area Required = 10,131 s.f. (15%)  
 Landscape Area Provided = 12,789 s.f. (18.9%)  
 1 Tree per 500 s.f. of Req. Landscape = 20 Trees  
 20 Trees Provided

**General Landscape Notes:**

- See Sheet L3.1 for Landscape Details.
- All landscape material shall be fully irrigated by an automatic irrigation system. See Sheet L2.1 for Layout & Sheet L3.1 for Details.
- No Edging Shall be Used Between Different Stone Mulches.

**Landscape Keynotes**

- New Lawn
- New Planting Bed w/ Stone Mulch #1
- New Planting Bed w/ Stone Mulch #2
- Landscape Concrete Curbing
- Decorative Landscape Boulder - Color to be Grayish Brown; See Schedule
- Existing Trees
- Decorative Landscape Boulder - Color to be Tan Rust; See Schedule

**Landscape Notes:**

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call 811 before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing & imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 8 inch depth of stockpiled or imported topsoil in all shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant Backfill Mix shall be composed of 3 parts Topsoil to 1 Part Soil Pep, and shall be mixed on-site prior to installation. All plants to receive 20-10-5 Agriform brand 21 gram tablets applied per manufacturer's recommendations. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a 4 inch depth of specified mulch over Dewitt Pro5 Weed Barrier or approved equal. Mulch shall be evenly spread on a carefully prepared grade free of weeds. The top of mulch should be slightly below finish grade and concrete areas. Weed barrier and mulch not to be used in seasonal annual beds and groundcover areas. Stone Mulch to be washed upon completion.
- All deciduous and evergreen trees to be double staked per tree staking details. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between lawn and planting areas. Curbing to be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Bury 4" of boulder into soil, keeping best visual side above ground. Use care to minimize marring & scratching. Boulders to be washed upon completion.
- Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 24 inch diameter sod-free ring with a 4 inch depth of shredded bark wood mulch. All trees in turf to have a 8" wide x 3' deep augured hole filled with 3/4" crushed gravel. See tree planting details.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization. In addition to the initial maintenance period, the contractor shall provide a separate price to extend the maintenance period through the one-year warranty period.

**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Riverside Blvd., Salt Lake City, Utah 84116  
 801-521-9529 - awhengineering.net

**Landscape Plan**  
**Farmington Technology Center**  
 286 South 200 West  
 Farmington City, Utah

State of Utah  
 Jared R. Manscill  
 No. 774038-3301  
 12/05/2016  
 Licensed Landscape Architect







[SAMUEL J. BRADY ARCHITECTS](#)



## Planning Commission Staff Report February 9, 2017

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### Misc: Park Lane Commons Sign Package Approval

Public Hearing:	No
Application No.:	n/a
Property Address:	Approx. Station Parkway and Market Street
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	TMU (Transit Mixed Use) and GMU (General Mixed Use)
Area:	4.8 Acres
Number of Lots:	n/a
Property Owner:	The Haws Company
Agent:	Scott Harwood / The Haws Company

Request: *Park Lane Commons Sign Package Approval.*

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### Background Information

In 2014, the City entered into a development agreement with the Haws Company for the Park Lane Commons Project. As part of that development agreement, the developer was required to submit a sign package for review and approval by the City, pursuant to Section 11-18-090 of the Zoning Ordinance. However, that Section of the code references the Development Plan Review process set forth in Section 11-18-070, which is vague on signage requirements in the mixed-use zones. As a result, staff felt it prudent to require the Haws Company to go through a similar review and approval process as that required of CenterCal for Station Park, to have the Planning Commission make a decision on the application. The signage package provided by the Haws Company for the Park Lane Commons Project is similar in intensity, quality, and scale to that proposed for Station Park. It should be noted that the pylon sign near the freeway was a separate matter from the sign package before you tonight, as dictated by the development agreement.

### Suggested Motion

Move that the Planning Commission approve the sign package for the Park Lane Commons Project.

### Findings for Approval

1. The proposed package is consistent to other approved sign packages for other projects within the mixed use district, including Station Park.

2. The proposed sign package is consistent with the standards set forth in the Supplemental Development Agreement for the Park Lane Commons Project.
3. The proposed sign package is consistent with the standards set forth in Section 11-18-090 of the Zoning Ordinance and the Development Plan review process therein.

**Supplemental Information**

1. Sign Package for Park Lane Commons

**Applicable Ordinances**

1. Title 11, Chapter 18 – Mixed Use District
2. Supplemental Development Agreement for the Park Lane Commons Project

**PARK LANE  
COMMONS**  
FARMINGTON, UTAH

**SIGNAGE CRITERIA**  
*As of: 12-22-16*

# SIGNAGE CRITERIA

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## 1.1 Project Description

Park Lane Commons, developed by The Haws Companies (Developer) is a themed mixed-use development that encourages multi modal transportation with accommodations for pedestrians, bicycles and vehicles. When Park Lane Commons was originally conceived, it was the intention of the Developer and Architect to create “People Spaces” that would not only be open and inviting, but would also maintain a consistent architectural design and landscaping theme throughout.

The main Commercial District’s central plaza or “Marketplace” faces Station Parkway and Grand Avenue, and celebrates its connection to the public pathway system. It encourages hikers and bikers to pass through, or linger at any of the many designated Plaza Spaces throughout the project. The Main Plaza, as well as the other surrounding Plazas, each become pleasant venues for not only enjoying *outdoor dining* by partaking in the surrounding food purveyor’s excellent fare, but also by serving as *Rest Stops* for weary commuters, taking advantage of the close proximity of the Plazas to the commuter rail and pathway system. Depending on the day and time, it is possible that these gathering places could be *active* with a Farmers’ Market; *passive* with shaded areas to congregate and relax; or *transitory*, acting as a hub to the trail system, allowing access to the medium density residential development to the north.

