



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

May 19, 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 19, 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. Russell Wilson / Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Eastridge Estates Phase II Conservation Subdivision consisting of 26 lots on 18.9 acres located at approximately 1500 South and 50 West in an LR, AA, and A-F zone; the applicant is also requesting a recommendation for rezone related thereto for .94 acres of property located at approximately 50 West and 1500 South from AA to LR, and 1.75 acres of property located at approximately 250 East and 1500 South from A-F to LR-F (S-6-16 & Z-1-16)

ZONE TEXT AMENDMENT

4. Farmington City (Public Hearing) – Applicant is requesting a Zone Text Amendment of Sections 11-10-040 and 11-11-060 of the Zoning Ordinance regarding the allowance of detached accessory buildings in a side corner yard with Planning Commission approval.

OTHER

5. Miscellaneous, correspondence, etc.
 - a. Other
6. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The

Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted May 13, 2016

Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
May 5, 2016

STUDY SESSION

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

Item #3. Pete Smith/Advanced Solutions Group – Requesting Final Plat Approval for the Meadows at City Park Phase II Subdivision

Eric Anderson said this is the final plat for Phase II of this subdivision. The applicant previously received PUD Master Plan approval, part of that approval process, the applicant submitted most of the subdivision's improvement drawings which were reviewed and approved by the DRC. **Eric Anderson** said some of the conditions have changed since preliminary plat, as staff often uses those conditions as markers to ensure their completion prior to the final step of recordation. He said staff is recommending approval of this item.

Item #4. Jerry Preston/Elite Craft Homes – Requesting Preliminary Plat approval for the Rice Farms Phase VII PUD Subdivision

David Petersen explained the applicant is looking to complete the final phase for this subdivision; however, he feels one of the City's top ten most historic buildings is located on the property being considered. **David Petersen** said this area was an old farm compound. Staff feels the primary home that is currently being used as a storage shed should be preserved, but the other buildings do not need to remain. He said he does not feel the developer will lose any building lots if the old home remains. **Eric Anderson** said the Planning Commission can request the Historic Preservation Commission to look at the home to determine if it is indeed historic in nature and worth preserving. **Heather Barnum** asked at what point the commissioners ask the Historic Preservation Commission to get involved. **Eric Anderson** if that's what the commissioners choose to do, the commissioners can send the item to them now and the Historic Preservation Commission can review it at their next meeting and determine if the home should be on the City's Historic Sites or Landmark List, or if the applicant needs to obtain a Certificate of Historic Appropriateness. **Heather Barnum** asked if that should be included as a condition to the motion. **Eric Anderson** said condition #3 and #4, as found in the staff report, already addresses it; however, the Planning Commission may choose to use stronger wording, such as "the Planning Commission shall present this to the Historic Preservation Commission."

David Petersen also explained how the City was trying to create a connection from 200 S. in previous build outs of the subdivision, but was unsuccessful. He said the City would still like to create a trail for a pedestrian access from 140 East to 200 East. He said doing so would create a walkability connection for this development to other areas within the City.

Item #5. Dakota Hawks/Technology Associates – Requesting Conditional Use and Site Plan Approval for a Wireless Communications Tower

Eric Anderson said the proposed location for this cell tower is located adjacent to the Forza building and fields. He said staff feels this is a good location for a communication tower and that the zone is appropriate for the use. There are no close neighbors, and it meets all ordinance requirements. **Dan Rogers** asked why the tower is located on almost 3 acres. **Eric Anderson** said it will not take up 3 acres, but that the almost 3 acres is the lot the proposed tower would be located on. **Connie Deianni** pointed out that although there are no neighbors within the 200' requirement, the tower is still located on the north side of the lot which make it a little closer to the nearest residents. She asked why the site is located in that specific spot, and why it can't be moved more south. **Eric Anderson** said she can ask the applicant why they chose that specific location.

Item #6. Farmington City – Requesting Zone Text Amendment to Section 11-28-220(2)(b) of the Zoning Ordinance

Eric Anderson said this item is a clean up to the previously amended zone text change regarding the architectural standards for Class "A" Self-Storage. The previous text change removed the restriction for steel panels as building materials; however, it was not amended to make the use of it permissible. This item now allows steel panels as a permissible building material for Class "A" Self-Storage.

REGULAR SESSION

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

Item #1. Minutes

Heather Barnum made a motion to approve the Minutes from the April 7, 2016 Planning Commission meeting. **Connie Deianni** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the April 19, 2016. He said the revised Pheasant Hollow Schematic Plan (which included the private drive) was approved, as well as the Farmington Park Phase III Final Plat and the Meadows at City Park Phase II Final PUD Master Plan. He also added that there were no planning related items at the May 3, 2016 City Council meeting.

SUBDIVISION APPLICATIONS

Item #3. Pete Smith / Advanced Solutions Group – Applicant is requesting final plat 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 showed the aerial view of this property. He explained Phase I consisted of 9 units, as well as showed the original location for the detention basin on the aerial map. The applicant is proposing Phase II which consists of 12 units and moving the detention basin to the southwest corner of the property creating space for two additional lots. **Eric Anderson** said the applicant has been waiting

for approval of Phase II prior to construction of Phase I so all improvements can be made at once. The City will soon be repaving 100 W., so the applicant is trying to quickly move forward as to do improvements in conjunction with the repaving. **Eric Anderson** also said 200 W. is a UDOT road so the applicant must obtain a special letter of approval to do a curb cut; however, the applicant may have already obtained it or is working to obtain it prior to recordation. **Eric Anderson** said this project has been vetted several times. Staff is recommending approval with the included conditions found in the staff report.

Dan Rogers asked if there is any way UDOT would not approve a curb cut at this point. **Eric Anderson** said as part of Phase I, the applicant had to obtain a letter from UDOT; however, it may have expired resulting in the need of a new letter. He said he does not see UDOT not approving it, but the condition to the motion requiring it will ensure the letter is obtained prior to construction.

The applicant was not present to make a comment.

Motion:

Connie Deianni made a motion that the Planning Commission approve the 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 by the DRC prior to 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 plat consideration;
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.

Dan Rogers 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. Jerry Preston / Elite Craft Homes (Public Hearing) – Applicant is requesting preliminary plat approval for the Rice Farms Phase VII PUD Subdivision consisting of 5 lots on 2.55 acres located at approximately 140 East and 850 South in an LR (Large Residential) zone. (S-8-16)

Eric Anderson said this is the last and final phase of the Rice Farms PUD Subdivision. He said the applicant originally proposed VI phases as part of the PUD Master Plan, but later added an additional phase as a result of the recession. He said this phase will continue the 140 E. connection, will consist of 4 lots and will leave the existing Rice home as is. **Eric Anderson** said there is a historic home located on the property, as discussed in the Study Session. He said staff does not know when it was built, or the history behind it, but they feel it would be appropriate for the Historic Preservation Commission to review it to determine if it should be on the City's historic registry or if the applicant should obtain a Certificate of Historic Appropriateness. **Eric Anderson** also said it has always been the City's intention to secure a trail connection from 140 E. to 200 E. as a road would be too steep; however, the City was unable to do so during previous phases of the subdivision.

Connie Deianni asked where the historic home is located on the preliminary plat plans. **Alex Leeman** asked the approximate size of the historic home. **Eric Anderson** showed the location of the historic home, which is on the south side of the property. **Eric Anderson** also measured the size of the home, which is approximately 30' by 22'.

Jerry Preston, 173 N. Main St., said the original PUD Master Plan consisted of 6 phases; however, Phase IV was split into 2 phases as a result of the recession. He said Phase V, which ended up being Phase VI, included a trail easement that was mistakenly overlooked so it was not secured by the City. He said he is a big trail component, but he does not understand the City's desire for these inner trails, like what the City is proposing. He explained the steep topography of the property. He feels stairs would have to be built as part of the trail, and he thinks it would become a place where garbage may be trapped. **Jerry Preston** also said he has talked with the Rice family; they do not want to keep the historic home. He corrected staff in that this subdivision actually consists of 5 lots, not 4 as stated in the staff report. He said the lots on the south side are very narrow so keeping the old home will probably result in losing a buildable lot. Additionally, there will be a lot of expense to restore the home. He said he was hoping to have a report from the Historic Preservation Commission at this point. **Jerry Preston** again expressed concern that the family does not want to keep the home, it will take a lot of money to restore it and make it safe, and that a lot may be lost by its preservation.

Alex Leeman asked for clarification on the applicant's comment that stated if the historic home remains, they will lose a buildable lot. **Jerry Preston** said yes, he feels they will be reduced from 3 buildable lots on that side of the phase down to 2 lots.

Rebecca Wayment asked the applicant if they prefer the proposed trail access be on the north or south of the existing home. **Jerry Preston** said he feels it would be appropriate to ask the Rice family which they prefer, and to discuss it with the Trails Committee to determine which location is best.

