



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

May 5, 2016



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** **May 5, 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

SUBDIVISION

3. Pete Smith / Advanced Solutions Group – Applicant is requesting final plat approval for the Meadows at City Park Phase II Subdivision consisting of 14 lots on 2.37 acres located at approximately 55 South and 200 West in an R-4 zone. (S-12-15)
4. Jerry Preston / Elite Craft Homes (Public Hearing) – Applicant is requesting preliminary plat approval for the Rice Farms Phase VII PUD Subdivision consisting of 4 lots on 2.55 acres located at approximately 140 East and 850 South in an LR (Large Residential) zone. (S-8-16)

CONDITIONAL USE PERMIT

5. Dakota Hawks / Technology Associates (Public Hearing) – Applicant is requesting conditional use and site plan approval for a wireless communications tower on 2.95 acres located at 1224 South 650 West in an LM&B (Light Manufacturing and Business) zone. (C-9-16)

ZONE TEXT AMENDMENT

6. Farmington City (Public Hearing) – Applicant is requesting a zone text amendment to Section 11-28-220(2)(b) of the Zoning Ordinance regarding architectural standards related to Class “A” Self-Storage.

OTHER

7. Miscellaneous, correspondence, etc.
 - a. Other

8. 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 April 29, 2016

Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
April 7, 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. Pete Smith/Advanced Solutions Group – Requesting Preliminary Plat Approval, and Recommendation for Final PUD Master Plan Approval for Meadows at City Park Phase II

Eric Anderson said this project is between 100 W. and 200 W. The applicant wants to extend 50 S. from 100 W. to 200 W., which would result in moving the Phase I detention basin to the southwest corner of the project. **Eric Anderson** said this phase is a continuation of Phase I. Also, the City will be repaving 100 W. so the City needs the applicant to complete the 50 S. tie-in prior to the repaving. **Eric Anderson** reminded the commission that Phase I was governed under an outstanding development agreement, and that the applicant could have proposed high density with the property zoned R-4. The applicant has also been waiting to build out Phase I until Phase II was approved. In reference to the staff report, **Connie Deianni** asked if the backside of the lots were affected when pushed back to ensure there is adequate room for snow removal. **David Petersen** said the corner lots were pushed back 1'; however, the buildings on the lots were not pushed back so it does not affect the backside of the lot.

Item #4. Kameron Spencer/Fieldstone Homes – Requesting Final Plat Approval for the Farmington Park Phase III Conservation Subdivision

Eric Anderson said this is the next phase for the Farmington Park Phase III Conservation Subdivision; he said the two prior phases filled up quickly. The applicant proposed a conservation subdivision which required the applicant to set aside 30% open space in exchange for higher density. The applicant decided to set aside the 11 acres on the southwest corner of the development and allow the City to use it as a city park.

Based on the staff report, **Connie Deianni** asked if the approval of this development is contingent on Federal Emergency Management Agency (FEMA). **Eric Anderson** said the applicant obtained their Conditional Letter of Map Revision (CLOMR); however, the effective date is in June. Once the CLOMR approval becomes effective in June 2016, the applicant can begin developing the project. **Heather Barnum** asked if any of the development will be located in the flood plain. **Eric Anderson** said once the applicant receives CLOMR for a development, it is no longer in the flood plain. After the CLOMR is received, the applicant will then submit for the project's Letter of Map Revision (LOMR) from FEMA which will make it official that the development is no longer in the flood plain.

Eric Anderson also mentioned a yard drain easement. He explained there is an approximately 10' strip of land where the park grades down which may result in draining into the backyards of the lots. He said it shouldn't affect the properties due to the grade being a permeable surface, but staff feels an included condition for a yard drain easement would be wise so property owners are aware of it.

Kent Hinckley asked for more information on a No Rise Certification as referenced in Condition #1 to the motion. **Eric Anderson** said often fill is brought in the lots to bring the property out of the flood plain, as part of the applicant's CLOMR. This may result in displaced water. This water cannot be pushed onto other properties, so a No Rise Certificate ensures the displaced water is appropriately addressed through the storm water system.

Item #5. Bryan Turner/Davis School District – Requesting Conditional Use and Site Plan Approval for the new Farmington High School

The commissioners asked if the colors shown in the provided elevations found in the staff report are the actual proposed colors for the school. Staff said the commissioners could ask the applicant during the meeting.

Item #6. Dan Nixon/Northcom 51 – Requesting Conditional Use and Site Plan Approval for the Cubes Self Storage

Eric Anderson said the property owner originally owned land off of Park Lane, but did a land swap with the Mercedes Dealership. The applicant now owns property that is further removed from Park Lane, and he's looking to develop a self-storage facility. **Connie Deianni** asked about the days and hours of operation. **Eric Anderson** said the applicant can address that question during the meeting. The commissioners also expressed concern about the style of the building and how it will fit with the other buildings in the near vicinity and within the City.

Item #7. Farmington City – Requesting Conditional Use and Site Plan Approval for a Community Garden

Eric Anderson said they have received some emails regarding the proposed use and the concern of increased traffic.

Item #8. Miscellaneous Regarding the 4218 Demarcation Line

David Petersen said this item is not included in the staff report and is only a discussion item. Jonathan Hughes and the county surveyor have reviewed the 4218 line, and based on research, they feel it may actually be located more west than what has been shown on City maps.

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 #1a. Minutes

Alex Leeman made a motion to approve the Minutes from the March 10, 2016 Special Planning Commission meeting. **Connie Deianni** seconded the motion which was unanimously approved.

Item #1b. Minutes

Heather Barnum made a motion to approve the Minutes from the March 17, 2016 Planning Commission meeting. **Alex Leeman** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson said there has not been a City Council meeting since the last time the Planning Commission has met.

SUBDIVISION APPLICATIONS

Item #3. Pete Smith / Advanced Solutions Group – Applicant is requesting preliminary plat approval, and a recommendation for final PUD master plan approval, for the Meadows at City Park Phase II Subdivision consisting of 14 units on 2.37 acres located at approximately 55 South and 200 West in an R-4 zone. (S-12-15)

Eric Anderson said this project is between 100 W. and 200 W. The applicant has not yet built Phase I as he is waiting for approval of Phase II to make all improvements at the same time. The applicant will be tying into 100 W.; however, the City is repaving 100 W so the improvement needs to be completed quickly. **Eric Anderson** also said there were some discussions with the applicant about making 50 S. a private road as there was concern there would not be enough room for snow storage with the narrow front setbacks. To resolve the concern, the applicant has created a public utility easement (PUE) that will double as snow storage. A condition has been added to the motion for the PUE. Staff is recommending approval of this item.

The applicant was not present at the meeting.

Heather Barnum asked staff which way the applicant is leaning towards with regards to a private road versus a public road. **Eric Anderson** said the applicant may prefer 50 S. to stay public, but then he would have to meet all road standards. With the PUE, the applicant will now have space for snow storage. With a private road, the applicant may have to form an HOA to maintain the road and the snow. **David Petersen** said the applicant does not want the burden of snow removal. **Dan Rogers** asked if the PUE needs to be removed if the applicant chooses to do a private road. **Eric Anderson** said that will be resolved at final plat if he chooses to do a private road; however, having it as a condition at preliminary plat will ensure it is resolved if the applicant chooses to do a public road.

Eric Anderson also suggested that the motion read:

“Move that the Planning Commission approve the enclosed preliminary plat and recommend that the City Council Approval the final PUD master Plan for the Meadows at City Park Phase II PUD subdivision...”

Motion:

Dan Rogers made a motion that the Planning Commission approve the enclosed preliminary plat and recommend that the City Council approve final PUD master plan for the Meadows at City Park Phase II PUD subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Nicholls Nook development agreement shall be amended prior to consideration of final plat, including but not limited to enlarging the scope of the project to include Phase II;
2. The applicant shall provide a 10' easement in favor of Farmington City for snow storage and removal or make 50 South a private road;
3. The applicant shall provide final improvement drawings for review by the DRC at final plat;
4. Prior to final plat consideration, the applicant shall provide a letter from UDOT approving the improvements on 200 West;
5. A soils report shall be provided prior to or concurrent with final plat consideration;
6. All comments and redlines from the surveyor shall be addressed and resolved on final plat;
7. Any outstanding comments from the DRC shall be addressed and resolved on final plat.

Kent Hinckley seconded the motion which was unanimously approved.

Findings:

1. The proposed development is a continuation of the approved Meadows at City Park Phase I and the Nichol's Nook development which is memorialized in a development agreement recorded against the property.
2. The proposed development is at a density of 5.9 units per acre, which is a significantly lower density than what is possible with a conventional subdivision in an R-4 zone.
3. The development is not seeking a waiver of the PUD open space provision and is providing the open space in the development as common area.
4. The overall layout follows the medium density residential objectives of the General Plan.
5. By providing an easement abutting the road for snow removal, the roads can remain public. Additionally, by connecting 100 West and 200 West, 50 South will provide a better layout for infrastructure and improvements.

Item #4. Kameron Spencer / Fieldstone Homes – Applicant is requesting final plat approval for the Farmington Park Phase III Conservation Subdivision consisting of 37 lots on 12.42 acres located at approximately 925 West Glover Lane in an AE (Agricultural Estates) zone. (S-32-15)

Eric Anderson said this project is near the new elementary school located at 1100 W. and Glovers Lane. The 11 acre park adjacent to the school was obtained by the City through this subdivision. The open space was a requirement as it is a conservation subdivision. The Farmington Park Phase III is the final phase of this subdivision. The lot sizes and widths meet the requirements approved at preliminary plat. **Eric Anderson** also reminded the Planning Commission that this project was approved under the old Conservation Subdivision requirements prior to the Ordinance being amended. This project meets all of those previous conservation subdivision requirements. Staff is recommending approval of this item.

John Kolman, 12896 Pony Express Rd., Draper, development manager for Fieldstone Homes, said this is final development and is straightforward. He said they plan to develop the road first because it will finish the water connection for the new elementary school.

Rebecca Wayment said that she is happy the lots are being sold and that the project continues to move forward. **Heather Barnum** agreed; she feels this project is a nice addition to the City.

Dan Rogers asked for further clarification on Condition #3 regarding the drain easement. **Eric Anderson** said the park has been designed to drain west toward the road resulting in the east side being graded slightly higher. On that east side of the park, he said there will be a grade change from the park

down to the back of the lots. The grade change will not be significant, but staff feels it is wise to include a yard drain easement to ensure property owners are made aware.

Eric Anderson also suggested that the motion include the approval of the applicant's proposed street tree plan.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the Final Plat for the Farmington Park Conservation Subdivision Phase III subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will obtain a no-rise certificate for the proposed subdivision;
2. Prior to recordation, the applicant shall dedicate a storm drain easement on Lot 337 in favor of Farmington City and that dedication shall be approved by the City Engineer;
3. The yard drain easements on the west side of the properties abutting the 1100 West park shall include language on the final plat accepting 10' of the park to drain into them, and shall be shown on the plat prior to recordation;
4. All improvement drawings, including but not limited to the grading and drainage plan, street cross-section and profiles, street tree plan, and standard details must receive final approval from the DRC prior to either recordation of the plat or a pre-construction meeting, whichever comes first.

Connie Deianni seconded the motion which was unanimously approved.

Findings:

1. The proposed development meets all of the old standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks; the applicant received preliminary plat approval for a conservation subdivision prior to the zone text change to Chapter 12 and is therefore grandfathered in under the old rules.
2. The proposed development is at a density of 2.3 units per acre, which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
4. The 1100 West park drains from east to west, and discharges on 1100 West, however, there is a 5-10' strip of land that is several feet higher than the proposed subdivision, therefore, a small amount of water may drain onto lots abutting the park, by adding language to the existing yard drains, the project is accepting this limited water.
5. The overall layout follows the low density residential objectives of the General Plan.

CONDITIONAL USE PERMITS

Item #5. Bryan Turner / Davis School District (Public Hearing) – Applicant is requesting conditional use and site plan approval for the new Farmington High School consisting of 48 acres located at 650 West Glover Lane in an AE (Agriculture Estates) zone. (C-3-16)

Eric Anderson said the Davis School District (DSD) received bond approval so the approval process for the high school is now underway. The high school will be located at approximately 650 W.

and Glovers Lane. **Eric Anderson** reminded the commission that DSD is exempt from conditional use approval by local municipalities, but to maintain good relationship, DSD still goes through the City's full approval process. However, DSD is still subject to site plan approval.

David Petersen showed the commissioners the site plan for the project. He explained the improvements that will be made to Glovers Lane, including widening the road to include 2 travel lanes, 1 turn lane and a shoulder. He also clarified that the seminary building shown on the elevations is not included as part of the approval tonight, but was included for informational purposes. **David Petersen** also pointed out that the open space in the southwest corner is for storm water detention and the school will include a connection to the Legacy Parkway trail.

Rebecca Wayment expressed concerns with the proposed width of Glovers Lane. **David Petersen** showed an aerial view of Clark Lane and explained the improvements to Glovers Lane will be similar to those of Clark Lane. He also mentioned the high school traffic peaks differ from regular commuter traffic.

Bryan Turner, 45 E. State Street, director for architectural services for DSD, said he is available for questions.

Heather Barnum expressed concern with the proposed modern color scheme of the school. She said she feels the color scheme will be quickly outdated and that it will not fit with Farmington's more classic look. **Bryan Turner** said it is difficult to get the correct color as what appears on the computer is different than what is printed. He said the blue color is greyer than what appears on the provided elevations, and that the yellow is bright but it will be an icon to show the entrance. The commissioners and the applicant discussed the color scheme of the school. **Bryan Turner** stated nothing has been finalized at this time so the commissioners provided feedback for him to discuss with the architects.

Alex Leeman asked the applicant to show some of the features the school will include. **Bryan Turner** said a committee comprised of district officials, curriculum directors, teachers, parents, maintenance officials, and more joined together to discuss layout of the school. He said teachers always requested larger classrooms, but that means larger buildings and more money. The architects reviewed class schedules from 3 high schools varying in size. Based on what they found, they proposed a different concept for the school. Teachers will be given a professional office, and will shift classrooms based on the size of their class. **Bryan Turner** said some teachers were not in favor of the idea, but others liked it.

Bryan Turner also added that the school will be very energy efficient and may have solar panels to generate the energy it will use. The school's capacity will be 2,000 students, but it will take time to reach full capacity. With the flexible classrooms, the school should not need portables. **Bryan Turner** said the boundary process will begin in the fall. The school will open with only sophomores and juniors which will allow seniors to graduate at their own school. The school is set to open fall of 2018, will include approximately 1,000 parking stalls and have an auditorium that will seat 1,225.

The commissioners asked how the name of the school will be determined. **Bryan Turner** said a committee will be formed to determine the name of the school and the mascot.

Rebecca Wayment opened the public hearing at 7:42 p.m.

Carl Asay, 850 S. 650 W., said he came wondering why this meeting was taking place 7 months after DSD had started working on the project. He said staff clarified that DSD has sovereignty from local municipalities. He said his main concern is regarding parking. He said since the grass fields were put in by the bus park, there has been a large parking problem. He said people will park on both sides of the

narrow road, and the area is in gridlock from the afternoon until about 8 p.m. He feels road widening is crucial, and suggested the need for a light at the 650 W. and Glovers Lane intersection. **Carl Asay** said he would also like to see signs that prohibit no on street parking except for those visiting the residents like they have along State Street.

Lance Gardener, 601 W. Glovers Lane, asked if there is a website where they can see the proposed plans for the high school. He said he also lives across the street from all that is going on; he said he signed a paper regarding the need for him to provide curb and gutter when Glovers Lane is widened. He also expressed concern the widening will drastically cut into his front yard. **David Petersen** said the plans are not on DSD website yet. He said Glovers Lane ROW is 66' wide; however, the majority of the additional 14' to make the ROW to 80' may come from the north side of the road. He said there may be a 2-3' sliver of property that will be called upon on the northwest area of his property. **David Petersen** suggested Mr. Gardener come into to talk with staff so he can see the preliminary design drawings of the Glovers Lane improvements. As for the curb and gutter of the south side of Glovers Lane, **David Petersen** said as a City, people will want 650 W. improved from State St. to Glovers Lane, and the City is looking for ways to fund it as DSD will only do their portion along their property. He said only approximately 55% of property owners have an extension agreement on 650 W. which would still result in a large expense for the City to improve the road. **David Petersen** said they have applied for a grant that is ministered each year by the county. A portion of the grant will be matched. He said the City will continue to try for the grant even if it is not awarded to the City this year.

