



# Farmington City Planning Commission

August 17, 2017



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

H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## **AGENDA** **PLANNING COMMISSION MEETING** **August 17, 2017**

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

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

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

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

1. Minutes
2. City Council Report

### **SUBDIVISION**

3. John Wheatley/Symphony Homes – Applicant is requesting final plat approval for the Chestnut Farms Phase IV PUD Subdivision consisting of 21 lots on 13.98 acres of property located at approximately 600 South and 1525 West in an AE (Agriculture Estates) zone. (S-18-15)

### **CONDITIONAL USE PERMIT**

4. Michael King/Hive Volleyball (Public Hearing) – Applicant is requesting approval of a conditional use permit for a recreational use on property located at 1224 South 650 West in an LM&B (Light Manufacturing and Business) zone. (C-13-17)
5. Marci Knight (Public Hearing) – Applicant is requesting approval of a conditional use permit for a preschool with between 8-16 pupils related to a home occupation on property located at 761 Foxhunter Drive on .25 acres of property in an AE (Agriculture Estates) zone. (C-14-17)

### **OTHER**

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

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

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

Posted August 11, 2017

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Eric Anderson  
City Planner

**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, August 15, 2017, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

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

### **PUBLIC HEARINGS:**

7:05 North Station Development Agreement and Project Master Plan for Chartwell Capital Partners

### **SUMMARY ACTION:**

7:30 Minute Motion Approving Summary Action List

1. Approval of Minutes from August 1, 2017

### **GOVERNING BODY REPORTS:**

7:35 City Manager Report

1. Fire Monthly Activity Report for July

7:40 Mayor Talbot & City Council Reports

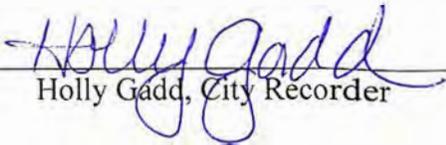
### **ADJOURN**

### **CLOSED SESSION**

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

DATED this 10th day of August, 2017.

**FARMINGTON CITY CORPORATION**

By:  \_\_\_\_\_  
Holly Gadd, City Recorder

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

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

***Posted 8/8/17***



## Planning Commission Staff Report August 17, 2017

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### Item 3: Final Plat for the Chestnut Farms PUD Subdivision Phase IV

Public Hearing:	No
Application No.:	S-18-15
Property Address:	Approximately 600 South and 1525 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE-PUD (Agriculture Estates – Planned Unit Development)
Area:	13.98 Acres
Number of Lots:	21
Property Owner:	Symphony Homes LLC
Agent:	John Wheatley

Request: *Applicant is requesting final plat approval for the Chestnut Farms Phase IV PUD Subdivision.*

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#### **Background Information**

The applicant, Symphony Homes, is requesting final plat approval for a 21-lot PUD subdivision on property located at approximately 600 South and 1525 West. The underlying zone for this property is an AE (PUD) zone, which was rezoned from A (Agriculture) by the City Council in early 2016. Symphony Homes is proposing to continue with a PUD adjacent to their existing Chestnut Farms PUD Phases 1 -3. Since the applicant is dedicating and approving street rights-of-way as part of Phase 4, the approval process is for a major subdivision.

The final (PUD) master plan for phases III-V of Chestnut Farms was approved by City Council on July 16, 2013, and preliminary plat was approved by the Planning Commission on December 17, 2015.

Since the time of approval of preliminary plat, the applicant has been working with city staff, particularly the DRC, on addressing the required improvements related to 1525 West, acquiring offsite storm water easements, and receiving approval from other (non-city) agencies, such as the US Army Corp of Engineers. The applicant is now ready to move forward on final plat.

It is worth noting, that on the preferred alignment for the latest EIS of the West Davis Corridor, UDOT is showing an on/off ramp for 1525 West that may impact the southwestern corner of this project. The ramp may impact the regional detention basin and potentially the road south of the LDS warehouse. However, because a record of decision has not occurred, and the applicant has been working through the process long before a preferred alignment was ever selected, staff feels that the project as currently

constituted should move forward. However, the City has notified UDOT of the impending final plat and apprised them of how that may affect UDOTs efforts, namely, that they may have to mitigate the regional detention basin and provide access for Chestnut Farms Phase IV as part of their WDC project. The final plat before you is an administrative decision.

**Suggested Motion:**

Move that the Planning Commission approve the final plat for the Chestnut Farms Phase IV PUD Subdivision subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall include a P.U.E along the park and detention basin property;
2. The applicant shall provide a 20' easement as requested by and in favor of Central Davis Sewer District, and the easement shall be approved as to location by CDSO prior to recordation;
3. The applicant shall provide storm drain easements in favor of Farmington City connecting Phases III and the future Phase V as per the City Engineer's requirements;
4. The applicant shall obtain a permit from UTA approving the applicant to drain storm water onto UTA's property on the south side of Glover Lane;
5. The applicant shall provide a letter from the power company approving the improvements as proposed;
6. The applicant shall improve the half-width of 1525 West including approximately 14' of asphalt extension, curb, gutter, and sidewalk the entire length of their property;
7. The applicant shall address any outstanding issues raised by the city DRC prior to recordation.