Rebecca Wayment asked if the applicant must seek access approval from UDOT for the lot located on 200 E. **Jerry Preston** said they have already obtained that approval as there are currently 2 curb cuts access the existing Rice home. He said the home that will be located on Lot 705 will front 200 E., but will abandon their curb cut access and use access from 140 E. for the driveway.

Rebecca Wayment opened the public hearing at 7:23 p.m.

Scott Ogilvie, 615 S. 150 E., representative from the Trails Committee, said a trail connection was supposed to be secured during a previous phase; however, it was neglected to be done. The lots

were already under contract when the mistake was realized. He does not want to miss an opportunity to secure a trail connection at this point. He feels an inner trail, like the proposed one, is convenient for walkability. It allows residents to easily walk to the LDS State Center, as well as provide access to multiple bus routes. He feels the northern side of the Rice home is the preferred access as it is the shortest route. He feels the south side of the home is also an option, but said it will create a longer connection. **Connie Deianni** expressed concern regarding the need for this connection, as well as the concern with it trapping garbage on the stairs. **Eric Anderson** showed an aerial of the development and the length for the residents of this development to get to 200 E. He said this connection will provide a convenience to the residents to access 200 E.

Melissa and Spencer Astin, 855 S. 140 E., expressed concern regarding their fence line. Melissa stated there is a fence on the north side of their property that extends beyond their property, across the street and down the road. She understands that that the portion crossing the road must be taken down in order to build the 140 E. connection, but wondered if the fence adjacent to her property will remain.

Sheryl Hatch, 146 E. Rice Lane, said he was not aware they were going to open 140 E., but based on the conversation tonight, it looks as though that will happen. He said he purchased his home on 140 E. as it was not a full connection, and he often has his children and grandchildren at their home and in their yard playing. He asked if the opening of 140 E. is already a done deal. **Eric Anderson** said completing the 140 E. connection has always been part of the applicant's approved PUD Master Plan. **Mr. Hatch** explained he was previously told the rock home was on the historic registry so he was under the assumption that a thru-street would not be put through that would demolish the home. **Eric Anderson** said they are checking with the Historic Preservation Commission on the historic nature of the home. **Mr. Hatch** asked what the time frame for the construction of the road looks like, and if there is any way the road may remain a dead end street. **Jerry Preston** explained the construction schedules has not yet been put together as it all depends on approvals by the Planning Commission and City Council. He feels at the very best, it may begin in approximately 3 months. As for the dead end of 140 E., **Jerry Preston** said it has always been temporary until the build out of the phases takes place.

Jerry Preston also responded to Melissa and Spencer Astin's question regarding their fence line. He said if there is a fence along their property, it will be maintained, but the fence crossing 140 E. will be removed to allow for the 140 E. connection to open.

Rebecca Wayment closed the public hearing at 7:39 p.m.

Dan Rogers asked if the applicant is comfortable with the north side of the Rice home for the trail, and if the trail will indeed need stairs. **Jerry Preston** said he does not have a preference. As for the stairs, he said it has always been discussed with the City that stairs will be needed. **Dan Rogers** asked the applicant who will front the cost of the stairs. **Jerry Preston** said he cannot answer that, but he has had previous discussions with the City that the City will front the cost for the construction of the stairs. He hopes that is still the case.

Rebecca Wayment said it is bittersweet to watch the old farm compound disappear, but said she feels the subdivision that has been built in its place is very beautiful. She said she is in favor of the trail connection. She said her children have friends that live in this development; it is extremely difficult to access it without having to walk all the way around the development. She feels the trail connection will provide better walkability and safety for many kids in the area, as well as easy access to 200 E. for running trails, bus lines, and the LDS Stake Center. She feels it would be a nice feature to include, even if stairs are included.

Rebecca Wayment also expressed the desire to further review the historic nature of the old home. She would like the Historic Preservation Commission to review the historic nature of the home and determine if it needs to be placed on the City’s Historic Sites or Landmark List. She also feels if a buildable lot is lost in the process that is ok as it means less density which is a win-win for the City. She said she is comfortable moving forward with the demolition of the other dilapidated buildings, and she does not feel there will be a large traffic increase for neighbors as the only ones using the road are those that live in the development.

Alex Leeman asked what the next steps are if this item is forwarded to the Historic Preservation Commission. **Eric Anderson** said the Historic Preservation Commission can determine if the home needs to be placed on Farmington’s Historic Sites or Landmark List. If it is, it may provide the City more ability to preserve the home. **Alex Leeman** asked if that would be considered “taking” on the part of the City. **Eric Anderson** said it is something that can be further reviewed as this is the first time he has reviewed this chapter of the Ordinance. He said the item can be tabled to further review it and to get the weigh in from the Historic Preservation Commission. **Alex Leeman** asked if sending something to the Historic Preservation Commission means there is a foregone conclusion. **Eric Anderson** said no as they have a thorough process to review all criteria as well as degrees of input including rehabilitation, renovation, designation, etc. **Rebecca Wayment** also reminded the commissioners of the old barn that was recently before the commission that a previous applicant deemed as historic; the Historic Preservation Commission disagreed and did not want to preserve it.

Alex Leeman asked the applicant his approximate cost of preserving the home, as well as the economic impact of losing one buildable lot. **Jerry Preston** said the approximate cost of a lot is \$140-160,000; however, losing a lot will make the other two lots worth slightly more so he may lose approximately \$100,000 by decreasing it down to 2 lots. Also, he feels the old home is extremely dangerous as it is very unstable. Based on his experience, to refurbish the home to historic standards and to make it safe may cost approximately \$100,000. **Jerry Preston** said the loss of the one lot and preserving the home may cost approximately \$200,000. **Jerry Preston** asked staff when the home can be reviewed by the Historic Preservation Commission. **Eric Anderson** said if the commission chooses to send the item to them, it will be reviewed at their next meeting.

Dan Rogers asked who will have to pay for the renovation of the home, and if the applicant is bound to pay for it. **Eric Anderson** said he will further review it.

Jerry Preston also said it was his understanding that if the home is not currently on the City’s Historic Sites or Landmark List, the owner has to agree to put it on. **Eric Anderson** reviewed Chapter 11.39.105(e) which explains the property owner, the City, or the Historic Preservation Commission can designate a building to be on the Historic Sites or Landmark List.

Eric Anderson recommended tabling the item to ensure there is better clarity for the motion and to allow the Historic Commission to weigh in on the historic nature of the building. **Jerry Preston** pointed out that he could not move forward with his plans anyways without having further direction from the commission.

Heather Barnum asked that a point of order be called as there was a lot of discussion on the applicant’s part. She feels this time should be dedicated for the commissioners to discuss the item without additional comments by the applicant.

The commissioners discussed the different motion options. **Heather Barnum** said she would like to table this item to better determine what conditions need to be in place once it is reviewed by the Historic Preservation Commission. **Alex Leeman** said he would prefer to approve the motion as written,

then further consider the historic nature of the home at final plat. He feels that would assist in moving the project one step further; however, he would like to ask the applicant if he prefers the motion to move forward or if he would prefer to obtain the Historic Preservation Commission's decision prior to moving to final plat. **Rebecca Wayment** expressed a word of caution on moving an item forward without having all the information. In addition to the Historic Preservation Commission's review of the old home, she would also like to see where the trail will be located on the preliminary plat. **Heather Barnum** also pointed out that the plat may change due to a possible decrease in lots depending on the Historic Preservation Commission's input. **Dan Rogers** feels the same information will be presented from the Historic Preservation Commission at final plat than at preliminary plat, so he is in favor of moving the process forward as much as the commission can. **Rebecca Wayment** said she feels the information could change; allowing the item to remain at preliminary plat gives the applicant the ability to change to meet his needs. **Dan Rogers** said he feels the only changes that the applicant may make is decreasing the south 3 lots down to 2, and adding the location for the trail easement. **Connie Deianni** added that she would also like more information on the old home and the location of the trail easement; she is in favor of tabling the item.

Alex Leeman said he would prefer to ask the applicant his opinion on the commission's decision regarding tabling the item or moving it forward as it could assist him in determining how to vote on the motion. **Heather Barnum** said she felt it was important to call a point of order as the applicant was actively part of the commissioners' discussion. She feels it is appropriate to ask the applicant questions; however, she felt he had become part of the discussion versus simply answering commissioners' questions. **Alex Leeman** said he prefers a free flowing meeting that allows for better communication and meeting all parties' needs, including the applicant. **Rebecca Wayment** said those preferences can be discussed as a commission at a later time.

Alex Leeman and **Dan Rogers** stated they would prefer to seek the opinion of the applicant; however, **Rebecca Wayment** determined the opinion of the applicant was not necessary at this point in the meeting in order to craft and vote on a motion.

Motion:

Heather Barnum made a motion that the Planning Commission table this item for the following reasons:

1. To allow the Historic Preservation Commission the ability to review it to determine if a Certificate of Historic Appropriateness needs to be obtained by the applicant, or to determine whether the home is eligible for the Farmington Historic Sites or Landmark List;
2. To give additional time for the applicant to work with the Farmington Trails Committee to determine which will be the preferable site for the trail connection;
3. To determine if the stairs for the trail needs to be financed by the Trails Committee.