Carl Asay said that he has an agricultural deal with the City that does not require him to put curb, gutter and sidewalks along the length of his property. He wanted to clarify that with staff since road improvements on 650 W. were mentioned. **David Petersen** said yes, Carl Asay is correct in that there is a policy statement that does not require that of him; however, when the policy arrangement was contemplated, there was never a proposed high school in Farmington. He said it is up to the City Council. **Carl Asay** expressed concern that 400' of curb, gutter and sidewalk would be too much financially for him to cover. **David Petersen** said the City is looking at every avenue, like the grant, to fund the improvements.

David Petersen also said, in regards to Mr. Asay's comment for a traffic light at the 650 W. and Glovers lane intersection, the DSD's Traffic Engineer reviewed it, and said it is not warranted. The City's Traffic Engineer also felt a light is not warranted; however, a light was also not warranted at the 650 W. and Clark Lane intersection, but it has worked out well. **David Petersen** said the decision will be up to the City Council. **Rebecca Wayment** said she feels if a light is not approved, she feels a 4-way stop is a necessity.

Karen Rigby, 650 W. 230 S., asked that the City consider decreasing the speed limit from 35 to 25 mph. She said she would like to see the decrease in speed as it is a residential area and the increased amount of traffic will create more of a hazard. **David Petersen** stated the Police Department sets speed limits. He said he feels it would be a reasonable condition to add to the motion that the Police Department review it. He said he feels it will be difficult to determine at this point, but doing a before and after assessment might be more appropriate. **Kent Hinckley** asked if the Police Department also reviews on-street parking. **David Petersen** said it is typically approved by City Council.

Rebecca Wayment closed the public hearing at 7:56 p.m.

Dan Rogers asked the other commissioners if they are comfortable adding a Condition #6 to the motion that the developer checks with the Police Department regarding reducing the speed on 650 W. **Rebecca Wayment** also asked if the commissioners wanted to include the potential of a 4-way stop or traffic light at the 650 W. and Glovers Lane intersection. The commissioners discussed; some were

concerned it is not a condition for DSD to follow. **David Petersen** stated that it may not be wise to include a condition for the traffic light as it was not warranted based on expert opinion unless the City Council decides otherwise. **Eric Anderson** said a motion could be made recommending staff further review the speed limit on 650 W. with the Police Department. **David Petersen** added that the recommendation could request that the speed limit be reviewed before and after the high school has been constructed. He also said the no on-street parking signs can be reviewed at a later time.

Heather Barnum asked what pedestrian and bike access is intended for the high school. **David Petersen** said the City is looking into sidewalks, but it will be based on cost. Also, the road may be a shared bike facility, and the school will have access to Legacy Parkway.

Heather Barnum also added that she would like to include a strong recommendation that the color scheme be consistent with the City's aesthetics as a condition to the motion.

Motion for Conditional Use Permit:

Alex Leeman 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. SWPPP Corrections and storm water permit and bond must be done before construction begins;
2. Final Approval of the Site Plan consistent with all requirements set forth in Chapter 7 of the Zoning Ordinance shall be delegated to City Staff, including but not limited to the landscape plan;
3. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light onto neighboring properties;
4. Any signs planned for the new high school shall be consistent with the Farmington City Sign Ordinance and compatible with the character of the neighborhood;
5. Improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Building Inspection, Central Davis Sewer District, and Weber Basin Water Conservancy District;
6. And a strong recommendation that the color scheme be reviewed so it will better match the classic look of the Farmington community.

Dan Rogers seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed high school is an integral component in planning and accommodating for Farmington's projected future growth.
2. The proposed use of the proposed high school is compatible with the surrounding community, including the surrounding subdivisions, the regional 650 West park and gym, the Farmington Bay Wildlife Refuge Area, etc.
3. State Law (Code 10-9a-305) exempts school districts from having to conform to municipality land use ordinances, which in this case includes the City's requirement for a conditional use. However, the applicant has been amenable to going through the conditional use approval process because of the partnership nature of this project and wanting to be transparent throughout the process.

4. The proposed high school will complete their proportionate share of 650 West and Glover Lane; these improvements will be a catalyst to improving the remaining sections of right-of-way for both of these streets.
5. The ordinance allows for flexibility on approving this site plan and conditional use in that the Planning Commission can approve this project and leave final approval to City Staff. In this way, the City can ensure that all outstanding issues are resolved and the approval of the Site Plan conforms to City ordinances and Development Standards.
6. Farmington is an older community established in 1847, and a modern colors on a large institutional building may not fit the character and ambience of the City.

Motion Regarding Speed Limit on 650 W:

Heather Barnum made a motion that the Planning Commission recommend that City Staff conduct a study for the speed limit on 650 W. prior to the high school opening to allow for benchmarking, and a second study to be completed 6 months after the school opens. **Alex Leeman** seconded the motion which was unanimously approved.

Item #6. Dan Nixon / Northcom 51 (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Cubes Self Storage consisting of 2.18 acres located at 761 North Lagoon Drive in a CMU (Commercial Mixed Use) zone. (C-16-15)

Eric Anderson pulled up an aerial map to show the commission the location of the applicant's property. He said the applicant previously owned land along Park Lane, but did a land swap with Mercedes Benz. The applicant is proposing a 3 story indoor self storage facility with a breezeway. **Eric Anderson** showed the elevations of the facility, other facilities completed by the applicant in the valley, as well as the proposed landscape plan. He said the proposed self storage meets the Class A self storage definition as found in the Ordinance and referenced in the staff report. The CMU zone is the only location Class A self storage units are allowed. **Eric Anderson** said staff is recommending approval of this project as it meets all requirements of the Ordinance.

Dan Nixon, 895 Wall Ave., Ogden, said he is pleased to present the proposed project. He said when he originally purchased the property 8-9 years, he never thought there would be a Mercedes Benz dealership coming to the City; however, he is pleased to support and co-develop with them. He said he purchased the property when the CMU zone was drafted, and now he sees the purpose of the zone being carried out with the gas station, hotel, car dealership and class A shelf storage. He feels the purpose of the Zone has been met. **Dan Nixon** walked through features of the facility, as shown in other projects they have developed in the valley. He said the breezeway allows customers to have coverage when they are loading and unloading as well as hides it from the street view. He said he feels this facility acts as a good buffer for residential areas from the more intrusive commercial uses. **Dan Nixon** said other features include: video surveillance, punch-in-code access, loading carts, large elevators, music playing in the halls and 7 days a week access.

Dan Nixon asked for further clarification on the proposed hours of operation included as a condition to the motion. **Eric Anderson** said it was up to the commission's determination. **David Petersen** asked if the facility will have 24/7 access. **Dan Nixon** said no; he is proposing gated access to the facility from 6 a.m. to 10 p.m. with office hours from 8 a.m. to 6 p.m. 7 days of the week.

The commissioners and the applicant discussed the architectural and elevations of the building. **Dan Nixon** said there is a lot of corrugated steel, but will also include painted block and a light tan siding. **Kent Hinckley** asked if there is a fence around the project. **Dan Nixon** said yes, the fence will be

wrought iron with stone posts. **Heather Barnum** expressed concern with the lighting design and the electronic sign. **Dan Nixon** said the design is unique to their brand, but will not be out of character for the surrounding area. He said they will work with the staff and residents to ensure they are not the “shining star in the sky.” He said he is confident what is being proposed will not affect the residents as their 7 other facilities are currently adjacent to residential areas, and they have not had any problems. With regards to the electronic sign, **Dan Nixon** said it will be mounted to the building.

Connie Deianni expressed concern that the building will not fit the “flavor” of Farmington. The commissioners further discussed the lighted glass and the colored doors, as shown in the elevations in the staff report. **Dan Nixon** said the colored storage doors have been popular, but if there is discomfort with the colors, they can be changed. He also added that all lights, except security lights, will be turned off at midnight.

Rebecca Wayment asked if the Cubes Self Storage sign will be located on the east or the west side of the facility. **Dan Nixon** said he is not asking signage approval at this time, but he was thinking the sign could be located on the south side so it can be viewed from Park Lane. He said they do not plan to have any monument signs or readers.

Rebecca Wayment opened the public hearing at 8:31 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:31 p.m.

Kent Hinckley pointed out that the Class A Shelf Storage definition states the exterior wall should be made of concrete, masonry, or brick, but what is being proposed does not fall into any of those categories. **Eric Anderson** said the Ordinance was amended to remove “no steel paneling.” **Alex Leeman** clarified that it appears the “no steel paneling” clause was removed, but that the definition was not amended to include steel paneling as an acceptable exterior wall.

Connie Deianni again expressed concern that this building will not fit with the others in the area. She said projects like Station Park have a definitive plan and feel to it. The commissioners again discussed the desire to create a contiguous architectural style within the City. **Alex Leeman** feels it is challenging for someone to determine what they have to do based on what someone thinks looks good. **Kent Hinckley** said even if the commission decides what does or does not look good, the commission cannot require someone to follow the guidelines until the Ordinance is changed. Staff agreed to move forward with a committee to determine a type of style guide for the City.

Motion:

Heather Barnum made a motion that the Planning Commission approve the conditional use and site plan subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. Access for the gate are limited to 6 a.m. to 11 p.m., and for the office from 8 a.m. to 6 p.m., 7 days a week;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site

- and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
 5. Approval is subject to an amendment to the Ordinance which will allow for steel siding on the exterior wall.

Dan Rogers seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking, and that parking has been removed from Park Lane and Lagoon Drive.

Item #7. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval for a community garden consisting of 3.37 acres located at 541 W. Rigby Road in an AE (Agriculture Estates) zone. (C-8-16)

David Petersen said the Rigby family is interested in doing a community garden. Currently, there are 4 conservation lots where the homes are located at the front of the lot with a conservation easement over the backyards. There is currently one undeveloped lot owned by the Rigby family that provides access to the conservation easement property behind the homes. Karen Rigby is proposing to use the conservation property as a community garden. She has met with Kaysville’s Yard and Garden Committee to learn how Kaysville City runs their community garden. **David Petersen** said the benefits of a community garden including giving families a garden space of their own to grow as well as providing a network of other gardeners to learn from. He said the family is anxious for approval as the growing season is quickly coming. **David Petersen** said there are many other models, likes Kaysville, and other cities in the county to learn from on how to run the garden. He suggested for now that a free standing committee be set up to manage the garden for the time being.

Rebecca Wayment asked what will happen to the garden if the vacant lot is ever sold by the Rigby family. **David Petersen** said it will depend on the Planning Commission’s approval; a conditional use can run with the land or it can terminate if ever sold.

Alex Leeman asked if the vacant lot is buildable, and if the garden would then be landlocked if ever built upon. **Eric Anderson** said yes, the vacant lot is buildable and access would go away if ever built upon. **Rebecca Wayment** asked staff to clarify who the property owner is for the land that will

become the garden. **David Petersen** said the property is all one piece of land and is attached to the Rigby's lot. He said the Rigby family has done a garden in the last few years with neighbors, but they are ready to open the availability to community members.

Heather Barnum asked how much the cost will be to the City. **David Petersen** said the Rigby family has agreed to pay the water bill for the secondary water. He explained Kaysville collects approximately \$15 a year from each gardener to assist in covering water fees. Also, if a free standing committee was created to manage the garden, the committee could have a small budget like the Trail's Committees budget of about \$1100.

Heather Barnum asked if other community gardens are surrounded by residential properties. **Alex Leeman** also asked if the garden is typically located on private or public property. **David Petersen** said some projects are located in the middle of residential properties and some are not. He said it also varies as gardens being located on private verses public property.

Karen Rigby, 650 W. 230 S., said this property is currently just sitting there, so they decided to put a garden in it. The surrounding area came to assist with the garden which included participation from 15 families. She said those families unfamiliar with gardening were able to be part of a social network to learn from other families. **Kent Hinckley** asked if the area has capacity to hold more than 15 families. **Karen Rigby** said the participating families gardened approximately ¼ an acre out of 3 acres. She said by having the City put their name on it, it will open the garden to anyone who is interested.

Rebecca Wayment asked what the garden plot size will be, and if plot sizes will vary. **Karen Rigby** said she is unsure; however, Kaysville's community garden has the same size plot for everyone.

Connie Deianni stated she loves community gardens; however, she is uncomfortable having the garden located behind property owners.

Heather Barnum asked the commissioners their opinion on hours of operation for the garden. **Karen Rigby** suggested 6 or 7 a.m. to 9 p.m.

Rebeca Wayment asked how **Karen Rigby** plans to mitigate problems with those that may not upkeep their garden. **Karen Rigby** said they have a contract that will outline certain times to plant and will address things like upkeep. She said those with plots will be asked to leave if upkeep is not taking place.

Connie Deianni asked who is liable for the property. **Karen Rigby** said they as property owners are liable, but each family will be asked to sign a waiver of liability.

Kent Hinckley said they have received some emails regarding concerns about the increase in traffic. He asked if the applicant knew if other community gardens faced similar concerns. **Karen Rigby** said Kaysville has not had any issues as people come and go at various times.

Rebecca Wayment opened the public hearing at 9:03 p.m.

Liza Perry, 1263 Country Lane, said she has lived in Farmington for 18 years and works at the County Health Department. She highly recommends the community garden. She brought an assessment that reviewed all community gardens in Davis County. The assessment includes information about pricing, plot sizes, etc. She said community gardens are a proven method to decrease obesity and increase physical activity. She said she also feels a community gardens support's Farmington's goals as a city.

Rebecca Wayment also noted that the Planning Commission has received emails expressing concern for the increase in traffic. She entered those emails into the record.

Rebecca Wayment closed the public hearing at 9:06 p.m.

Eric Anderson said staff discussed the traffic concern with Tim Taylor, the City's Traffic Engineer. Tim Taylor did rough estimates of how many visits per week, the number of plots, as well as estimated peak hours of those coming and going from the garden. Based on rough estimation, there may be approximately 40 trips during peak times. The residents could expect a car every minute and a half, which is a very low impact to traffic.

Connie Deianni said she is a huge supporter of community gardens; however, she does not like that this garden will be land locked by homes. She also expressed concern that those homes surrounding the garden may not be in favor of it as the entire community is basically being invited to their backyards. She said those property owners may not want to look out their back window and see people coming and going to work on their plot.

David Petersen said the Planning Commission may want to consider the community garden size in North Salt Lake. It is approximately ½ acre and what is being proposed is 3 acres. He said the citizens are ready to move forward, but it is unlikely the City can know all ramifications of what may occur with a community garden of this size. He said the Planning Commission may want to grant conditional use approval, but reconsider the approval process after the growing season has been completed. He said that will give the residents and the commission an opportunity to see what worked, what didn't work and what to change. **Rebecca Wayment** said it may be a similar process than like the corn dog truck, for example. She said having the applicant reapply after each year may be best to ensure it is a good fit, but then to extend a longer term permit once the logistics are better reviewed. **Connie Deianni** again expressed concern that 3 of the 15 neighboring homes in the development are opposed to the garden. She is concerned others in the area might be as well.

The commissioners discussed conditions that could be added to the motion, like regulating plot size, watering, contracts, etc. **David Petersen** expressed caution to the commission that if they try to dictate too much without knowing how the garden will work, it could make it too challenging.

The commissioners discussed an appropriate term for the conditional use permit for the community garden. It was suggested the applicant reapply on a yearly basis. **David Petersen** suggested getting through the first growing season, so approximately a 9 month period, before the permit expires. This will allow the applicant to report back on their first growing season.

Connie Deianni asked how the City will be involved with the garden, and if it will be called the Farmington City Community Garden. **Karen Rigby** said if the City chooses not to be involved, it will still be a garden. **David Petersen** said a committee can be established to help run the garden. Doing so will also allow the City to collect money for each plot a resident would like to garden. He said the committee may function similar to the Trails Committee.

The commissioners discussed the length of the conditional use permit. Some commissioners were in favor of a one year approval while others thought a season was more appropriate. It was determined that the conditional use permit will expire December 1st which is after the fall harvest, but will be before the need of spring planting.

Motion:

Kent Hinckley 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. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. The hours of operation are limited to 6 a.m. to 9 p.m.;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
5. The applicant must amend the conservation easement restricting this property to allow for a community garden as either a permitted or conditional use;
6. The Conditional Use Permit will expire December 1, 2016;
7. The City will establish a Garden Committee as a committee of the City.

Heather Barnum seconded the motion. **Heather Barnum, Kent Hinckley, Alex Leeman, and Dan Rogers** voted to approve the motion; **Connie Deiani** voted to deny it. Motion passed on a 4-1 vote.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking, and that parking has been removed from Rigby Road.