**Findings for Approval:**

1. The proposed final plat is consistent with the previously approved final PUD master plan for the subdivision.
2. The proposed subdivision meets and exceeds all the requirements for approval of a final plat as per the ordinance.
3. The proposed subdivision meets all of the requirements set forth in Chapter 27 of the Zoning Ordinance, related to Planned Unit Developments.
4. The densities proposed are consistent with earlier phases of Chestnut Farms and surrounding developed neighborhoods.
5. Although part of this subdivision may be affected by the West Davis Corridor preferred alignment and the 1525 West on/off ramp, no homes will be affected by the facility.

**Supplemental Information**

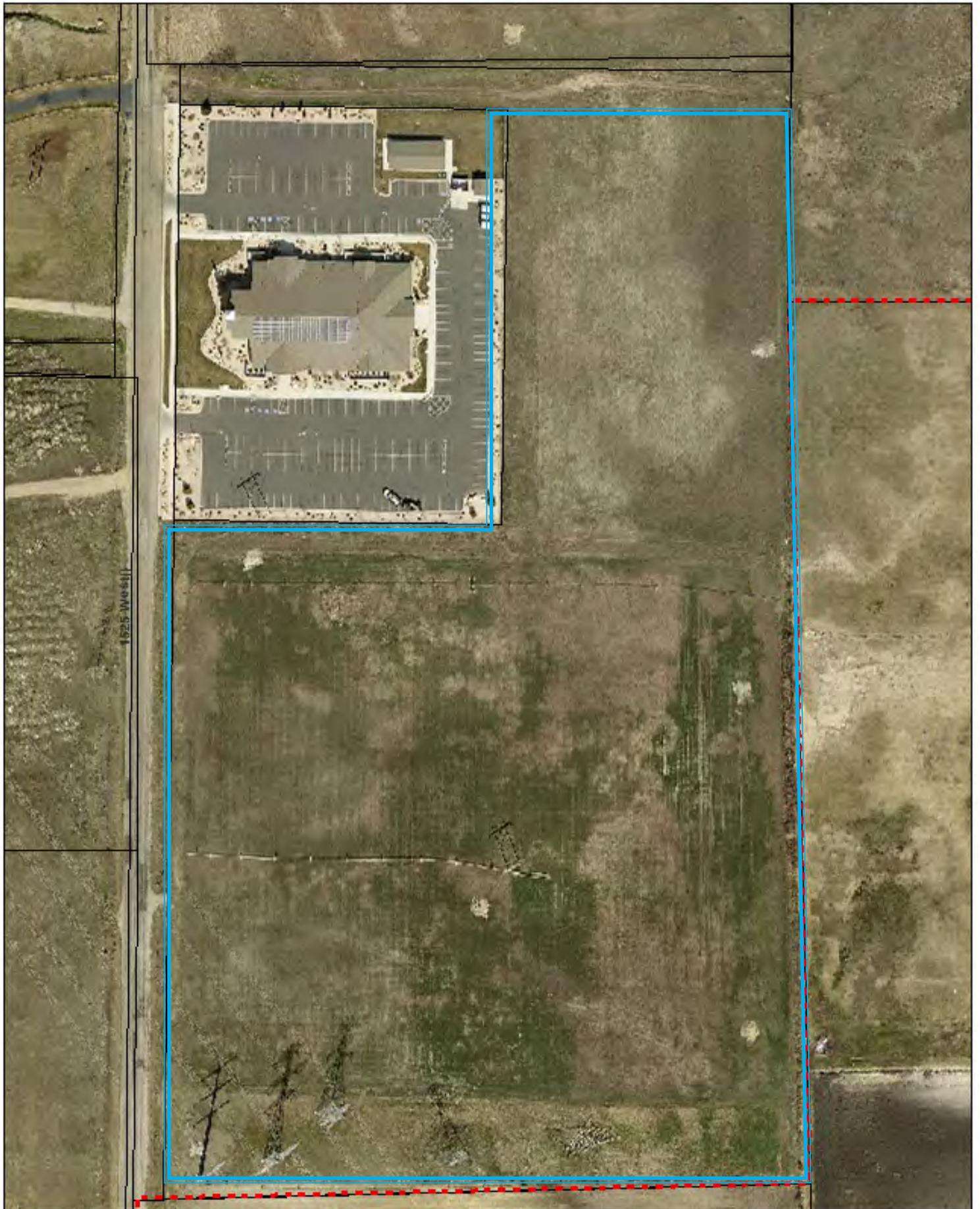
1. Vicinity Map
2. Final Plat
3. Phases 3-5 Master Plan

**Applicable Ordinances**

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agricultural Zones
4. Title 11, Chapter 27 – Planned Unit Developments



# Farmington City



1525 West

# CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4

A PLANNED UNIT DEVELOPMENT (P.U.D.)  
PART OF THE NORTHEAST 1/4 & NORTHWEST 1/4 OF SECTION 26, T.3N., R.1W., S.L.B.&M., U.S. SURVEY  
FARMINGTON CITY, DAVIS COUNTY, UTAH  
MAY, 2017