Included in the planning of Park Lane Commons is the development of a comprehensive sign plan that architecturally incorporates the identification of our commercial tenants, and also uses an easy-to-understand method of wayfinding in order to help our visitors navigate the many shops and buildings. A “Signage Gateway” invites visitors to the many Park Lane Commons shops through the Station Parkway entrance, along with additional entry elements at other ingress points. The intent is to create a harmonious blend of mixed uses to complement the recently completed residential units nearby, and the future commercial development by providing multi-modal transit connections and walkability for all visitors.

The Commercial District will include food venues, retail shops and professional offices. The theming of the architecture will be a mix of contemporary and traditional building forms and organization; treated with “retro” finishes including over-grouted stone and masonry, horizontal siding, pre-finished steel roofing and siding, simulated heavy timber construction and the like. Park Lane Commons derives its identity from the stone columned rail fencing, water features, decorative colored concrete, themed landscaping, and seating areas.

The build-out of the structures establishing this pattern will occur in phases, with individual applications made for each building as the market place allows for their development. There may be minor variations and flexibility to each of these buildings in the final design based on the actual tenants needs.

## 1.2 Glossary of Terms

The following terms referred to in this sign criteria are defined as follows:

### **Animated Sign**

A sign with action or motion, moving characters, changing colors, or change of light, which require electrical energy, but not including wind actuated elements, such as flags or banners.

*Animated Sign means any sign which uses movement of all or part of the sign or a rapid or intermittent change of lighting to attract attention, depict action, or to create a special effect or scene. This includes sign spinners.\**

### **Back Door Signs**

Signs placed on the back entrance of Tenant's lease premises for purposes of delivery and access.

### **Clearview at Intersections**

*No material obstruction to view between a height of two feet (2') and ten feet (10') above the level of the curb or sidewalk shall be permitted on any corner lot within a triangular area formed by the street property lines and a line connecting them between points thirty feet (30') from the intersection of the two street property lines.\**

### **Copy Area**

The area of a sign, exclusive of margins, in which copy and graphics may be placed.

*Sign area shall be computed based on the area of the smallest square, rectangle, or triangle which will completely frame the display.\**

### **Customer Entry Area**

The area up to (5') five feet on each side of the customer entry doors and extending perpendicular no further than (10') ten feet from the doors.

### **External Illumination**

A light source mounted directly above or mounted on, the same wall surface as the sign it illuminates.

### **Flashing Sign**

See "Animated Sign"

**Ground Sign**

*A sign which is three or more feet above the ground and is supported by one or more uprights, poles, posts or braces placed in or upon the ground which are not a part of, or attached to, a building. The definition includes "pylon signs", "freestanding signs", and "pole signs".\**

**Horizontal Band / Storefront Sign Band**

Refers to the horizontal leased architectural building plane designated as a background for signage.

**Internal Illumination Channel Letter**

A sign designed to provide artificial light from a source within such sign, including LED and fluorescent lamps. Raceway mounted illuminated letters are encouraged.

**Letter Height**

Letter height shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.

**LOGO**

An image composed of a collection of symbols, figures and design elements which together form a distinct and unique identifying mark.

**Open Field**

Open field refers to a building plane larger than the typical horizontal sign band height that provides a background for signage and is delineated by architectural features such as rooflines, archways, storefront glazing or building edges. An open field may be comprised of two or more horizontal bands.

**Operational Signs**

Operational signage indicating hours of operation, telephone numbers, specialty rules and regulations specific to each tenant, typically placed on the glazing of the entry door or nearby adjacent display window.

**Portable Sign**

Any sign that is not permanently attached to the ground or a building, signs designed to be transported by wheels or other means, "A" or "T"-frame signs unless specifically allowed by this Title, or signs which are visible from a public street and have the express purpose of advertising a business, product, service, or event.

**Real Estate Sign**

A temporary sign advertising the sale, rent or lease of property on which it is located.

**Removal of Signage**

Upon or prior to vacating premises, Tenant is responsible for the timely removal and disposal of existing signs, as well as remediation of all wall, glass, and landscaped surface areas.

**Rotating Sign**

A sign designed to revolve or rotate in any manner whether by electrical power or other.

**Sign**

Any name, identification, description, display, illustration or device which is affixed to directly or indirectly upon a building structure or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.

*Sign means and includes every advertising message, announcement, declaration, demonstration, merchandise display, illustration, insignia, surface, or space erected or maintained in view of a public street for identification, advertisement, or promotion of the interests of any person, entity, event, product, or service. This definition shall also include the sign structure, supports, lighting system and any attachments, ornaments, or other features designed to attract the attention of observers.\**

**Sign Face Area**

The area that is allocated for sign placement, including margins, that is designated by the Developer as being available for display of copy and graphic. *Wall signs shall not extend above the building face upon which they are affixed.\**

**Street Addresses**

All business and residential locations shall be identified by a street address number, affixed to the main building, which is clearly visible from the public street.

**Wall Sign**

*A sign attached to and parallel with the exterior wall or windows of a building, extending not more than 12 inches from such wall, and having messages or copy on the front side only. This definition includes painted, individual letter, and cabinet signs.\**

*\*Italic text is copied directly from "Farmington City Municipal Code, dated October 16, 2012*

### 1.3 General Signage Guidelines

#### 1.3.1 Developer Approval

Developer Approval Required. The Developer will remove any signs fabricated and installed without prior approval in writing from the Developer. All costs for removal, including but not limited to patch and repair of the building, will be at the Tenant’s expense.