OTHER BUSINESS

Item #8. Miscellaneous: A) Discussion regarding the 4218 demarcation line.

David Petersen said resident Jonathan Hughes owns property down by the Doppler radar. **David Petersen** provided a brief background on the property near and including Mr. Hughes land. He said in approximately 1993, the City established the 4218 line as the demarcation line for development. Shortly after, 2 big annexations took place. He said he feels the Planning Commission had the flood and rising lake on their mind so establishing the demarcation line would create a safe zone in the event the

lake rose again. He said the Planning Commission and City Council have stuck closely to this line. **Jonathan Hughes** was discussing the line with the County Surveyor as it goes directly through his property which makes it difficult for him to consider development. It was then potentially determined by the County Surveyor that the demarcation line, which also marks the boundary for the AA zone, should be further west. **David Petersen** said this is the first time this is being presented to the commission, and it would be a good idea to listen to the information and then take time to think about it. Any changes to the 4218 demarcation line would be a big policy change for the City.

Max Elliott, 61 South Main St., Chief Deputy Surveyor for Davis County, said he has been talking with **Jonathan Hughes** as Mr. Hughes has expressed frustration that he cannot consider development of this property because much of it falls below the 4218 line. **Max Elliott** said he put it on the map to better understand the elevations that have been done since the North American Vertical Datum of 1988 (NAVD88) was completed. He said in the event the lake rises again, and he feel based on history it takes place every 110 years, a full lake and wind will result in 3' waves. Those waves will come up to the elevation of 4218, which is why the commission created it as the demarcation line for development. **Max Elliott** said none of Mr. Hughes' property is that low. He showed the commission why he believes that is the case based on the contours and the location of other lines. He said he feels the error took place because the City was using different data. Prior to the NAVD88, the NAVD29 was the previously completed study. He said he is guessing an engineer unknowingly used the NAVD29 map when creating the location of the 4218 line. **Max Elliott** also added that FEMA maps are based on the NAVD88 which also shows the location of the 4218 line being further west.

The commissioners, County Surveyor, **Jonathan Hughes**, and staff further discussed the 4218 line and the possibility of moving it. **Rebecca Wayment** asked if a whole new map would need to be adopted as part of the Ordinance. **David Petersen** said maybe yes. **Heather Barnum** expressed concern about the West Davis Corridor (WDC) and the potential disruption that may occur to development if this line is moved and development is suddenly possible. The commissioners also expressed concern with the flood plain as FEMA's maps have not yet been updated as they are still in protest. **Rebecca Wayment** told staff she would like to see a map of the new location of the 4218 line, the revised flood plain from FEMA that is still in protest, the proposed location of the WDC and a schematic plan outlining the potential for development on Mr. Hughes property so the commission could see what could be done if the property is rezoned to AE. The commissioners agreed.

ADJOURNMENT

Motion:

At 10:06 p.m., **Heather Barnum** 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, April 19, 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

PRESENTATIONS/RECOGNITIONS:

7:05 Introduction of new Police Officer/Administration of Oath of Office

7:10 Recognition of MaryAnn Jones for 10 Years of Dedicated Service at the Police Department

7:15 Presentation of "Award of Top Shooter"

PUBLIC HEARINGS:

7:20 Pheasant Hollow Schematic Plan

7:30 Farmington Greens Conservation Easement Amendment Request

NEW BUSINESS:

7:40 Revisions to the Management Plan for Conservation Easements

SUMMARY ACTION:

8:00 Minute Motion Approving Summary Action List

1. License Agreements: Wood and Anderson
2. Arbor Day Proclamation
3. Approval of Minutes from March 15, 2016

4. Meadow View Phase II Improvements Agreement
5. Farmington Park Phase III Final Plat
6. Meadows at City Park Phase II Final PUD Master Plan

8:05 City Council Committee Reports

GOVERNING BODY REPORTS:

8:15 City Manager Report

1. Executive Summary for Planning Commission held March 10, 2016
2. Executive Summary for Planning Commission held March 17, 2016
3. Executive Summary for Planning Commission held April 7, 2016
4. Fire Monthly Activity Report for March
5. Hiring of City Lobbyist on Trial Basis
6. Complaints on Deer Population - DWR Work Session Dates
7. Cabelas Grand Opening – April 21st at 10am

8:30 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 14th day of April, 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.

WORK SESSION: A budget 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 continue to review the draft 2016/2017 budget. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, May 3, 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 Continue to Review the Draft 2016/2017 Budget

NEW BUSINESS:

7:20 Resolution Adopting the Tentative Budget for Fiscal Year 2016-2017

7:30 Farmington Gym Admission Fees

SUMMARY ACTION:

7:40 Minute Motion Approving Summary Action List

1. Baseball Field Rentals
2. Approval of Minutes from April 19, 2016
3. Declare two Vehicles as Surplus Property

GOVERNING BODY REPORTS:

7:45 City Manager Report

1. Property Trade with Jerry Preston for Trail Head Parking Lot

7:50 Mayor Talbot & City Council Reports

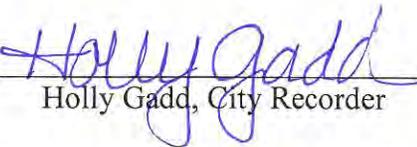
ADJOURN

CLOSED SESSION

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

DATED this 28th day of April, 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 May 5, 2016

Item 3: Meadows at City Park Phase II Final Plat

| | |
|---------------------------|------------------------------------|
| Public Hearing: | No |
| Application No.: | S-12-15 |
| Property Address: | 50 South 200 West (approx.) |
| General Plan Designation: | MDR (Medium Density Residential) |
| Zoning Designation: | R-4 (PUD) |
| Area: | 2.37 acre (approx.) |
| Number of Lots: | 14 |
| Property Owner: | Advanced Solutions Group |
| Agent: | Pete Smith/Advanced Solution Group |

Applicant is requesting final plat approval.

Background Information

The City Council approved Final Plat and Final PUD Master Plan for the Meadows at City Park Phase I (originally called “Nicholls Nook”) on February 3, 2015. The majority of Phase I was on the 100 West side of the project, however, there was a road punching through to 200 West in anticipation of Phase II and to access improvements and utilities off of 200 West instead of 100 West.

The applicant is now moving forward with Phase II of the Meadows at City Park project, and is continuing a similar design and site layout as that of Phase I to the west. The applicant is proposing similar densities as to what was requested and approved with Phase I, with similar setbacks, landscaping, and design standards.

While this project is a PUD, it is important to note that with the R-4 zoning, the applicant could request 4-plex units up to 9 dwelling units/acre under a conventional development; in staff and many neighbors’ opinions, the requested PUD is a better product with a higher design standard/requirement than may be used in a conventional R-4 development.

In addition to the twelve new lots/townhomes, the applicant is proposing that the temporary detention basin from Phase I be moved to the southwest corner of the property creating space for two more units/lots on 100 West (Units 10 and 11).

As part of the final PUD master plan, the applicant submitted improvement drawings, which were reviewed by the DRC; this also has the added benefit of making the final plat review more efficient, and is the reason staff was able to turn this item around and have the final plat ready for review tonight, after having reviewed the preliminary plat at the last meeting. There was some discussion amongst the DRC and the applicant about making 50 South a private road; this was in regard to concerns about the narrow front setbacks not leaving enough room for snow storage. As a solution, the applicant pushed the homes back a few feet and created a public utility easement that doubles for snow storage.

Suggested Motion

Move that the Planning Commission approve the enclosed final plat for the Meadows at City Park Phase II PUD subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Nicholls Nook development agreement shall be amended prior to plat recordation, including but not limited to enlarging the scope of the project to include Phase II;
2. The applicant shall provide a 10' easement in favor of Farmington City for snow storage and removal or make 50 South a private road;
3. The applicant shall provide final improvement drawings for review and approval by the DRC prior to the commencement of any construction;
4. The applicant shall provide a letter from UDOT approving the improvements on 200 West, prior to the commencement of any construction;
5. A soils report shall be provided prior to or concurrent with final improvement drawings;
6. All comments and redlines from the surveyor shall be addressed and resolved on the plat prior to recordation;
7. Any outstanding comments from the DRC shall be addressed and resolved prior to recordation.

Findings:

1. The proposed development is a continuation of the approved Meadows at City Park Phase I and the Nichol's Nook development which is memorialized in a development agreement recorded against the property.
2. The proposed development is at a density of 5.9 units per acre, which is a significantly lower density than what is possible with a conventional subdivision in an R-4 zone.
3. The development is not seeking a waiver of the PUD open space provision and is providing the open space in the development as common area.
4. The overall layout follows the medium density residential objectives of the General Plan.
5. By providing an easement abutting the road for snow removal, the roads can remain public. Additionally, by connecting 100 West and 200 West, 50 South will provide a better layout for infrastructure and improvements.

Supplemental Information

1. Vicinity Map
2. Final Plat
3. Final (PUD) Master Plan

Applicable Ordinances

1. Title 11, Chapter 13 – Multiple-Family Residential Zones
2. Title 11, Chapter 27 – Planned Unit Development (PUD)

Farmington City



**MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)
AMENDING PART OF MEADOWS AT CITY PARK, A PLANNED UNIT DEVELOPMENT (P.U.D.) - FARMINGTON CITY**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
A PART OF LOTS 3 AND 6, BLOCK 4, PLAT A
FARMINGTON TOWNSITE SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

STATE STREET
A PUBLICLY DEDICATED STREET

S 89°34'40" E BASIS OF BEARING 597.79' (MEASURED)
587.70' (FARMINGTON TOWNSITE RESURVEY)

| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|--------|------------|-------------|--------|
| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
| L1 | S0°17'57"W | 12.00 | L13 | N89°29'40"W | 4.45 |
| L2 | S0°17'57"W | 16.50 | L14 | N89°42'03"W | 14.50 |
| L3 | S0°17'57"W | 16.50 | L15 | S0°19'40"W | 10.53 |
| L4 | S0°17'57"W | 16.50 | L16 | S0°19'40"W | 10.54 |
| L5 | N0°17'57"E | 16.50 | L17 | N0°19'40"E | 10.59 |
| L6 | N0°17'57"E | 16.50 | L18 | S89°30'00"E | 20.01 |
| L7 | N0°17'57"E | 16.50 | L19 | N0°23'43"E | 9.00 |
| L8 | N0°17'57"E | 21.00 | L20 | N0°23'43"E | 9.00 |
| L9 | S89°29'40"E | 4.35 | L21 | S89°29'40"E | 14.97 |
| L10 | N89°42'03"W | 14.50 | L22 | S0°14'00"W | 4.74 |
| L11 | S89°30'00"E | 20.00 | L23 | S0°14'00"W | 5.01 |
| L12 | N0°19'40"E | 10.48 | L24 | N89°36'17"W | 4.65 |

SURVEYOR'S CERTIFICATE

I, **KEITH R. RUSSELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **164386** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into units, streets, common areas and limited common area parcels, hereafter to be known as **MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all units meet frontage width and area requirements of the applicable zoning ordinances.

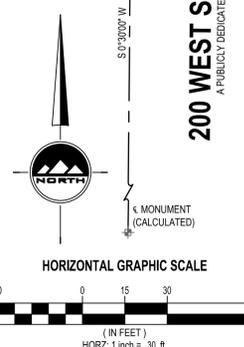
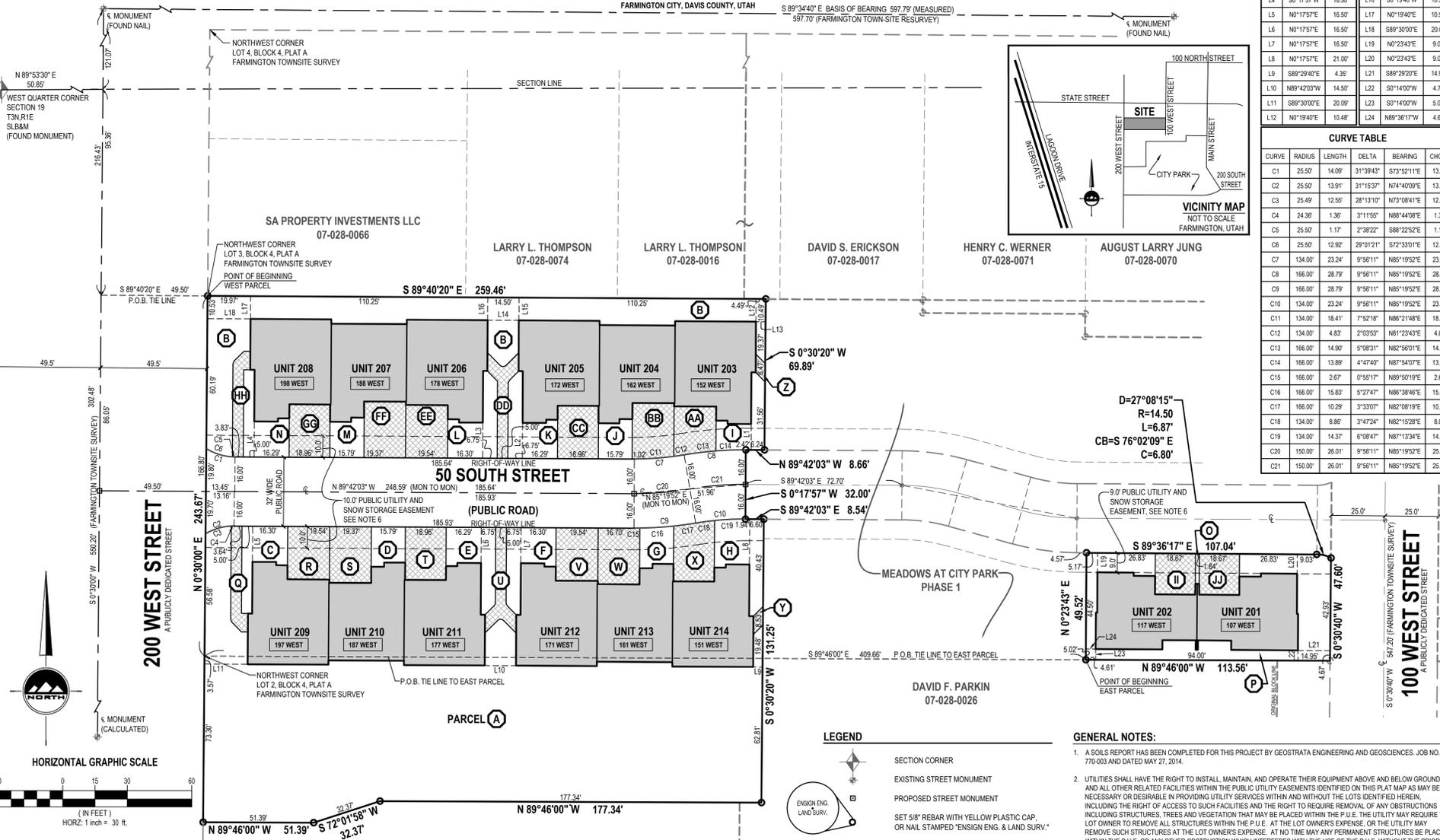
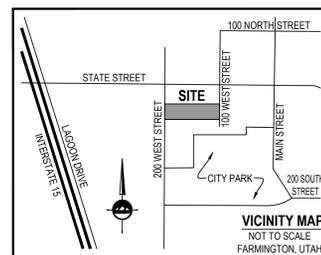
BOUNDARY DESCRIPTION

East Parcel (Private Units 203-214)
Beginning at a point on the east right of way line of 200 West Street at the Northwest Corner of Lot 3, Block 4, Plat "A", Farmington Townsite Survey, said point of beginning being South 0°30'00" West 216.43 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from a Farmington City Street Monument in the intersection of State Street and 200 West Street, and also being North 89°53'30" East 50.85 feet along the quarter section line to the monument line of 200 West Street and South 0°30'00" West 95.36 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from the West Quarter Corner of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running:
Thence South 89°40'20" East 259.46 feet along the north right of way line of Lot 3, Block 4, Plat "A", Farmington City Survey to and along the north line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence South 89°42'03" East 8.54 feet along the south right of way line of 50 South Street to the extension of the west line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence North 89°42'03" West 8.66 feet along the north right of way line of 50 South Street;
Thence South 0°17'57" West 32.00 feet to the south right of way line of 50 South Street;
Thence North 0°30'00" West 69.89 feet to the north right of way line of 50 South Street;
Thence South 0°30'00" West 131.25 feet to, along and beyond the west line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence North 89°46'00" West 113.56 feet to the east right of way line of 200 West Street, also being the west line of Lot 2, Block 4, Plat "A", Farmington Townsite Survey;
Thence North 0°30'00" East 243.67 feet along the east right of way line of 200 West Street, also being the west line of Lot 2, Block 4, Plat "A", Farmington Townsite Survey to and along the west line to the Northwest Corner of Lot 3, Block 4, Plat "A", Farmington City Survey, being the point of beginning;
Thence North 89°42'03" West 8.66 feet along the east right of way line of 200 West Street, also being the west line of Lot 2, Block 4, Plat "A", Farmington City Survey to and along the west line to the Northwest Corner of Lot 3, Block 4, Plat "A", Farmington City Survey, being the point of beginning;
Contains 60.941 square feet, 1.399 acres, 12 Private Units 203-214, a Private Roadway, 14 Open Space Common Area Parcels and 14 Limited Common Area Parcels.