## LOWEST FINISHED FLOOR ELEV.

LOT	MAIN	BASEMENT	LOT	MAIN	BASEMENT	LOT	MAIN	BASEMENT
401	4227.0	4218.0	408	4229.2	4220.2	415	4228.5	4219.5
402	4227.0	4218.0	409	4229.5	4220.5	416	4228.0	4219.0
403	4227.0	4218.0	410	4229.9	4220.9	417	4227.5	4218.5
404	4227.0	4218.0	411	4230.0	4221.0	418	4227.0	4218.0
405	4227.0	4218.0	412	4229.2	4220.2	419	4227.0	4218.0
406	4227.0	4218.0	413	4229.32	4220.32			
407	4228.4	4219.4	414	4229.0	4220.0			



VICINITY MAP  
SCALE: NONE

## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4** IN **FARMINGTON CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **FARMINGTON CITY, DAVIS COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

9031945  
UTAH LICENSE NUMBER



## BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FARMINGTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°46'42"E 577.14' FEET AND S00°13'18"E 588.43' FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE S01°41'04"E 911.41' FEET; THENCE S88°18'56"W 703.25' FEET TO THE EAST RIGHT-OF-WAY LINE OF 1525 WEST STREET; THENCE N00°34'20"E ALONG SAID EAST RIGHT-OF-WAY LINE, 736.71' FEET; THENCE S89°29'13"E 357.01' FEET; THENCE N00°30'47"E 208.40' FEET; THENCE S89°29'13"E 125.00' FEET; THENCE S81°57'34"E 56.49' FEET; THENCE S89°29'13"E 129.02' FEET TO THE POINT OF BEGINNING.

CONTAINING 562,511 SQUARE FEET OR 12.913 ACRES MORE OR LESS

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°34'20"W	73.40'
L2	S00°34'20"W	61.12'
L3	S70°45'52"W	39.44'
L4	S54°09'18"W	37.51'
L5	S54°09'18"W	37.51'
L6	S54°09'18"W	37.51'
L7	S54°09'18"W	37.51'
L8	S68°14'10"W	66.18'
L9	S68°14'10"W	75.77'
L10	S54°09'18"W	25.00'
L11	S54°09'18"W	25.00'
L12	S54°09'18"W	24.37'

## LEGEND

- PP = SECTION CORNER
- = EXISTING POWERPOLE (TO REMAIN)
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- (R) = RADIAL
- (NR) = NON-RADIAL
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = 10' PUBLIC UTILITY EASEMENTS
- = 10' PRIVATE DRAINAGE EASEMENTS
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = POWERLINE

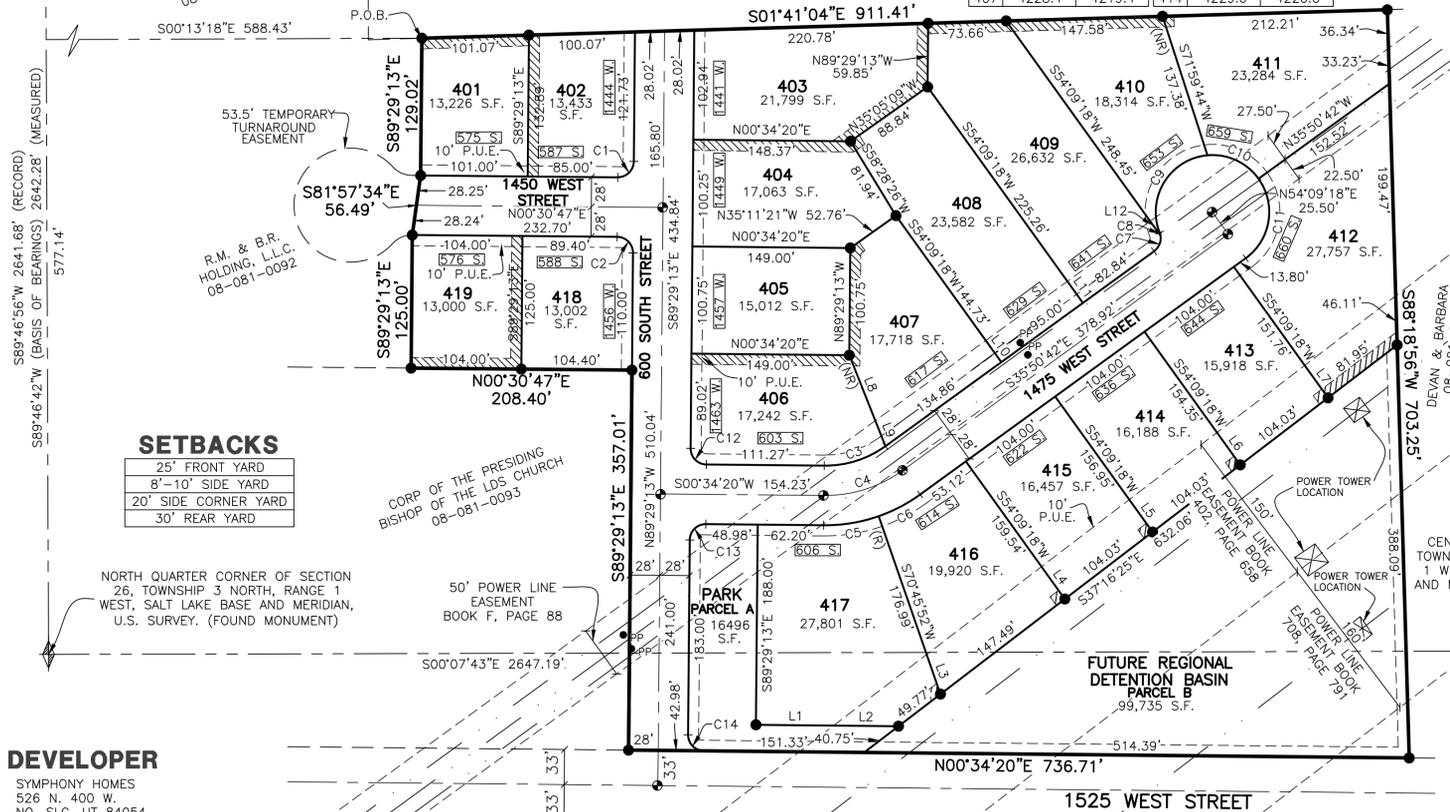
NORTHEAST CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (FOUND MONUMENT) DAVIS COUNTY ELEVATION ON THE CORNER EQUALS 4225.30'