Connie Deianni seconded the motion. **Heather Barnum**, **Connie Deianni**, and **Rebecca Wayment** voted in favor of the motion; **Alex Leeman** and **Dan Rogers** voted against it. The motion passed on a 3-2 vote.

CONDITIONAL USE PERMIT

Item #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)

Eric Anderson said the applicant is proposing an 87' tall wireless communications tower. He said the monopole will be located near the Forza building, and there are possible plans to build another building on the lot. He said the communications tower is more than 200' away from the nearest residences, as per Ordinance requirements. He said based on Chapter 11-28-190 Wireless Telecommunications Facilities Table 1: Summary of Permitted and Conditional Uses, a tower of this size is allowed as a conditional use based on approval by the Planning Commission. **Eric Anderson** said staff feels this is an appropriate use for this type of zone; staff is recommending approval of this item.

Dakota Hawks, 5710 Green St., Murray, said he is seeking the Planning Commission's approval, as per the provided staff report.

Eric Anderson also reminded the commission that the coverage plan is also part of their approval. The applicant provided the plan to the commission to review.

Connie Deianni asked the applicant why the tower is located in the proposed location and not in the middle of the lot where it may be located central to the future buildings. **Dakota Hawks** said its location is a result of the ingress and egress for the tower.

Rebecca Wayment opened the public hearing at 8:11 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:11 p.m.

Dan Rogers asked if staff knows what the structure will look like. **Eric Anderson** referred to the staff report as there is an elevation of the tower located in it.

Rebecca Wayment asked if this tower is located near the large power lines. **Dakota Hawks** said the power lines are located further west than where this tower will be located.

Connie Deianni asked what is located west of the tower. **Eric Anderson** said there is farm land that is located west, as well as wetlands that won't likely be going away.

Rebecca Wayment asked what the maximum wind the tower is engineered to withstand. **Dakota Hawks** said all towers are designed to withstand up to 120 mph gusts. **Connie Deianni** pointed out the requirement for signs is 150 mph. **Eric Anderson** said that is correct and they can further review that with the applicant, but that it will also be reviewed by the building official as part of the building permit.

Motion:

Dan Rogers made a motion 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.

Alex Leeman seconded the motion which was unanimously approved.

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 effects 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 propose 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.

Item #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.

Eric Anderson said this item is a clean-up item. Previously, a zone text change amending the use of steel panels for Class “A” Self-Storage came in as part of the large omnibus zone text changes. The amendment removed the restriction of steel panels as allowable building materials, but the amendment did not include steel panels as allowable building materials for the Class “A” Self-Storage. This zone text change now allows the steel panels as allowable building materials.

Rebecca Wayment opened the public hearing at 8:19 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:19 p.m.

Rebecca Wayment asked if approving this item will open the doors for other buildings the commission may not want. **Eric Anderson** said no, it will not as the zone text change only for the use of steel panels on Class “A” Self-Storage, which is only allowed in the CMU zone and approved by the Planning Commission.

Motion:

Connie Deianni made a motion 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. **Alex Leeman** seconded the motion which was unanimously approved.

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 amendments.

ADJOURNMENT

Motion:

At 8:21 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/City projects tour will be held at 3:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The Council will finish discussing FY2016 and 2017 budgets and tour the new gym and projects in the Station Park area. The public is welcome to attend. The work session agenda will be as follows:

- 3:00 Finish Discussing FY2016 and 2017 Budgets
- 5:30 Tour
- 6:30 Discussion with Davis County Commissioners

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 17, 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:

- 7:05 Annual Progress Report of the Farmington Trails Committee

PUBLIC HEARINGS:

- 7:15 Zoning Ordinance Amendment

NEW BUSINESS:

- 7:20 Farmington Crossing Trail Parcel Acquisition
- 7:25 Hughes Discussion Item related to the 4218 Development Restriction Line
- 7:30 Temporary Access Easement Request for Kaysville

SUMMARY ACTION:

- 7:40 Minute Motion Approving Summary Action List

1. Resolution Amending the Consolidated Fee Schedule relating to Baseball Field Rentals and Gym Admission Fees
2. Farmington Hollow Phase 2 Improvements Agreement
3. Approval of Minutes from April 27, 2016
4. Approval of Minutes from May 3, 2016
5. Kaysville Boundary Adjustment – Resolution of Intent – Jeff Clark
6. Animal Control Contract with Davis County

7:45 City Council Committee Reports

GOVERNING BODY REPORTS:

8:00 City Manager Report

1. Executive Summary for Planning Commission held on May 5, 2016
2. Fire Monthly Activity Report for April
3. UDOT West Davis Corridor Update

8:05 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session for property.

DATED this 12th day of May, 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 19, 2016

Item 3: Schematic Plan and Zone Map Amendment for the Eastridge Estates Conservation Subdivision Phases II and III

Public Hearing:	Yes
Application No.:	S-8-15 and Z-1-16
Property Address:	Approx. 1500 South between Frontage Road and 250 East
General Plan Designation:	LDR (Low Density Residential), DR (Development Restrictions)
Zoning Designation:	LR (Large Residential), A-F (Agriculture – Foothill), AA (Very Low Density)
Area:	18.9 Acres
Number of Lots:	26
Property Owner:	Symphony Homes
Agent:	Russell Wilson – Symphony Homes

Request: *Applicant is requesting a recommendation for schematic plan approval for the Eastridge Estates Phases II and III; and a recommendation of a rezone of .94 acres of property from AA to LR and 1.75 acres of property from A-F to LR-F.*

SCHEMATIC PLAN

Background Information

The applicant desires to develop 18.9 acres of property located at approximately 1500 South between 250 East and the Frontage Road. Eastridge Estates Phase I was approved in 2014, and Phases II and III are a continuation of Phase I. The applicant is proposing that two lots be approved as part of Phase II east of 200 East and the remaining 24 lots be approved west of the existing Eastridge Estates Phase I. The applicant desires to get schematic plan for Phases II and III approved concurrently so that he can memorialize this master plan through a development agreement and qualify for a conservation subdivision.

In the LR zone, a property must have at least 10 acres of property to qualify for a conservation subdivision, therefore the applicant needs to consolidate Phases II and III to qualify for a conservation subdivision. While the applicant would like to do both phases at once, Phase III is comprised mainly of wetlands which will need to be mitigated, and prior to moving on to preliminary plat, the applicant will need to have a mitigation plan approved by the US Army Corp. Therefore, the applicant is proposing schematic plan for both phases, but will have to bifurcate each phase separately at preliminary plat. The applicant did not want to hold Phase II up while he addresses and waits for approval of the wetland

mitigation plan from the Corp for Phase III. Because this is just schematic and there is no vesting, staff is comfortable considering the two schematic plan phases jointly, and if the memorialized master plan for Phase III changes due to the Army Corp's review of the mitigation plan, then the schematic plan can be amended at preliminary plat, where vesting occurs.

The yield plan, which has been provided, shows that 29 lots could be built for both phases, however, the layout of the yield plan is dependent on the mitigation of wetlands that exist over a significant portion of the property. As part of the conservation subdivision requirements, set forth in Chapter 12 of the Zoning Ordinance, the applicant is required to set aside 15% open space. When calculating open space, the applicant must remove constrained and sensitive lands from the net acreage, so "Open Space Area B" would not count towards the required open space. However, the open space percentage requirement will be met through a portion of the regional detention basin, as it was for Phase I. Because the open space provided in the regional detention basin will be serving as a storm-water facility for other projects and properties, it is desirable to the City to obtain this property as open-space, and it will serve the City and meet a need as outlined on our City Storm Water Master Plan.

Although the yield plan allows for 29 lots, the applicant is proposing 26 total lots, 10 lots in Phase II and 16 lots in Phase III. The proposed lot sizes and lot dimensions exceed the minimum requirement of 6,500 s.f. and the typical lot area of 8,500 s.f. for a conservation subdivision in the LR zone significantly, as all lots are at least 10,000 s.f., and the average lot area is approximately 14,000 s.f.

Lot 208 is a flag lot and meets all of the standards set forth in Section 12-7-030(10). Additionally, the two lots east of 200 East are in the foothill overlay zone, therefore, at preliminary and final plat there are additional steps the applicant must adhere to in order to get final approval.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the schematic (master) plan for Eastridge Estates Conservation Subdivision Phases II and III subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall enter into a development agreement memorializing the approved master plan prior to preliminary plat;
2. The applicant shall receive US Army Corp of Engineers approval to mitigate any wetlands on site prior to consideration of preliminary plat;
3. The applicant shall obtain a CLOMR prior to or concurrent with final plat consideration for all property within the FEMA floodplain map;
4. The applicant shall provide 15% open space either on site, or offsite in the regional detention basin;
5. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance;
6. On the property east of 200 East, homes shall be situated in such a way to enable in-fill development in the event future owners of the lots desire to further develop their property.