Also West Parcel (Private Units 201-202)
Beginning at a point on the south line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City, said point being South 0°30'00" West 166.80 feet along the east right of way line of 200 West Street, also being the west line of Lot 3, Block 4, Plat "A", Farmington Townsite Survey to the Northwest Corner of Lot 2, Block 4, Farmington Townsite Survey and South 89°46'00" East 409.66 feet to and along the south line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City from the Northwest Corner of Lot 3, Block 4, Plat "A", Farmington Townsite Survey, said Northwest Corner of Lot 3, Block 4, Plat "A", Farmington Townsite Survey being South 0°30'00" West 216.43 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from a Farmington City Street Monument in the intersection of State Street and 200 West Street, and also being North 89°53'30" East 50.85 feet along the quarter section line to the monument line of 200 West Street and South 0°30'00" West 95.36 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from the West Quarter Corner of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running:
Thence North 0°23'43" East 6.80 feet to the south right of way line of 50 South Street;
Thence South 89°36'17" East 107.04 feet along the south right of way line of 50 South Street;
Thence southeasterly 6.87 feet along the arc of a 14.50 foot radius curve to the right, (center bears South 0°23'43" West and long chord bears South 76°02'09" East 6.80 feet, with a central angle of 27°08'15") along the south right of way line of 50 South Street to the west right of way line of 100 West Street, also being the east line of Lot 6, Block 4, Plat "A", Farmington Townsite Survey;
Thence South 0°30'40" West 47.60 feet along the west right of way line of 100 West Street, also being the east line to the Southeast Corner of Lot 6, Block 4, Plat "A", Farmington Townsite Survey;
Thence North 89°46'00" West 113.56 feet along the south line of Lot 6, Block 4, Plat "A", Farmington Townsite Survey to the point of beginning.
Contains 5.604 square feet, 0.129 acres, 2 Private Units 201-202, 4 Open Space Common Area Parcels and 4 Limited Common Area Parcels.

The Open Space Common Area Parcels are designated hereon as Parcels A - R.)
The Limited Common Area Parcels are the sidewalks and driveways and are designated hereon as Parcels Z, and AA - JJ.) See the Land Use Table, Parcel Area Table - Common Area and Parcel Area Table - Limited Common Area on Sheet 3 of 3.)

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|-------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 25.50 | 14.09 | 31°39'43" | S73°52'11"E | 13.91 |
| C2 | 25.50 | 13.91 | 31°15'33" | N74°40'09"E | 13.74 |
| C3 | 25.49 | 12.55 | 28°13'10" | N73°06'41"E | 12.43 |
| C4 | 24.38 | 1.38 | 3°11'55" | N88°44'08"E | 1.38 |
| C5 | 25.50 | 1.17 | 2°38'22" | S88°22'52"E | 1.17 |
| C6 | 25.50 | 12.92 | 29°01'21" | S72°33'01"E | 12.78 |
| C7 | 134.00 | 23.24 | 9°56'11" | N85°19'52"E | 23.21 |
| C8 | 166.00 | 28.79 | 9°56'11" | N85°19'52"E | 28.79 |
| C9 | 166.00 | 28.79 | 9°56'11" | N85°19'52"E | 28.79 |
| C10 | 134.00 | 23.24 | 9°56'11" | N85°19'52"E | 23.21 |
| C11 | 134.00 | 18.41 | 7°52'18" | N86°21'48"E | 18.40 |
| C12 | 134.00 | 4.83 | 2°03'53" | N81°23'43"E | 4.83 |
| C13 | 166.00 | 14.90 | 5°08'31" | N82°58'01"E | 14.89 |
| C14 | 166.00 | 13.89 | 4°47'40" | N87°54'07"E | 13.89 |
| C15 | 166.00 | 2.67 | 0°55'17" | N89°50'19"E | 2.67 |
| C16 | 166.00 | 15.83 | 5°27'47" | N86°38'46"E | 15.82 |
| C17 | 166.00 | 10.29 | 3°33'07" | N82°08'19"E | 10.29 |
| C18 | 134.00 | 8.86 | 3°47'24" | N82°15'28"E | 8.86 |
| C19 | 134.00 | 14.37 | 6°08'47" | N87°15'34"E | 14.37 |
| C20 | 150.00 | 26.01 | 9°56'11" | N85°19'52"E | 25.98 |
| C21 | 150.00 | 26.01 | 9°56'11" | N85°19'52"E | 25.98 |



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PUE = PUBLIC UTILITY EASEMENT
- EASEMENTS
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA

- GENERAL NOTES:**
- A SOILS REPORT HAS BEEN COMPLETED FOR THIS PROJECT BY GEOSTRATA ENGINEERING AND GEOSCIENCES. JOB NO. 770-003 AND DATED MAY 27, 2014.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
 - SEE SHEETS 2 & 3 FOR BUILDING AND LIMITED COMMON AREA DIMENSIONS.
 - SURFACE AND SUBSURFACE DRAINAGE SYSTEM (YARD BOXES, CATCH BASINS AND PIPE OUTSIDE OF THE CITY RIGHT-OF-WAY) ARE TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - PARCELS A - P ARE COMMON AREA PARCELS. PARCELS Q - JJ ARE LIMITED COMMON AREA PARCELS. SEE TABLE ON SHEETS 2 & 3 FOR AREAS.
 - PUBLIC UTILITY AND SNOW STORAGE EASEMENT IN FAVOR OF FARMINGTON CITY.

Date: April 28, 2016

Keith R. Russell
 License No. 164386

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

**MEADOWS AT CITY PARK PHASE 2
A PLANNED UNIT DEVELOPMENT (P.U.D.)**

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use and convey to the Home Owners Association (HOA) all common area parcels and limited common area parcels to be owned and maintained by the Home Owners Association (HOA) as outlined in the Covenants, Conditions and Restrictions (CC&Rs).

In witness whereof we have hereunto set our hands this _____ day of _____ A.D., 20____.

By: MEADOWS AT CITY PARK, LLC
Its: Managing Member

STATE OF UTAH J.S.S.
County of DAVIS

L.L.C. ACKNOWLEDGMENT

On this _____ day of _____ A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of MEADOWS AT CITY PARK, LLC, and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said MEADOWS AT CITY PARK, LLC by authority of a said MEADOWS AT CITY PARK, LLC for the purposes therein mentioned and acknowledged to me that said MEADOWS AT CITY PARK, LLC, executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
 NOTARY PUBLIC



BENCHLAND WATER DISTRICT

APPROVED THIS _____ DAY OF _____, 20____, BY THE BENCHLAND WATER DISTRICT

THE PURPOSE OF THIS PLAT IS TO COMBINE THE CURRENT DEED PARCELS AND SUBDIVIDE THE TOTAL OF THE COMBINED PARCELS INTO A PLANNED UNIT DEVELOPMENT WITH A PUBLIC STREET, COMMON AREA, LIMITED COMMON AREA AND PRIVATE UNITS TO SALE TO THE PUBLIC FOR PRIVATE OWNERSHIP.

**DEVELOPER
ADVANCED SOLUTIONS CORP
47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037
801-444-0029**

CENTRAL DAVIS SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, 20____, BY THE CENTRAL DAVIS SEWER DISTRICT

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE FARMINGTON CITY ATTORNEY.

FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE FARMINGTON CITY PLANNING COMMISSION APPROVAL.

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE FARMINGTON CITY ENGINEER

FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE FARMINGTON CITY COUNCIL

CITY RECORDER CITY MAYOR



LAYTON
1485 West Hillfield Rd.
Suite 204
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Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSGNUTAH.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

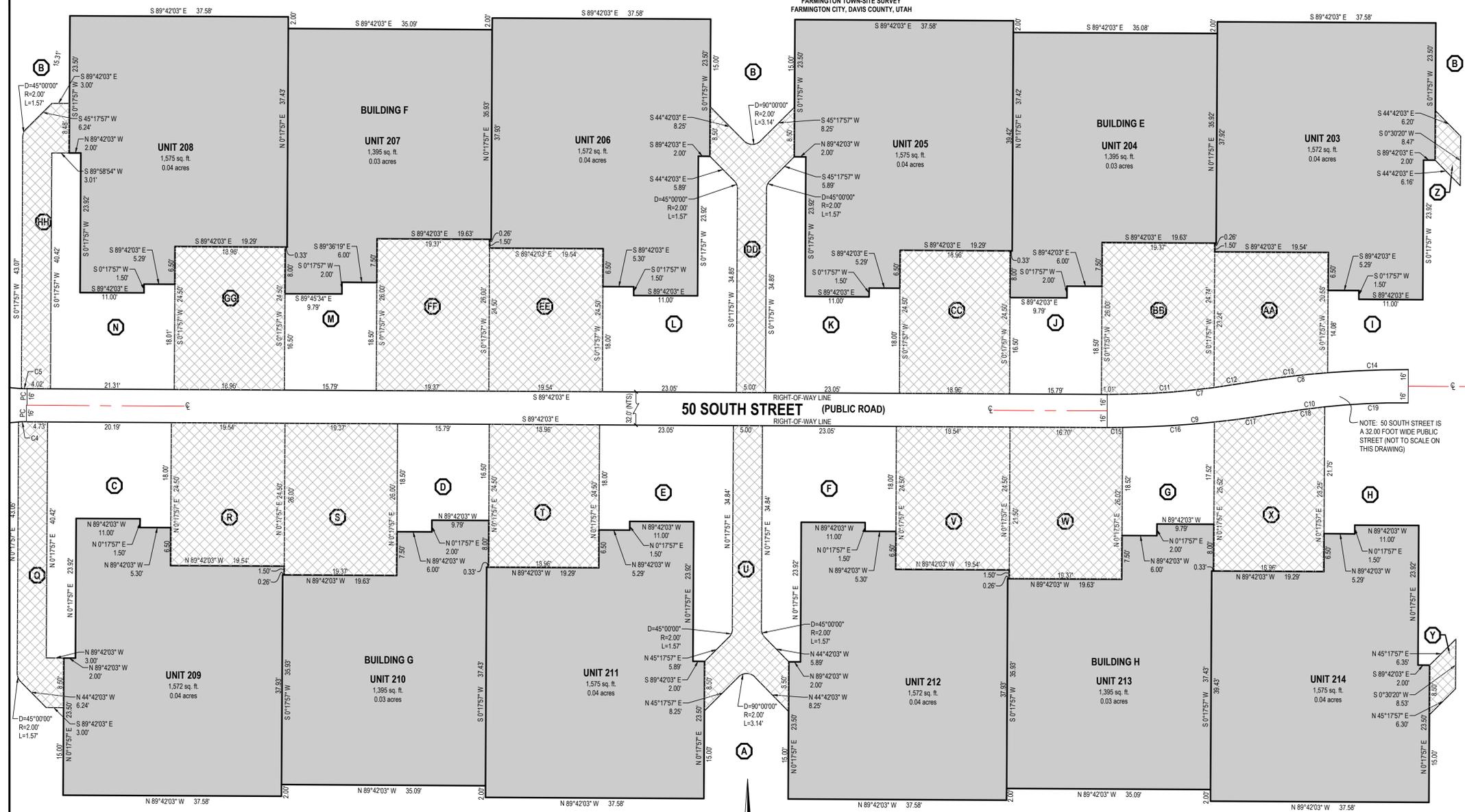
SHEET 1 of 3

PROJECT NUMBER : L2169
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 3/21/16

DAVIS COUNTY RECORDER
DEPUTY RECORDER

**MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)
AMENDING PART OF MEADOWS AT CITY PARK, A PLANNED UNIT DEVELOPMENT (P.U.D.) - FARMINGTON CITY**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
A PART OF LOTS 3 AND 6, BLOCK 4
FARMINGTON TOWN-SITE SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH



| PARCEL AREA TABLE | |
|-------------------|----------------|
| COMMON AREA | AREA |
| PARCEL A | 18,379 sq. ft. |
| PARCEL B | 4,111 sq. ft. |
| PARCEL C | 479 sq. ft. |
| PARCEL D | 272 sq. ft. |
| PARCEL E | 538 sq. ft. |
| PARCEL F | 538 sq. ft. |
| PARCEL G | 278 sq. ft. |
| PARCEL H | 630 sq. ft. |
| PARCEL I | 423 sq. ft. |
| PARCEL J | 272 sq. ft. |
| PARCEL K | 538 sq. ft. |
| PARCEL L | 538 sq. ft. |
| PARCEL M | 272 sq. ft. |
| PARCEL N | 479 sq. ft. |

| PARCEL AREA TABLE | |
|---------------------|-------------|
| LIMITED COMMON AREA | AREA |
| PARCEL Q | 257 sq. ft. |
| PARCEL R | 478 sq. ft. |
| PARCEL S | 503 sq. ft. |
| PARCEL T | 464 sq. ft. |
| PARCEL U | 296 sq. ft. |
| PARCEL V | 478 sq. ft. |
| PARCEL W | 503 sq. ft. |
| PARCEL X | 509 sq. ft. |
| PARCEL Y | 38 sq. ft. |
| PARCEL Z | 37 sq. ft. |
| PARCEL AA | 425 sq. ft. |
| PARCEL BB | 495 sq. ft. |
| PARCEL CC | 464 sq. ft. |
| PARCEL DD | 296 sq. ft. |
| PARCEL EE | 478 sq. ft. |
| PARCEL FF | 503 sq. ft. |
| PARCEL GG | 464 sq. ft. |
| PARCEL HH | 257 sq. ft. |

**MEADOWS AT CITY PARK
PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)**

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

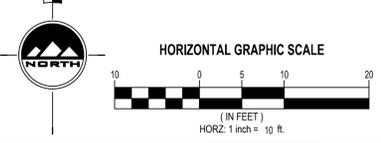
ENSIGN

LAYTON
1485 West Hillfield Rd.
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Fax: 801.593.6315
WWW.ENSIGNUTAH.COM

SALT LAKE CITY
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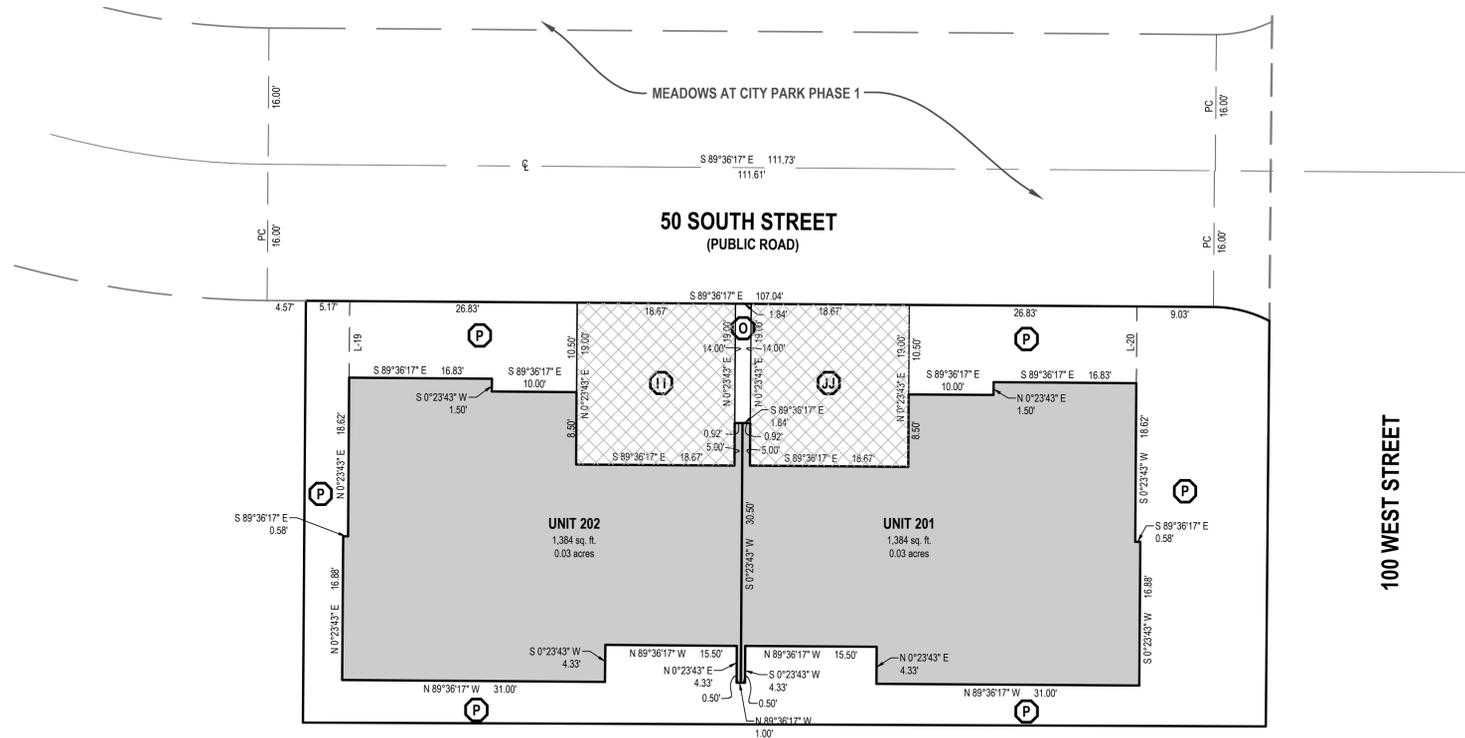
SHEET 2 of 3

