



Farmington City Planning Commission

September 6, 2018



AGENDA
PLANNING COMMISSION MEETING
September 6, 2018

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

REZONE / SUBDIVISION

3. Justin Atwater / Wright Development Group (Public Hearing) – Applicant is requesting a recommendation for rezone and schematic plan approval for the Kirkham Subdivision consisting of 4 lots on 2.4 acres of property located at 975 N. Compton Road in an A-F (Agriculture – Foothill) and LR-F (Large Residential – Foothill) zone. The rezone application is for approximately .31 acres of the subject property (the northwest corner) from an A-F (Agriculture – Foothill) to an LR-F (Large Residential – Foothill) zone. (S-22-18 & Z-8-18)

CONDITIONAL USE PERMIT – SITE PLAN

4. Travis Davis / Hughes Contractors (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Stathis Trucking Facility on 12.55 acres of property located at 1291 S. 650 West in an LM&B (Light Manufacturing and Business) zone. (C-1-18)

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 August 31, 2018

Eric Anderson
City Planner

**FARMINGTON CITY
PLANNING COMMISSION MEETING
August 9, 2018**

STUDY SESSION

Present: Chair Alex Leeman, Commissioners Connie Deianni, Amy Shumway, Rulon Homer, Community Development Director Dave Petersen and Recording Secretary Tacy Stine. Commissioners Kent Hinkley and Roger Child and Associate City Planner Eric Anderson were excused.

Item #3. Royd Waters (Public Hearing) – Applicant is requesting metes and bounds subdivision approval of the Waters Subdivision consisting of 2 lots on .39 acres of property located at approximately 95 W. State Street in an R-4 (Multi-Family Residential) zone. (S-20-18)

Dave Petersen said Mr. Waters had already obtained a special exception to do this. He said Eric Anderson thought it was going to be on the agenda at the last meeting, so Mr. Waters is now doing exactly what he said he'd do in the special exception.

Alex Leeman said he didn't see anything that made him think something didn't fit here. He said most of the interior lots on the street are as deep as his, a little bit bigger, but some of the corner lots have been split already.

Rulon Homer asked if he wanted to build another house behind the one already there. **Alex Leeman** said yes. He said they're still pretty good sized lots after they're split.

Dave Petersen said he could do a triplex if he wanted to, but he just wants to do a single family home. He said that's why the special exception went through, because people saw a single family home as more favorable than a triplex.

Item #4. Taylor Spendlove / Brighton Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan and preliminary PUD master plan approval for the Brookside Hollow PUD Subdivision consisting of 16 lots on 5.3 acres of property located at 411 S. 200 West in an BP (Business Park) and AE (Agriculture Estates) zone. (S-11-18)

Dave Petersen said this is on the bend on the frontage road. He pointed out how huge the parcel is on the map then explained how the applicant picked up the Carlson parcel to the south. He said it languished in the business zone for a long time because it's so deep and has no access. He said in the 70s the city didn't make them stub a street there or it could have been a residential cul de sac. He said a BP zone can have up to eight dwelling units per acre, but the applicant doesn't want to do that. The other parcel is agriculture estates, which is two dwelling units per acre or half acre lots in the yield plan. He said the applicant could do thirty-three units, but he's only doing sixteen.

Amy Shumway asked why the plan doesn't show the lot sizes. She thought it would have been helpful. **Dave Petersen** said he imagines it will be similar to Kestrel Bay.

Alex Leeman said it looks a little tight, but they are senior living homes.

Mr. Spendlove said they are one level, flat, and the PUD will take care of all the yards for them.

Alex Leeman asked if they are part of the assisted living center. **Mr. Spendlove** answered that they will be privately owned homes.

Alex Leeman asked if the CC&Rs would be age restricted? **Mr. Spendlove** said it would be a 55 plus neighborhood. He said the homes would have wider doors and wider hallways to appeal to that age.

Connie Deianni asked about the landscaping. She mentioned all the old growth trees in the area and asked if they would be taken down. **Mr. Spendlove** said they want to keep as many trees as they can. He said some of the trees are unhealthy and would have to come down. He said they would get an arborist to look at them. **Rulon Homer** said he drove to the site and some of the trees look scary. **Mr. Spendlove** said they want to keep the healthy trees, but have an arborist take down the ones that aren't healthy or are unsafe.

Dave Petersen reviewed that the applicant has cut their density in half, they are doing an assisted living facility with 30 beds and that it's a permitted use in the BP zone. He said the only issue for staff is more of a functional issue, which is the access. He said the applicant picked up an acre from the south so they can shimmy the access further south. He said it is on the safe side of the bend. It has great sight distance, but the left hand queue is tight. It's probably a greater distance than the potential left hand queue across the street to go straight across. He said they're not at site plan yet. He said staff has had some preliminary looks at it. He said they don't anticipate much with it because it has sixteen units and the type of senior living it's designed for.

Connie Deianni asked if it would be memory care. **Mr. Spendlove** said it would be a level two facility.

Dave Petersen brought up another senior living center that had been proposed a few years ago. He said in order to make it work they had to go with three stories. He said the citizens didn't object to the use, just didn't like the height.

Alex Leeman said it's a public hearing, and he's curious to see what people will think. He said he thinks it's a good fit for that spot.

Item #5. Maureen Benson (Public Hearing) – Applicant is requesting a recommendation for rezone approval of 2.34 acres of property located at 332 S. 1100 West from an A (Agriculture) to an AE (Agriculture Estates) zone. (Z-6-18)

Dave Petersen said it's an awkward thing. He showed the zoning plan. The Bensons own a long parcel and want to have a boundary adjustment to give their neighbors on the west some land. He said in order to do that it has to be zoned agriculture estates with a minimum lot size of two acres. State law says boundary adjustments have to conform to zoning ordinances. He said the Bensons want to rezone their property so they can adjust 0.3 or 0.4 acres to the west.

Item #6. Miscellaneous, correspondence, etc.

- a. **Anna May (Public Hearing) – Applicant is requesting a special exception to the fixed dimensional standards of the underlying zone, and to utilize a shared driveway on .91 acres of property located at 45 S. and 59 S. 300 West in an OTR (Original Townsite Residential) zone (M-4-18).**
- b. **Other**

Dave Petersen said the Mays own two parcels. They live in one house on 300 W. The other parcel they own is landlocked. They asked if they could build a home back there. He said the Mays were told they couldn't do that because they don't have access. Any building lot in Farmington has to front a public street. He said lots created before 1969 are often considered legal non-conforming lots. The Mays' lot was created in 1970, so one year off. Initially staff told the Mays in order to do what they wanted it has to be a PUD. He said the PUD is complicated, so they realized there is a special exception code that could be applied here. He said there's also an ordinance that allows for people across one building lot to bring access in. Jay Lamoreaux, who owns the lot to the north, which is a two family dwelling, is willing to do it to accommodate the Mays.

Amy Shumway wanted to know if the carport would be taken down. She thought it should be taken down and just turned into parking spots. **Dave Petersen** said that would be up to the property owners.

Alex Leeman asked if the Mays are building for a child or to sell it. **Dave Petersen** answered that it would be a house for them, to accommodate their growing family. He said the home they're moving is slab on grade, no basement.

Amy Shumway asked if the Mays are building new house for themselves. **Dave Petersen** said yes. He said as far as transition it's a home embedded in the block. Referencing the plan, he said the Smiths are R4 and can put in six units, Jim Hansen is R4 and has his business there, and the school parking lot is R4. He said having a single family home isn't that bad of a transition from non-residential uses to residential uses, in his opinion. He said staff hasn't received emails or comments.

Rulon Homer said he talked to a neighbor, and he wasn't concerned about it.

REGULAR SESSION

***Present:** Chair Alex Leeman, Commissioners Connie Deianni, Amy Shumway, Rulon Homer, Community Development Director Dave Petersen and Recording Secretary Tacy Stine. Commissioners Kent Hinkley and Roger Child and Associate City Planner Eric Anderson were excused.*

Item #1. Minutes

Connie Deianni made a motion to approve the Minutes from the July 19 Planning Commission meeting. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Dave Petersen gave a report from the August 7 City Council meeting. **Dave Petersen** said the city council replaced a member who resigned because he became an employee of the city. He said it was Brigham Mellor who resigned who became the economic development director for Farmington City. **Dave Petersen** said they followed state law in replacing the candidate. Twenty people applied, five withdrew. He explained the format. He said each candidate had three minutes to talk about themselves. Each candidate previously filled out a questionnaire about why they wanted to run and any pressing issues they had. He said after the presentations they took an initial ballot. Five to six candidates got votes. He said Alex Leeman got the most votes so Rebecca Wayman made a motion to appoint him. It was seconded. **Dave Petersen** said Alex Leeman is the new City Council member. He will be sworn in two weeks from Tuesday.

Alex Leeman reported that there is now a vacancy on the Planning Commission. He assumed the mayor would put a notice out in the newsletter for applications. He said there were a lot of people at the City Council meeting that would make great candidates. **Dave Petersen** agreed that there were a lot of good candidates. He said the city might have vacancies on other boards and commissions too. **Alex Leeman** said he would miss being on Planning Commission. He said it's been an awesome experience, an awesome group of people to work with the last three and a half years, but he said he's excited about City Council. He said it's not something he anticipated he would try, but thinks it will be fun.

SUBDIVISION

Item #3. Royd Waters (Public Hearing) – Applicant is requesting metes and bounds subdivision approval of the Waters Subdivision consisting of 2 lots on .39 acres of property located at approximately 95 W. State Street in an R-4 (Multi-Family Residential) zone. (S-20-18)

Dave Petersen said they are memorializing something that already took place a few months ago. He said Royd Waters received a special exception approval to divide his lot at the southeast corner of First West and State Street, but he didn't submit a subdivision application. **Dave Petersen** said the applicant has submitted the subdivision application, and it shouldn't be a surprise to the Planning Commission or the neighborhood. **Dave Petersen** said Royd Waters is setting out to do what he got the special exception approval for. He said staff is recommending that the Planning Commission approve the lot split.

Royd Waters, 95 W State Street Farmington, explained his lot is a large lot in the city. He had a lot of people approach him, asking if he'd want to split it. He said people like it because it's off of the main thoroughfare, but still has access.

Alex Leeman asked if Mr. Waters would be building a second single family home. **Mr. Waters** said he would be selling it to someone else to do that. **Alex Leeman** asked how big the two lots will be. **Mr. Waters** replied that they will be approximately 0.2 acres each. He said it's a 0.39 acre lot and it's been split in half. **Rulon Homer** asked about a garage in the back. **Mr. Waters** said there is a garage as a

shop. **Rulon Homer** asked if the shop will stay there. **Mr. Waters** said it would stay with the second property.

Alex Leeman said looking at the code there are a few requirements for metes and bounds subdivisions. He stated that the code directs the Planning Commission to approve, approve with conditions or deny. He said this request appears to comply to city ordinances, but the Planning Commission still has the opportunity to approve with conditions if there is an issue that needs to be addressed or mitigated. **Alex Leeman** said the public hearing is useful because sometimes the Planning Commission doesn't see something.

Alex Leeman opened the public hearing at 7:15 p.m.

Jay Lamoreaux, 47 South 300 West Farmington, said Royd had been a good friend and neighbor for a long time. He said Royd was an upstanding citizen and had contributed to the neighborhood and community. **Mr. Lamoreaux** said if there's no reason why Mr. Waters can't do this, he'd like to recommend him and votes in favor to proceed.

Alex Leeman closed the public hearing at 7:17 p.m.

Rulon Homer said he visited the lot. He knew of a neighbor and asked him if he had any concerns. The neighbor said he had no concerns and didn't think anyone else did either. **Rulon Homer** said that was good enough for him.