Findings for Approval:

1. The proposed schematic plan meets the requirements of the subdivision and zoning ordinances.

2. While Phase III is dependent on approval from the Corp, much of Phase II is not constrained by wetlands and may not require any mitigation.
3. The open space being traded to the City for a regional detention basin is desirable because it provides a regional facility for the southeastern portion of Farmington, and the open space would not be desirable within the subdivision boundaries of Phase II.
4. The area where the regional detention basin is to go is development restricted and leaving it as open space that also benefits the City is preferable to including it as part of the subdivision design.

REZONE

Background Information

Currently, there is .94 acres of property located on the western edge of the proposed Eastridge Estates Phase III subdivision that are zoned AA. The AA zone is the City's "very low density" zone and was intended to protect all land beneath the 4218 line. The portion of property that the applicant desires to rezone, however, is well above the 4218 line as it was part of the old Bamberger Right-of-Way and is raised on a berm approximately 10' in height. Staff feels that this strip of land should be included with the other property in Phase III which is already zoned as LR.

The other portion of the rezone application is for 1.75 of the 3.865 acres east of 200 East in the proposed Eastridge Estates Phase II subdivision. Currently the property is zoned both A-F and LR-F; it is designated as LDR on the General Plan, which is for the single family residential zones. The City has always intended this property to be zoned as LR-F and rezoning it as such will bring it into consistency with the surrounding neighborhoods, the general plan, and the 2.1 acres of this property already zoned LR-F. Additionally, by leaving the foothill overlay designation on the property, it ensures that additional foothill zone regulations will be placed on the development, and required of the developer.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the rezone of .94 acres of property located at approximately 50 West and 1500 South from AA to LR, and 1.75 acres of property located at approximately 250 East and 1500 South from A-F to LR-F as identified on the attached maps, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The approval is subject to an approved preliminary plat;
2. The applicant shall provide a trail easement on or near the Bamberger R.O.W. line connecting the trail easement in the Tuscan Village PUD Parcel B open space with their northern property line acceptable to Farmington City.

Findings for Approval:

1. The proposed rezones are consistent with the general plan.
2. The proposed rezones are consistent with the surrounding properties and neighborhoods.

3. The portion of property in the AA zone is part of the old Bamberger Right-of-Way and is not below the 4218 line, and should have the development restricted designation removed from this portion of property.
4. The trail easement will provide a future connection from 1470 South to 1600 South and could even become regional in nature as the Bamberger Right-of-Way goes into Centerville.

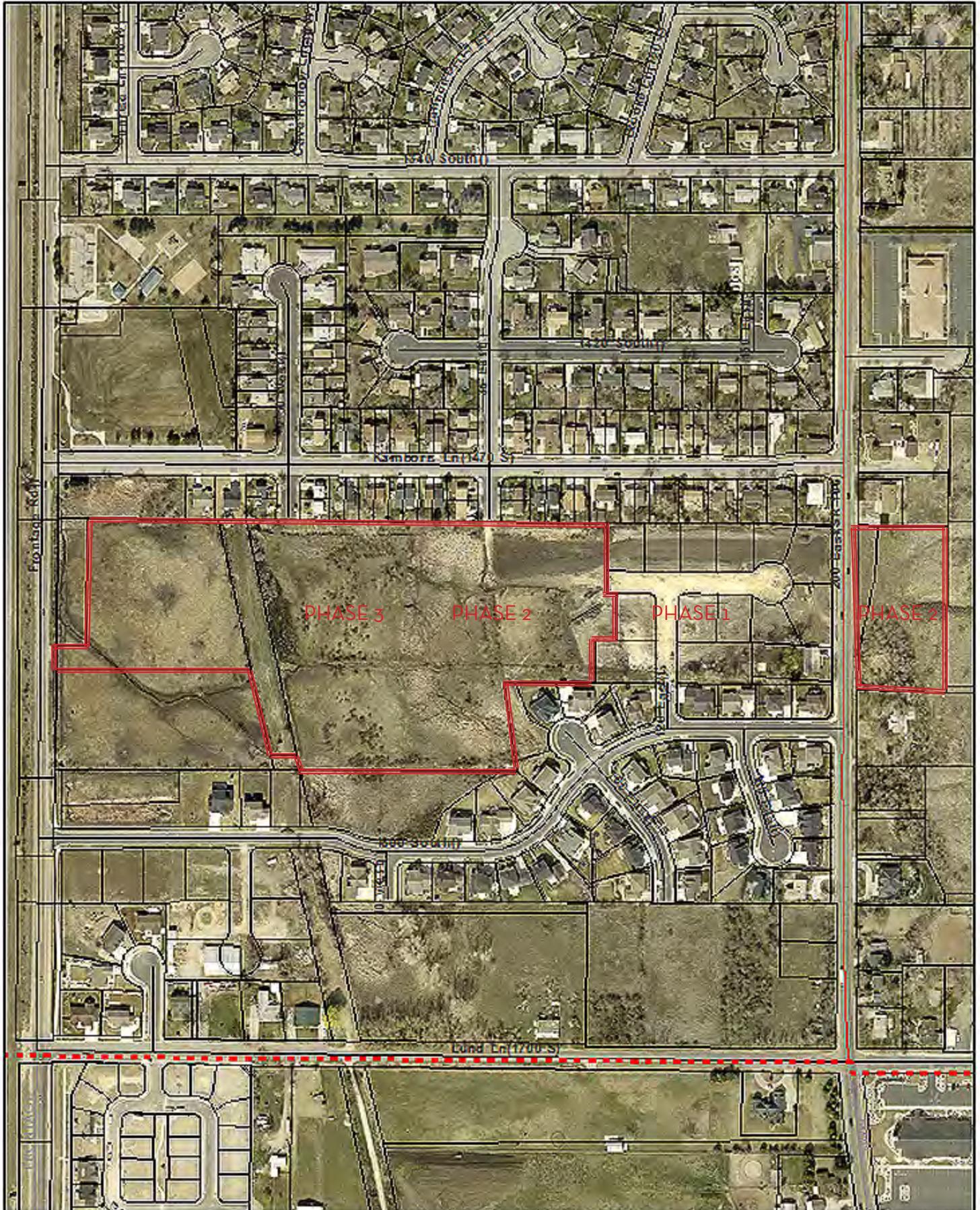
Supplemental Information

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Sensitive Area Designation Plan
5. Yield Plan
6. Schematic Plan

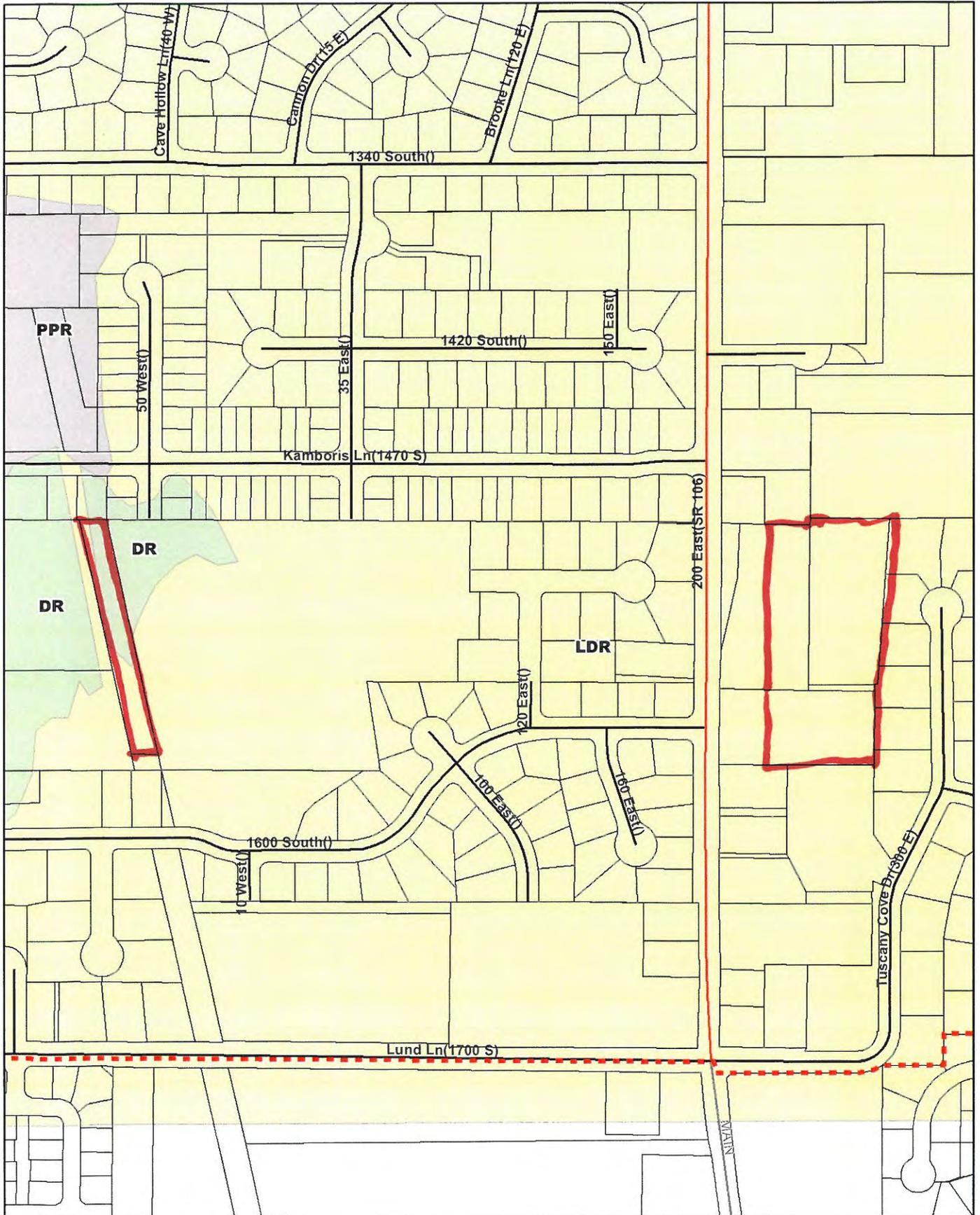
Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agriculture Zones
4. Title 11, Chapter 11 – Single Family Residential Zones
5. Title 11, Chapter 12 – Conservation Subdivisions
6. Title 11, Chapter 30- Foothill Development Standards