All sign concepts are to be generated from “camera-ready” logo artwork prepared by a professional graphic designer, and submitted to the Developer for approval prior to concept development of any sign.

All sign colors are subject to review and approval by the Developer as part of the tenant signage submittal.

Any special conditions or deviations from the guidelines in the sign criteria are to be approved in writing after submittal to the Developer.

**SIGNAGE APPROVAL REQUEST**

For: \_\_\_\_\_

Please note the checked box below, and the corresponding instruction. Please complete the submittal process by following the instruction and finally, by providing copies of the fully executed permit documents to Park Lane Commons for your Tenant Reference File.

(Developer approval of any signage requested by the Tenant does not constitute or guarantee Farmington City or any other governing agency’s Approval. Permits must be obtained from these agencies separately, and copies provided to Developer prior to installation.)

Plans are Approved. Please proceed with securing all necessary Permits

Plans are Approved with changes as noted. Please revise plans to reflect all changes as noted, and proceed with securing all necessary Permits

Plans are NOT Approved, and will require revisions as noted prior to resubmittal for Approval

Date: \_\_\_\_\_

### **1.3.2 Number of Signs**

Section 1.4 establishes the number and type of signs permitted by signage district. Tenants and their designers are to refer to that map and select a combination of at least two sign types, and no more than four, from the designated district assigned to their leased premises. Blade signs oriented to the Promenade do not impact the total number of sign types.

### **1.3.3 Location**

Signs may be located adjacent to entries or storefronts only, unless otherwise indicated in building elevations provided by the Developer.

Refer to the Developer's sign plans and elevations for approved sign locations and size requirements.

The specific area of placement of each tenant sign is indicated on the building elevations. The Developer, prior to installation must approve variations from these designated areas. The maximum allowable square footage area of each sign is to be determined based on the size of the store and its location within the project.

### **1.3.4 Content**

Signs that incorporate creative logos or graphic elements along with the business identity are encouraged.

Store name to consist of "Trade Name" Tag lines, bylines, merchandise or service descriptions are allowed with the permission of the Developer.

Signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building. In all cases, the copy area shall maintain a margin at least (3") three inches from any edge of the sign face area. In any event the Developer shall have sole and absolute discretion as to any and all signage approval.

### **1.3.5 Illumination**

Where signs are internally illuminated, light-transmitting surfaces shall be non- gloss, matte materials.

Only letters and logos shall transmit light while background remains solid opaque. No illuminated backgrounds or boxes are allowed, unless otherwise approved by Developer.

### 1.3.6 Color and Materials

Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are approved by the Developer. Color of letter returns are to contrast with building colors for good daytime readability.

The interior of open channel letters shall be painted dark when against light backgrounds. Sign colors are to provide sufficient contrast against building background colors and are to be varied from the adjacent tenants. Acceptable sign material treatments include:

- Dimensional geometric shapes coated or burnished for variety in color and texture.
- Painted Metal.
- Screens, grids, or mesh.
- Etched or polished metal.
- Cut, abraded, or fabricated steel.
- Dimensional letterforms with seamless edge treatments.
- Natural opaque hard surface materials with matte finish.
- Glass

### 1.3.7 Temporary Signs

Temporary Grand Opening signs will be allowed in accordance with Developer's approval only, which must be in writing. See Developer's Tenant Coordinator for specific signage requirements. These criteria will not prevent granting of temporary special permit or otherwise permitting signs advertising or pertaining to any civic, charitable or special event of general public interest that takes place within the City when it can be found that such signs will not be materially detrimental to the public welfare, interest or safety, or injurious to adjacent property.

### 1.3.8 Interior Signs

Signs suspended behind the storefront glazing system, visible from the outside of the store, shall not exceed (10%) ten percent of the total glass area of the storefront. Signs shall be suspended a minimum of (12") twelve inches from glass and professionally designed and reproduced. These signs are excluded from signage area calculation formula. All interior signage that is visible from the exterior must be approved in writing by Developer.

### 1.4 Signage Districts – Ground Signs (Developer provided structure, Tenant to provide own graphics and installation)

The diagram illustrates the signage districts and types for Park Lane Commons. The central aerial map is divided into a **Commercial District** (top left) and a **Residential District** (center and right, where signage criteria does not apply). Various sign types are indicated by red callouts: Type 1 I-15, Type 2, Type 3, Type 4, and Type 5 (Water). Specific examples include a **MACU** sign and a **McDonald's** sign. To the left, three diagrams show sign structures: Type 2 (a large sign on a post with a 'PARK LANE COMMONS' header), Type 3 (a smaller sign on a post), and Type 5 (Water) (a sign on a stone base). To the right, two diagrams show sign structures: Type 1 I-15 (a large sign on a post with a 'PARK LANE COMMONS' header and logos for Cabela's and McDonald's) and Type 4 (a sign on a post with a stone base).