PROJECT NUMBER : L2169
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 3/21/16



**MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)
AMENDING PART OF MEADOWS AT CITY PARK, A PLANNED UNIT DEVELOPMENT (P.U.D.) - FARMINGTON CITY**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
A PART OF LOTS 3 AND 6, BLOCK 4
FARMINGTON TOWN-SITE SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

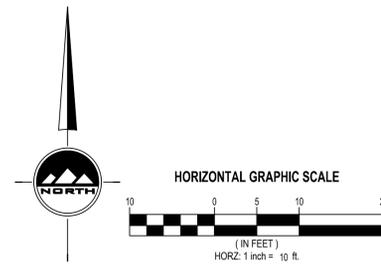


| LAND USE TABLE (WEST PARCEL) | | |
|---------------------------------|----------------|------------|
| PROPERTY | AREA | PERCENTAGE |
| UNITS (PRIVATE) | 18,172 sq. ft. | 29.8% |
| OPEN SPACE, COMMON AREA | 27,751 sq. ft. | 45.6% |
| OPEN SPACE, LIMITED COMMON AREA | 6,952 sq. ft. | 11.4% |
| 50 WEST (PUBLIC STREET) | 8,066 sq. ft. | 13.2% |
| TOTAL | 60,941 sq. ft. | 100.0% |

| LAND USE TABLE (EAST PARCEL) | | |
|---------------------------------|---------------|------------|
| PROPERTY | AREA | PERCENTAGE |
| UNITS (PRIVATE) | 2,768 sq. ft. | 49.3% |
| OPEN SPACE, COMMON AREA | 2,130 sq. ft. | 38.0% |
| OPEN SPACE, LIMITED COMMON AREA | 710 sq. ft. | 12.7% |
| TOTAL | 5,608 sq. ft. | 100.0% |

| PARCEL AREA TABLE | |
|-------------------|---------------|
| COMMON AREA | AREA |
| PARCEL O | 25 sq. ft. |
| PARCEL P | 2,104 sq. ft. |

| PARCEL AREA TABLE | |
|---------------------|-------------|
| LIMITED COMMON AREA | AREA |
| PARCEL II | 354 sq. ft. |
| PARCEL JJ | 354 sq. ft. |



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Phone: 801.255.0529
TOOELE:
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

SHEET 3 of 3

PROJECT NUMBER : L2169
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 3/21/16

**MEADOWS AT CITY PARK
PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)**

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER



Planning Commission Staff Report May 5, 2016

Item 4: Preliminary Plat for Rice Farms Estates PUD Phase VII Subdivision

| | |
|---------------------------|---|
| Public Hearing: | Yes |
| Application No.: | S-8-16 |
| Property Address: | Approximately 850 South and 140 East |
| General Plan Designation: | LDR (Low Density Residential) |
| Zoning Designation: | LR-PUD (Large Residential-Planned Unit Development) |
| Area: | 2.55 Acres |
| Number of Lots: | 4 |
| Property Owner: | Rawl Rice |
| Agent: | Jerry Preston/Elite Craft Homes |

Request: *Applicant is requesting preliminary plat approval for Rice Farms Estates Phase VII Subdivision.*

Background Information

The applicant is requesting preliminary plat approval for a 4-lot PUD subdivision on property located at approximately 850 South and 140 East. The proposed Phase VII preliminary plat contains a total of 4 lots on 6 acres of property. The underlying zone for this property is an LR zone. Elite Craft Homes is proposing to continue with a PUD subdivision adjacent to their existing Rice Farms Estates PUD Subdivision Phase VI. Since there will be a road dedication, the approval process would normally consist of a schematic plan, preliminary plat and final plat. However, because the applicant has already received final PUD master plan approval for the entire PUD subdivision and there is a recorded development agreement against the property, staff felt that the applicant should only be required to receive preliminary and final plat approval. Additionally, the development agreement memorialized the Master Development Plan but calls for each new subdivision to come back for preliminary and final plat approvals. The proposed development falls under the Master Development Plan, but does not match the phasing of the development agreement, as the applicant added one additional phase, however, Phase VII is the last phase of this PUD.

There are two major outstanding issues that remain to be addressed and resolved; they are a trail connection from 140 East to 200 East, and the proposal to demolish an existing historic home on the site. The trail connection has been discussed in previous phases, but always deferred until the next phase came in; now that we are at the last phase, the City would like to see this connection realized on either the north sides of Lots 704 and 705, or on the north side of the existing home which will remain.

The original historic home is one of the oldest buildings in Farmington and is an outstanding example of the vernacular pioneer architecture. Staff feels that it is important to preserve this home and would like the matter considered by the Farmington Historic Preservation Commission. Additionally, Chapter 39 of the Zoning Ordinance regulates historic buildings and sites within Farmington City, and has been included for your reference.

Chapter 39 does have provisions requiring certain actions and steps be followed when a site development proposal has a historic (or even potentially historic) building on site. Under Section 11-39-104(b) The Historic Preservation Commission may designate any building or structure as being eligible for the Farmington Historic Sites or Landmark List, provided that it meets the criteria listed under subsection (c). It may be appropriate to have the Historic Commission review whether or not such a designation is appropriate in this case. If the existing home is determined to be historic and is placed on the Farmington Historic Sites or Landmark List, there are certain protections of the property against demolition that may be applied to the home. The home should also undergo the process of obtaining a "Certificate of Historic Appropriateness" as outlined in Chapter 39 of the Zoning Ordinance.

Suggested Motion:

Move that the Planning Commission approve the preliminary plat for Rice Farms Estates PUD Subdivision Phase VII subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the preliminary plat prior to final plat consideration;
2. The applicant shall provide a trail easement connecting 140 East to 200 East within Phase VII and show that easement on final plat;
3. The applicant shall work with staff and The Historic Preservation Commission to obtain a Certificate of Historic Appropriateness;
4. The applicant shall work with staff and The Historic Preservation Commission to determine whether the home is eligible for the Farmington Historic Sites or Landmark List.

Findings for Approval:

1. The proposed preliminary plat is consistent with the previously approved Master Development Plan memorialized by the Development Agreement.
2. The proposed subdivision meets all the requirements for approval of a preliminary plat.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat
3. Title 11, Chapter 39 – Historic Buildings and Sites
4. Photo of Rice Home

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single-Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments
5. Title 11, Chapter 39 – Historic Buildings and Sites

Farmington City



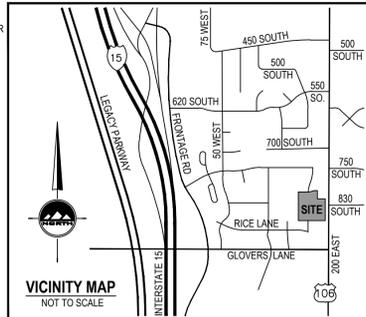
811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 NORTHWEST CORNER
 OF SECTION 30
 TOWNSHIP 3 NORTH, RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH
 ELEVATION = 4258.67

RICE FARMS ESTATES PHASE 7

LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 30
 TOWNSHIP 3 NORTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH

NOTE: FOR STORM DRAINAGE CALCULATIONS, PIPE SIZES AND OVERALL STORM
 DRAIN DESIGN PLAN REFER TO THE ORIGINAL OVERALL DEVELOPMENT PLAN FOR
 THE RICE FARMS ESTATES PROJECT.



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 1485 W. Hill Field Rd., Ste. 204
 Layton, UT 84041
 Phone: 801.547.1100

SALT LAKE CITY
 Phone: 801.255.0529

TOOELE
 Phone: 435.843.3590

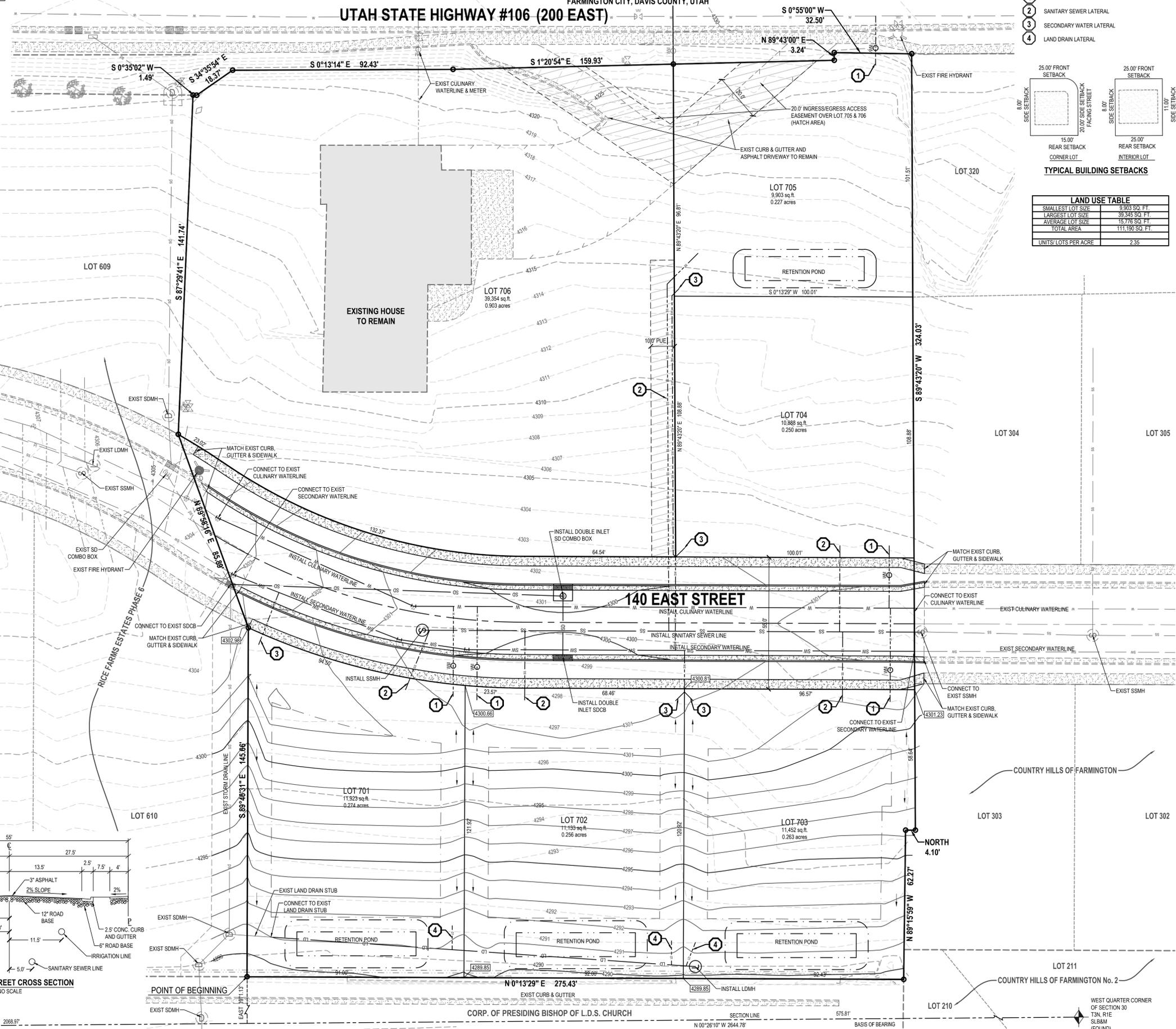
CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

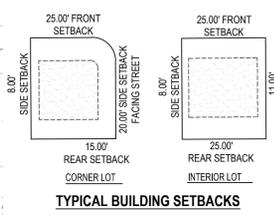
WWW.ENSIGNENG.COM

FOR:
 J.P.C. CONTRACTION INC.
 P.O. BOX 9870
 FARMINGTON, UTAH 84025

CONTACT:
 JERRY PRESTON
 PHONE: 801-451-6525
 FAX: 801-451-6575



- KEY NOTES**
- CULINARY WATER LATERAL
 - SANITARY SEWER LATERAL
 - SECONDARY WATER LATERAL
 - LAND DRAIN LATERAL



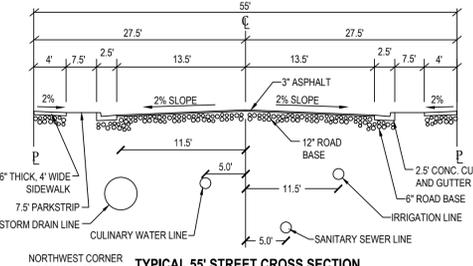
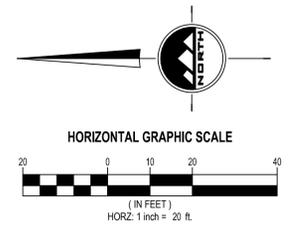
LAND USE TABLE

| | |
|---------------------|-----------------|
| SMALLEST LOT SIZE | 9,303 SQ. FT. |
| LARGEST LOT SIZE | 39,345 SQ. FT. |
| AVERAGE LOT SIZE | 15,778 SQ. FT. |
| TOTAL AREA | 111,190 SQ. FT. |
| UNITS/LOTS PER ACRE | 2.35 |

PROPERTY DESCRIPTION - RICE FARMS ESTATES PHASE 7 SUBDIVISION
 Beginning at a Southwest Corner of Rice Farms Estates Phase 6 Subdivision, said point being North 02°10' West 575.81 feet along the quarter section line and East 1971.13 feet from the West Quarter Corner of Section 30, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running:
 Thence South 89°43'11" East 145.66 feet along the south line of Rice Farms Estates Phase 6 Subdivision;
 Thence North 69°58'16" East 85.89 feet along the south line of Rice Farms Estates Phase 6 Subdivision;
 Thence South 87°29'41" East 141.74 feet along the south line to the Southeast Corner of Rice Farms Estates Phase 6 Subdivision, said point also being on the west line of Utah State Highway #106, (200 East Street);
 Thence South 0°35'02" West 1.49 feet along the west line of State Highway No. 106, (200 East Street);
 Thence South 34°35'54" East 18.37 feet along the west line of State Highway No. 106, (200 East Street);
 Thence South 0°13'14" East 92.43 feet along the west line of State Highway No. 106, (200 East Street);
 Thence South 1°20'54" East 159.93 feet along the west line of State Highway No. 106, (200 East Street);
 Thence North 89°43'00" East 3.24 feet along the west line of State Highway No. 106, (200 East Street);
 Thence North 0°55'00" West 32.50 feet along the west line of State Highway No. 106, (200 East Street) to the Northeast Corner of Country Hills of Farmington No. 3 Subdivision;
 Thence South 89°43'20" West 324.03 feet along the north line of Country Hills of Farmington No. 3 Subdivision;
 Thence North 4°10' East 4.10 feet along the north line of Country Hills of Farmington No. 3 Subdivision;
 Thence North 89°15'59" West 62.27 feet along the north line of Country Hills of Farmington No. 3 Subdivision and along the north line of Country Hills of Farmington No. 2 Subdivision;
 Thence North 0°13'29" East 275.43 feet to the point of beginning.
 Contains 111,190 square feet, 2.553 acres.