Alex Leeman said in that area of the city there are many lots of different sizes. He said most of the interior lots, not on the corners, are deep. It seemed to him on most of the corners the deep lots had been divided because they have street frontage. He didn't feel like adding a second home would disrupt the flow of the neighborhood.

Connie Deianni said it's zoned for multi-family or could fit a triplex on the parcel. She wondered about where he's going to sell the parcel for someone to build a home how would the Planning Commission ensure that a single family home is built instead of the triplex? **Dave Petersen** said once it's divided both parcels will be too small for a triplex and **Alex Leeman** said the division protects against that.

Motion:

Rulon Homer made a motion that the Planning Commission approve the subdivision by metes and bounds subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The design for the new home shall follow "new construction design guidelines" for the OTR zone, as found in Section 11-17-070;
2. Any improvements not yet installed, as set forth in Section 12-4-060 of the Subdivision Ordinance, shall be installed by the applicant prior to the issuance of any building permit, subject to City Engineer approval;
3. Any deviations from Chapter 13 of the Zoning Ordinance beyond the minimum lot area and lot width requirements shall come before the Planning Commission as a Special Exception.

Amy Shumway seconded the motion, which was unanimously approved.

Findings for Approval:

1. The property is currently zoned for multi-family, and could fit a 3-plex on the parcel. An additional single-family home is far preferable to an apartment or even an additional attached unit.
2. The southern portion of the property is currently open, and creates a gap in the street face, by building a single family home on this portion of the property, the proposal will fill in this gap.
3. The lot split is minor and will be consistent with other lots in the neighborhood.
4. By requiring that the new home follow the new construction design guidelines for the OTR zone, it ensures that the new home will be compatible with the surrounding (historic) neighborhoods.

Item #4. Taylor Spendlove / Brighton Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan and preliminary PUD master plan approval for the Brookside Hollow PUD Subdivision consisting of 16 lots on 5.3 acres of property located at 411 S. 200 West in an BP (Business Park) and AE (Agriculture Estates) zone. (S-11-18)

Dave Petersen said the parcel is located on the Frontage Road and 200 West, State Route 227. It is to the right of the exit off of 200 West. Steed Creek is on the northern and western boundary. The state has put a non-access line that can't be broken. The only access is an awkward spot close to the intersection. He said it's on a curve, but it's on the extreme safe side of the curve. The site distance isn't a problem. He said it's the eastbound traffic on the left hand turn lane that is the tightest. They positioned the road as far south as they can go. He said the developer is planning sixteen slab on grade units designed for senior living. The big facility in the northwest corner is an assisted living facility, which is a permitted use in this zone. **Dave Petersen** said if one has three acres or more, which this is about five acres, one can do up to eight dwelling units per acre in a BP zone. However, he said not all the land is BP. He referenced lots one and two on the yield plan. He said they are zoned Agriculture Estates. The yield plan for the entire property results in thirty-three lots, but the developer only wants to do sixteen. The developer is not asking for a rezone. He's asking for a PUD overlay to spread the density out amongst the five acres. **Dave Petersen** said the site plan shows the development having a common area where it's shaded. For the most part even the rear yards of the lots will be maintained and landscaped by a property management group for the owners.

Connie Deianni mentioned UDOT has a restriction on curb cuts along 200 West. She wanted to know why. **Dave Petersen** said it's probably because it's close to the interchange. **Connie Deianni** asked if the church to the north is outside of the NA line. **Dave Petersen** said it is. He said in some respects it's a good thing because there is a wall of trees because of the creek. That way no one will put their driveway there and cut through the trees and the creek.

Amy Shumway asked if the creek is open by the trees. **Dave Petersen** replied that it is. **Amy Shumway** asked if the developer had considered a trail easement? She said it might be short and may not go anywhere, but for seniors it may be of interest. **Dave Petersen** agreed it was a good amenity they may want to consider.

Dave Petersen said it has been an awkward piece of land over the years and it has been zoned BP for a long time. The other properties along 200 West, except for one, have all developed with office buildings. He said this parcel has been looked at by office users, but it's too deep for offices. He said the property sat for a long time. He said another assisted living facility looked at it, but it didn't work out because it had three stories and was too high. This developer only wants one story.

Taylor Spendlove, 215 N Redwood Road Suite 8, North Salt Lake, said he is partnering with the property owner who has purchased both parcels. He said they want to do a 55 plus community. The restrictions state you still have to allow 20% of the units to be sold to someone other than 55 or older. He said they can't commit to the trail yet, but are trying to get an exception from the LDS church to construct a bridge across the creek to attach to the church parking lot. He said lot 113 on the site plan will be removed to make more open space.

Connie Deianni asked about the assisted living center having thirty beds. She said parking didn't look adequate for both employees, residents and visitors. She asked if there would be more parking. **Mr. Spendlove** said that's what they're proposing.

Stephen David Clark, 1786 Country Circle Centerville, said sixteen parking spots is close to the minimum. He said if they're adding more green space they may be able to add more spots, but right now he thinks that meets the requirements.

Dave Petersen said when Lee Maxwell, who was the applicant for Country Care, came in years ago they proposed to go on 200 North on a one acre lot, a sixteen bed facility, in downtown. He said the neighbors were concerned about parking so he got with the state on these facilities. He identified twelve or thirteen similar facilities all over the valley. He took photos, talked to the proprietors and the adjacent neighbors about the parking situation. He said on average three parking spots were used per a fourteen to sixteen bed facility. He said assisted living facilities don't generate much traffic. He thinks sixteen parking stalls may be too much.

Connie Deianni asked if there was a code or regulation on how many employees or residents have cars. **Dave Petersen** said four parking stalls per a sixteen bed facility was the minimum. Every facility he went to easily got by. He said by those standards they would only need eight parking stalls, but they have sixteen.

Alex Leeman asked about the staffing level. **Mr. Clark** said they would be staffed more heavily than an average unit, but even at peak hours there are usually only seven or eight cars. He said the only time it would be used would be at an Easter egg hunt or an event for families to come in. He said they'd been talking to the church about overflow.

Alex Leeman asked if they anticipated having a minibus. **Mr. Clark** said they did. It would sit six to eight people. He said it would be on site.

Connie Deianni asked if the trees would be able to be saved, as it's a densely treed area. **Mr. Clark** said they want to save what they can, but they want to have an arborist make sure they are safe and healthy. There is some concern about the cottonwoods coming down in windstorms. They will have them reviewed, but would like to save as many of them as they can. **Connie Deianni** asked about the arborist. She is concerned because so many developments come into Farmington and plow down the trees. **Mr. Clark** said it adds to the character and is part of what makes it unique. They want to retain everything they can. That's the goal.

Alex Leeman asked if there would be street parking on 400 West, in the cul de sac they will be putting in. **Mr. Spendlove** said the street is designed to be a public road, so yes there will be street parking. He said the driveways are pretty close together, so there isn't much parking on the road. He said there is more space on the west side, but they are public streets.

Alex Leeman asked if they would be doing curb, gutter and sidewalk along 200 West to link up to what's on the west property line. **Mr. Spendlove** they will. He said they don't know how it's going to look yet.

Alex Leeman asked if it would have any impact on the city monument that's right there in the corner. **Mr. Spendlove** said it's outside parcel, so it won't have an impact.

Alex Leeman reviewed the two issues on the table and what the approval standards are. He said there is a two part motion. One is schematic plan that asks to look at the layout of the development. He said the approval of a development is a multistep process and this is the first one so they aren't expecting every detail yet, just the general concept. The other big part is the PUD master plan, the planned unit development. He said a PUD allows the developer to take a parcel and apply different rules and standards to it to accommodate development in a specific area. He said there are some standards the planning commission looks at. They look at the layout of the development and if it's pleasant. Second is consideration of adjacent property. The code wants to make sure it's not going to have a negative impact on areas outside the PUD. Third is efficient use of land. Fourth is compensation for increased density. He said that's not applicable here. Fifth is hazards not increased. It requires them to see if there is anything that has an impact on health or safety.

Alex Leeman opened the public hearing at 7:47 p.m.

Dee Johnson, 412 South 75 West Farmington, said he's lived east of the development for over thirty years. He said he had a friend who wanted to do a flag lot on his lot near this development and the city wouldn't allow it because it added more traffic out onto the frontage road. He said since then, two developments have been proposed. One was a big three story care center and one was an apartment complex. He said the city didn't let either go through because of the traffic congestion. He said since then there have been two developments that have gone in. Those two have different accesses. They don't have to come out on the frontage road. **Mr. Johnson** pointed out that this development only has that one access onto the frontage road. This area is getting a lot of traffic now. He said he doesn't see any changes and the new high school is going to bring traffic. He said there is no other way out of there. If traffic is backed up around the other developments they have a chance to go to other roads. Here, he said, there's no chance. He said he's concerned about that. **Mr. Johnson** said he wondered why the city turned things down before. He didn't know if it was the height only or the traffic problems because it's so close to the road. He said it doesn't look like they're doing much to alleviate that. He thinks they're going to have problems getting people out of the cul de sac unless something else is done. He asked what the city is doing about water. He said there is a problem with water. He said he wants the Planning Commission to take those things into consideration.

Harv Barenz, 492 South Wendell Way Farmington, said he wanted to piggyback off what Mr. Johnson had said. He said he lives in the Kestrel Bay development and has dealt with Brighton Homes for four years. He said he wants to encourage everyone to look at Kestrel Bay and see if it is an attractive neighborhood. He said it's fifty-two houses slammed in there. He said the developers here are going to hide it by saying it's only sixteen when they could put thirty, but it's not true because the owner is the lot on the corner and there's no way he would go for that smaller lot plan. He said you're talking about

seventy cars. He thinks the property should have no more than ten houses. He said the infrastructure of Kestrel Bay is trash. There's no water pressure. No one can water their lawn. He said the city doesn't have the infrastructure for this. Everyone in his neighborhood has dead lawns and dead trees. He said it's not attractive. He brought up safety. He said the frontage road gets cars flying off of the freeway. He thinks there's going to be too much traffic. He said it's dangerous.

Dave Petersen welcomed Mr. Barenz to stop by the office so he could share with him what they know about secondary water. He said it has little to do with development patterns. He said it has more to do with them under anticipating the dry year and not purchasing water from Weber Basin.

Alex Leeman brought up culinary and secondary water. He said culinary is run by the city and the city is required by law to provide water to every lot. He said there is no legal requirement for secondary. It isn't run by the city, but by Benchland. He said Benchland is separate from the city. Part of the process for every development is that it gets reviewed by the development review committee which includes Weber Basin and Benchland and all the city departments. They require developers to acquire and provide Benchland with sufficient water rights to cover the volume of water that's anticipated, if they choose to have secondary water in their development. He said the water rights give you a place in line for water. He said some years there's not water. That means if you're at the end of the line you don't get it.

Dave Petersen said they received data from Benchland. The data was interesting. He again welcomed Mr. Barenz to come by.

Alex Leeman said he didn't want to dismiss the water issue. They are thinking about it, but he said it means if a development comes in the city has to acquire water for it. He said the culinary water system in Farmington is fine. There are no supply problems in the city. He said citizens use an obscene amount of secondary water.

Jay Lamoreaux, 47 S 300 W Farmington, said he's noticed water standing in that area. He asked if there are any plans to make sure it will be high enough when the weather changes. He asked if there will be basements in the homes. **Alex Leeman** said there will not be basements. **Mr. Lamoreaux** said the single level homes or facilities are nice. He said he knows people who would like to be in Farmington in a single level facility like the one proposed.

Alex Leeman said the single family houses are being built with the intention of being on slab with wider doorways and geared toward more independent living, but more senior residents.

Mr. Lamoreaux said he thinks the city needs this type of facility. He said if the other problems could be solved he would be in favor of it.