**1.4.1 Commercial Mixed Use**

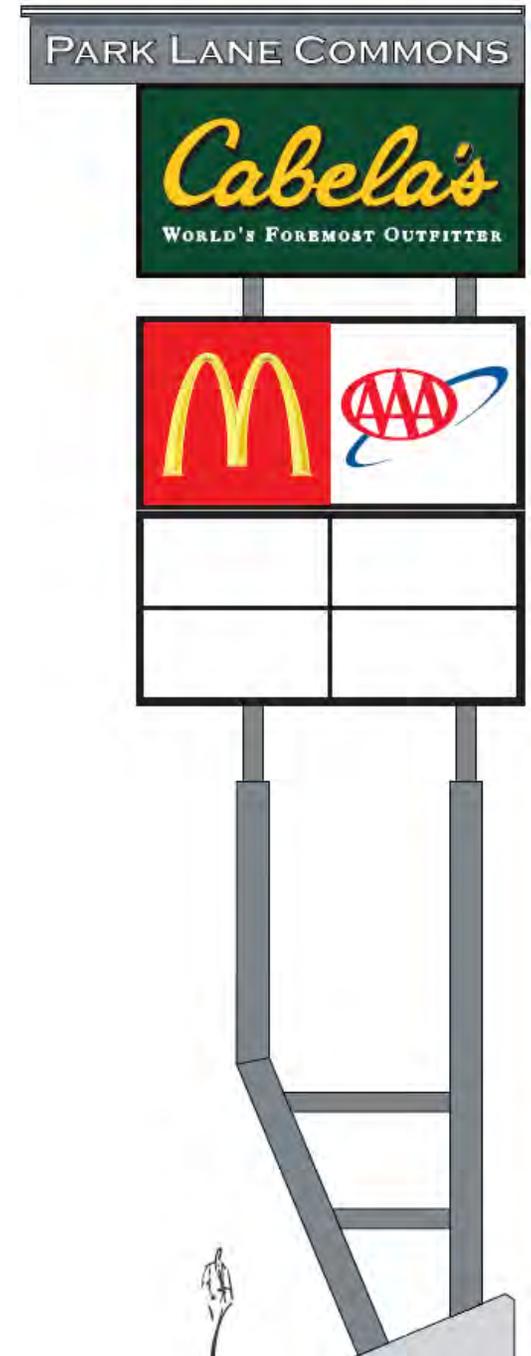
This district emphasizes commercial uses. The activities range from Retail and Restaurant to professional office. The intent is to allow tenants to announce their presence in a manner that preserves the character and theming of the surrounding site. See the Signage Table for dimensional parameters and other requirements.

**1.4.2 Residential Mixed Use District**

Not governed by this Sign Criteria.

**1.4.3 Site Theming Signage**

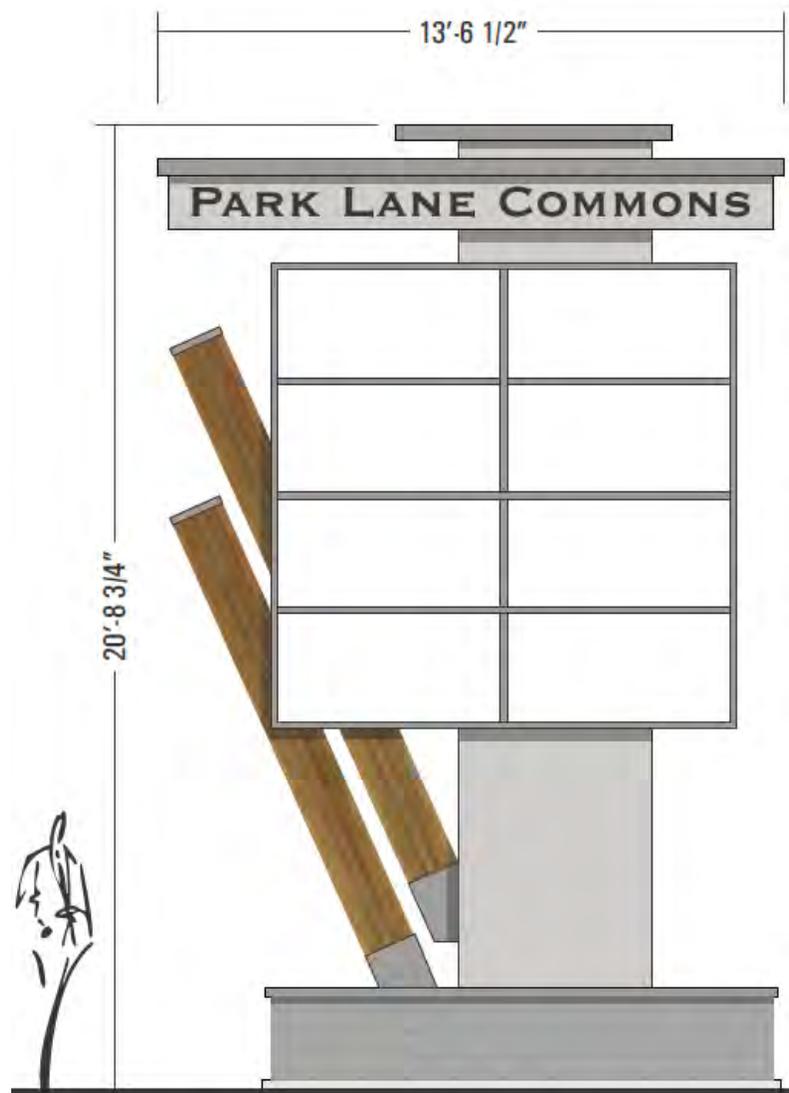
The Site Theming Sign shall consist of the following:



**I-15 Pylon Sign (Type 1)**

**As approved by existing Development Agreement**

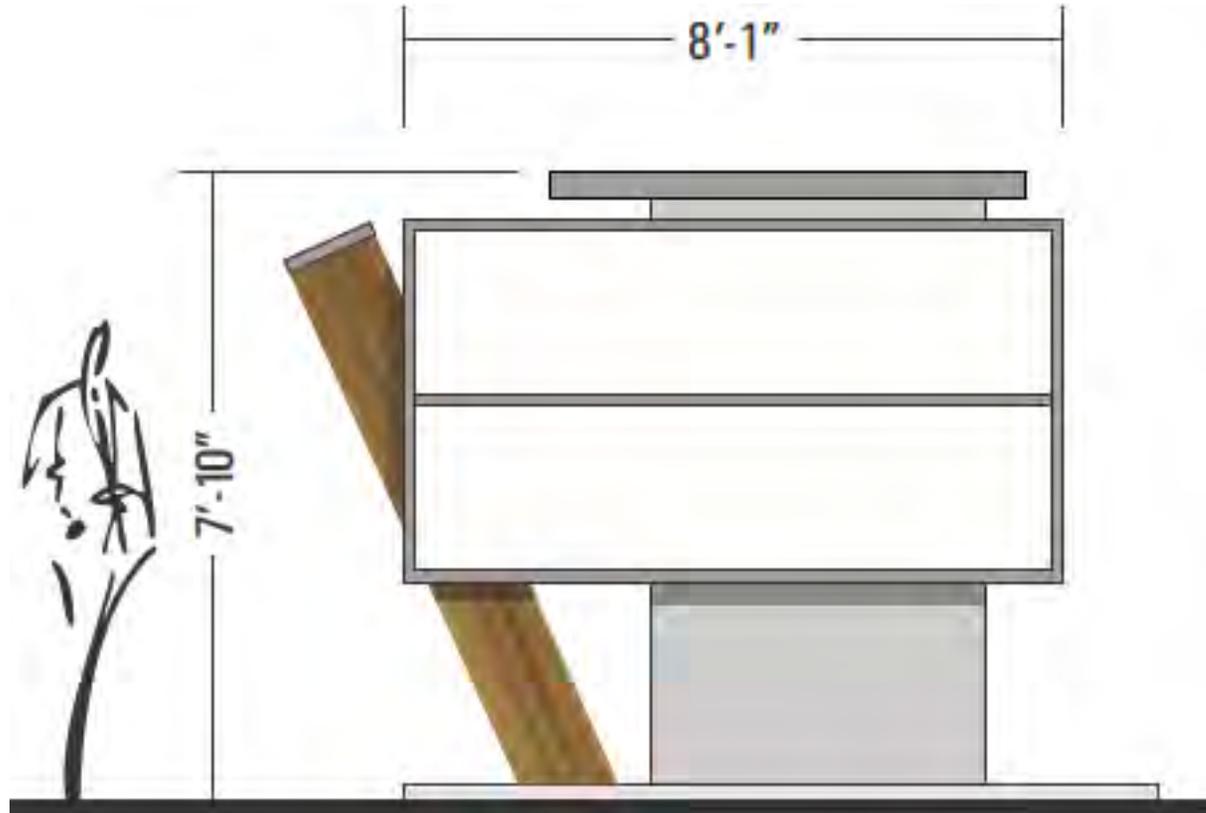
**Project Display  
(Type 2)**



**2**

Project Display

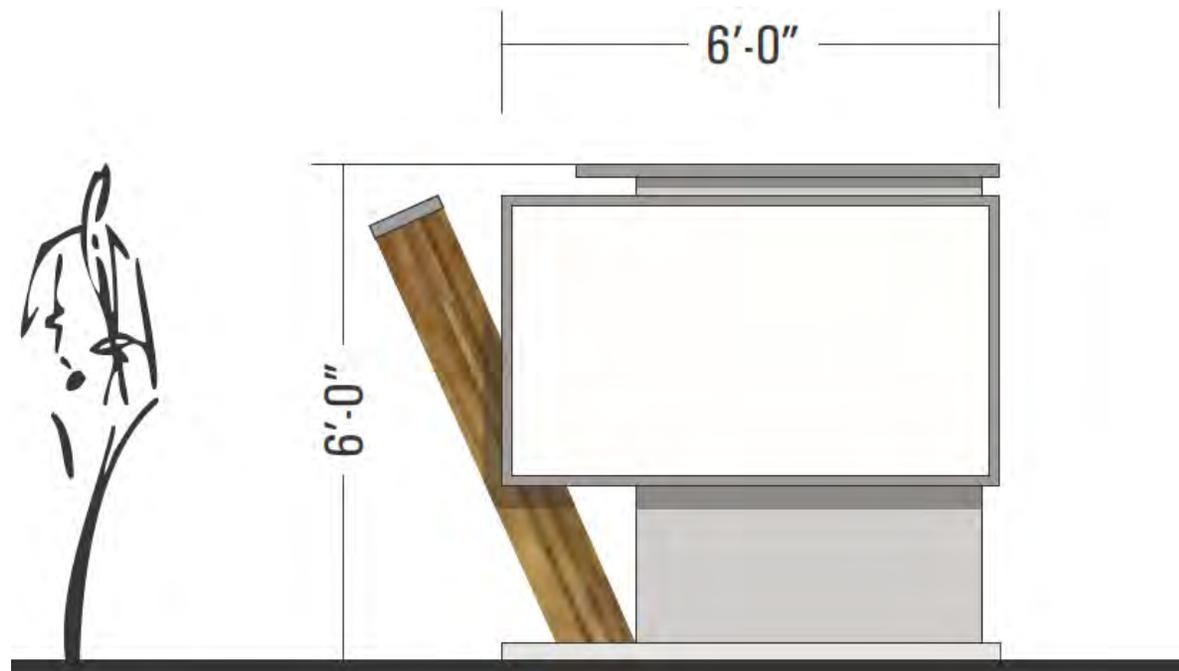
Dual Tenant Monument Display  
(Type 3)