CHRIS T. SWEDIN  
08-081-0017

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°46'42"W

CHARLIE BANGERTER  
LAKE VIEW PROPERTY, L.L.C.  
08-081-0066



## SETBACKS

25' FRONT YARD
8'-10' SIDE YARD
20' SIDE CORNER YARD
30' REAR YARD

NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (FOUND MONUMENT)

CORP OF THE PRESIDING BISHOP OF THE LDS CHURCH  
08-081-0093

## DEVELOPER

SYMPHONY HOMES  
526 N. 400 W.  
NO. SLC, UT 84054  
(801) 298-8555

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	15.00'	S44°29'13"E	90°00'00"
C2	15.00'	23.56'	21.21'	15.00'	S45°30'47"W	90°00'00"
C3	97.00'	61.65'	60.62'	31.91'	S17°38'11"E	36°25'02"
C4	125.00'	79.45'	78.12'	41.12'	S17°38'11"E	36°25'02"
C5	153.00'	52.89'	52.63'	26.71'	S09°19'54"E	19°48'28"
C6	153.00'	44.35'	44.20'	22.33'	S27°32'25"E	16°36'34"
C7	15.00'	17.01'	16.11'	9.55'	S68°19'48"E	64°58'11"
C8	15.00'	2.68'	2.67'	1.34'	N74°04'15"E	10°13'43"
C9	53.50'	98.98'	85.45'	71.00'	S58°02'38"E	105°59'56"
C10	53.50'	55.28'	52.85'	30.39'	S24°33'19"W	59°11'58"
C11	53.50'	84.04'	75.66'	53.50'	N80°50'42"W	90°00'00"
C12	15.00'	23.55'	21.20'	14.98'	S45°32'33"W	89°56'27"
C13	15.00'	23.58'	21.22'	15.02'	N44°27'27"W	90°03'33"
C14	15.00'	23.55'	21.20'	14.98'	S45°32'33"W	89°56'27"

## NOTES:

- SOILS REPORT PREPARED BY IGES, JOB NO. 00782-001, ON NOVEMBER 2, 2005 FOR SYMPHONY HOMES AND IS ON FILE AT FARMINGTON CITY.
- P.U.E. 10' TYPICAL.
- A PRIVATE DRAIN SYSTEM WILL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- ROCKY MOUNTAIN POWER HAS THE RIGHT TO INGRESS AND EGRESS FOR ALL NECESSARY MAINTENANCE AND RECONSTRUCTION OF ITS POWER LINE FACILITIES.
- NO BUILDING OR TREES SHALL BE ALLOWED WITHIN THE POWER LINE EASEMENT.

## CITY COUNCIL APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE FARMINGTON CITY COUNCIL.

FARMINGTON CITY MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY RECORDER

## WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED BY WEBER BASIN WATER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WEBER BASIN WATER CONSERVANCY DISTRICT

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

## CITY ATTORNEYS APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE FARMINGTON CITY ATTORNEY.

FARMINGTON CITY ATTORNEY

## CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

## SEWER DISTRICT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE CENTRAL DAVIS SEWER DISTRICT.

CENTRAL DAVIS SEWER DISTRICT

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME HE IS THE MANAGING MEMBER OF SAID BR & RM HOLDINGS, LLC AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## PROJECT INFORMATION

Surveyor: **T. HATCH**  
Designer: **D. CAVE**  
Begin Date: **9-29-2016**  
Project Name: **CHESTNUT FARMS, P.U.D. SUBD. 4**  
Number: **1864-61**  
Scale: **1"=80'**  
Revision: \_\_\_\_\_  
Checked: \_\_\_\_\_

## DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY







## Planning Commission Staff Report August 17, 2017

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### Item 4: Hive Volleyball CUP