Clive Jackson, 353 S 75 W Farmington, said he thinks the water is an issue. He said his concern is that he's lived in Farmington for forty years. He said the population has increased tenfold. He said he doesn't know the amount of water that's available, but it seems like the same amount is available. Maybe more can be purchased, but that is a concern for those who live down that way. He said another concern is the density. He said he thinks it does need to be addressed because there is a lot of density in his neighborhood. He said he would want to be assured that if it's mainly for elderly people, is the property going to be well maintained so the value of surrounding homes doesn't go down. He said he doesn't know that anyone can comprehend what traffic is going to be like going over Glovers Lane with the new high school. He said it's a tough traffic situation going along the frontage road. He thinks the traffic is going to increase a great deal with problems there.

Alex Leeman closed the public hearing at 8:06 p.m.

Alex Leeman brought up a letter that addresses a lot of the same concerns, about the tight corner and the traffic concerns. **Alex Leeman** reviewed the multistage process. He said the first stage is schematic plans for preliminary approval. He said at this stage Planning Commission makes a recommendation to the City Council and the City Council makes the final approval. At this stage the developer doesn't have the right to develop until the next stage in the process. He said one condition staff has already written in and recommended for approval is the developer has to provide a traffic study. That will be data the Planning Commission will have at the next level of approval.

Connie Deianni asked who conducts the traffic study. **Dave Petersen** said the developer gets and independent traffic engineer. Then the city engineer and transportation engineer reviews his report. **Connie Deianni** said she's never seen a traffic study. She asked if there's a threshold and who makes that decision. **Dave Petersen** said he imagines the study will show capacity. The big question is the site distances. The traffic study will go into detail on that too. He brought up the high school. He said they don't know what impact there will be, but the traffic peaks are different. The city is taking precautions. **Connie Deianni** asked if the traffic report will indicate the peaks. She said she wants to see a traffic study for the tight corner. She said she uses the road for soccer games and it doesn't matter what time of day it is, there's always traffic.

Alex Leeman said the frontage road is a collector road so it's anticipated to have more peaks than a local road. He said the traffic stacks up when someone wants to go straight because there's no right turn lane. He asked if it's a city or county road. **Dave Petersen** said UDOT owns the dirt the frontage road sits on, but it's maintained by the city. **Alex Leeman** asked if the city has the power to put in a right turn lane. Can the city work with UDOT? **Dave Petersen** said they will work with UDOT.

Alex Leeman said the traffic study will show if that's something that needs to be addressed. He wonders if this development will be the final straw that breaks the camel's back.

Dave Petersen said the developer gets an independent traffic consultant. Once the study is done the city has someone critique it. If the city feels the need for a third person to review it they will get it. He said there are checks and balances on those studies. He said the Planning Commission will be able to review it.

Amy Shumway asked if the city has ever tried to slow traffic coming off the freeway there. **Dave Petersen** said he didn't know. He does know the police gives tickets there. He assumes Farmington City police can have jurisdiction there. The police do traffic studies and speed studies all over the city daily. He said it would be interesting if they did that right there.

Amy Shumway asked if they're putting an island in front of the junior high. **Dave Petersen** said an island or lights will be put in in two or three months.

Alex Leeman asked the applicant to address the water issue that was brought up. **Mr. Spendlove** said there's a well on site for the existing home on the smaller parcel. The upper parcel was rented out for grazing for an individual's horse. The owner would flood the area so there was a lot of water getting onto the site. Along the west side of the creek there are portions that are in the flood zone. He said a portion of the property is in that flood zone, but all the buildings are outside of that.

Alex Leeman asked if they do any mitigation or flood protection along the creek. **Mr. Spendlove** said everything is outside of that. He said they do have an application into County Flood Control to review it and provide any additional requirements to maintain the creek. **Mr. Clark** said they do expect to bring in some dirt to level it out on the west side, but the development is going to be slab on grade so he's not too worried about basement flooding.

Alex Leeman asked if the single family homes will be maintenance free. **Mr. Spendlove** said yes. He said it's critical for him to have it be beautiful. He's counting on it being a nice, well maintained community. They've spent time negotiating added landscaping because they want the neighborhood to feel beautiful.

Alex Leeman said they talked about access, that the parcel is in a difficult spot because UDOT doesn't allow access to the west onto 200 W. He said the only place this parcel can outlet is onto the frontage road. He said with the southern parcel coming into it it helped move it further south than where it otherwise had to be. He asked in terms of how close the road outlet is, it's not violating any restrictions? **Dave Petersen** said it's not violating any local laws, but they do need the traffic study to make sure the distances meet some sort of standard. It is a short distance between there and the corner. He said one option is to table it until the traffic study is done.

Alex Leeman said density was another thing mentioned. There is the assisted living facility which is moderately sized and 15 lots reduced to 14 which is something that was committed to. **Alex Leeman** would be inclined to put that in as an additional condition that they are removing lot 113.

Amy Shumway said she thinks it's great. She said seniors don't want large lots. There should be enough for a sense of community.

Alex Leeman said for him and his kids he likes to have a yard. However his parents live in a neighborhood configured like this that's maintenance free and has smaller yards. They wanted somewhere where they could walk around and not worry about mowing. He said he's big on having a place in the city for everybody, having options for everyone. He looks at if it's incompatible with the neighborhood. He said the density in this development doesn't bother him. For the population they're trying to serve it seemed like a nice complimentary use between the level two care facility and the people who want to live in a senior neighborhood.

Connie Deianni said it's at the entrance to our city. While she agrees the city needs a place for everyone, she still has to consider the people on the perimeter with large lots. They built there to have larger lots. This development would have two houses for one of those lots. She said the adjacent property is one piece the Planning Commission has to look at. She's concerned about there only being one way out onto the frontage road. There will be thirty people living in the assisted living facility, staff, emergency vehicles going in and out. She thinks maybe it would be better to have fewer homes, but still smaller lots. She said she knows elderly people don't want yards to take care of, but she thinks maybe there's a way to make it less dense.

Alex Leeman said lot 111 in the corner is huge, much bigger than the lot it backs to. He said 110 to 106 are about three to two of the ones they've added. They're quite a bit tighter. Lot 105 is similar to the neighborhood it backs to. He asked if there's an ability to average out spacing. **Mr. Spendlove** said a lot of it has to do with the cul de sac length, the pie shape. He said there is a little wiggle room, but the layout is based on those two issues. Typically lots on a cul de sac are bigger, but these ones are even bigger because of the length of the cul de sac. He said the code requires a certain distance with only one access.

Alex Leeman said they are well within that. He asked the developer if they can nudge lots 112 and 111 to the west since they are removing lot 113 and space out 110 through 106. **Mr. Spendlove** said they could do that. It's something they could look at.

Alex Leeman said maybe they could add even a few feet on those tight ones on the east side. **Mr. Spendlove** said they could bump 110 over ten to twenty feet. He said they would like to get the concept plan approved, then work through any of those issues. They are eliminating a lot which will adjust a few things. He said the general layout won't change. The only place they can put the access road is onto the frontage road. He said on average a single family home resident makes eight trips a day. He doesn't think these residents are typical. Seniors will make less trips than that. They aren't running kids around. But they are definitely open to making adjustments, but would like to get it through this conceptual process.

Alex Leeman asked to talk about options. They are at schematic plan. There's no vesting right now. The Planning Commission has the ability to recommend approval with conditions with the traffic study and lot 113 being removed. They can require that those adjustments be made before the next level of approval. If the chair feels changes are substantial enough it can be brought before the public again. They can reopen or notify of another public hearing. He said another option is to table if the planning commission isn't comfortable with that process. They could table it and require them to bring the traffic study before they advance it from this stage. The developer obviously has the view that they'd like to go forward because they have a schedule they want to stay on. The PUD gives the Planning Commission a lot of flexibility. He said he's ok advancing it with those conditions placed in it. The process accounts for that. He said he won't be there for the next process so the other commission members need to make sure they are comfortable with it.

Alex Leeman closed the public hearing, but allowed **Royd Waters**, 95 W State St., to speak. **Mr. Waters** said in 2005-2006 there was a severe flooding problem. Steed Creek had to be sandbagged. He wanted to know how far the setback is from the creek and what is the separation from the houses side to side. He said he's concerned about it being bottlenecked if equipment for sandbagging needs to get in there. He said we may be in a dry spell, but next year there could be 150 inches of snow that will come down at one time. In 2005-2006 that field was flooded from the creek. Debris came down and got caught in the bend. A lot of branches on trees came down. **Alex Leeman** said that is a separate process. The developer said they submitted an application to the county about flooding. He said this three step process anticipates changes being made along the way. **Mr. Waters** asked if people can get in and sandbag.

Amy Shumway wanted to know if she could ask for one more condition. She wanted to know if a trail easement could be put in. She thinks it could be one of the best features that every resident would use.

Dave Petersen said there are two types of trail easements, one that has a trail that circles the project with a walking path onsite and the one the developer suggested that they're trying to work out with the LDS church. The developer doesn't have control of that. He said there could be a condition to consider adding a trail around the site for the residents.

Alex Leeman said he might suggest a condition to require a trail around the assisted living facility that then continues east to the proposed bridge and the bridge if approved by the LDS church.

Amy Shumway asked if it would be bridged right on the border of 113 and 112. **Alex Leeman** said he thinks the developer is anticipating to bridge from somewhere where 113 is right now. He said

he doesn't want to require a trail going all the way up to the corner of the property because it wouldn't go anywhere.

Amy Shumway said she does have concerns about flooding and being able to get to it.

Dave Petersen said there's a reason the flooding occurred. He said the culvert that goes along the frontage road was too small. That's what caused the flooding. He said the county did a project that made it much bigger. Because of the proximity to Steed Creek the developer has to get a flood control permit anyway. He said the chances of water not fitting the opening now are dramatically reduced. He said it would have to be a cataclysmic event to flood. He said they enlarged the culvert from this point all the way down to Glovers Lane.

Amy Shumway asked if property line goes to the creek. How far from the creek is it? **Mr. Spendlove** said the grading plan shows where the bank is. He said the homes are 20 feet from the bank. He said the north property line is a little into creek. It's not the center of the creek, but part of the water line is on the property.

Amy Shumway asked if trail easement could be placed in back of the lots so access could go in back of it to have a longer walking area along the creek. **Mr. Spendlove** said 112 and 111 are going to nowhere. If looking at access for a flood issue they could provide an access easement to get back there. He said there's nowhere for a trail to go to so it doesn't make sense unless there was an easement on the property to the east to access the road above. He's guessing the county will require an access easement.

Dave Petersen said he thinks it might be a good idea for the developer to draw some of the thoughts people have had. It's hard visualizing. He said it may not make sense or it may make sense.

Rulon Homer said he moved to west Farmington in 1977 and has a few acres of land just off of 650 W. He's said all along the city has set itself up for some real major traffic issues on the west side. He said a number of residents have complained on 650 W about the school. There is already extra traffic on the road. He said he's noticed police have already given tickets. He said he's had a never ending discussion about traffic since he moved out there. He said traffic will be an issue. He said it will be backing up 1800 students with cars. Things are going to get cluttered. He said he's protested some of these things, but more subdivisions have gone in and more traffic gets dumped on the roads. It is a frustration. But he said property owners have a right to develop their properties. These developers have that right. He said that along with those who haven't wanted to develop their land makes for a cluttered situation. He said Farmington is not what it used to be. Everyone wants it to be the way it was when they moved here, and it can't be that way. He said he'd like to see the Planning Commission do anything they can do to negate the issues brought up and see if it will lessen the burden, but he also thinks the people have a right to develop their property. He said Farmington is going to have traffic no matter what. It puts them in a quandary. He would like to negate traffic issues, but thinks they have the right to develop.