3

8' Dual Monument Display

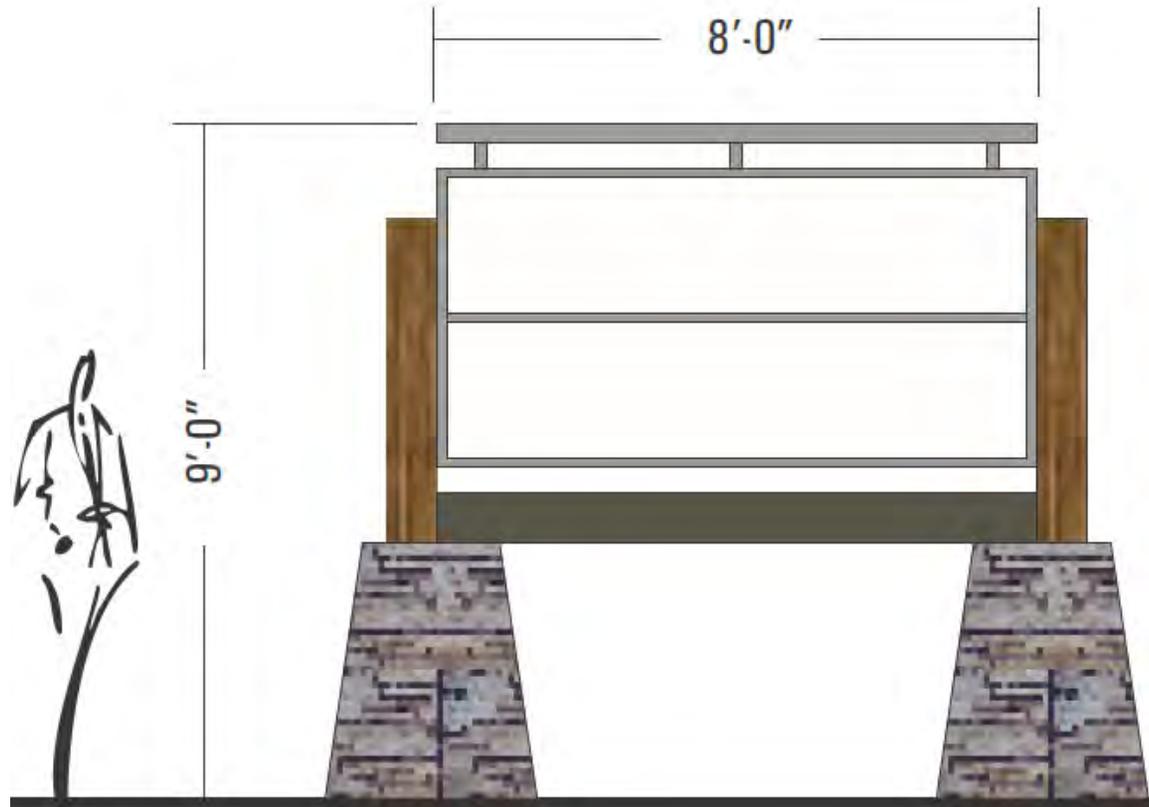
Single Tenant Monument Display  
(Type 4)



4

6' Single Monument Display

Dual Tenant Monument Display with Water Feature  
(Type 5)



5

Water Feature Display

## 1.5 Sign Standards by Type

### 1.5.1 Wall Signs

Wall signs shall be located above the storefront display windows and/or entry doors, parallel to the storefront façade, projecting no more than (8”) eight inches from the building surface. The heights of the signs are outlined in the Maximum Allowable Tenant Signage table that follows in this section of the manual. Colors, finishes and materials for storefront Wall Signs are an extension of those used for the Tenant’s identity. Contrasting designs and materials should be used to convey the Tenant’s unique identity provided that the entire façade demonstrates unified design intent.

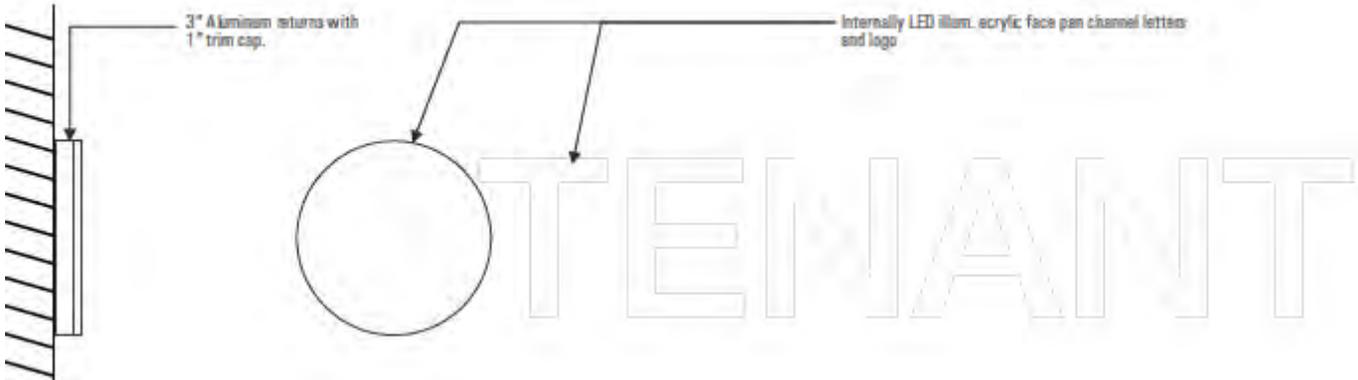
Types of Wall Signs to be encouraged include:

- Internally illuminated channel letters and logos with acrylic faces may be allowed for Tenant’s that demonstrate that they will use this sign type with the utmost creativity of design and highest quality materials and fabrication.