Public Hearing:	Yes
Application No.:	C-13-17
Property Address:	1224 South 650 West
General Plan Designation:	LM (Light Manufacturing)
Zoning Designation:	LM&B (Light Manufacturing & Business)
Area:	N/A
Number of Lots:	N/A
Property Owner:	Alkair LLC
Agent:	Michael King / Hive Volleyball

Request: *Applicant is requesting a conditional use permit to build an indoor volleyball facility in the building on Lot 202 of the Farmington Bay Business Park Subdivision.*

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### Background Information

The applicant has proposed to build an indoor volleyball facility within an existing building on Lot 202 of the Farmington Bay Business Park Subdivision. The application proposes four volleyball courts, as outlined in the attached site plan. While there is not an explicit use regarding indoor sports facilities per se, staff has interpreted the use listed as “golf courses and/or related recreational uses” as the use that most closely defines an indoor volleyball facility. Likewise, the Forza building, also in the LM&B zone was allowed under this use; it is an indoor soccer facility. The “golf courses and/or related recreational uses” is a conditional use in Chapter 26 of the Zoning Ordinance.

Independent of the current application under review tonight, Section 11-26-040 of the Zoning Ordinance may need a zone text amendment. The text amendment could potentially remove “golf courses and/or related...” and render the language to read “recreational uses” only; this zone text amendment has already been added to the “board” because of an earlier discrepancy in the ordinance regarding fabricating uses that came in front of the Planning Commission earlier this year. However, this zone text amendment does not affect this particular application, because there is already language covering recreational uses, as stated above.

The attached narrative and supporting information, provided by the applicant, explains in more detail the proposal for this site; the proposal, as stated in the application, is low impact and is a good fit for the intended uses of the LM&B zone.

### **Suggested Motion:**

Move that the Planning Commission approve a conditional use permit for Hive Volleyball to be located at 1224 South 650 West, subject to all applicable Farmington City codes, ordinances, and development standards.

### **Findings:**

1. The proposed use is low impact in comparison to many light industrial and manufacturing uses.
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 this particular application, 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. Narrative describing proposed use
3. Site Plan

### **Applicable Ordinances**

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 26 – Light Manufacturing and Business

# Farmington City

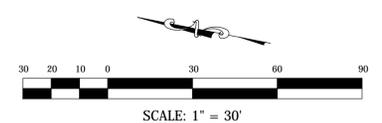
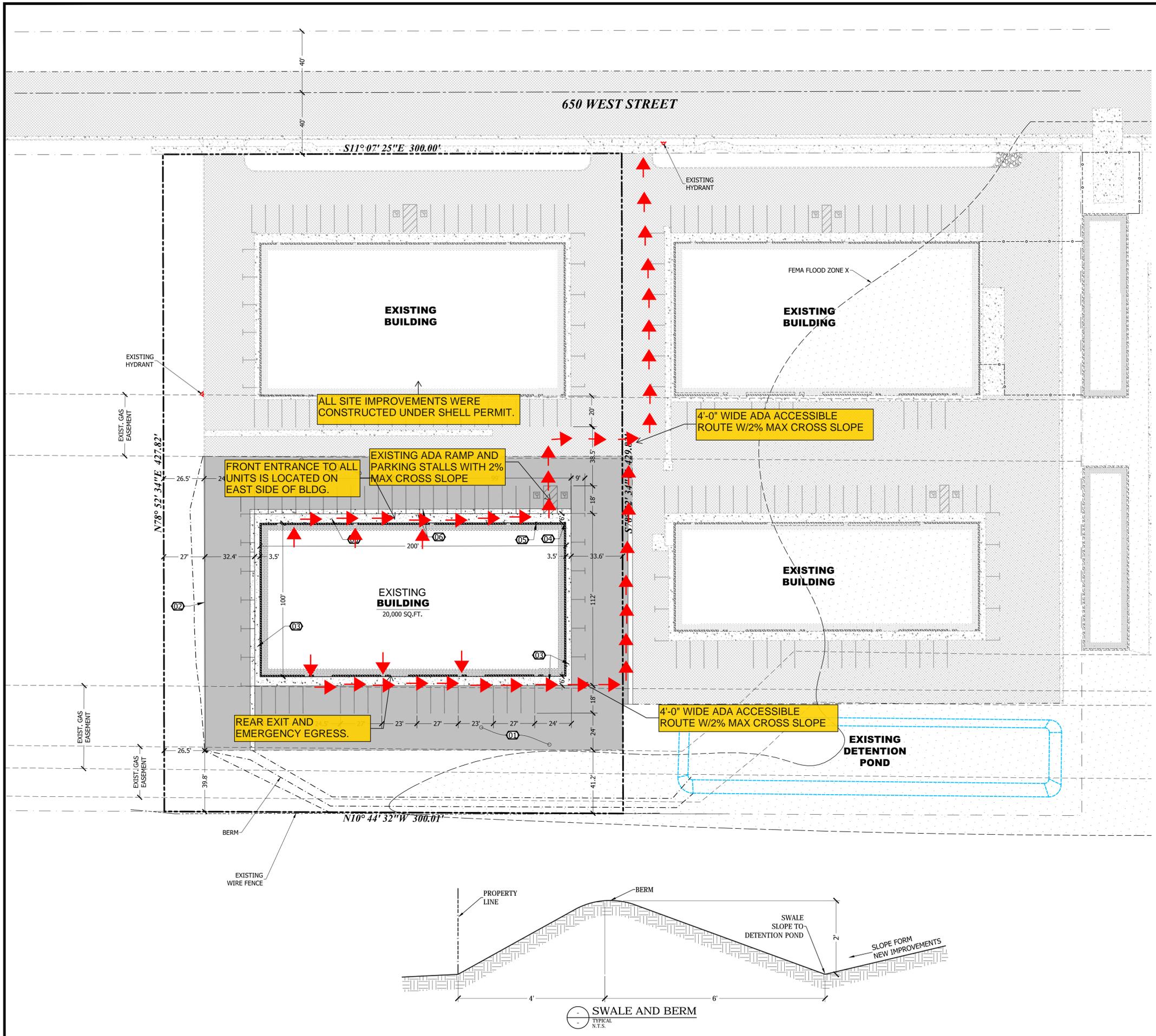