Motion:

Rulon Homer made a motion that the Planning Commission recommend that the City Council approve the schematic plan and preliminary PUD master plan for the Brookside Hollow PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide a transportation/traffic study for the project;
2. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat.
3. The applicant will address the removal of lot 113 and adjustment of the lot boundaries to try to space them out more.
4. Add a proposal for a trail or trail access around the assisted living facility.
5. Need to hear more about flood control when the applicant hears back from the county.

Amy Shumway seconded the motion, which was approved by Amy Shumway, Rulon Homer and Alex Leeman. Connie Deianni did not vote in favor. **Connie Deianni** said she voted against approval because she would have supported tabling it for the traffic study. She thinks it's a bigger issue than everyone is thinking it will be. She was hoping if it were tabled the traffic study would come back and would support reducing the density a bit. The motion was approved.

Findings for Approval:

1. The proposed plans meet the requirements of the subdivision and zoning ordinances for the BP zone.
2. The proposed development will provide single-family residential developments similar to those of surrounding subdivisions.
3. The elevations provided are of a high design quality and meet the intent of Sections 11-27-010 and 11-27-120 of the Zoning Ordinance.
4. The landscape plan provided is of a high design quality and meet the intent of Sections 11-27-010 and 11-27-120 of the Zoning Ordinance.
5. Although single-family residential is not a listed permitted or conditional use in the BP zone, it is a much preferable use to many of the permitted and conditional uses that are currently allowed in the underlying zone.

REZONE

Item #5. Maureen Benson (Public Hearing) – Applicant is requesting a recommendation for rezone approval of 2.34 acres of property located at 332 S. 1100 West from an A (Agriculture) to an AE (Agriculture Estates) zone. (Z-6-18)

Dave Petersen said this is more of a housekeeping item. There are two properties, one on 1100 W, highlighted in blue, the other a lot in Chestnut Farms, in red. The owners want to adjust their common boundary. The parcel in red will grow in size, the parcel in blue will shrink in size. It is zoned agriculture. In order to adjust the boundary line to offer more than the .34 acres it needs to be zoned agriculture estates. He said all properties around except these 3 are agriculture estates. He said staff recommends approval.

Alex Leeman said the proposal is to take the long lot in the middle and shift the western third so it is part of the yard of the lot on the cul de sac. He said they need a rezone to do it.

Maureen Benson, 332 S 1100 W Farmington, said they would like to adjust the boundary so they can sell a half acre to the people who live directly behind them.

Alex Leeman said it is a rezone which is entirely discretionary. He said it always involves a public hearing.

Alex Leeman opened the public hearing at 8:59 p.m.

(No comments were received at this time.)

Alex Leeman closed the public hearing at 8:59 p.m.

Alex Leeman said there's not a lot of concern here.

Motion:

Connie Deianni made a motion that the Planning Commission recommend that the City Council approve the zoning map amendment of property located at 332 S. 1100 West, and further identified by parcel identification number 081640019 from A (Agriculture) to AE (Agriculture Estates), subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant shall obtain approval of a plat amendment concurrent with City Council review of the rezone application.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. The requested rezone is consistent with the General Plan designation of RRD.
2. The requested rezone and subsequent plat amendment will not add any density to the area.
3. The requested rezone is consistent with surrounding properties in all directions.
4. The requested rezone will allow the applicant to move forward with a plat amendment application, allowing them the highest and best use of their property.

OTHER

Item #6. Miscellaneous: a) Anna May (Public Hearing) – Applicant is requesting a special exception to the fixed dimensional standards of the underlying zone, and to utilize a shared driveway on .91 acres of property located at 45 S. and 59 S. 300 West in an OTR (Original Townsite Residential) zone (M-4-18).

Dave Petersen said the Mays own a lot with a single family home on 300 W. The Lamoreaux's own a lot next to it with a two family dwelling. The Mays also own a parcel that's in the center of that

block. He said it is not a building lot because it doesn't have frontage on a public street. The Mays would like to build a new single family home for their growing family. It is in an older area of town, and the lots have been there awhile. If it was created before 1969 it could be called a legal non-conforming lot and would be grandfathered in. It was created in 1970 so it's one year off. The PUD process was designed for situations like this in older parts of town to allow some flexibility. He said as staff looked at it it was such an onerous process. He said there were two public hearings and four or five meetings involved. He said they looked at a special exception ordinance. Staff feels like it's a special exception to a fixed standard. He also said in chapter 32 of the zoning ordinance they noticed it is possible to get access from one lot to another with a private drive so it meets standards. He said based on that staff recommends approval for a special exception for the frontage requirement to allow the Mays to build back on lot 3. He said the fire marshal has looked at the turn around and has accepted it.

Anna May, 59 S 300 W Farmington, said her family has lived in the house for almost 15 years. About five years ago they started looking at other houses to accommodate their growing family. She said they couldn't find anything they loved. They considered the possibility of adding on. She said they had a structural engineer look at it who said they would have to tear down half of the house to build on. They didn't want to do that so they thought maybe they could build on the back lot they own. She said they have a wonderful neighbor, Jay Lamoreaux, who said he was willing to work with them to make a private drive that would work for both of them.

Alex Leeman opened the public hearing at 9:04 p.m.

Alex Leeman reviewed the special exceptions standards. He said the special exception process is in the law. It means there are three options. The Planning Commission can approve, approve with conditions or deny the application. He said the planning commission has to look for any adverse effects on other properties in the vicinity or upon the city as a whole or upon public facilities or services. The planning commission shall not offer a special exception unless the following three requirements are met: That it will not be detrimental to health, safety or general welfare of persons residing or working in the vicinity or injurious to properties in the vicinity; that it will not create unreasonable traffic hazards; that it's located on a lot or parcel of sufficient size to accommodate the special exception. He said the exception here is using this driveway to access the street. Normally a lot has to have direct access to street to be developable. The exception is letting them use the driveway along the property line instead.

Randy Smith, 94 W State St. Farmington, said he's only been in this house in Farmington since 2004. He said he's lived next to the Mays. Farmington is his hometown. He wanted to come forward and say this is a great plan. He said the Mays have tried everything. They even tried to buy his dad's property next door. He said they have tried everything to make it work, and he is in support.

Jay Lamoreaux, 47 S 300 W. Farmington, said this not only accommodates the Mays desire to build a home on their property, but his property has always been narrow and has been hard to turn around. He said by sharing this driveway it gives them room to back out and turn around. He thinks it's a win-win.

Alex Leeman asked if they would be removing his existing driveway. **Mr. Lamoreaux** said it was up to the Mays because they are paying for it. He asked Ms. May if they were going to. **Ms. May** said yes. **Mr. Lamoreaux** said the thought would be to remove it and make it into a nice green area and make it attractive.

Alex Leeman closed the public hearing at 9:09 p.m.

Alex Leeman said he thinks it's a great idea. The support of the neighbors speaks highly of the people in the area. He said he's impressed they pulled it off.

Rulon Homer said he had talked to one of the neighbors and they are in full support of it too.

Motion:

Amy Shumway made a motion that the Planning Commission approve the special exceptions as follows: 1) the utilization of a shared driveway as set forth in Section 11-32-060 of the Zoning Ordinance, and 2) the adjustment to a fixed dimension standard related to the frontage requirement as set forth in Section 11-3-045 of the Zoning Ordinance, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Fire Marshall shall approve the design of the shared driveway prior to the issuance of any building permits;
2. The applicant shall submit a plat to the City for review and approval, and record the plat prior to issuance of any building permits;
3. The applicant shall record a reciprocal access easement over the shared driveway prior to or concurrent with the recordation of the plat, and such easement shall be acceptable to the City as determined by the City Planner;
4. The applicant shall address any outstanding comments from the DRC prior to issuance of a building permit.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed special exception is desirable in that it reduces access onto 300 West.
2. The proposed application is desirable in that it allows the property owner the full use of their property.
3. The proposed application is a good use of in-fill development, and provides access to an otherwise unusable space.
4. The proposed special exception is not detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
5. The proposed special exception does not create unreasonable traffic hazards, and the parcel where the special exception is located is sufficient in size to accommodate the use.

ADJOURNMENT

Motion:

At 9:12 p.m., **Alex Leeman** made a motion to adjourn the meeting, which was unanimously approved.

Alex Leeman
Chair, Farmington City Planning Commission

FARMINGTON CITY
PLANNING COMMISSION MEETING
August 23, 2018

STUDY SESSION

***Present:** Vice-Chair Kent Hinkley, Commissioners Roger Child, Connie Deianni, Amy Shumway, Rulon Homer, Shawn Beus, Community Development Director Dave Petersen, Associate City Planner Eric Anderson and Recording Secretary Tacy Stine. Commissioner Russ Workman was excused.*

Dave Peterson gave a presentation about growth in Farmington City. He used maps and graphs to show how and where the city has grown since the 1950s. He showed Planning Commission members how Farmington compares to other cities in the county as well as Draper and Herriman. He then went on to explain what Farmington City did and is continuing to do to plan for growth. First, he said, Farmington city made a General Plan. The city wanted to preserve stream corridors and didn't want to put houses in harm's way or turn them into concrete canals like Bountiful did. He said Farmington had a growth boundary. From the beginning the city was concerned about growth.

Dave Peterson then said Farmington City made a Downtown Master Plan. He said downtown Farmington has not changed much. He talked about a Trail Master Plan. Using maps he showed Planning Commission members maps of trails in Davis County. He said he doesn't know of another city in Davis County that has as good of a Trail Master Plan as Farmington does. He then brought up the Conservation Subdivision. He said Farmington City used this in an effort to preserve the ambience and open space of the city. He said Farmington City has a Scenic Byway Designation and Overlay. He said the city fought hard to get the West Davis Corridor designated as a Scenic byway, and it passed. This means it can't be segmented and there can be no billboards. He said the next ordinance that passed was a downtown ordinance called the Original Town Site Residential, which was meant to preserve downtown. Next, he said Farmington City adopted an Urban Forestry Ordinance, which is all about the trees. Finally, he said Farmington City was one of the first cities to adopt a Form Base Code. He said the city knew retail was coming and wanted it to be different.

REGULAR SESSION

***Present:** Vice-chair Kent Hinkley, Commissioners Roger Child, Connie Deianni, Amy Shumway, Rulon Homer, Shawn Beus, Community Development Director Dave Petersen, Associate City Planner Eric Anderson and Recording Secretary Tacy Stine. Commissioner Russ Workman was excused.*

Item #1. Minutes

There were no minutes to approve at this time.

Item #2. City Council Report

Eric Anderson gave a report from the August 21, 2018 City Council meeting. He said the City Council tabled the item of the North Station Phase One Development Agreement and Project Master Plan because they wanted to see the two-story townhouses on the DR&G brought closer to the west portion of the property that is adjacent to the residential. The City Council tabled it to give the developer time to reconfigure their plan.

Eric Anderson said the City Council did approve the zone text amendment of the regulating plan even though it was related to the Project Master Plan because the road configuration will be changed to match the Master Plan Ken Stewart showed on his plan. He said even though the City Council tabled the Project Master Plan they wanted to approve changing the road configuration because regardless of what happens with the Project Master Plan changing the road makes sense because it will need to be realigned anyway.