3-15-16
 Date
 Keith R. Russell
 License no. 164386

- LEGEND**
- SET ENSIGN REBAR AND CAP
 - WATER METER
 - WATER VALVE
 - EXISTING FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CLEAN OUT BOX
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN COMBO BOX
 - EDGE OF ASPHALT
 - FENCE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER LINE
 - EXISTING LAND DRAIN LINE
 - PROPOSED LAND DRAIN LINE
 - EXISTING CULINARY WATER LINE
 - PROPOSED CULINARY WATER LINE
 - EXISTING SECONDARY WATERLINE
 - PROPOSED SECONDARY WATERLINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - EXISTING BUILDING
 - DRAINAGE PATH



LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 30
 TOWNSHIP 3 NORTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH

**RICE FARMS ESTATES
 PHASE 7 P.U.D.
 750 SOUTH 500 EAST
 FARMINGTON CITY, UTAH**



| NO. | DATE | REVISION | BY |
|-----|---------|------------|-----|
| 1 | 3-15-16 | FOR REVIEW | CRP |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

**PRELIMINARY PLAT
 NOT TO BE RECORDED**

PROJECT NUMBER: L1435J DATE: 3/15/16
 DRAWN BY: M.ELMER CHECKED BY: C.PRESTON
 PROJECT MANAGER: C.PRESTON

CHAPTER 39

HISTORIC BUILDINGS AND SITES

- 11-39-101 Purpose
- 11-39-102 Definitions
- 11-39-103 Historic Preservation Commission
- 11-39-104 Farmington Historic Sites List
- 11-39-105 Farmington Historic Landmark Register
- 11-39-106 Standards for Rehabilitation
- 11-39-107 Appeals

11-39-101 Purpose

Farmington City (the “City”) recognizes that the historical heritage of the community is among its most valued and important assets. It is the intent of the City to identify, preserve, protect, and enhance historic buildings, sites, monuments, streetscapes and landmarks within the City deemed architecturally or historically significant. By protecting such historically significant sites and structures, they will be preserved for the use, observation, education, pleasure and general welfare of the present and future residents of the City.

11-39-102 Definitions

For the purposes of this Chapter, the following terms and words and their derivations shall have the meaning as given herein. Words not included herein or in the building code shall be given their usual meaning as found in the English dictionary, unless the context of the words clearly indicates a different meaning.

“Certificate of Historic Appropriateness” – A document evidencing approval by the Historic Preservation Commission of an application to make a material change in the appearance of a designated Historic Resource.

“Exterior Architectural Features” – The architectural style, general design and general arrangement of the exterior of a building, structure or object, including but not limited to the kind of texture of the building material and the type and style of windows, doors, signs and other appurtenant architectural fixtures, details or elements relative to the foregoing.

“Exterior Environmental Features” – All those aspects of the landscape or the development of a site which affect the historic character of the property.

“Important” – Marked by or indicative of significant worth or consequence.

“Historic Resource” - Any building, structure, object, site or district listed on the City’s Historic Sites List or the Historic Landmarks Register.

“Material Change in Appearance” – A change to a building or Historic Resource that would affect the exterior architectural or environmental features of a Historic Resource, such as:

1. Reconstruction or alteration of the size, shape or façade of a Historic Resource, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
2. Demolition or relocation of a Historic Resource;
3. Commencement of excavation for construction purposes; or
4. The erection, alteration, restoration or removal of any building or Historic Resource, including walls, fences, steps and pavements or other appurtenant features except exterior paint alterations.

“Major Alteration” – A change or alteration to a building or Historic Resource that would destroy the historic integrity including, but not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering exterior walls (except adobe) with non-historic materials, moving the Historic Resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the Historic Resource when viewed from a public right-of-way.

“Positioning” – The placement of a Historical Resource on a property or its placement relative to other structures and/or landmarks in the general vicinity.

“Reconnaissance Level Survey” – A visual evaluation of a large portion of properties in a community for the purpose of providing a “first cut” of buildings that may, based on their age and integrity, be eligible for listing in the National Register of Historic Places. The evaluation rating of potential sites and Historic Resources shall be given one of the following ratings:

- A – Eligible/Significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register of Historic Places under criterion “C”; also, buildings of known historical significance.
- B – Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings; more substantial alterations or additions than “A” buildings, though overall integrity is retained; eligible for National Register of Historic Places as part of a potential historic district or primarily for historical, rather than architectural, reasons.

C – Ineligible: built during the historic period but has undergone Major Alterations or additions; no longer retains integrity.

D – Out-of-period: constructed outside the historic period.

“Scale” – The distinctive relative size, extent or degree of a Historic Resource.

“Significant” – Having or likely to have influence and effect.

11-39-103 Historic Preservation Commission

The Historic Preservation Commission, created pursuant to Farmington City Code §3-03-040, as amended, shall provide advisory assistance to the City regarding the implementation of the provisions of this Chapter.

11-39-104 Farmington Historic Sites List

(a) **Created.** There is hereby created a Farmington Historic Sites List (the “*List*”), which shall serve as a means of providing recognition to and encouraging the preservation of Historic Resources in the City. The List shall be prepared and maintained by the Historic Preservation Commission and filed with the City Recorder's Office.

(b) **Contents.** The List shall describe each Historic Resource, the date or approximate date of its construction the date during which its historic significance was established, the reason for including it on the List, and the name and address of the current owner as shown on the records of the Davis County Recorder.

(c) **Criteria.** The Historic Preservation Commission may designate any building, structure, object, site or district to the List as a Historic Resource in accordance with the procedures set forth herein if it is determined by the Historic Preservation Commission that the Historic Resource meets all of the following criteria:

- (1) It is located within the official boundaries of the City; and
- (2) It is at least fifty (50) years old; and
- (3) There are no Major Alterations or additions that have obscured or destroyed the significant historic features.

(d) **Designation Procedures.** The Historic Preservation Commission is charged with designating properties to and maintaining the List. The List shall reference any research related to the Historic Resource and a copy of the List shall be kept in the Historic Preservation Commission's historic sites files. The historic sites files shall be open to the public in accordance with the Farmington City Government Records Access and Management Ordinance. This List shall be reviewed and Historic Resources shall be added or deleted as appropriate on, at minimum, a yearly basis by the Historic

Preservation Commission. The List should include all Historic Resources located within the City that meet the minimum requirements set forth below:

- (1) Rate an "A" or "B" on a professional Reconnaissance Level Survey;
 - (2) Are deemed "A" or "B" by the Historic Preservation Commission (for properties outside of a surveyed area);
 - (3) Any Historic Resource that does not meet the "A" or "B" criteria established by the National Register of Historic Places, but is of exceptional importance to Farmington's history; or
 - (4) Any Historic Resource that has undergone Major Alterations or has been destroyed. Markers may be placed on these sites with City Council approval.
- (e) Results of Designation.
- (1) Certificate. The owner of an officially designated Historic Resource may obtain a historic site certificate from the Historic Preservation Commission. The certificate shall contain the historic name of the property, the date of designation, and signatures of the Mayor and the Historic Preservation Commission Chairperson.
 - (2) Demolition. If a Historic Resource is to be demolished or undergo Major Alterations, efforts shall be made by the Historic Preservation Commission to document its physical appearance before that action takes place.
 - a. The City shall delay issuing a demolition permit for a maximum of ten (10) calendar days and shall notify a member of the Historic Preservation Commission, who will take responsibility for the documentation.
 - b. Documentation shall include, at a minimum, exterior photographs of all elevations of the Historic Resource. When possible, both exterior and interior measurements of the building will be made in order to provide an accurate floor plan drawing of the building.
 - c. A demolition permit shall be issued after a period ten (10) calendar days from the initial date of permit application whether or not the Historic Preservation Commission has documented the building. The permit may be issued earlier

if the Historic Preservation Commission has completed its documentation before the ten (10) day deadline.

- d. Documentation shall be kept in the Historic Preservation Commission's historic sites files, which shall be open to the public in accordance with the Farmington City Government Records Access and Management Ordinance.

(f) **Removal of Properties.** If, after review and consideration by the Historic Preservation Commission, it is determined that a Historic Resource no longer meets the criteria for listing, the Historic Preservation Commission may remove the Historic Resource from the List.

11-39-105 Farmington Historic Landmarks Register

(a) **Created.** There is hereby created a Farmington Historic Landmarks Register (the "Register"), which shall provide further recognition of significant Historic Resources; provide protection for Historic Resources as set forth in this Chapter; and may qualify owners of Historic Resources to special assistance from the City as may be determined by the City Council in its sole discretion. The Register shall be prepared and maintained by the Historic Preservation Commission in accordance with the provisions set forth in this Chapter. A Notice of Listing shall be filed for each property listed on the Register with the City and recorded in the office of the Davis County Recorder.

(b) **Contents.** The Register shall describe each Historic Resource, the date or approximate date of its construction, the date during which its historic significance was established, the qualifications for including it on the Register, and the name and address of the current owner of the property as shown on the records of the Davis County Recorder.

(c) **Criteria.** Any building, structure, object, or district may be designated to the Register in accordance with the procedures set forth herein if it meets all the criteria set forth below:

- (1) It is located within the corporate boundaries of Farmington City.
- (2) It is currently listed in the National Register of Historic Places (the "*National Register*"), or it has been officially determined eligible for listing in the National Register under the criteria of 36 C.F.R. 60.4, as amended.
- (3) Historic Resources shall also meet at least two (2) of the following criteria:
 - a. It is an easily identifiable visual feature of its neighborhood or the City because of its positioning, location, age, scale or

style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;

- b. It figures importantly into Farmington's founding or development through its uses, especially public uses;
 - c. It is associated with persons significant in the founding or development of Farmington, especially the earliest settler families (1847-1900);
 - d. It is associated with events that have made a significant contribution to the founding or development of Farmington;
 - e. It illustrates an important architectural form, style, or building technique, especially as an example of "local vernacular" (e.g. single & two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style, or technique within the City;
 - f. It has been used as a way-finding landmark for at least 50 years; or
 - g. It has yielded, or may be likely to yield, information important in prehistory or history (e.g. archeological sites).
- (4) If a Historic Resource does not meet at least two (2) of the criteria of Subsection (2) above, but is of exceptional importance to Farmington's history and the owner of the property wishes to have it designated as a Historic Resource on the Register, the Historic Preservation Commission may review the request and, if deemed suitably significant, may recommend to the City Council that the Historic Resource be added to the Register.

(d) Notification. The owner of the Historic Resource shall be notified in writing either by certified mail or hand delivery of proposed action to designate the Historic Resource to the Register and shall be invited to attend the Historic Preservation Commission meeting in which the designation will be discussed.

(e) Designation.

- (1) Official designation proceedings shall begin with submittal of a written request for designation by either the property owner or a member of the Historic Preservation Commission. The request shall identify the property by its address and historic name, give

the date the property was listed in the National Register or officially determined eligible, and include a statement summarizing the property's significance to the City. This official request may be preceded by informal contacts with the property owner by Historic Preservation Commission members, private citizens, local officials, or others regarding designation of the property.

- (2) Upon written request for designation, the Historic Preservation Commission Chairperson shall arrange for the designation to be considered at the next Historic Preservation Commission meeting, which shall be held at a time not to exceed thirty (30) days from the date the designation request was received.
 - (3) A decision by the Historic Preservation Commission shall be based on whether the property meets the criteria for designating properties to the Register as set forth in Section 11-39-105 (c). The Historic Preservation Commission shall forward its recommendation in writing to the City Council within fourteen (14) days of the decision.
 - (4) The City Council may, by adoption of an appropriate ordinance, designate a Historic Resource to the Register. The owner of the Historic Resource shall be notified at least three (3) days prior to the City Council meeting at which the ordinance will be considered and shall be allowed to address the Council with regard to the designation. Following designation, a notice of such shall be mailed to the owners of record together with a copy of Chapter 39 of the City code.
 - (5) A Historic Resource which, in the opinion of the Historic Preservation Commission, no longer meets the criteria for eligibility may be removed from the Register after review and recommendation by the Historic Preservation Commission and the adoption of an appropriate ordinance by the City Council.
 - (6) Upon official adoption of a designating or removal ordinance, the Historic Preservation Commission shall record the ordinance with both the City Recorder's Office and the County Recorder's Office to indicate such designation or removal on the official records thereof.
- (f) Result of Designation.

- (1) An owner of a Historic Resource listed on the Register may seek assistance from the Historic Preservation Commission in applying for grants or tax credits for rehabilitating the owner's properties.
- (2) Proposed repairs, alterations, additions, relocation or demolitions to Historic Resources listed on the Register requiring a building permit are subject to review by the Historic Preservation Commission and shall receive a "Certificate of Historic Appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of Historic Resources to the greatest extent reasonably possible.
 - a. Any application for a building permit pertaining to a Historic Resource designated on the Register shall be forwarded by the Zoning Administrator to the Historic Preservation Commission for its determination prior to the issuance of the requested permit.
 - b. At its next scheduled meeting, the Historic Preservation Commission shall review the application and proposed work for compliance using the United States Secretary of the Interior's Standards for Rehabilitation, (the "Standards") as set forth in Section 11-39-106 of the Farmington City Code.
 - c. The Historic Preservation Commission's determination shall be forwarded within three (3) days to the Zoning Administrator for review. If the Historic Preservation Commission denies or requires significant revisions to a permit application, the determination shall indicate of the specific "Standards" on which the decision of the Historic Preservation Commission is based and, where appropriate, shall provide a brief explanation setting forth the reasons for the determination. Copies of the determination shall be forwarded by the Zoning Administrator to the property owner.
 - d. The Zoning Administrator shall upon receipt of the Historic Preservation Commission's determination, process the permit as set forth in this section. Projects which, as determined by the Historic Preservation Commission, are consistent with the Standards shall be issued a Certificate of Historical Appropriateness which authorizes the building permit to be issued upon compliance with all other applicable requirements of this Title or any other applicable ordinance.

- e. An applicant whose submittal does not comply with the Standards may, for a period of sixty (60) days, meet with the Historic Preservation Commission, together with the Zoning Administrator, to explore means for proper repair, alteration or addition to the Historical Resource which are consistent with the Standards, which may include the following:
 - i. Feasibility of modifications to the plans;
 - ii. Feasibility of alternative uses of the Historic Resource;
 - iii. Feasibility of acquiring easements and/or variances;
 - iv. Feasibility of acquiring financial or other forms of assistance from preservations organizations.
- f. If no approval is granted within the initial sixty (60) days, the Historic Preservation Commission may grant an extension of an additional sixty (60) days. If no approval is granted at the conclusion of one hundred twenty (120) days, the Certificate of Historic Appropriateness shall be denied if the Standards for Rehabilitation cannot be met and the requested building permit shall not be issued by the Zoning Administrator.
- g. A decision by the Historic Preservation Commission approving or denying a Certificate of Historic Appropriateness for the relocation of a Historic Resource shall be guided by the following criteria:
 - i. How the historic character and aesthetic interest the Historic Resource contributes to its present setting;
 - ii. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
 - iii. Whether the Historic Resource can be relocated without significant damage to its physical integrity; and

- iv. Whether the proposed relocation area is compatible with the historical and architectural character of the Historic Resource.
 - h. A decision by the Historic Preservation Commission approving or denying a Certificate of Historic Appropriateness for the demolition of a Historic Resource listed on the Register shall be guided by the following criteria:
 - i. The historic, scenic or architectural significance of the Historic Resource;
 - ii. The importance of the resource to the character of the neighborhood or City;
 - iii. The difficulty or the impossibility of reproducing the Historic Resource because of its design, texture, material, detail, or unique location;
 - iv. Whether the Historic Resource is one of the last remaining examples of its kind in the neighborhood or City;
 - v. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
 - vi. Whether reasonable measures can be taken to save the Historic Resource from deterioration or collapse; and
 - vii. Whether the Historic Resource is capable of being used to earn a reasonable economic return on its value.
 - i. A Certificate of Historical Appropriateness shall become void unless construction authorized by a building permit is commenced within one hundred eighty (180) days after issuance of the certificate.
- (3) Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a Historic Resource to correct deterioration, decay, or to sustain the existing form, and that does not

involve a material change in design, material or outer appearance thereof, does not require a Certificate of Historic Appropriateness.