## Hive Volleyball LLC

Hive Volleyball LLC provides the opportunity for young athletes ages 8-18 to enhance and develop volleyball skills with practice and tournaments. Hive Volleyball will offer various tiers of training from high level competition team training (with daily practices), to basic introduction skills training (weekly practices), to accommodate all skill levels of athletes. 250 maximum occupancy.

## Hive Volleyball Project

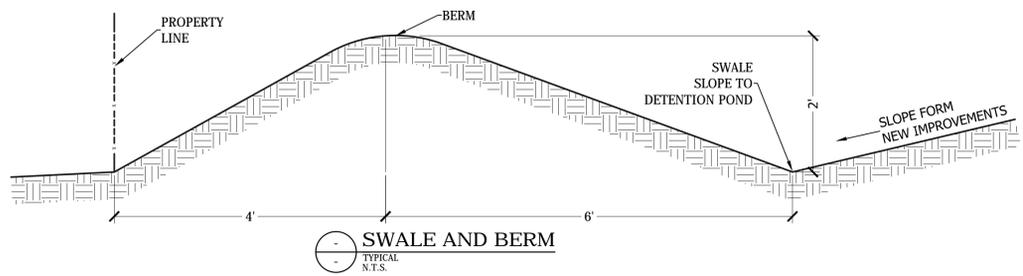
We currently have 15,000 square feet in a 20,000 square foot facility that is currently a large warehouse. Our plan is to put in 4 indoor volley ball courts in the warehouse. In addition we will have a Reception area, Office, Mop room and 4 bathrooms. One bathroom will have 2 stalls giving us a total of 5 toilets to accommodate a maximum of 250 occupancy. In general conditions the occupancy will be less than 100. The proposed building sits behind Forza Soccer and just North of Max's Cheer in the Northwest building of a 4 building complex. We feel that Hive volleyball will fit in nicely with the other businesses.



**SYMBOL LEGEND**

- 01 ASPHALT & BASE
- 02 30" CONC. HIGH-BACK CURB & GUTTER
- 03 CONC. SIDEWALK (SEE SITE PLAN FOR WIDTH)
- 04 ADA "VAN ACCESSIBLE" WALL MOUNT SIGN
- 05 ADA WALL MOUNT SIGN
- 06 36" CONC. WATERWAY

ALL ITEMS TO CONFORM TO THE FARMINGTON CITY CONSTRUCTION STANDARDS & SPECIFICATIONS.