CONDITIONAL USE PERMIT

Item #3. Sydney King / Good Spray Car Wash (Public Hearing) – Applicant is requesting conditional use permit approval to expand the Good Spray Car Wash on .859 acres of property located at 1358 N. Highway 89 in a C (Commercial) zone. (C-7-18)

Eric Anderson said the applicant wants to expand their current car wash, located north of Smith's. He said the applicant is planning on getting rid of the current car wash building and building a new one, which would be one tunnel that goes north to south. He said it will be an automatic car wash. He explained that the site plan shows where they're doing a drive aisle, two cars at a time, then can go through the automatic car wash. He said the applicant is planning on putting the driers west of the building. He said the big change is on the drive aisle to the east of the property. He explained that right now the property line goes up to the parking spaces in front of other businesses east of the car wash. He said the applicant is providing a twenty-four foot drive aisle that meets the standard of Farmington City codes. He said it will narrow it, but it will still be adequate for the needs of other users on the property. He said staff is recommending approval of it with some conditions. He said Central Davis Sewer District asked staff to add on a grease trap interceptor.

Kent Hinkley opened the public hearing at 7:16 p.m.

(No comments were received at this time. – if no comments)

Kent Hinkley closed the public hearing at 7:16 p.m.

Connie Deianni wanted to know where cars would exit. **Kelley King**, 2056 Maple Ridge Drive, Bountiful, said that cars will come in from the west or south side and will stage going to the north, then curl around and enter the tunnel. He said there will be two lanes of cars, and one will enter the car wash at a time. He then said cars can come out and turn around to go to the vacuums if they want. **Connie Deianni** asked about trees planned in the landscape area. **Mr. King** said they plan on having trees. He said the developer they are working with has done many car washes and is used to working with cities.

Mr. King said there are four vacuums at the car wash right now. **Roger Child** asked how that will compare with what they are planning on providing. **Mr. King** said there will be at least 8 stations with

vacuums. **Roger Child** wanted to know if it would impact the noise level. **Mr. King** said it's something they looked at. He said the driers for the new car wash will be inside the tunnel so the noise will be minimal. He said the new technology has bigger driers, but they are inside the tunnels, which will suppress a lot of the noise. He said they are also going to put in a water reclaim system. This means some of the water used can be reused in soap cycles instead of all going down the drains. **Roger Child** asked if the new facility would be louder. **Mr. King** said it would be quieter.

Kent Hinkley asked if the car wash will be staffed. **Mr. King** said it will be staffed as long as it's open. He said this kind of car wash has to be staffed. **Kent Hinkley** asked if operating hours would be limited. **Mr. King** said the majority of current clientele use the car wash before work or after work.

Kent Hinkley wanted to know more about the landscaping. **Mr. Hinkley** said they want to make it look nice.

Connie Deianni asked if it would be open seven days a week. **Mr. King** said yes.

Dave Peterson said according to the Farmington City noise ordinance a business like the car wash can't open until 6 AM.

Motion:

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

1. The applicant shall provide a grease trap interceptor subject to approval by Central Davis Sewer District;
2. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
3. The hours of operation are limited to 6 a.m. to 10 p.m.;
4. 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;
5. 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.
6. The applicant will provide measurement that the sound level of the new car wash will be less than the current sound level.

Shawn Beus seconded the motion, which was approved by **Kent Hinkley, Rulon Homer, Connie Deianni, Amy Shumway and Shawn Beus**. **Roger Child** did not approve. He said he would like the applicant to provide tests of sound controls in place.

The planning commission decided to reconsider their approval. **Rulon Homer** made a motion to reconsider. **Roger Child** seconded the motion, which was unanimously approved. The Planning Commission talked about adding a condition for the applicant to provide proof that the sound level of the new car wash will be less than the current sound level. **Dave Peterson** said he could get a reading

from the current car wash, then go to the applicant's carwash in Kasyville and take the same measurement to compare it to.

Roger Child made a motion to amend the previous approval with the added condition number 6 that the decibel level be quieter than previous use. **Rulon Homer** 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 as set forth in Section 11-32-040 of the Zoning Ordinance.
8. The proposed use is an expansion of an existing conditional use permit and is updating and enhancing on the existing facility.

Item #4. Farmington City (Public Hearing) – Applicant is requesting conditional use permit approval to expand the City Hall Parking Lot on .29 acres of property located at 190 S. Main Street in an LR (Large Residential) zone. (C-8-18)

Eric Anderson said Farmington City is proposing to expand their south parking lot. He said the back parking lot can get congested during school hours. The proposal is to do a drive aisle that exits onto Main Street. He said the existing home and garage will remain as is. Two handicap spaces will be added as well as four ninety-degree parking spaces.

Dave Peterson said the area north, near the maintenance area, will be reclaimed. Everything will be repositioned and new landscaping will be put in. He said Farmington City bought the land a few years ago, anticipating what would happen. He said there have been a few near-accidents during school hours. He said rather than a parking lot expansion, it's more of a way to get out to the road. He said Farmington City wants to minimize the impact to the neighboring home and that Farmington City owns the home.

Rulon Homer wanted to know if the parking lot expansion would have access to the school parking lot so the school parking lot would have another egress out to Main Street. **Dave Peterson** said there used to be two ways in and out of the parking lot. That's what Farmington City wanted, but the school said no, that the flow works a certain way, and there are a lot of parents dropping kids off at school. He said to increase safety they plan on having a barricade during fifteen minutes in the morning

and fifteen minutes in the afternoon during drop off. He said it will create a constant circular motion going by the swimming pool and back out to Main Street so parents won't be tempted to come into the parking area and get lost. He said people visiting City Hall, and city employees, will be able to leave and come without impacting safety.

Kent Hinkley opened the public hearing at 7:50 p.m.

Brad Bornemeier, 54 S Main St., Farmington, asked why the city is already working on the parking lot expansion. **Dave Peterson** said Public Works has a lot of things stacked up as far as schedule. He said they had a break in their schedule so they started. He said it's a difference between Administrative Acts and Legislative Acts. The parking lot expansion is an Administrative Act. He said cities have a lot of discretion when it comes to Legislative Acts, but the way the state law is written on something like a conditional use, like this, makes it difficult for the Planning Commission to deny. He said staff did stop them because the Planning Commission needs to review it.

Eric Anderson said as with any property owner you can do some excavation and earth work on the site, even without permission from the City, as long as you have permits, and the City has done that.

Mr. Bornemeier said he's a little gun shy of seeing some action. He also said he's concerned about traffic pouring onto Main Street. He said the parking lot gets filled up when there are popular meetings at City Hall, and it turns into a one-lane road. He's concerned about having another entrance and exit pouring onto an already congested road. He said he thinks there should be more discussion with the school district about maybe using their entrance and exit going onto 200 S., having flow go out there instead of having more go out onto Main Street.

David Jarvis, 8 W 200 S, Farmington, said he's on the south side of the property in question. He said when he and his wife bought their home they were concerned that the parking lot would eventually border their property line. He said there's a wonderful thicket of trees and bushes there they love and hope to keep. He said when the city bought the property they understood that there were no plans to remove the trees. He's concerned about the trees being killed if the parking lot continues to expand. He said he's also concerned that there's a public hearing even though they're already working on the project. He said he hopes the Planning Commission will consider their comments rather than just going through the formality without any consideration of the people who live around the area.

Caralee Sollami, 12 W 200 S, Farmington said she's worried her backyard will be open to the parking lot because there is no fence as of now. She asked if they will recycle the fence or if her backyard will be open to the parking lot. She also voiced concern about the big trees that are there.

Connie Gartrell 187 S Main, Farmington said she lives directly across the street from where cars would be coming in and out. She said the notice she got said the parking lot is for city vehicles only, not everybody else. She said her concern is noise, with city vehicles coming in and out. She asked if it would just be cars and trucks or equipment. She said traffic is atrocious. She said she's asked the police for help and police say there are no speeders. She said there are speeders at all hours. She wants to know what would happen if you add more vehicles in.

Mr. Bornemeier asked what would happen to the house that's there. **Dave Peterson** said the City Council has no intention of taking the house down. Staff said they don't want another home demolished.

Mr. Jarvis said the comment about the noise is a legitimate concern. He said garbage trucks are noisy at 4 am. He's also concerned about noise from added traffic.

Kent Hinkley closed the public hearing at 8:03 p.m.

Ken Hinkley said members of the Planning Commission are not city employees so they don't care about the public works department. He said the Planning Commission will make a decision as they see fit.

Roger Child said the trees will be preserved. **Dave Peterson** agreed. He said City Hall is at capacity. He said there will be no more additional employees. As far as the city is concerned there will be no more traffic generated from this use than is presently constituted. He said as far as ingress and egress, the drive approach is on the safe side of the curve. Staff's understanding is that the fence will be put back up, but it can be added as a condition. He said there is no intention of touching the thicket of trees. **Eric Anderson** said one of the reasons they moved the parking lot, the ingress/egress, as far north as possible was to avoid the trees on the south side. He said it's a nice stand of trees, and they want to keep them as much as the neighbors do.

Connie Deianni said she's concerned about coming through the school parking lot because she knows how congested it can be. She asked what's to prevent parents from going out the north side and out onto Main St. if they are picking kids up. **Dave Peterson** said they put up a cone so they can't get in there. He said during pick-up and drop-off the city rear parking lot will be closed. He said it won't conflict with parents during those times. He said there will be no blind spots.

Amy Shumway asked if parents will drop off in front of swimming pool. **Dave Peterson** said that's what they're supposed to be doing. He said there will be signs directing people where to go. **Eric Anderson** brought up the notice that was sent out to residents. He said they don't want to oversaturate the notice with too much information.

Amy Shumway brought up the questions about increased traffic and entrance and exit onto Main St. She said she feels it's more dangerous in the parking lot than to have this be exiting onto Main St. She said there are a lot of blind spots so she thinks it would be nice to have another exit and entrance from that parking lot.

Kent Hinkley said he doesn't think it will increase traffic having only four more parking spots. He said it's the same number of cars, there will now just be three exits to go out of instead of two. **Eric Anderson** said it's a net zero because the cars parked there now have to exit onto Main St. anyway.

Connie Deianni said she didn't want to be naïve about an increase in cars. She said there will be people who will see it as another way into the school or the city building. **Dave Peterson** said that was true, but the amount of cars on Main St. will be the same. He also said staff will follow up on the dumpster noise.

Connie Deianni said she wanted to address that she heard residents concern that the project is under way. She said the more she learns about Planning Commission and the Administrative and Legislative Acts the more she understands that property owners can do certain things on their property. She said there was a reason it was done that way and doesn't think there was any wrongdoing.

Motion:

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

Roger Child seconded the motion, which was unanimously approved.

Conditions for Approval

1. A six foot fence, either the existing one or a new one, will be installed on the south of the parking lot.

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 development as it will be a much needed upgrade to the facilities that are currently existing in the area;
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 enhancing circulation and access for City Hall.
7. The proposed use is sensitive to adjacent neighbors, and is preserving the home and trees on the property.

OTHER

Item #5. Miscellaneous, correspondence, etc.

- a. Planning Commission Chair Election
- b. Other

Connie Deianni made a motion to nominate **Kent Hinkley** as the new chair.

Rulon Homer seconded the motion, which was unanimously approved.

Roger Child nominated **Connie Deianni** as the vice chair.

Rulon Homer seconded the motion, which was unanimously approved.

ADJOURNMENT

Motion:

At 8:21 p.m., **Kent Hinkley** made a motion to adjourn the meeting, which was unanimously approved.