(4) An owner of a Historic Resource listed on the Register shall not allow any building to deteriorate by failing to provide ordinary maintenance or repair. The Historic Preservation Commission shall be charged with the following responsibilities regarding deterioration by neglect:

a. The Historic Preservation Commission shall monitor the condition of Historic Resources to determine if any Historic Resource is being allowed to deteriorate by neglect. Conditions such as broken windows, doors and exterior openings which allow the elements to enter or otherwise become an attractive nuisance, or the deterioration of a Historic Resource's structural system shall constitute failure to provide ordinary maintenance or repair.

b. In the event the Historic Preservation Commission determines there is a failure to provide ordinary maintenance or repair, the Historic Preservation Commission shall notify the owner of the Historic Resource and set forth the steps which need to be taken to remedy the situation. The owner of the Historic Resource shall have thirty (30) days to ~~(make necessary repairs.)~~

*CONSIDER THE
HPL REGARDING
PENALTY*

c. In the event that the condition is not ~~(remedied)~~ in thirty (30) days, the Historic Preservation Commission may recommend to the City Council that penalty fines be imposed as provided in Chapter 38, "Enforcement and Penalties", of this Title.

(5) When, by reason of unusual circumstance, ⁽⁴⁾ the strict application of any provision of Section 11-39-105 (e) if this chapter would result in the exceptional practical difficulty or undue economic hardship upon any owner of a Historic Resource, the City Council, with recommendation from the Historic Preservation Commission, shall have the power to modify strict provisions, so as to relieve such difficulty or hardship; provided such modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the Historic Resource, shall be conserved and substantial justice done. In granting modifications, the City Council, with or without recommendation from the Historical Preservation Commission, may impose such reasonable and additional stipulations and conditions as will, in its judgment, best

fulfill the purpose of this Chapter. Undue hardship shall not include a situation of the person's own making.

- (6) A person who alleges that action by the Historic Preservation Commission or the City will result in an unconstitutional taking of property may request a review thereof as provided in the Farmington City Code.

SIMILAR TO BUILDING PERMIT VIOLATION

(g) Enforcement. Failure to follow the procedure for acquiring a Certificate of Historical Appropriateness may result in the Zoning Administrator issuing a stop-work order while a review is conducted. The review will determine if revocation of a conditional use permit granted for a use associated with the Historic Resource revocation of building permits and/or other penalty fines are necessary as per Chapter 38, "Enforcement and Penalties", of this Title.

- (1) Failure to follow the procedure set forth in this Chapter for acquiring a Certificate of Historic Appropriateness may result in removal of the Historic Resource from the Register and the National Register, thus rendering the property ineligible for federal, state, and City tax credits, grant and loan programs.
- (2) In addition, if the Historic Resource has received land use entitlements as a result of its placement on the Register, the City may consider the revocation of such entitlements and/or the acceleration of any debt issued by the City as part of a program of Historic Preservation/Rehabilitation consistent with applicable law.

11-39-106 Standards for Rehabilitation.

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The following "Standards for Rehabilitation" shall be used when determining the historic appropriateness of any application pertaining to a Historic Resource:

- (a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (b) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- (c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(d) Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.

(e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(h) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

11-39-107 Appeals

Building Permit
(a) Any person adversely affected by any final decision of the **Zoning Administrator** in the administration of this Chapter may appeal such decision as set forth in section 11-5-106 of the Zoning Ordinance. *BDA → COURT*

(b) Any person adversely affected by any final decision of the **Historic Preservation Commission** in the administration of this Chapter may appeal such decision to the City Council in accordance with the provisions of this Section. *CITY COUNCIL → COURT*

(1) Appeals shall be taken within fifteen (15) days of a written decision by filing a written notice with the City Manager, specifying the grounds for appeal. Only grounds specified in the appeal shall be considered by the Council.

(2) An appeal stays all proceedings in furtherance of the action appealed from unless the Historic Preservation Commission

certifies to the City Council that, by reason of fact stated in the certificate, a stay would cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by restraining order which may be granted by the appropriate appeal body or by the District Court on application and notice and on due cause shown.

- (3) The City Council shall schedule a public hearing to hear the appeal. Notice of the hearing shall be given at least fifteen (15) days prior to the hearing. Notice of the hearing shall be made as required by law. The City Council may modify the order, requirement, decision or determination appealed from and may make such determination as ought to be made and to that end shall have all powers of the Historic Preservation Commission. A concurring vote of a simple majority of the total membership of the Council shall be necessary to act on the appeal.

TO COURT

(c) Any person adversely affected by any final decision of the City Council designating a Historic Resource to the Register, or regarding an appeal from a decision of the Historic Preservation Commission in the administration of this Chapter may have and maintain a plenary action for relief therefrom in a court of competent jurisdiction; provided a petition for such relief is presented to the Court within thirty (30) days after the rendering of such decision.





Planning Commission Staff Report May 5, 2016

Item 5: Verizon Wireless Conditional Use Permit for Pack Property Telecommunications Tower

| | |
|---------------------------|--|
| Public Hearing: | Yes |
| Application No.: | C-9-16 |
| Property Address: | 1224 South 650 West |
| General Plan Designation: | LM (Light Manufacturing) |
| Zoning Designation: | LM&B (Light Manufacturing and Business) |
| Area: | 2.95 acres |
| Number of Lots: | N/A |
| Property Owner: | Alk Air LLC / Brad Pack |
| Agent: | Dakota Hawks / Technology Associates on behalf of Verizon Wireless |

Request: *Applicant is requesting a conditional use permit to build a telecommunications tower facility.*

Background Information

The applicant has requested to place an 87' monopole telecommunications facility on property located at approximately 1224 South 650 West, on the rear of Lot 201 in the Farmington Bay Business Park Subdivision. According to Section 11-28-190(g) of the Zoning Ordinance, a monopole must be less than 100' tall, and this antennae is proposed at approximately 90' tall. This facility may also provide co-location possibility for future antennae. The proposal is to place the 90' telecommunications tower on the western portion of a light manufacturing property where it will be removed from streets and surrounding neighborhoods, and have a lower overall visual impact to surrounding properties. The proposal also includes equipment cabinets, generators, a gravel access road, and a chain link fence around the perimeter of the facility.

Section 11-28-190(f)(4) of the Zoning Ordinance states:

“Monopole with Antennas and Antenna Support Structure Greater than Two (2) Feet in Width. The maximum visible width of antennas and antenna mounting structures shall not exceed eight (8) feet in height or thirteen (13) feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure. No such monopole shall be located within two hundred (200) feet of a residential zone.”

The proposed facility is currently placed at a distance of approximately 250' from the nearest residential zone, if the A (Agriculture) zone is considered as residential, either way, the applicant meets the necessary requirement as outlined in the Zoning Ordinance.

Currently, the property where the proposed facility would go is being used as a warehousing and light manufacturing type uses, and eventually there will be a second, similar type of building as the existing structure built on the rear portion of the lot. The proposed facility is within the light manufacturing and business zone (LM&B), and falls under the second to last column in the "Summary of Permitted and Conditional Uses" as found in Section 11-28-190 of the Zoning Ordinance. Under the "Monopoles/>2 ft structure, >60 ft tall or max height for district, if less" column, the LM&B zone is listed as a conditional use. While the proposed facility would be visible from 650 West, it would be removed a significant distance from the road, is shielded by a large warehouse building, and is some distance from the nearest home. Additionally, all the land to the west is open space and is currently agricultural.

A coverage plan must be approved by the Planning Commission prior to issuance of building permit; as part of your approval tonight, the applicant will provide a coverage plan to meet this requirement.

Suggested Motion:

Move that the Planning Commission approve a conditional use permit for the placement of a 90' monopole wireless telecommunications tower on property located at approximately 1224 South and 650 West (Parcel ID 085210202) with the following conditions:

1. A coverage plan site specific to the application shall be submitted by the applicant and approved by the Planning Commission prior to issuance of any building permit;
2. Any future poles shall be located in the area shall require a separate conditional use permit;
3. A building permit shall be submitted for the construction of the monopole, initial antenna array and each additional co-location antenna array, associated ground equipment, and any accessory buildings related thereto;
4. The monopole shall be limited to 90' as proposed in the plans, and the monopole shall allow for the possible co-location of other antenna in the future;
5. The monopole shall be fenced with a six (6) foot vinyl coated chain-link fence or other fencing as required or approved by the Planning Commission;
6. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole;
7. All power lines leading to the accessory building and antenna structure shall be underground.

Findings:

1. The location of the antenna in the center of the Pack Property removes it from being visually intrusive and will mitigate any potential adverse affects on adjacent neighborhoods.
2. The proposed use of the particular location is necessary to provide a service or facility which will contribute to the general well-being of the community.
3. The proposed use complies with the regulations and conditions in the Farmington City ordinance for such use.
4. The proposed use conforms to the goals, policies, and governing principles of the Comprehensive General Plan for Farmington City.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development.

6. 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 are available.
7. Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.

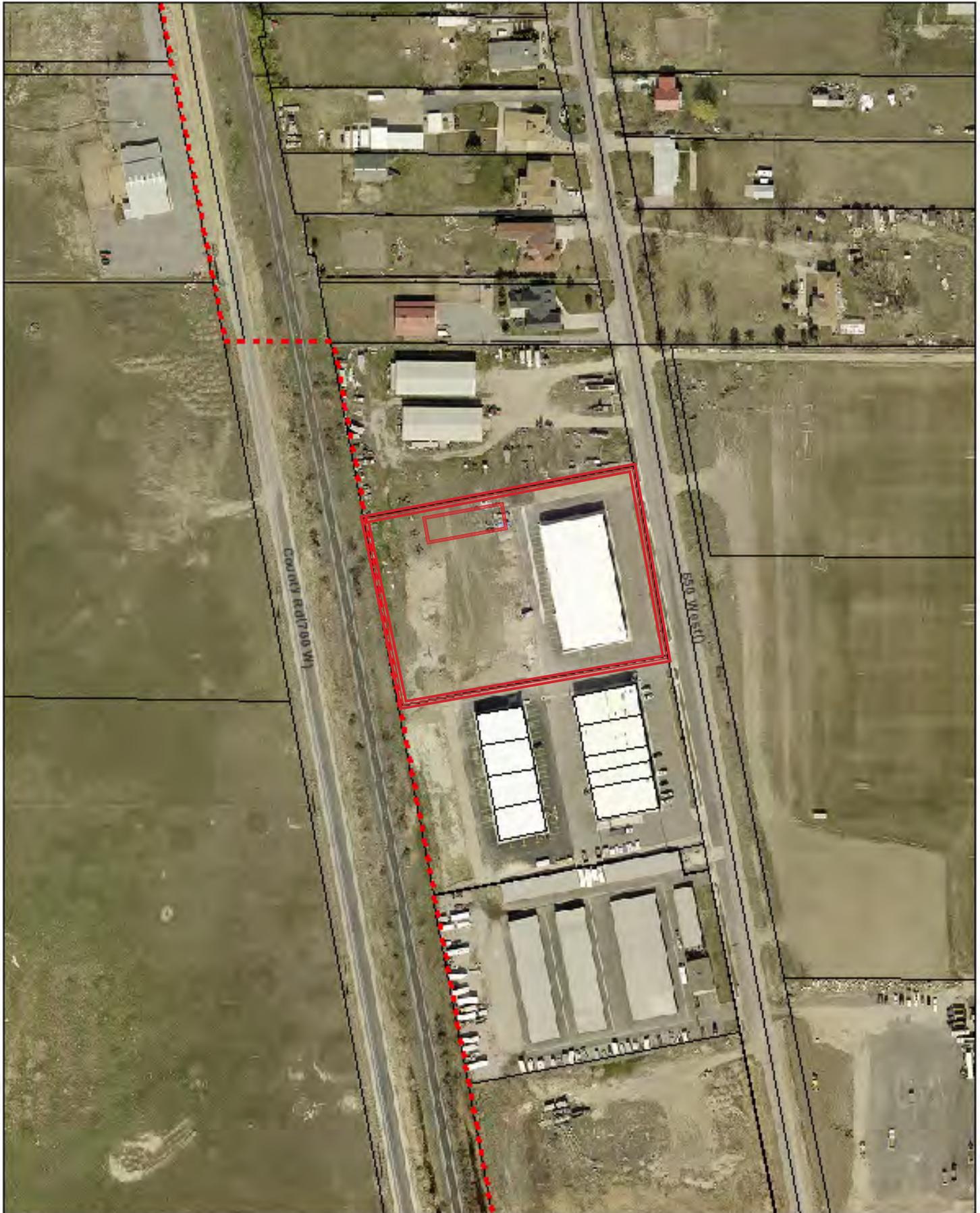
Supplemental Information

1. Vicinity Map
2. Site Plans
3. Elevations
4. Section 11-28-190 – Wireless Telecommunications Facilities

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 26 – Light Manufacturing and Business
3. Title 11, Chapter 28 – Supplementary and Qualifying Regulations

Farmington City



NEW VERIZON WIRELESS
PAVED AREA
(1,050.0 SQ. FT.)

PARENT PARCEL
ALK AIR, LLC
APN#: 08-521-0202
ZONED: LIGHT MANUFACTURING & BUSINESS

NEW VERIZON WIRELESS 5'x5'
NOTCH FOR A 3'x3' POWER
TRANSFORMER

NEW VERIZON WIRELESS 20'-0"x40'-0"
LEASE AREA (800.0 SQ. FT.)

NEW VERIZON WIRELESS 20' WIDE
ACCESS/UTILITY EASEMENT

30' WATER LINE
EASEMENT

NEW VERIZON WIRELESS
LEASE CORNER TYP

EXISTING FIRE HYDRANT
EXISTING ELECTRIC BOX
EXISTING MAIL BOX
NEW VERIZON WIRELESS
10' WIDE UTILITY EASEMENT
EXISTING POWER TRANSFORMER
EXISTING LIGHT POLE

EXISTING BUILDING

FUTURE BUILDING

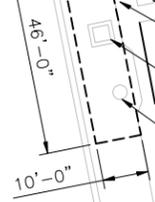
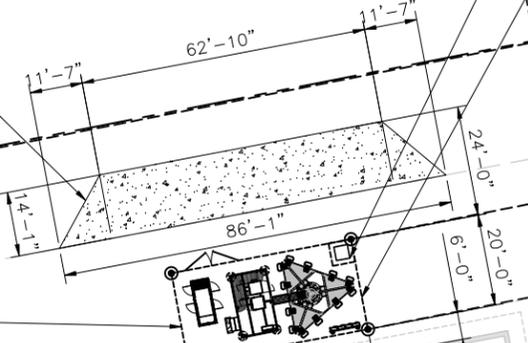
56' AMACO PIPELINE EASEMENT

56'-0"

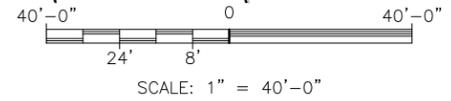
33'-0"

10' SEWER LINE EASEMENT

33' PIONEER PIPELINE EASEMENT



SITE PLAN
NORTH



DESIGNED FOR:
verizonwireless
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081
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| REV | DESCRIPTION | DATE | CHK | BY |
|-----|------------------------------------|---------|-----|----|
| A | PRELIMINARY - FOR LEASING & ZONING | 3/18/16 | JHM | JW |
| B | TOWER HEIGHT CHANGE | 3/21/16 | JHM | JW |
| C | COMPOUND RELOCATION | 4/8/16 | JHM | JW |

DESIGNED BY:

PRELIMINARY
FOR LEASING/
ZONING

PROJECT NAME:
SAL CENTERFARM
NEW 80'-0" MONOPOLE
(OVERALL HEIGHT: 87'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
1224 SOUTH 650 WEST
FARMINGTON, UT 84025
DAVIS COUNTY