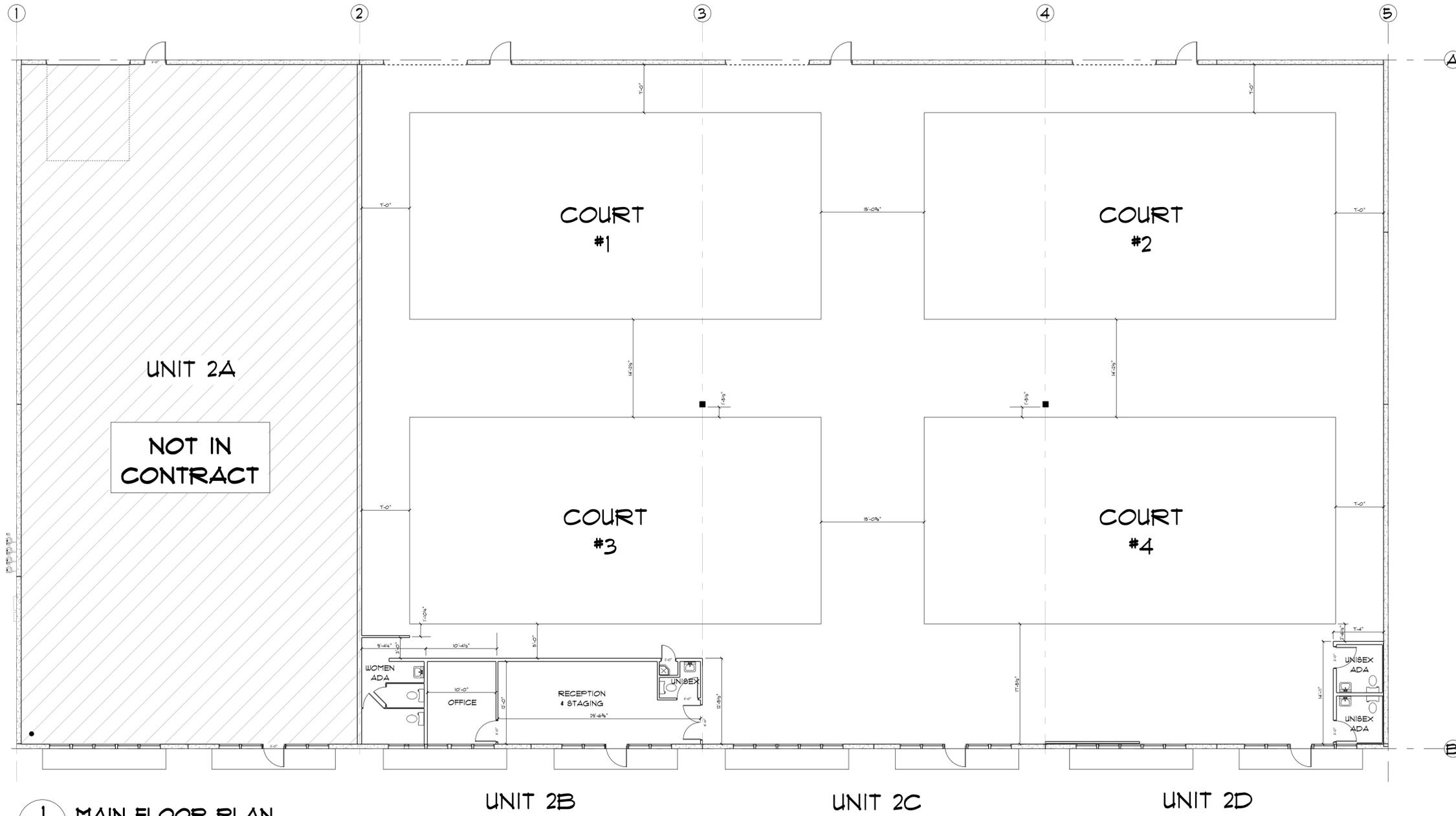


181 North 200 West, Suite #4  
 Bountiful, Utah 84010  
 Phone 801-298-2236  
 Fax 801-298-5983



SITE PLAN  
**FARMINGTON BAY WAREHOUSE COMPLEX - BUILDING 4**  
 1278 SOUTH 650 WEST  
 LOCATED IN THE SOUTH 1/2 OF SECTION 25, T. 3N., R. 1W., S. 1.B.&M.  
 FARMINGTON CITY, DAVIS COUNTY, UTAH

DRAWN BY	DATE	APPROVED	DATE
	9 DEC 2015		9 DEC 2015
REV.	DATE	BY	DATE
SHEET			
C400			
SHEET NAME			
SITE PLAN			
DRAWING NAME			
12-341 BLDG PH4.dwg			
PROJECT NO.			
1118001 (12-341)			



**WASATCH WEST CONTRACTING, LLC**  
 PO BOX 160442  
 CLEARFIELD, UT 84016  
 P.801.820.5320  
 F.801.823.2242  
 www.wasatchwestllc.com

ARCHITECT / ENGINEERS STAMP

**FARMINGTON BAY WAREHOUSE**  
**UNIT 2B-2D TENANT IMPROVEMENT**  
 1224 S. 650 W. UNIT 2A  
 FARMINGTON, UT

REVISIONS  
 DRAWN BY: JDT  
 CHECKED BY:  
 ISSUE DATE: 8/7/17  
 WWC PROJECT NO.:  
 SHEET NAME  
**PRELIMINARY FLOOR PLAN**

SHEET NO. **A-101**

**1 MAIN FLOOR PLAN**  
 A-101 SCALE: 1/8" = 1'-0"



## Planning Commission Staff Report August 17, 2017

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### Item 5: Conditional Use Permit Approval for a Home Occupation (Preschool)

Public Hearing:	Yes
Application No.:	C-14-17
Property Address:	761 Foxhunter Drive
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	.5 Acres
Number of Lots:	1
Property Owner:	Marci Knight
Agent:	Marci Knight

Request: *Conditional Use approval for a Home Occupation.*

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#### **Background Information**

The applicant is requesting that the City approve a preschool with between 8 and 16 pupils for a home within the Hunters Creek Number 3 Subdivision. In order to obtain her Home Occupation permit, the applicant must first receive a conditional use permit through the Planning Commission. The applicant is planning on having between 8 and 16 students at once, and because of this, the applicant must get a conditional use permit. Section 11-35-104(1)(a) of the Zoning Ordinance, which regulates Home Occupations states:

*“(1) The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a Conditional Use Permit:*

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*(c) Uses in which over eight (8) but not more than sixteen (16) individuals (including any natural, adopted, or foster members of the operator's household) are cared for or receive instruction in the home at any one time. Such uses may include dance instruction, aerobics classes, music lessons, preschools, child day care, crafts classes, and other similar uses.*

*For all such uses, the Farmington City Building Official shall inspect the facilities to ensure compliance with the requirements of the Uniform Building Codes.”*

**Suggested Motion**

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following condition, the preschool cannot have more than 16 students at one time in the preschool.