Kent Hinkley
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 hear an update on housing numbers and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, September 4, 2018, 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 Benson Rezone and Plat Amendment for Farmington Downs West
(332 South 1100 West) and Chestnut Farms Phase II (1250 W Atrium Court)

7:10 Brookside Hollow Schematic Plan and Preliminary PUD Master Plan – Brighton
Homes (411 South 200 West)

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

7:20 Minute Motion Approving Summary Action List

1. Correction to Past Ambulance Purchase Proposal
2. Swain Subdivision Improvements Agreement Recommendation

GOVERNING BODY REPORTS:

7:25 City Manager Report

1. Executive Summary for Planning Commission held August 23, 2018

7:30 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 30th day of August, 2018.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

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

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



Planning Commission Staff Report September 6, 2018

Item 3: Rezone and Schematic Plan for Kirkham Subdivision

Public Hearing:	Yes
Application No.:	S-22-18 and Z-8-18
Property Address:	975 N. Compton Road
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential – Foothill) & A-F (Agriculture – Foothill)
Area:	2.4 Acres [.31 Acres for Rezone]
Number of Lots:	4
Property Owner:	Milo and Ora Kirkham
Applicant:	Justin Atwater

Request: *Applicant is requesting a recommendation for schematic plan and rezone approval for the Kirkham Subdivision.*

Background Information

REZONE

The applicant desires to develop 2.4 acres of property into 4 lots, but must obtain a rezone of approximately .31 acres on the northwest corner of the subject property from A-F to LR-F in order to move forward with the subdivision as proposed. The majority of this property has already been zoned LR-F, and in order to make the subdivision work, the applicant needs the remaining A-F zone amended to LR-F.

Suggested Motion for Rezone:

Move that the Planning Commission recommend that the City Council approve the rezone from A-F to LR-F for approximately .31 acres of property located at 975 N. Compton Road as identified by parcel identification number 080520206, subject to all applicable Farmington City ordinances and development standards and the following condition: the approval is subject to an approved preliminary plat.

Findings for Approval:

1. The proposed rezone is consistent with General Plan designation of LDR.
2. The proposed rezone is consistent with surrounding neighborhoods, including the remaining 2 acres of the subject property.
3. Making the rezone contingent on the approval of a preliminary plat ensures that vesting does not occur without the approval of the subdivision, protecting the city in the event that the applicant does not move forward with the subdivision.

SCHEMATIC PLAN

Background Information

The proposed schematic plan shows 4 lots on 2.4 acres of property, but is dependent on the rezone to achieve this density, as a denial of the rezone would render the schematic plan unrealizable. This notwithstanding, the staff report for the schematic plan will assume an LR-F zone designation for the property. The subdivision is proposing a cul-de-sac road servicing Lots 1-3, and Lot 4 has an existing home, which will remain and have frontage/access on Compton Road.

The provided schematic plan meets all of the standards and requirements for a conventional subdivision in the LR-F zone, including minimum lot area, lot width, and lot frontage. The issues raised by the DRC in their review of this property mostly involve storm-water management, because the cul-de-sac slopes significantly away from Compton Road, and there is not enough depth in the existing storm-water lines to convey the water from all of the lots into the road. As a solution, the applicant is providing a small storm-water retention basin on Lot 3, which will serve only that home.

Because the subject property sits in the foothill overlay zone, the applicant will need to go through some additional requirements as set forth in Section 11-30-050 of the Zoning Ordinance; however, as a matter of practice the City usually requires the developer to provide the additional development standards at final plat.

Suggested Motion (if the rezone is recommended by the Planning Commission):

Move that the Planning Commission recommend that the City Council approve the schematic plan for the Kirkham Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide the additional foothill overlay zone plans and development standards as set forth in Section 11-30-050 of the Zoning Ordinance prior to or concurrent with final plat;
2. The applicant shall amend the right-of-way to include park-strip and sidewalk on preliminary plat;

3. The applicant shall amend the alignment of the storm drain line on preliminary plat and subject to City Engineer approval;
4. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat.

Findings for Approval:

1. The proposed plan meets the requirements of the subdivision and zoning ordinances of an LR-F zone, if the rezone does occur.
2. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
3. The proposed plan is for a conventional subdivision in the LR-F zone, and is an administrative act, if the rezone does occur.

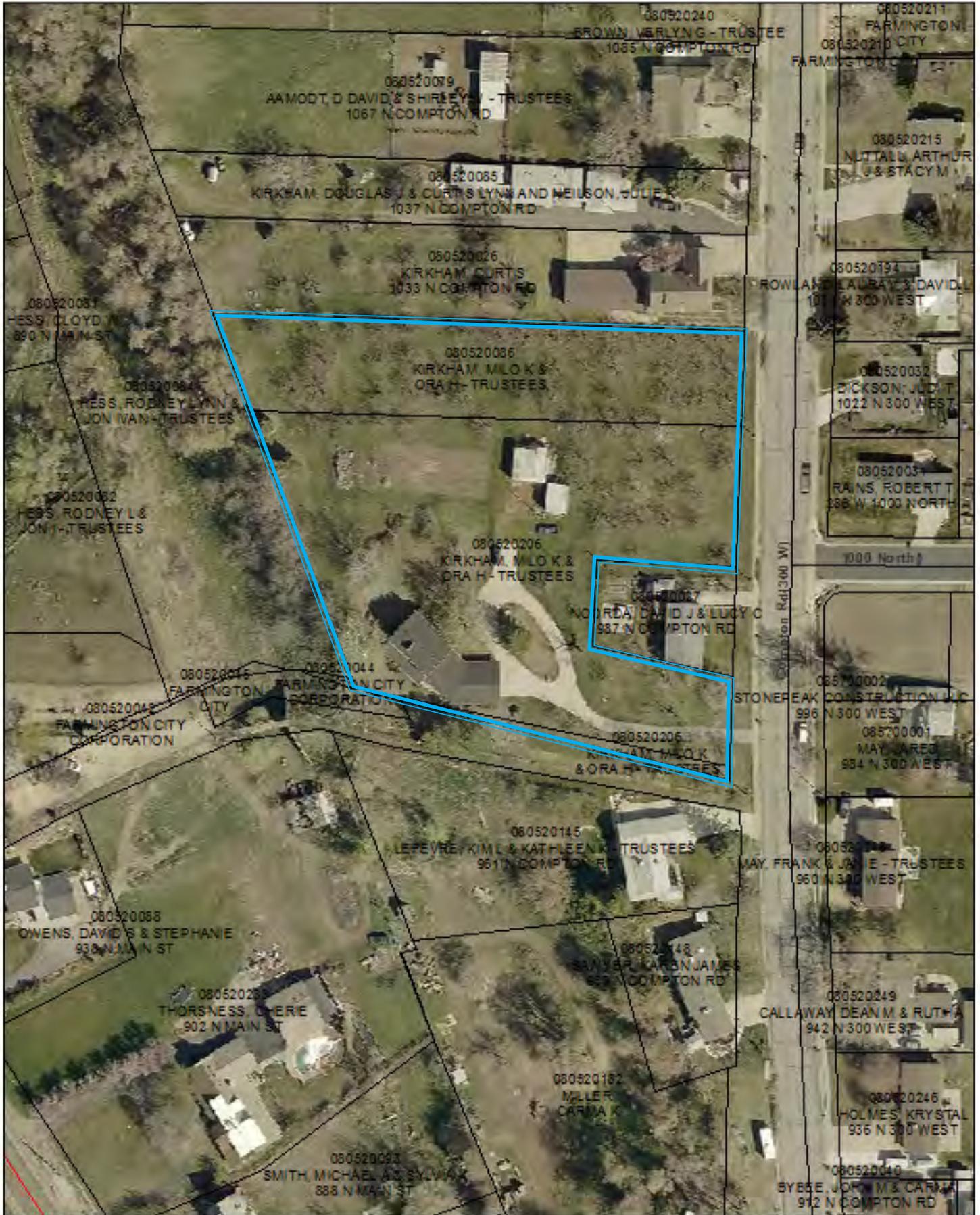
Supplemental Information

1. Vicinity Map
2. General Land Use Plan
3. Zoning Map
4. Kirkham Subdivision Schematic Plan
5. Section 11-30-050 of the Zoning Ordinance