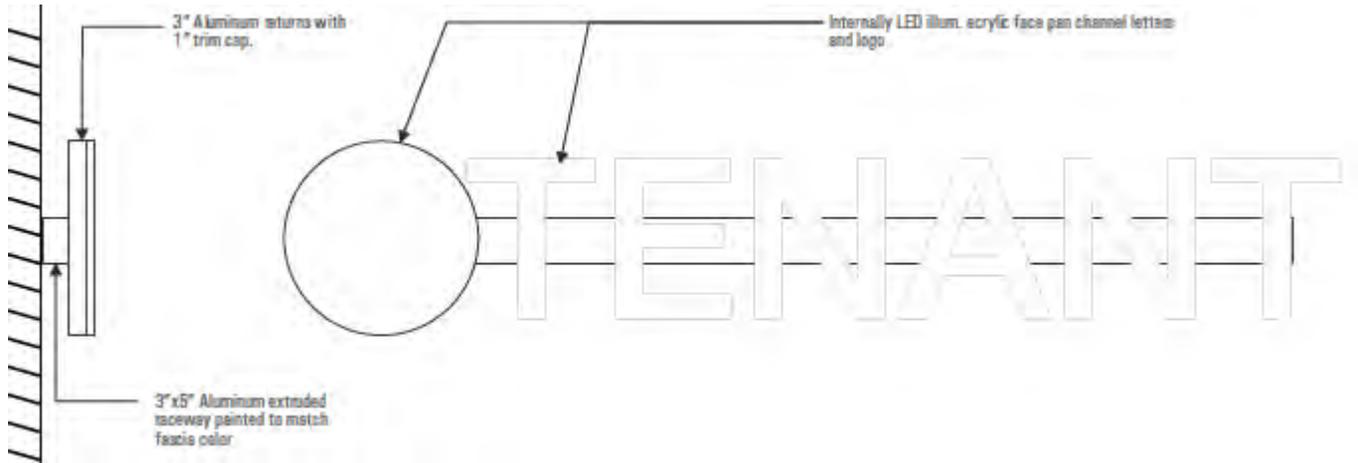
Minimum conditions that must be met are:

- Raceways will be used in order to minimize penetrations into the exterior fascia wall for attachment, and through the exterior fascia wall for electrical wiring
- Raceways will be painted to match building wall color. (Developer to provide specification)
- No light leaks permitted.
- Open channel letters and logos with exposed neon illumination are permitted at the Developer’s discretion if they clearly demonstrate and support the Tenant’s identity

**Wall Mounted Tenant Sign Display  
(Flat, Direct Mount *DISCOURAGED*)**



**Wall Mounted Tenant Sign Display  
(Raceway Mounted)**



### 1.5.2 Wall-Mounted Plaque Signs

Plaque signs are dimensional panels located on Tenant walls, columns, pilasters or doors displaying a Tenant name logo and /or building name. Tenant plaque signs may be installed on Developer provided neutral piers in designated areas. See base building documents for permitted locations and blocking details. Fabrication materials and methods include but are not limited to the following.

- Cast metal with polished letters and/or paint filled background.
- Etched or machined metal.
- Professionally fabricated custom porcelain or ceramic tiles.
- Carved and gilded stone panels.
- Deep etched glass panels.

### 1.5.3 Shingle/Blade Signs

All Shingle/Blade Signs shall be permitted at the Developer's discretion. Refer to Section 1.4. The details and materials used for Tenant blade signs should display the unique character of each individual Tenant.

All projecting blade signs will be mounted perpendicular to the storefront and will suspend up to (18") eighteen inches from the projecting building open canopy façade and be no greater than (36") thirty-six inches in Horizontal dimension. Shingle/Blade signs must maintain a minimum clearance of (8'-0") eight feet above the sidewalk. A wide variety of sign types will be available to each Tenant when designing the body of their signs including:

- Dimensional letter/logos attached to sign panels.
- Painted, screen printed or gilded sign panels.
- Exposed neon illumination will NOT be allowed

All blade signs must be illuminated. Projecting blade signs for retail Tenants are permitted to have external light fixtures to illuminate their signs or Tenants may choose to have integral illumination. Illumination will be controlled and can be on only during business hours. Cost of all power and installation is the responsibility of the Tenant. Blade signs must be attached in a manner to prevent excessive swinging of sign. The blade sign bracket should be creative and unique. Sign drawings should show the form of attachment to the building and bolts should be properly concealed.

### 1.5.4 Window Signs

Tenants are encouraged to add more interesting identity to their storefront with graphics placed directly on the inside face of the glass of windows and/or doors. These may include:

- Screen printing, gilding and cut vinyl. These signs may be applied to the surface of the glass.
- Logos, letters and other supplemental graphics that contribute to the Tenant's identity may be displayed.

## 1.6 Signage Approval Process

Submit (2) two copies of all required submittals for signage to the Developer for review and approval.

### 1.6.1 Artwork Submittal

All sign concepts are to be generated from “camera-ready” logo artwork prepared by a professional graphic designer and submitted to the Developer for approval prior to development of any signage.

### 1.6.2 Concept Drawing Submittal

Included in preliminary storefront submittal, and prior to shop drawings and sign fabrication, Tenant shall submit for Developer approval three sets of Concept drawings reflecting the design of all sign types.

Sign concept drawings are to be submitted concurrently with storefront design. Partial submittals will not be accepted.