**Findings for Approval**

1. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
2. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
3. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
4. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

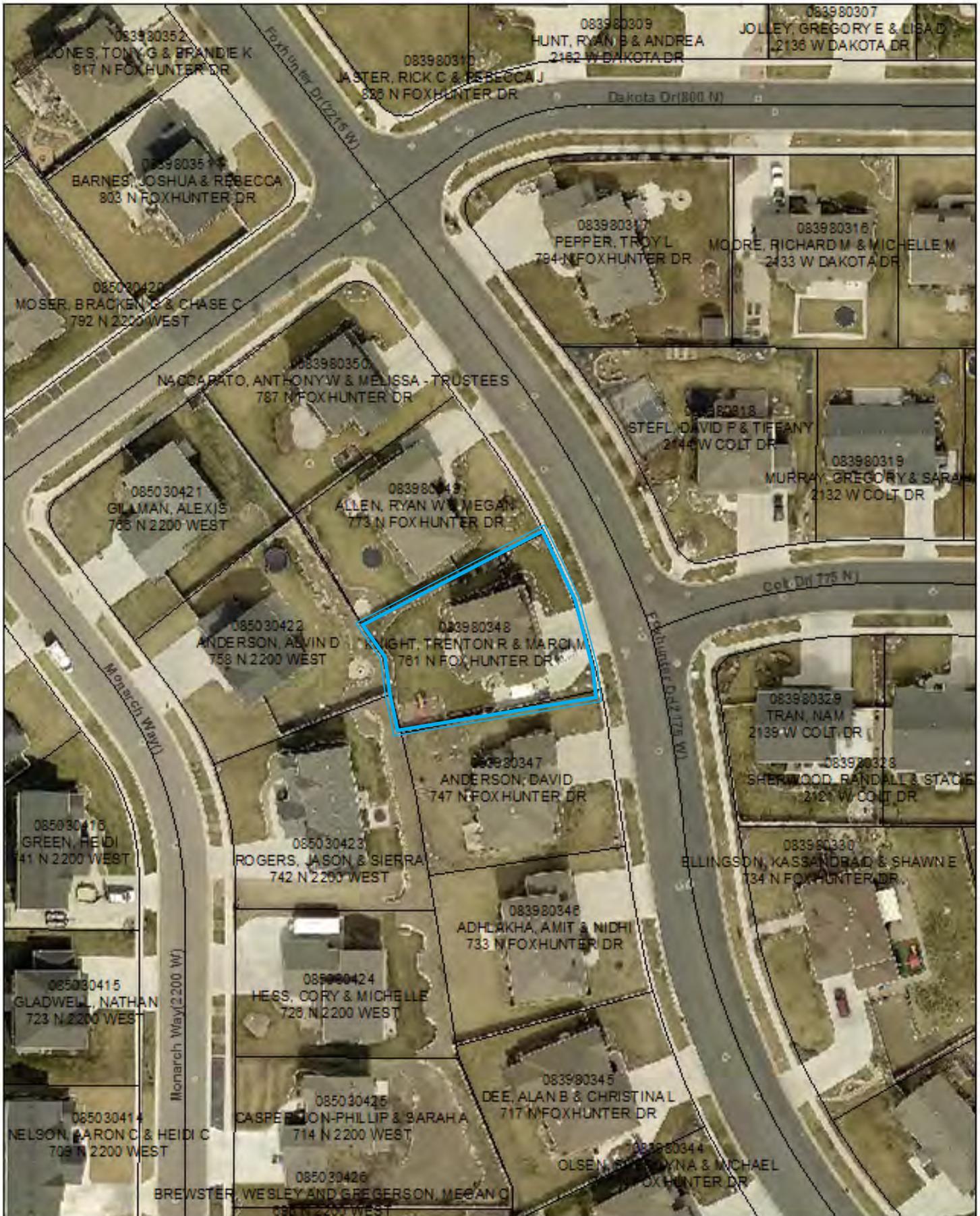
**Supplemental Information**

1. Vicinity Map
2. Explanation Letter

**Applicable Ordinances**

1. Title 11, Chapter 8 – Conditional Uses
2. Title 12, Chapter 10 – Agriculture Zones
3. Title 12, Chapter 35 – Home Occupations

# Farmington City



To whom it may concern,

I am opening a preschool in my home. I will be teaching Monday through Thursday from 9am-11am.

I will have no more than 12 students at a time.

Students will enter through my front door and come downstairs to the preschool room.

Drop off and pick up will be each preschool day for about 10 min before and after preschool. Children will carpool when able, and walk as able. Many of my students live only a few doors from my house.

Parents will drop off and pick up in front of my house on Fox Hunter Drive.

Thank you,

Marci Knight

801-725-7045