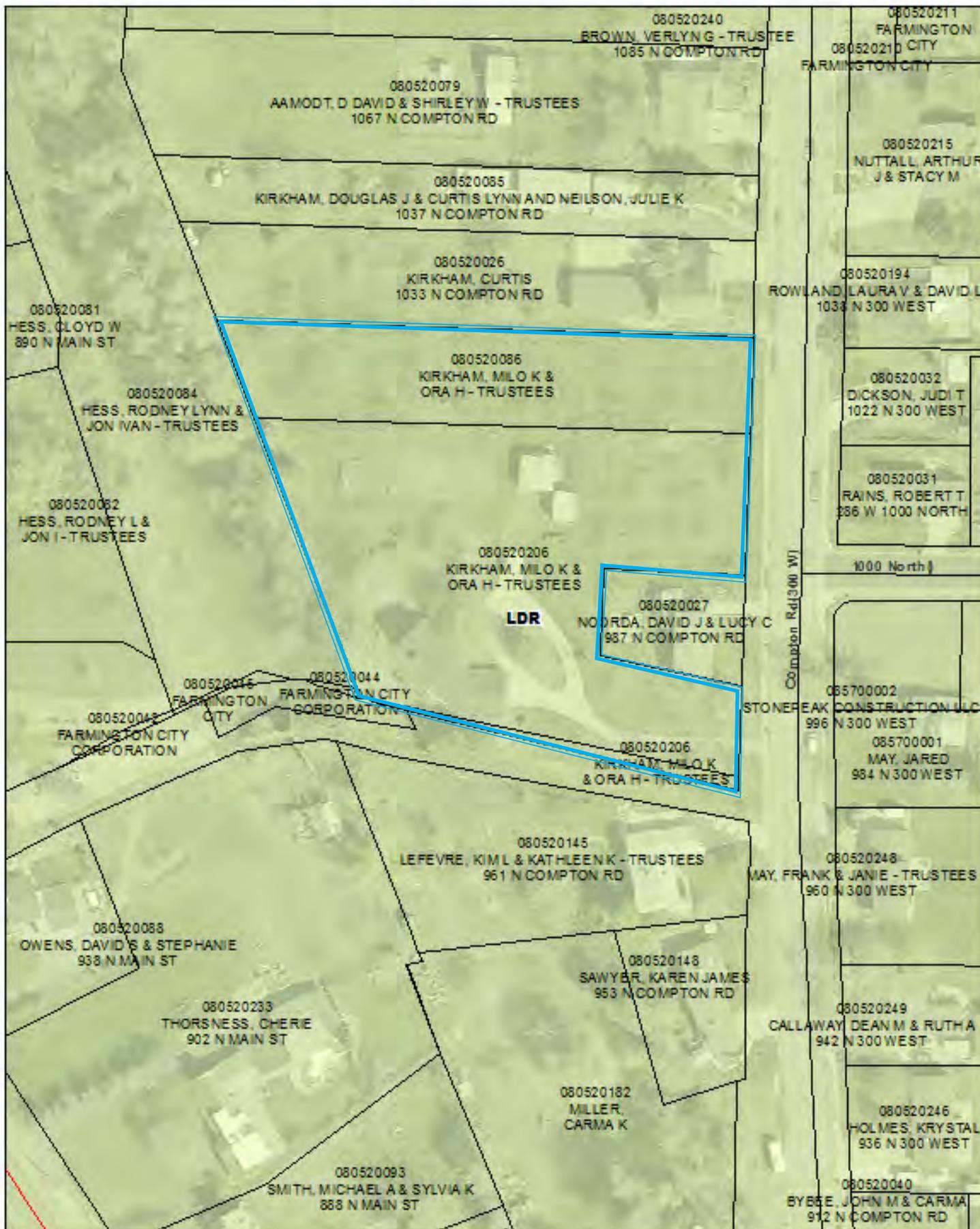
Applicable Ordinances

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

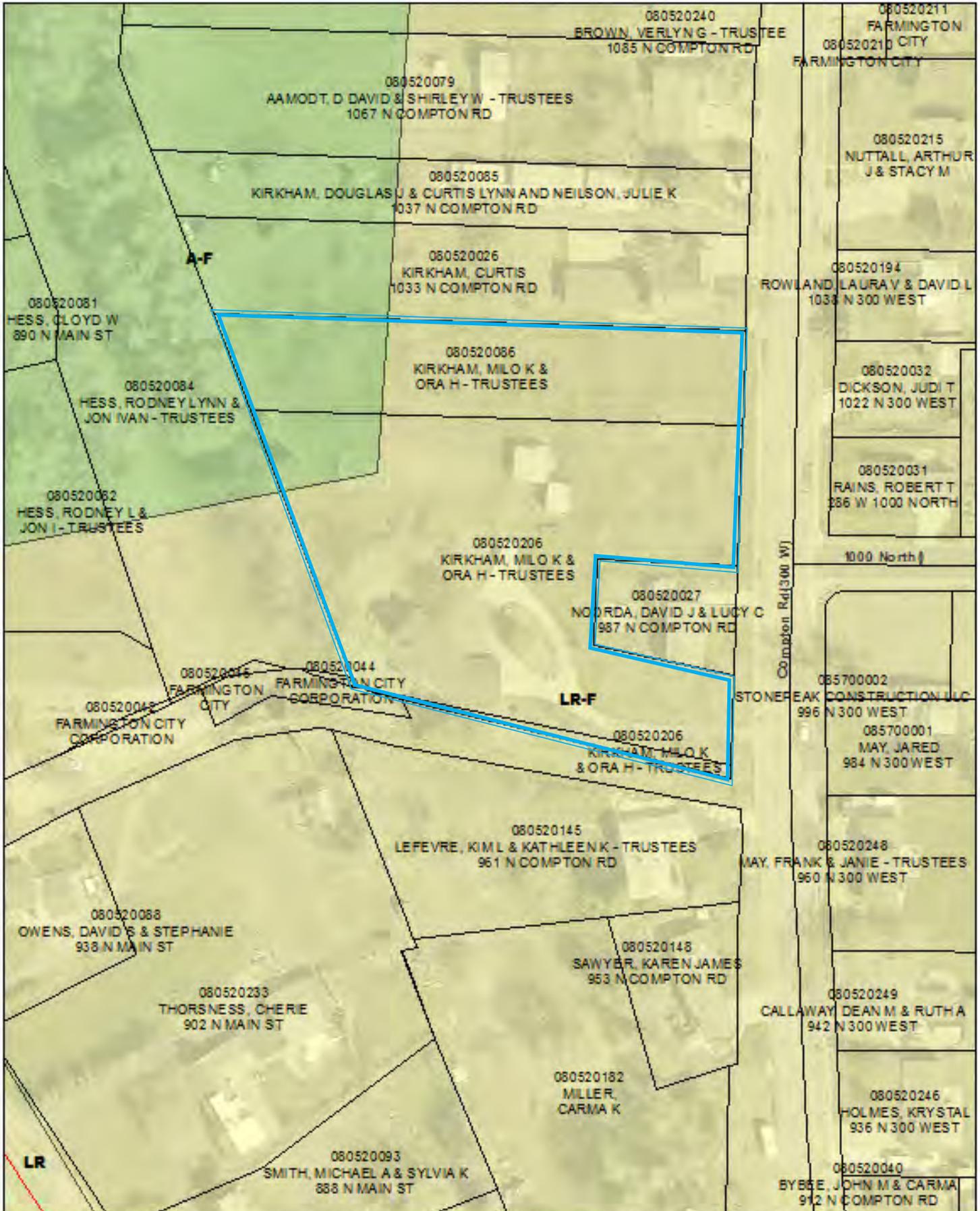
Farmington City



Farmington City

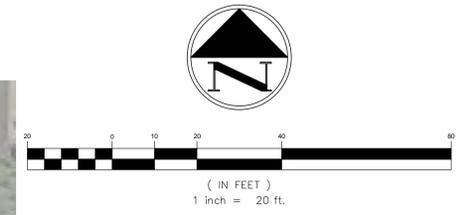
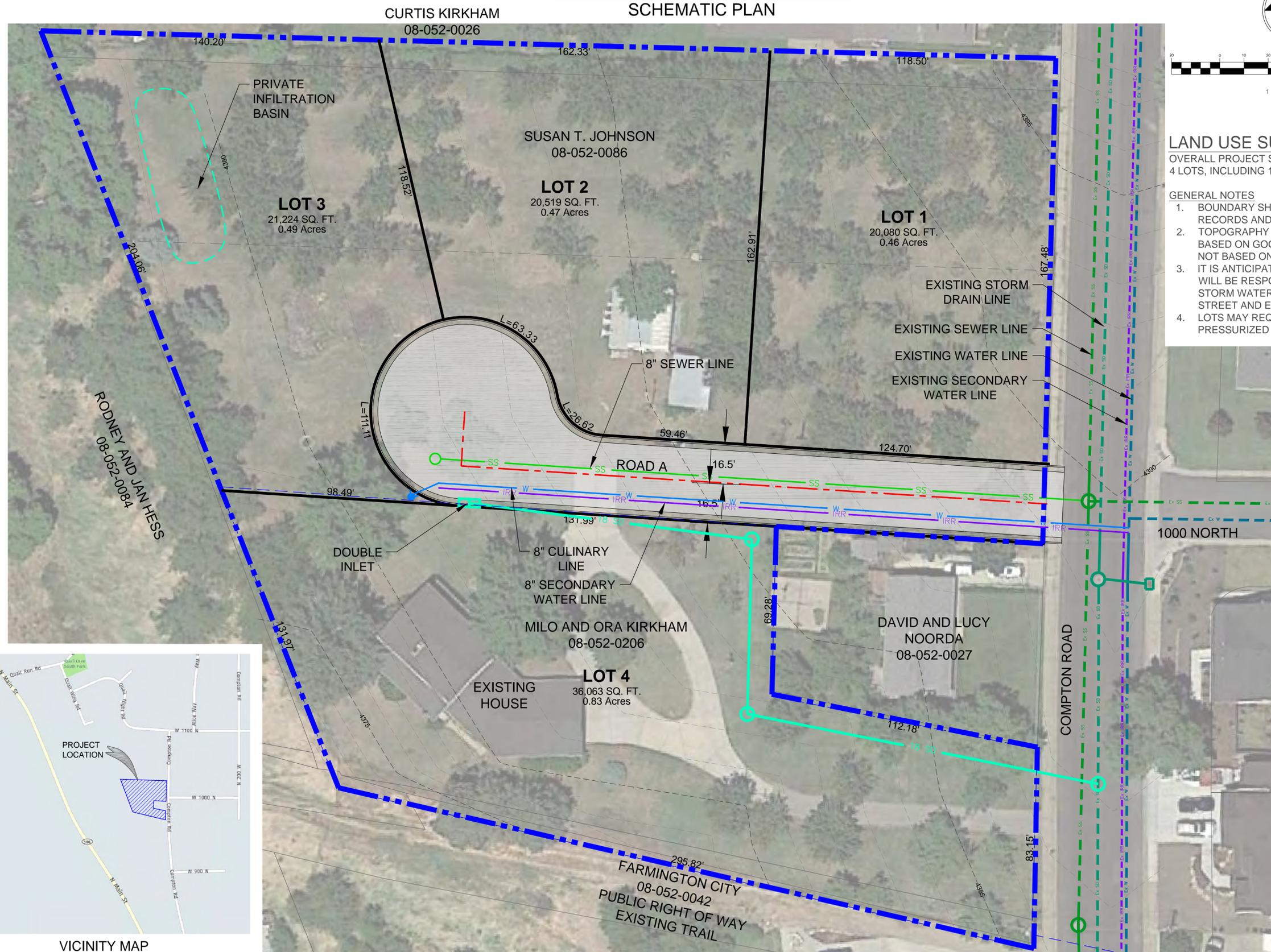


Farmington City



KIRKHAM SUBDIVISION

SCHEMATIC PLAN

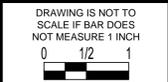


LAND USE SUMMARY
 OVERALL PROJECT SIZE: 2.4 ACRES
 4 LOTS, INCLUDING 1 EXISTING HOMES

GENERAL NOTES

1. BOUNDARY SHOWN BASED ON COUNTY RECORDS AND NOT BASED ON A SURVEY.
2. TOPOGRAPHY AND EXISTING UTILITIES BASED ON GOOGLE EARTH IMAGES AND NOT BASED ON A SURVEY.
3. IT IS ANTICIPATED THAT EACH LOT 3 AND 4 WILL BE RESPONSIBLE FOR THEIR OWN STORM WATER. LOT 1 AND 2 WILL FLOW TO STREET AND ENTER DRAINAGE SYSTEM.
4. LOTS MAY REQUIRE INDIVIDUAL PRESSURIZED SEWER LINES.

NO.	DATE	REVISION



SCHEMATIC PLAN
KIRKHAM SUBDIVISION
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Scott R. McFarland, PE
 Project Manager
 142 East 1275 South
 Kaysville, Utah 84037
 801.726.6797 (M)
 srmcd@yahoon.com



PREPARED FOR
 JUSTIN ATWATER
 PEMBRIDGE HEATHROW
 HOLDINGS
 (801) 913-0258

DESIGN: SPM
 DRAWN: SPM
 CHECKED: SRM
 DATE: 6-25-18

SHEET:
C1



VICINITY MAP

L:\MEA\1706 - Kirkham Subdivision\00-Cadd\01-Concept\Kirkham Concept Plan.dwg Jul 18, 2018 - 2:05pm

11-30-050: REQUIRED PLANS AND DEVELOPMENT STANDARDS:

The planning commission shall require the following reports and plans to be provided by the applicant. All reports and plans submitted herein, shall be prepared by persons or firms licensed or certified to practice their specialty in the state of Utah, if the required expertise is in their field of practice: (Ord. 1993-17, 4-21-1993)

A. Drainage And Erosion Control Plan: A drainage and erosion control plan shall be prepared by a professional engineer licensed by the state of Utah. The plan shall be sufficient to determine the erosion control measures necessary to prevent soil loss during construction and after project completion. The plan shall include a stormwater management, erosion control and grading details describing the methods by which surface water, natural drainages, flooding, erosion and sedimentation loss will be controlled during and after construction. In addition, developments in which the total area is over one acre shall submit a plan for erosion and sediment control which is consistent with current federal NPDES regulations. In a phased development, the area of all phases shall be used to compute the total area and the NPDES plan shall be prepared and submitted with the first phase of development. The plan shall include the following information: (Ord. 2005-11, 4-6-2005)

1. The "rational method", or other stormwater computation method as approved by the city engineer, shall be used in computing runoff. The basic formula for the "rational method" is:

Q = CIA in which:	
Q = Runoff in cubic feet per second (cfs)	
C = Coefficient of runoff or the portion of stormwater that runs off a given area. The following are typical examples of land use ranges for C value. The actual C value used shall be approved by the city engineer:	
Industrial and commercial	.80 - .90
Residential	.30 - .40
Parks	.15 - .25
Agricultural	.10 - .20
I = Average rainfall intensity, based on Davis County data for the Farmington City area, during time of concentration for 10 year return period in inches per hour. The time of concentration shall be defined as the time required for water to flow from the highest to the lowest points of the drainage basin under consideration.	
A = Drainage area in acres.	