### 1.6.3 Shop Drawing Submittal

Upon Developer’s written approval of Tenant’s concept drawings, Tenant shall submit (3) three complete sets of shop drawings for Developer approval. Shop drawings shall include the following:

- Fully-dimensioned and scaled shop drawings @ 1/2” = 1’0” specifying exact dimensions, copy layout, tpestyles, materials, colors, means of attachment, electrical specifications and all other details of construction.
- Elevations of storefront @ 1/2” - 1’0” showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment de- vices and construction detail.
- Section view through letters and/or sign panel @ 1/2” = 1’0” showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.
- Cut-sheets of any external light fixtures. A full set of final shop drawings must be approved and stamped by the Developer prior to permit application of sign fabricator.
- Following Developer’s approval of sign shop drawings, Tenant or his agent shall submit to the City of Farmington for permit, sign plans signed by the Developer. Tenant or his agent shall provide Developer with a copy of the permit once it has been issued by the City of Farmington.
- Signs shall be inspected upon installation to ensure conformance with the Developer approved drawings. Any work unacceptable to Developer shall be corrected or modified at the Tenant’s expense.

## 1.7 Prohibited Sign Types

The following sign types and finishes shall be prohibited at Park Lane Commons - Farmington:

- Illuminated sign boxes.
- Illuminated back-lit canopies.
- Signs with conduit, junction boxes, transformers lamps, tubing, or neon crossovers of any type.
- Rotating, Animated and Flashing signs.
- Pennants, banners, or flags identifying individual tenants.
- Permanent sandwich boards.
- Rooftop signs, except in areas designated by Developer.
- Signs painted on an exterior building wall, fascia, chimney of a building, on a fence or fence-type wall, benches, fence posts, trash receptacles, utility poles, utility boxes, storage sheds, bus shelters, satellite dish antennas, antennas or other accessory structures except as specifically approved by the Developer.
- Any sign designed to be moved from place to place.
- Balloons and inflatable signs. Signs that emit sound, odor or visible matter. Fluorescent or reflective sign colors.
- Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
- Signs that bear or contain statements, words or pictures of an obscene, pornographic or inappropriate character.
- Any sign advertising the availability of employment opportunities.

### 1.8 Table of Signage Dimensional Requirements

Maximum Allowable Tenant Signage					
Commercial/Mixed-Use District					Residential District
Leased Store Frontage					
Wall Sign	20' - 30'	31' - 40'	41' - 65'	65' +	N/A
Length	80%	75%	65%	50%	
Height	2'-0"	2'-6"	3'-0"	4'-0"	
Plaque Sign	4 sqft	4 sqft	5 sqft	6 sqft	
Shingle/Blade Sign	4.5 sqft	4.5 sqft	4.5 sqft	4.5 sqft	
Window Sign	25%	25%	25%	25%	
Menu/Poster Display	Developers Discretion	Developers Discretion	Developers Discretion	Developers Discretion	
Grand Opening Banner	Developers Discretion	Developers Discretion	Developers Discretion	Developers Discretion	
Temporary Sign	Developers Discretion	Developers Discretion	Developers Discretion	Developers Discretion	

Note: Developer shall have the right to make exceptions to these requirements based upon the draw an individual tenant may have to the Project.



## Planning Commission Staff Report February 9, 2017

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### Misc: Extension of Conditional Use Permit Approval

Public Hearing: No  
Application No.: n/a  
Property Address: 495 W. Glover Lane  
General Plan Designation: RRD (Rural Residential Density)  
Zoning Designation: AE (Agriculture Estates)  
Area: 4.8 Acres  
Number of Lots: 2  
Property Owner: Tim Matthews  
Agent: Tim Matthews

Request: *Extension of conditional use permit approval.*

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#### **Background Information**

On February 4, 2016 the applicant received conditional use permit and site plan approval to build a reception center on property located at 495 W. Glover Lane. Section 11-8-110 of the Zoning Ordinance states:

***"11-8-110: EXPIRATION:***

- A. Specified: Unless there is substantial action under a conditional use permit within a period of twelve (12) months from the date of planning commission approval, the permit shall expire. Substantial action shall be demonstrated by submitting final plans for approval and obtaining, and maintaining, a current building permit. If construction is not proposed as an element of the conditional use, a business license shall be obtained to satisfy this requirement.*
- B. Extension: If the conditional use permit is to expire pursuant to subsection A of this section, a request for extension may be filed with the planning department not less than thirty (30) days prior to the expiration date. The original conditional use approval shall remain valid until the request for extension is acted upon by the planning commission. Failure to request the extension in a timely manner shall cause a conditional use permit to expire without further notice. A new conditional use application shall be requested prior to any reinstatement of the use.*

*C. Additional Extension: The planning commission for reasonable cause may, after evaluating the applicant's progress in the previous year and after considering the planning department's recommendation, grant an extension of up to one year on the conditional use permit.*

*D. Termination: If the approved use or activity should cease for any reason for a continuous period of one year or more, the conditional use permit shall automatically terminate without notice. Application for, and approval of, a new conditional use shall be required prior to any subsequent reinstatement of the use. (Ord. 2000-41, 10-18-2000)"*

Because of the new high school being built across the street, the applicant applied for an extension of his conditional use permit to finish working through the improvement requirements on Glover Lane with the City. The applicant has been waiting on the final road design of Glover Lane by Davis School District's engineer, and has had his project delayed as a result.

**Suggested Motion**

Move that the Planning Commission approve the extension of the conditional use permit approval dated 2.4.16 for one year, pursuant to Section 11-8-110 of the Zoning Ordinance.

**Findings for Approval**

1. The applicant has not been able to start construction because of the improvements required on Glover Lane.
2. The original conditional use was determined to be a desirable use for this property and that has not changed.
3. An extension will give the applicant enough time to improve his property and provide a necessary and desirable community service with an agricultural themed reception center, and this use fits in with the underlying zone.

**Supplemental Information**

1. Vicinity Map
2. Updated Site Plan

**Applicable Ordinances**

1. Title 11, Chapter 10 – Agriculture Zones

# Farmington City