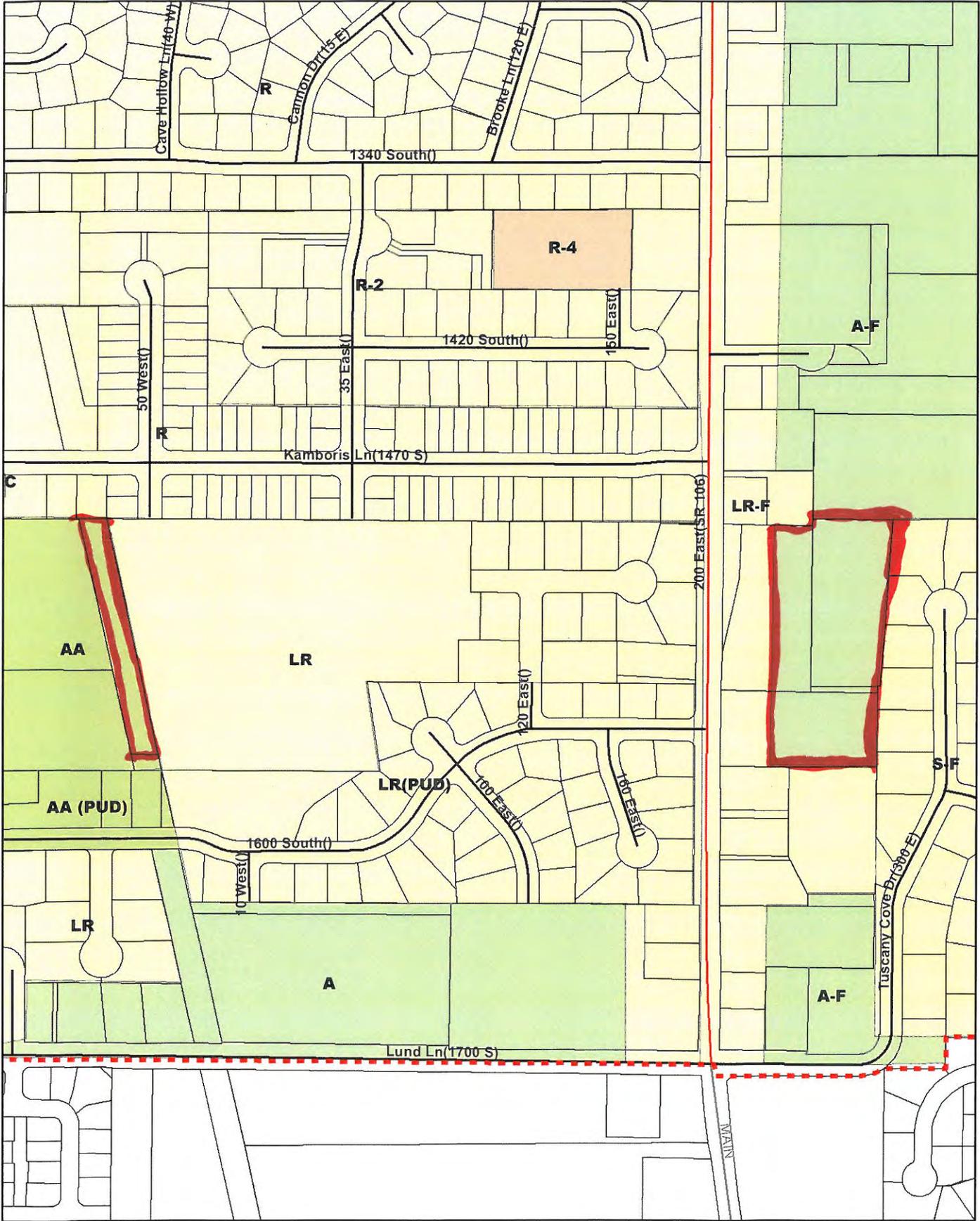
Farmington City



Farmington City



Farmington City

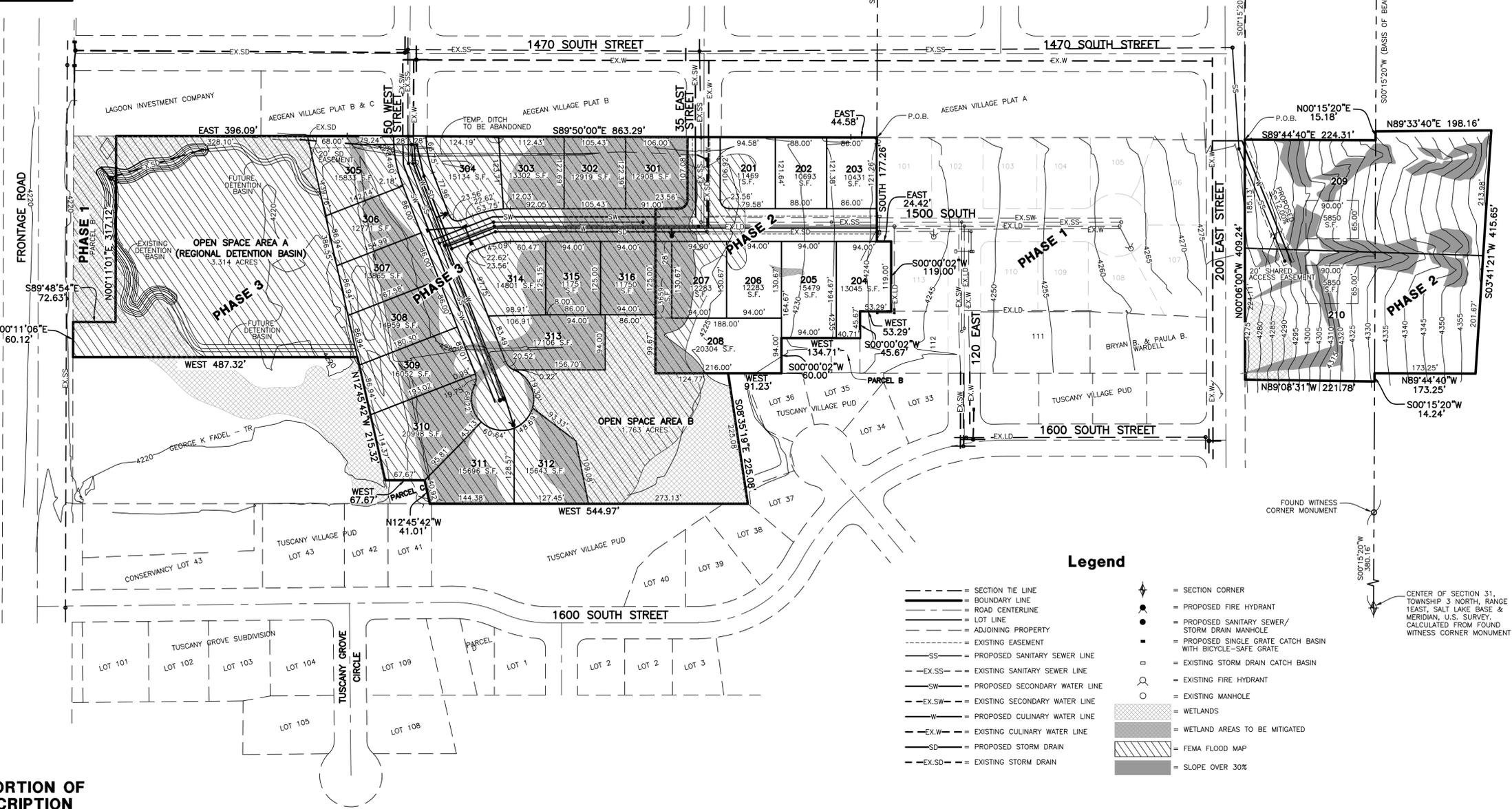
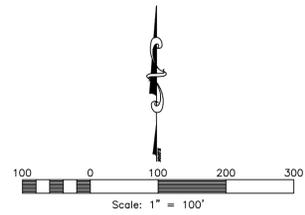