SHEET TITLE:
SITE PLAN

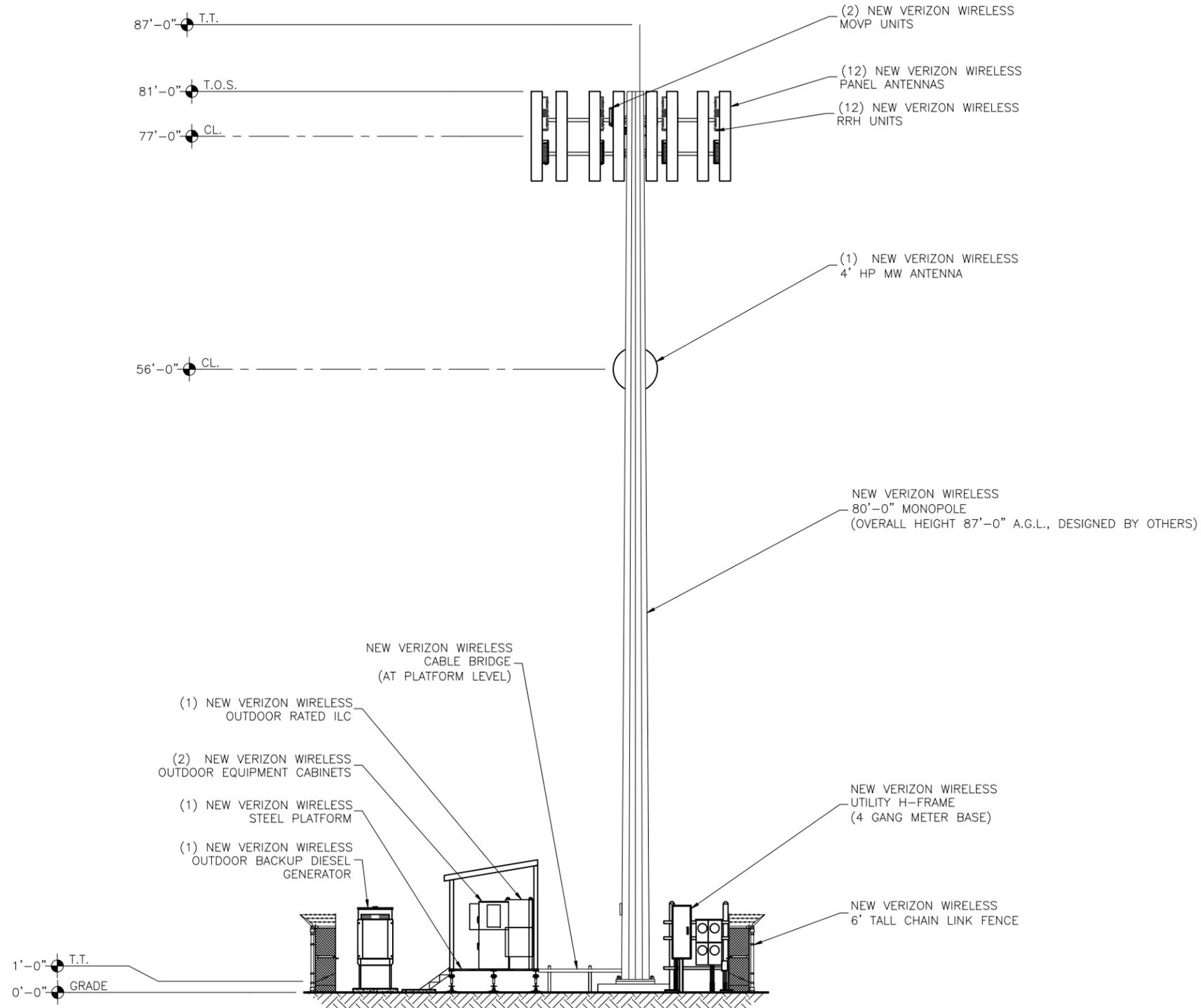
SAVE DATE:
4/8/2016 5:03 PM

SHEET NUMBER:
Z1

| KEY: | |
|------------|----------------------|
| CL. = | CENTERLINE |
| A.L. = | ATTACHMENT LEVEL |
| B.T. = | BOTTOM TIP LEVEL |
| T.T. = | TOP TIP LEVEL |
| A.G.L. = | ABOVE GRADE LEVEL |
| B.O.B.P. = | BOTTOM OF BASE PLATE |
| T.O.S. = | TOP OF STRUCTURE |

DESIGNED FOR:
verizonwireless
 9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84081

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NEW SOUTH ELEVATION
 SCALE: N.T.S.

| REV | DESCRIPTION | DATE | CHK | BY |
|-----|---------------------|---------|-----|----|
| | | | | |
| B | TOWER HEIGHT CHANGE | 3/21/16 | JHM | JW |
| C | COMPOUND RELOCATION | 4/8/16 | JHM | JW |

DESIGNED BY: **TowerCom Technologies**
 AZ - CA - CO - ID - NM - NV - TX - UT

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:
SAL CENTERFARM
 NEW 80'-0" MONOPOLE
 (OVERALL HEIGHT: 87'-0" A.G.L.)
 RAWLAND

PROJECT ADDRESS:
 1224 SOUTH 650 WEST
 FARMINGTON, UT 84025
 DAVIS COUNTY

SHEET TITLE:
ELEVATIONS

SAVE DATE:
 4/8/2016 5:03 PM

SHEET NUMBER:
23

- (ix) Roof. The roof of the dwelling must be pitched at a minimum of three to twelve (3:12) and shall have a roof surface of wood shakes or shingles, asphalt, concrete, or metal tiles or slate. The roof overhang must be at least twelve (12) inches measured from the vertical side of the dwelling.

(b) Alterations. The City Zoning Administrator may, in his or her sole discretion, approve deviations from one or more of the development or architectural standards set forth in subsections (5) through (9) upon sufficient showing and finding that the proposed alteration is compatible and harmonious with existing or proposed structures in the area and meets or exceeds the Uniform Building Codes, as adopted and amended by the City or the HUD Code, whichever is applicable.

11-28-190 Wireless Telecommunications Facilities.

(a) Purpose. The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety, and facility siting.

Chapter: (b) Definitions. The following definitions are specific to this

- (1) Antenna. A transmitting or receiving device used in telecommunications that radiates or captures radio signals.
- (2) Lattice Tower. A self-supporting multiple sides, open steel frame structure used to support telecommunications equipment.
- (3) Low Power Radio Services Facility. An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or (wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached.

- (4) Monopole with Antennas and Antenna Support Structure Greater than Two (2) Feet in Width. A self-supporting monopole tower on which antennas or an antenna structure exceeding two (2) feet in width are placed. The antennas and antenna support structures may not exceed thirteen (13) feet in width or eight (8) feet in height.
- (5) Monopole with Antennas and Antenna Support Structure Less than Two (2) Feet in Width. A monopole with antennas and antenna support structure not exceeding two (2) feet in width. Antennas and antenna support structures may not exceed ten (10) feet in height.
- (6) Monopole. A single cylindrical steel or wooden pole that acts as the support structure for antennas.
- (7) Roof Mounted Antenna. A roof mounted antenna is an antenna or series of individual antennas mounted on a flat roof, mechanical room or penthouse of a building.
- (8) Wall Mounted Antenna. An antenna or series of individual antennas mounted against the vertical wall of a building.
- (9) Whip Antenna. An antenna that is cylindrical in shape. Whip antennas can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

(c) Low Power Radio Services Facility. The requirements of this Section apply to both commercial and private low power radio services such as "cellular" or PCS" (Personal Communications System) communications and paging systems. All facilities shall comply with the following regulations and all other ordinances of the City and any pertinent regulations of the Federal Communications Commission and the Federal Aviation Administration.

(d) Coverage Plan Required. A coverage plan site specific to the application shall be submitted by each company desiring placement of wireless telecommunication facilities. The coverage plan shall be submitted and accepted by the Planning Commission prior to the processing of any permits for

permitted or conditional use locations. The coverage plan shall show approximate future locations that may be needed within a twenty-four (24) month period from the date of approval by the Planning Commission of facilities in adjoining areas and/or communities, and provide specific locations when possible, but are not required to detail the specific type (i.e., pole, roof, wall mount) of facility.

(e) **Permitted and Conditional Uses.** The uses specified in Table 1 are allowed provided that they comply with all requirements of section marked Wireless Telecommunications Facilities.

- (1) Antennas to be located on any previously approved communication site, as allowed herein, may be allowed as a permitted use.
- (2) All types of wireless telecommunication facilities are prohibited in residentially zoned areas except as may be permitted with a conditional use permit upon or within any institutional use, regardless of the zoning designation. These institutional uses include, but are not limited to: churches, well sites, water tanks, city parks, city buildings (fire, police, city hall) public schools, quasi-public schools and similar and compatible uses.

(f) **Facility Types.** Low power radio service facilities are characterized by the type or location of the antenna structure. There are five (5) general types of such antenna structures. Wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two (2) feet in width; monopoles with antennas and antenna support structure greater than two (2) feet in width and lattice towers. Standards for the installation of each type of antenna are as follows:

- (1) **Wall Mounted Antenna.** The following provisions apply to Wall Mounted Antennas:
 - (i) Wall mounted antennas shall not extend above the wall line of the building or extend more than four (4) feet horizontally from that face of the building.
 - (ii) Antennas, equipment and the supporting structure shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Antennas and the supporting structure on buildings should be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

- (iii) Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms, with no portion of the antenna extending above the roof line of such structures, shall be considered a wall mounted antenna.
- (2) Roof Mounted Antenna. The following provisions apply to Roof Mounted Antennas:
- (i) Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms provided the antennas and antenna support structures are enclosed by a structure that creates a visual screen. The screening structure, antennas and antenna mounting structures shall not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.
 - (ii) For antennas not mounted on a penthouse or mechanical equipment room, the antennas shall be mounted at least five (5) feet from the exterior wall of a building. For antennas mounted between five (5) and ten (10) feet from the exterior wall, the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten (10) feet above the roof line of the building to which the antenna is attached.

Antennas shall be mounted at least five (5) and ten (10) feet behind a parapet wall. For antennas mounted between five (5) and ten (10) feet behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of ten (10) feet as measured from the top of the

parapet wall. The antennas shall not exceed more than fifteen (15) feet above the roof line of the building itself unless approved as a conditional use.

(iii) Roof mounted antennas are permitted only on a roof and shall be screened, constructed and/or colored to match the structure to which they are attached.

(3) Monopole with Antennas and Antenna Support Structures Less than Two (2) feet in Width. The total antenna structure mounted on a monopole shall not exceed two (2) feet in width. The maximum height of such antenna shall not exceed ten (10) feet in height. No such antenna shall be located within two hundred (200) feet of a residential zone.

(4) Monopole with Antennas and Antenna Support Structure Greater than Two (2) Feet in Width. The maximum visible width of antennas and antenna mounting structures shall not exceed eight (8) feet in height or thirteen (13) feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure. No such monopole shall be located within two hundred (200) feet of a residential zone.

(5) Lattice Tower. Lattice Towers are not permitted.

(g) Height Limit. The height limit is up to one hundred (100) feet or up to one hundred twenty (120) feet if approved as a co-location. Each pole location requires a separate conditional use permit.

(h) Co-Location. For those service providers who desire to co-locate upon an existing pole, they may do so as a permitted use, provided that the initial installation received a conditional use permit. The new facility shall comply with all other provisions relating to site development, landscaping, security, etc., as provided herein.

(i) Location and Minimum Setbacks. Monopoles with antennas and antenna support structure less than two (2) feet in width and monopoles with antennas and antenna support structure greater than two (2) feet

in width, shall be allowed only in the rear yard area of any commercial or industrial lot. These structures shall not be located in a required landscaped area, buffer area or required parking area.

(j) Area Limitations for Wall and Roof Mounted Antennas. A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed forty (40) square feet for each exterior wall of the building or a total of one hundred sixty (160) square feet per building per carrier. A maximum of four (4) walls shall be occupied by cellular antennas. The total area is the sum of the area of each individual antenna face the visible portion of the support structure as viewed when looking directly at the face of the building. The total area for a roof mounted antenna shall apply to the closest exterior wall. Up to three (3) carriers may utilize each building side for a maximum of four (4) sides. Each carrier must obtain a separate conditional use permit.

(k) Additional Conditional Use Requirements. In addition to conditional use standards outlined in Conditional Uses, the following shall be considered by the Planning Commission:

- (1) Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.
- (2) Whether co-location of the antenna on other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc., is possible without significantly impacting antenna transmission or reception.
- (3) The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening.
- (4) Whether the spacing between monopoles creates quantifiable detrimental impacts to adjoining properties.
- (5) The Planning Commission may reduce the required setback from a residential zone if practical difficulties are demonstrated by the applicant (i.e. City Park location, public buildings, etc.), or upon

detailed demonstration by the application that the proposed facility can be effectively screened from the view of nearby sensitive land uses.

(l) **Accessory Buildings to Antenna Structures.** Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six (6) foot vinyl coated chain-link fence or other fencing as approved or required by the Planning Commission. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole. All power lines on the lot leading to the accessory building(s) and antenna structure shall be underground.

(m) **Historic Districts.** Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the Historic Preservation Commission and Planning Commission.

(n) **Antennas and Mounting Structures on or over a public right-of-way.** Antennas and mounting structures encroaching on or over the public sidewalk or on or over a public right-of-way shall be subject to obtaining permission from the city pursuant to the City's Rights-of-Way Encroachment Policy.

(o) **Non-maintained or Abandoned Facilities.** The Zoning Administrator may require each non-maintained or abandoned low power radio services antenna to be removed from the building or premise when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within thirty (30) calendar days after notice of non-maintenance or abandonment is given to the owner, person having control or person receiving the benefit of such structure.

Table 1: Summary of Permitted and Conditional Uses

| Zone District | Wall Mounted Antenna | Roof Mounted Antenna | Monopoles/<2 ft structure, <60 ft tall or max height for district, if less | Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district | Monopoles/>2 ft structure, <60 ft tall or max height for district, if less | Monopoles /<2 ft structure, >60 ft tall or exceeding max height for district |
|---------------|----------------------|----------------------|--|---|--|--|
| A | C! | C! | C | C | C | C |
| AE and AA | C! | N | C# | N | N | N |
| LS | C! | N | C# | N | N | N |
| S | C! | N | C# | N | N | N |
| LR | C! | N | C# | N | N | N |
| R | C! | N | C# | N | N | N |
| R-2 | C! | N | C# | N | N | N |
| R-4 | C! | N | C# | N | N | N |
| R-8 | C! | N | C# | N | N | N |
| BP | P | P | P | C | C | C |
| C-H | C! | P! | P | C | C | C |
| C-R | P | P | P | C | C | C |
| C | P | P | P | C | C | C |
| BR | C! | C! | C# | C | N | N |
| M-1 | P | P | P | C | C | C |
| S | P | P | P | C | C | C |
| B | C! | N | C# | N | N | N |

KEY: N = Not Permitted P = Permitted C = Conditional Use != Allowed Only on Non-Residential Structures
 # = Allowed Only on School, Church, etc, if Disguised

11-28-200 Secondary Dwelling Units.



Planning Commission Staff Report May 5, 2016

Item 6: Zone Text Change

| | |
|---------------------------|---------|
| Public Hearing: | Yes |
| Application No.: | ZT-2-16 |
| Property Address: | N/A |
| General Plan Designation: | N/A |
| Zoning Designation: | N/A |
| Area: | N/A |
| Number of Lots: | N/A |
| Property Owner: | N/A |
| Applicant: | N/A |

Request: *Amend standards related to exterior wall materials for Class "A" Self Storage.*

Background Information

Until recently, the zoning ordinance prohibited steel panels as a building material on all Class "A" Self Storage. Both the City Council and Planning Commission voted to remove this restriction from the ordinance during the last omnibus zone text change from February of this year. However, as the Planning Commission reviewed the conditional use and site plan for the Cubes Self Storage facility on Lagoon Drive, it came to light that steel panels were not listed as an *allowed* building material under the architectural design standards covered under Section 11-28-220(2)(b) of the Zoning Ordinance. Staff is recommending this oversight be corrected as follows:

11-28-220 Class "A" Self Storage.

- (2) Standards. The following standards and conditions shall apply to all Class "A" Self Storage developments, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process.
 - (a) Location. Class "A" Self Storage is an ancillary commercial use and shall be located on secondary commercial sites or small pockets of land that are not quality commercial or residential sites. Class "A" Self Storage shall not prevent the development of, or displace, higher, better, and more intense commercial uses typically found on primary sites adjacent to high traffic major streets on visible and accessible building lots. Nevertheless, they should be

located near high traffic areas close to residences and businesses and/or on sites which may be visible but not accessible.

(b) Architectural. Projects must have distinguished Architectural features including commercial building roof lines, building and color variation. Exteriors walls should be concrete masonry, ~~or brick, or architectural steel paneling,~~ as approved by the Planning Commission, and any view of roll up doors should be kept to a minimum.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the Zone Text Amendment of Section 11-28-220(2)(b) as outlined in the staff report above.

Findings for Approval

1. The proposed zone text amendment is making the architectural design guidelines requirement of allowable building materials consistent with the intended spirit of the previously approved zone text amendment removing steel panels from the list of prohibited materials.
2. On April 7, 2016 the Planning Commission granted conditional use and site plan approval to Cubes Self Storage on the condition that the City approve this proposed zone text amendment.

Supplemental Information

1. None

Applicable Ordinances

1. Title 11, Chapter 19 – Commercial Mixed Use
2. Title 11, Chapter 28 – Supplementary and Qualifying Regulations