VICINITY MAP
NOT TO SCALE

NOTES:

- 1. SANITARY SEWER CONTINUES WEST IN 1500 SOUTH AND CONNECTS TO 35 WEST AND 50 WEST STREET. CULINARY AND IRRIGATION LINES WILL CONNECT TO EXISTING LINES IN 35 WEST AND 50 WEST STREETS.
2. THE EXISTING 30 FOOT PUBLIC UTILITY EASEMENT WILL BE ABANDONED UPON THE RECORDEATION OF PHASE 2.
3. LAND DRAIN CONNECTION TO THE STORM DRAIN, ESTABLISHED IN PHASE 1, IS A TEMPORARY CONNECTION THE LINES WILL BE SEPARATE AND DISCHARGE INTO THE DETENTION BASIN.
4. ANY DITCHES IN FUTURE PHASES WILL BE ABANDONED & FILLED. ANY WATER ENCOUNTERED DURING WILL BE TIED TO THE LAND DRAIN SYSTEM.
5. FEMA FLOOD MAP #49011C384E, EFFECTIVE JUNE 18, 2007 IS SHOW ON PLAN.
6. CONTOURS ARE SHOWN IN 5 FOOT INTERVALS FOR CLARITY.
7. TEMPORARY DETENTION BASIN WILL BE REMOVED AND THE REGIONAL BASIN WILL SERVE ALL DETENTION NEEDS.
8. OPEN SPACE AREA B TO BE GRANTED BY EF 2013, LLC TO THE HOA. THE HOA WILL OWN AND MAINTAIN OPEN SPACE AREA B.
9. OPEN SPACE AREA A WILL BECOME FUTURE REGIONAL DETENTION BASIN AS PHASES ARE DEVELOPED.
10. FLAG LOT 208 CAN HAVE GRAVITY FED SEWER TO 35 EAST STREET FOR THE MAIN FLOOR, BASEMENT WILL REQUIRE SEWER PUMP
11. BUILDING PADS OF 5850 S.F. ON LOTS 209 & 210 WILL BE GRADED AT LESS THAN 30%.
12. LOTS 209 & 210 WILL CONNECT TO EXISTING WATER LINE IN 200 EAST STREET. SANITARY SEWER WILL CONNECT TO EXISTING LINE AT THE INTERSECTION OF 1470 SOUTH STREET AND 200 EAST STREET. BOTH WATER AND SANITARY SEWER LINES WILL RUN IN THE 20' SHARED ACCESS EASEMENT.
13. LOT 301 WILL CONNECT TO PROPOSED SEWER LINE IN 1500 SOUTH STREET.
14. PARCEL B IS BE SOLD TO AND WILL BE AMENDED TO TUSCANY VILLAGE P.U.D., LOT 35.
15. PARCEL C IS OWNED BY GEORGE K. FADEL AND WILL BE AMENDED TO TUSCANY VILLAGE P.U.D., LOT 41.
16. ELEVATIONS SHOWN ARE NAVD88, DERIVED FROM GPS RTK MEASUREMENTS. PROJECT BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST.



Utility Notes:

- CULINARY WATER: W/8 - 8" PVC DR14 C-900 WATER LINE
SANITARY SEWER: SS/8 - 8" PVC SDR-35 SEWER LINE
STORM DRAIN: SD/15 - 15" RCP STORM DRAIN
SECONDARY WATER: SW/6 - 6" PVC C-900 SECONDARY WATER LINE
YARD DRAIN: YD/4 - 4" PVC C-900 YARD DRAIN

Legend

- SECTION TIE LINE
BOUNDARY LINE
ROAD CENTERLINE
LOT LINE
ADJOINING PROPERTY
EXISTING EASEMENT
PROPOSED SANITARY SEWER LINE
EXISTING SANITARY SEWER LINE
PROPOSED SECONDARY WATER LINE
EXISTING SECONDARY WATER LINE
PROPOSED CULINARY WATER LINE
EXISTING CULINARY WATER LINE
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
SECTION CORNER
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER/STORM DRAIN MANHOLE
PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
EXISTING STORM DRAIN CATCH BASIN
EXISTING FIRE HYDRANT
EXISTING MANHOLE
WETLANDS
WETLAND AREAS TO BE MITIGATED
FEMA FLOOD MAP
SLOPE OVER 30%

Special Notes:

CONSERVATION LAND - WAIVER FOR 3.314 ACRE FUTURE REGIONAL DETENTION BASIN
CONSTRAINED & SENSITIVE LAND - 1.763 ACRES (OPEN SPACE AREA B)

PHASE 3 & WESTERLY PORTION OF PHASE 2 BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT BEING N89°44'40"W 854.88 FEET AND S00°15'20"W 921.42 FEET PARALLEL TO THE QUARTER SECTION LINE OF SAID SECTION; THENCE SOUTH 177.28 FEET; THENCE EAST 24.42 FEET; THENCE S00°00'02"W 119.00 FEET; THENCE WEST 53.29 FEET; THENCE S00°00'02"W 45.67 FEET; THENCE WEST 134.71 FEET; THENCE S00°00'02"W 60.00 FEET; THENCE WEST 91.23 FEET; THENCE S08°35'19"E 225.08 FEET; THENCE N89°00'00"W 544.97 FEET; THENCE N12°45'42"W 41.01 FEET; THENCE WEST 67.67 FEET; THENCE N12°45'42"W 215.32 FEET; THENCE WEST 487.32 FEET; THENCE N00°11'06"E 60.12 FEET; THENCE S89°48'54"E 72.63 FEET; THENCE N00°11'01"E 317.12 FEET; THENCE EAST 396.09 FEET; THENCE S89°50'00"E 863.29 FEET; THENCE EAST 44.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 646,612 SQUARE FEET OR 14.844 ACRES

EASTERLY PORTION OF PHASE 2 BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT BEING N89°44'40"W 224.44 FEET AND S00°15'20"W 922.16 FEET PARALLEL TO THE QUARTER SECTION LINE OF SAID SECTION; THENCE S89°44'40"E 224.31 FEET; THENCE N00°15'20"E 15.18 FEET; THENCE N89°33'40"E 198.16 FEET; THENCE S03°41'21"W 415.65 FEET; THENCE N89°44'40"W 173.25 FEET; THENCE S00°15'20"W 14.24 FEET; THENCE N89°08'31"W 221.78 FEET; THENCE N00°06'00"W 409.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 168,343 SQUARE FEET OR 3.865 ACRES

Farmington Eastridge Estates
A Conservation Subdivision

Farmington City, Davis County, Utah



Table with columns: REVISIONS, DATE, DESCRIPTION

Farmington Eastridge Estates
A Conservation Subdivision
PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
Schematic/Master Plan

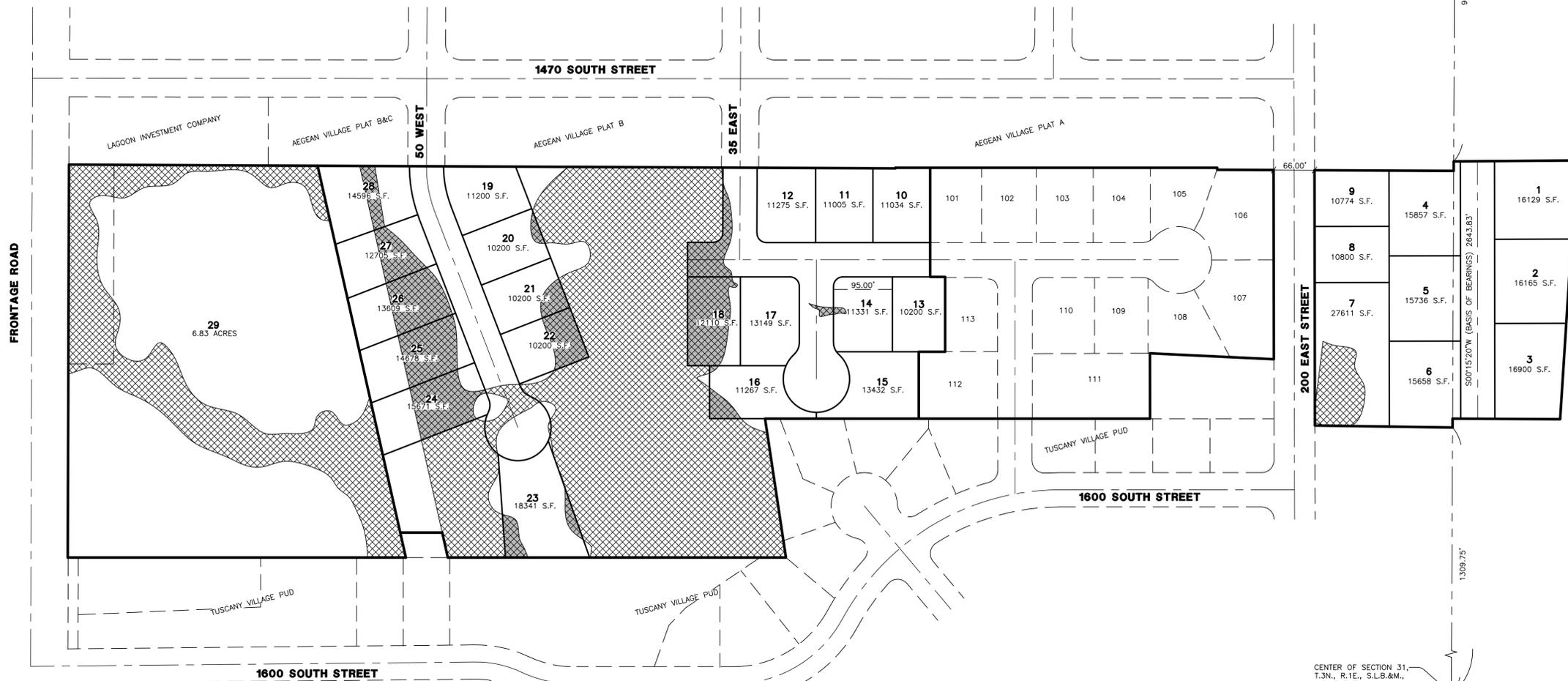
Revised: 4-19-16

Project Info. Table with fields: Engineer (N. Reeve), Designer (C. Gave), Begin Date (2-19-16), Name (FARMINGTON EASTRIDGE ESTATES), Number (1864-41)

Sheet 1 of 1 Sheets



VICINITY MAP
SCALE: NONE



NORTH QUARTER CORNER OF SECTION 31, T.3N., R.1E., S.L.B.&M., U.S. SURVEY

907.33'

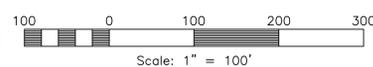
200 EAST STREET

1308.75'

CENTER OF SECTION 31, T.3N., R.1E., S.L.B.&M., U.S. SURVEY

Legend

- BOUNDARY LINE
- - - SECTION TIE LINE
- - - ROAD CENTERLINE
- - - LOT LINE
- - - ADJOINING PROPERTY
- [Cross-hatched] WETLANDS
- [Diagonal-hatched] WETLAND AREAS TO BE MITIGATED



Scale: 1" = 100'

Farmington Eastridge Estates

A Conservation Subdivision

Farmington City, Davis County, Utah

Developer:

Symphony Homes
526 North 400 West
No. Salt Lake, UT. 84054
(801) 557-7297

REVISIONS	DESCRIPTION

Farmington Eastridge Estates
FARMINGTON CITY, DAVIS COUNTY, UTAH

Yield Plan

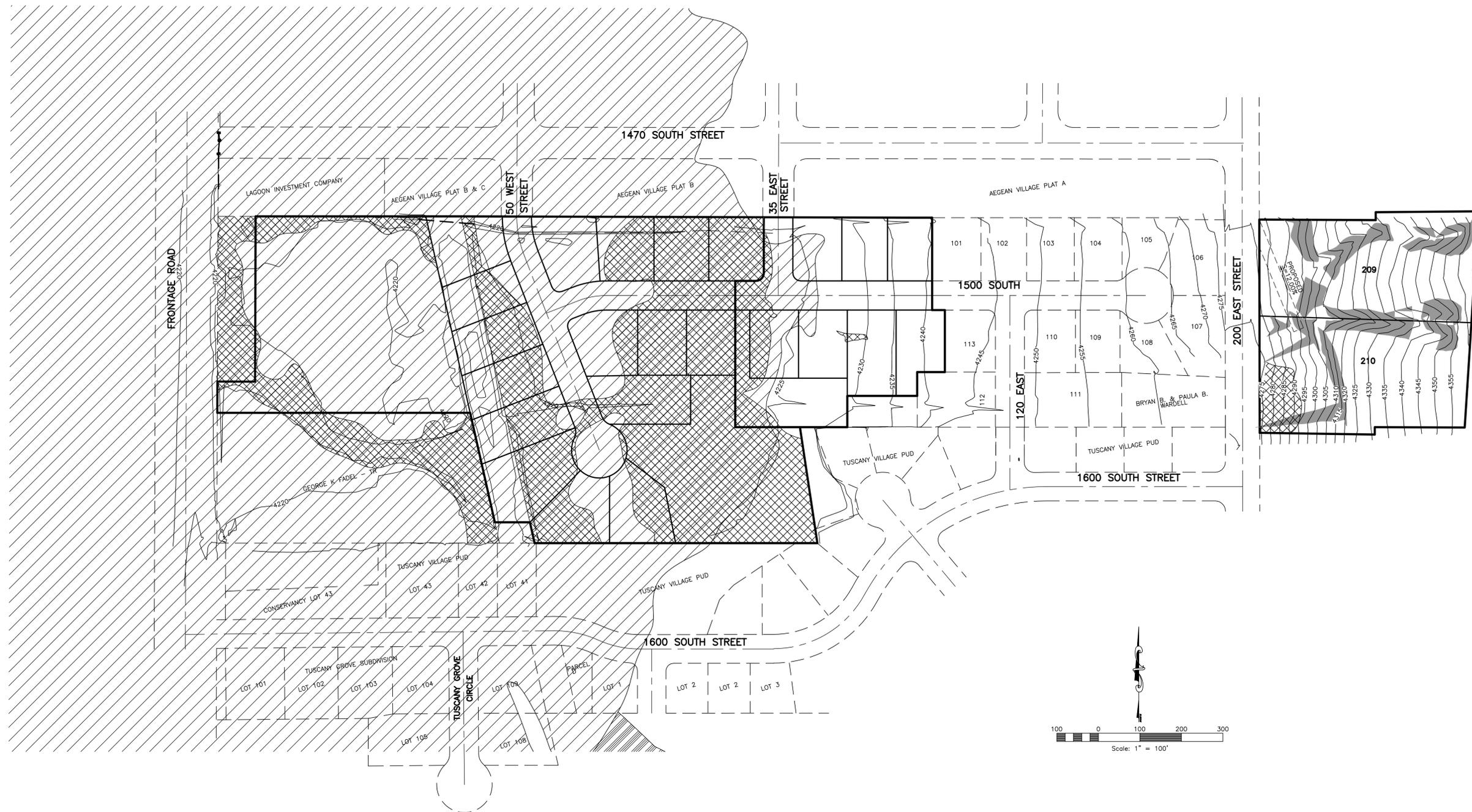
Revised: 4-19-16

Project Info.

Engineer: N. Reeve
Designer: C. Gave
Begin Date: December 18, 2015
Name: Farmington Eastridge Estates
Number: 1864-41

Sheet	1
1	Sheets

Reeve & Associates, Inc.
820 Chambers Street, Ste. 14, Ogden, Utah 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
• PLANNING ENGINEERS • LANDSCAPE ARCHITECTS



Legend

-  = FEMA FLOOD PLAIN, ZONE A
-  = FEMA FLOOD PLAIN, ZONE X
-  = WETLAND AREA
-  = SLOPES OVER 30%
-  = BUILDING FOOTPRINT

Farmington Eastridge Estates

A Conservation Subdivision

Farmington City, Davis County, Utah

Developer:

Symphony Homes
526 North 400 West
No. Salt Lake, UT. 84054
(801) 557-7297

REVISIONS	DATE	DESCRIPTION

Farmington Eastridge Estates
A Conservation Subdivision
PART OF THE NORTH HALF OF SECTION 01, T3S, R11E, S1-LB-62M, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Sensitive Area Designation Map

Project Info.

Engineer:	N. Reeve
Designer:	C. Gave
Begin Date:	3-16-16
Name:	FARMINGTON ESTATES
Number:	1864-41

Sheet	1
1	Sheets



Reeve & Associates, Inc.
800 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW: REEVE-ASSOC.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



Planning Commission Staff Report May 19, 2016

Item 4: Zone Text Change

Public Hearing:	Yes
Application No.:	ZT-3-16
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:	Farmington City

Request: *Amend standards related to allowing accessory buildings in the side corner yard in the agriculture and single family residential zones.*

Background Information

Currently, the Zoning Ordinance allows for the Planning Commission to grant special approval to place an accessory building in the side yard of a home, however, it remains silent on the side corner of a yard. Staff has always interpreted this to mean that accessory buildings are not permitted in the side corner yard of a home.

After receiving a call regarding a lot that has a large side corner yard in which a resident desires to build a detached garage in, staff wanted to propose a zone text change allowing for accessory buildings in side corner yards under certain extenuating circumstances. Like an accessory building within a side yard, the Planning Commission is allowed to approve or deny the placement of an accessory building as set forth in Sections 11-10-040 and 11-11-060 (see below). The Planning Commission has discretion to deny such requests if they feel it is a bad fit.

As part of the existing ordinance, the accessory building in a side or side corner yard must meet all of the normal setback requirements for the underlying zone; this provides regulatory power and limits the ability for applicants to place an accessory building in a side corner yard because at minimum, in all single family and agriculture zones, this means that the building would have to be at least 20' from the side corner property line, not 8'-14' as would be required in a side yard. Staff is recommending the Zoning Ordinance be amended as follows:

11-10-040 Lot and Setback Standards

(8) Accessory buildings and structures:

- (a) Accessory buildings, except those listed in paragraph (b) below, shall be located in the rear yard, shall be separated from the main building by a distance in compliance with applicable building codes, shall be at least five (5) feet from all property lines and shall be fifteen (15) feet from a dwelling on an adjacent lot. Accessory buildings shall not be built over utility easements that may run along the side and rear property lines.
- (b) No farm animal structure, hay barn, stable, silo, coop, corral or other similar building or structure which is accessory to the agricultural use of land may be located closer than ten (10) feet to any side or rear boundary line or one hundred (100) feet to any public street or to any dwelling on adjacent properties. This provision shall not apply to pastures.
- (c) A detached accessory building, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side or side corner yard of a lot providing that a separation is maintained from the residence in compliance with applicable building codes, and all front, side corner, and side setbacks are provided as specified in Section 11-10-040 and the rear setback is provided as specified in Section 11-10-040(7)(a). In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building.

AND

11-11-060 Accessory Buildings and Structures

(c) A detached garage, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side or side corner yard of a lot providing that a separation is maintained from the residence in compliance with applicable building codes, and all front, side corner, and side setbacks are provided as specified in Section 11-11-050, and the rear setback is specified in Section 11-11-060(a). In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the Zone Text Amendment of Sections 11-10-040(8)(c) and 11-11-060(c) of the Zoning Ordinance as outlined in the staff report above.

Findings for Approval

1. The proposed zone text amendment is allowing residents the full use of their property in certain extenuating circumstances where a large side corner yard could reasonably accommodate an accessory building without adversely affecting their neighbors.
2. The ordinance still allows for Planning Commission oversight and discretion when either approving or denying the conditional use.
3. By requiring that a detached accessory building in the side corner yard meet all applicable yard setback requirements, any accessory building would have to be at least 20' from the nearest side corner lot line; this distance is ample as a buffer from the street, and will limit accessory buildings to homes with large side corner yards.
4. The proposed zone text amendment does not affect the prohibition from an accessory building encroaching in the front yard; this is still prohibited under the proposed change.

Supplemental Information

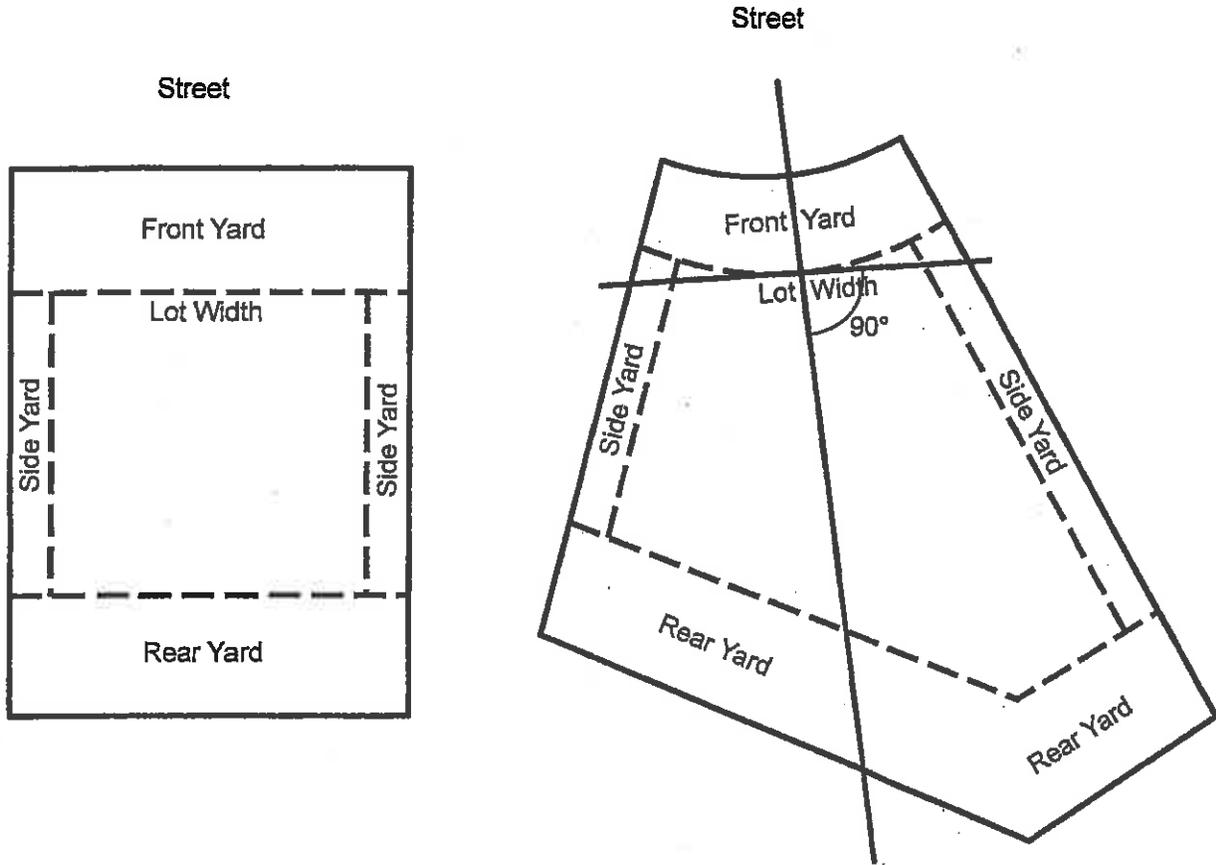
1. Lot Definition Diagram
2. Peterson Home Aerial – Illustrating Large Side Corner Yard

Applicable Ordinances

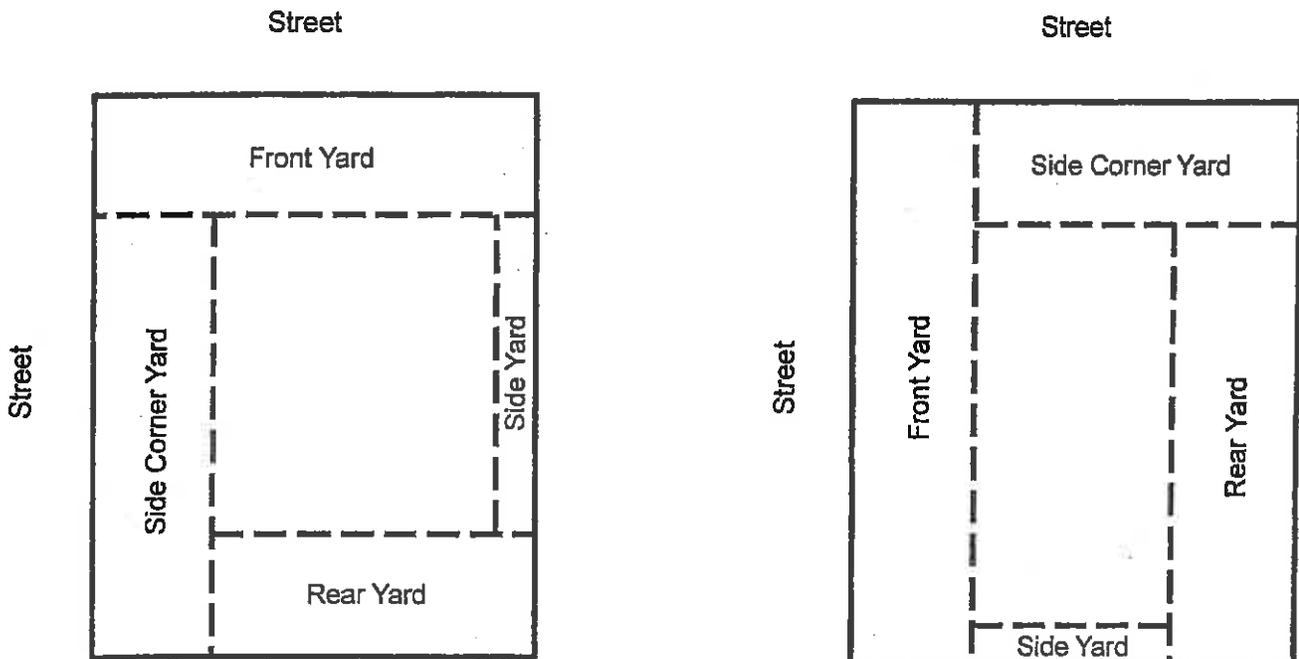
1. Title 11, Chapter 10 – Agricultural
2. Title 11, Chapter 11 – Single Family Residential

APPENDIX I

TYPICAL INSIDE LOTS



TYPICAL CORNER LOTS



Farmington City