2. Lots shall be arranged so as to ensure adequate setbacks from drainage channels. The flow from a 100-year storm shall be the basis for calculating setbacks. No dwelling shall be allowed within the 100-year floodplain.
3. Erosion control measures on the development site shall be required to minimize the increased solids loading in runoff from such areas during and after construction. All erosion prevention

devices, detention ponds and stormwater facilities shall be constructed as part of the first facility improvements on the development site and according to the following standards:

- a. Such facilities shall be designed so as to detain safely and adequately the maximum expected stormwater runoff for a 10-year storm for a sufficient length of time so as to prevent flooding and erosion during stormwater runoff flow period.
 - b. Such facilities shall be so designed as to divert surface water away from cut faces or sloping surface of a fill.
 - c. The existing natural drainage system shall be utilized to the extent possible in its natural state.
 - d. Where drainage channels are required, wide shallow swales lined with appropriate vegetation shall be used instead of cutting narrow, deep drainage ditches.
 - e. Flow retarding devices, such as detention ponds, shall be used where practical to minimize increases in runoff volume and peak flow rate due to development.
4. Water from natural drainage channels shall be allowed to continue through the development site.

B. Grading Plan: A grading plan shall be prepared by qualified professionals licensed by the state of Utah and shall comply with the following standards:

1. The grading plan shall show present topography and proposed modifications to include elevations, lines and grades including the location and depth of all proposed cuts and fills of the finished earth surfaces. All cuts and fills shall be designed and constructed in such a way that they produce the minimum disturbance to the natural grade and character of the foothill area.
2. The plan shall show existing details and contours at two foot (2') contour intervals where terrain will not be modified and proposed details and contours at two foot (2') intervals where terrain modifications are proposed. The plan shall be drawn at a scale of one inch equals twenty feet (1" = 20').
3. The proposed area to be graded shall be clearly delineated on the plan and the area amount stated in square feet.
4. Grading plans shall include slope district maps for the development site. Two (2) maps shall be prepared. The first shall represent the predevelopment slope districts and the second shall represent postdevelopment slope districts.
5. Topsoil stockpile areas shall be designated.
6. The developer is responsible for interim stabilization of all disturbed areas during the period of construction to prevent off site erosion effects, and for final stabilization once construction is completed. Lot owners or homeowners' associations are responsible for stabilization of building sites and lots upon taking possession of such.
7. All permanent fills shall be constructed to prevent settlement, sliding or erosion damage to streets, curbs, gutters, sidewalks or buildings. (Ord. 1993-17, 4-21-1993)
8. All cuts and fills shall comply with standards of the international building code. (Ord. 1993-17, 4-21-1993; amd. 2016 Code)

9. The top and bottom edges of slopes caused by an excavation or fill up to ten (10) vertical feet shall be at least five (5) horizontal feet from property lines or public right of way lines.
10. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend more than thirty feet (30'), horizontally, in front, to the rear, or to the side of the proposed structure, unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purposes of this chapter.
11. Excess cut material resulting from road construction or utility installation shall be removed from the site. Access or haul road location, treatment and maintenance requirements shall be designated on the grading plan. Where permanent roads or roadbeds are to be used during construction and stormwater inlets have already been installed, they shall be protected to prevent sediment from entering the stormwater system. If temporary haul roads are proposed, the plan shall include a description of the method for controlling erosion and dust during the period of the road's operation and restoration of the area once hauling is completed.
12. Analysis of the environmental effects of such operations, including effects on slope stability, soil erosion, water quality, fish and wildlife, and fire hazard.
13. All repair measures for disturbed areas shall be made not later than thirty (30) days after the disturbance is made, except revegetation which shall take place at the earliest planting season thereafter.

C. Revegetation Plan: The revegetation plan shall include a slope stabilization and revegetation report which shall include:

1. Location and identification of existing vegetation;
2. The vegetation to be removed and the method of disposal. All areas of the development site cleared of natural vegetation in the course of construction shall be replanted with vegetation possessing erosion control characteristics at least equal to the natural vegetation which was removed;
3. The vegetation to be planted. New plantings shall be protected with mulch material and fertilized in conjunction with a planting and watering schedule. Persons or firms having expertise in the practice of revegetation (i.e., licensed landscape architects or nurserymen) shall supervise the planning and installation of revegetation cover for the total development site;
4. Slope stabilization measures to be installed while new vegetation is being established; and
5. All revegetation of disturbed areas shall be made not later than thirty (30) days after the disturbance is made or at the earliest planting season thereafter.

D. Geology Report: A geology report shall be prepared by a geotechnical engineer licensed by the state of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. A clear distinction shall be made between observed and inferred features and/or relationships. The geology report shall include the following information:

1. Definition of any zones of deformation with respect to active faults and other mass movements of soil and rock. No structures or off site improvements shall be built on any identified major or minor secondary faults.
2. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.
3. No structures or off site improvements shall be allowed on any active landslide area.
4. Problems associated with development on or near perched groundwater and shallow groundwater must be mitigated.
5. No structures shall be allowed in any rockfall zone. Off site improvements may be allowed through special approval by the planning commission, if the danger is mitigated.
6. Location of the depth to bedrock if bedrock is within ten feet (10') of the surface.
7. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geologic hazards.
8. Flood erosion and/or deposition potential if floodways exist on the property.

E. Soil Characteristics Report: The soil report shall be prepared by a civil engineer specializing in soil mechanics and licensed by the state of Utah and shall be based upon adequate test borings and excavations. This report shall contain data regarding the nature, distribution and strength of soils within the project area to a depth of ten feet (10'). The soil report shall include:

1. Unified classification of all soils encountered on the site with an estimate of their susceptibility to erosion, liquid limit, shrink-swell potential and general suitability for development.
2. A statement as to whether or not groundwater was encountered in any of the test borings and at what elevation it was encountered and an estimate of the normal highest elevation of the season high groundwater table.
3. Flood history and potential proximity to known floodplains and drainage channels.
4. The soil investigation shall recommend corrective actions intended to prevent damage to proposed structures and/or public improvements.

F. Fire Protection:

1. All developed areas shall have an approved water supply which meets minimum firefighting requirements. (Ord. 1993-17, 4-21-1993)
2. Each development site proposal and building permit for private lots, flag lots, and where the front setback is greater than fifty feet (50'), shall be reviewed by the Farmington City fire department to determine whether it complies with the international fire code in reference to required vertical driveway clearance. Developments which do not, will be disapproved. (Ord. 1993-17, 4-21-1993; amd. 2016 Code)

G. Streets And Ways:

1. The street standards and specifications of Farmington City shall apply to all developments, except where conditions related to proper development of foothill areas necessitate altering these standards as described below and elsewhere in this chapter.
2. Streets, roadways and private accessways shall follow as nearly as possible the natural terrain. Roads and other vehicular routes shall not cross property having a slope greater than thirty percent (30%) unless, after review by the planning commission, it is determined that:
 - a. Appropriate engineering measures, consistent with the purpose of this chapter, can be taken to minimize the impact of cuts and fills; and
 - b. The environment and aesthetics of the area will not be significantly affected.
3. The following table lists standard improvements with established standards. The exceptions listed may be specifically approved by the city council only after careful review of each individual application and after receiving a recommendation from the planning commission:

Improvement	Established Standard	Maximum Exception
Collector road width	60 foot right of way	50 foot right of way
Cul-de-sac right of way	50 foot radius	46 foot radius
Horizontal curve	250 foot minimum radius for 30 miles per hour design speed	125 foot minimum radius for 25 miles per hour design speed
Minor road width	50 foot right of way	42 foot right of way
Road grade	10% on collector streets 12% on local streets	12% on collector streets 14% on local streets (maximum length of street segments at increased grades shall be specifically approved by the city council)

4. The developer shall dedicate to the city a slope easement for any cut or fill slope created by construction of a street in the foothill overlay zone which is not contained within the public right of way.
5. Points of access shall be provided to all developed and nondeveloped areas for emergency firefighting equipment. Driveways shall not exceed a slope of fourteen percent (14%) and shall have direct access to a public street.
6. Development sites which are located near canyon trails will provide reasonable access to those trails. Parking areas may be required by the planning commission at trailheads.

7. The impervious surface for streets and ways within the gross development site shall not exceed twenty percent (20%).
 8. Variations of the street design standards developed to solve special foothill visual and functional problems may be presented to the planning commission for consideration. Examples of such variations may be the use of split roadways or one-way streets for short sections in steeply sloped areas without intersections to avoid deep cuts, also, modifications of surface drainage for curb, gutter and sidewalk design and other innovative designs may be considered in foothill developments.
- H. On Site Development: The developer, or in the case of single-family and two-family dwellings, the owner, shall be fully responsible for making all improvements in accordance with the approved plans. The property owner shall be responsible for maintaining all improvements made in accordance with the site development approval. (Ord. 1993-17, 4-21-1993)



Planning Commission Staff Report September 6, 2018

Item 4: Conditional Use and Site Plan for Stathis Trucking

Public Hearing:	Yes
Application No.:	C-1-18
Property Address:	1291 S. 650 West
General Plan Designation:	LM (Light Manufacturing)
Zoning Designation:	LM&B (Light Manufacturing & Business)
Area:	12.55
Number of Lots:	1
Property Owner:	John Stathis
Applicant:	Travis Davis / Hughes Contractors

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

Background Information

The applicant desires to build an automotive maintenance center and contractor yard for Stathis Trucking company. The applicant has already obtained a conditional use permit for his contractor yard at this location, which was approved on **May 8, 2018**. Many of the conditions of that permit have not been followed or met, and the suggested motion includes these previous conditions.

The requirements for site plan include architectural elevations, a grading and drainage plan, and a landscape plan. Because this project is a significant distance from the nearest secondary water line, the applicant is proposing a xeroscape landscape plan (which means no plant materials, using decorative rock mulch instead). While requesting a landscape plan with an abundance of plants does not make sense for this use, and at this location, the Planning Commission must approve this alternative landscape plan, because the ordinance does require 5% landscaping that includes plant materials. Across the street, the applicant of that project did not extend the secondary water line but did use some highly xeric plants that did not need irrigation to survive. A xeroscape plan may be preferable to a zeroscape plan, but that requirement is ultimately up to the Planning Commission.

There are some outstanding issues raised by the DRC related to grading, drainage, storm-water management, streetlights, sewer line extensions, etc. As a matter of practice, the Planning Commission usually delegates final approval of the site plan to staff so that all outstanding technical issues can be addressed by the applicant to the DRC's satisfaction.

Conditional uses are administrative decisions, and according to State Code cannot be denied unless:

"the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards..." (Utah State Code 10-9a-507-2-c)

Suggested Motion:

Move that the Planning Commission approve the site plan and conditional use permit subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will improve his portion of 650 West according to Farmington City Development Standards for a Minor Collector and the engineering specifications as determined by the City Engineer;
2. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
3. The applicant shall provide a sign plan for any and all signs on the property and such sign plan must be approved by the City;
4. The applicant shall clarify what is being stored, type, and quantity in the building subject to Fire Marshall approval;
5. The applicant shall screen the storage site through the use of landscaping, fencing, or a combination of both from view from any public street;
6. Final site plan approval shall be delegated to staff;
7. 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.

Finding 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 as set forth in Section 11-32-040 of the Zoning Ordinance.

Supplemental Information

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Title 11, Chapter 26 - Light Manufacturing & Business (LM&B)
6. Planning Commission Meeting Minutes from May 8, 2014

Applicable Ordinances

1. Title 11, Chapter 7 - Site Development Standards
2. Title 11, Chapter 8 - Conditional Uses
3. Title 11, Chapter 26 - Light Manufacturing & Business (LM&B)

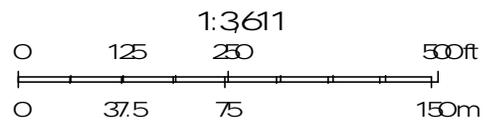
Farmington City Information



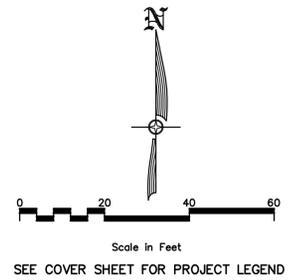
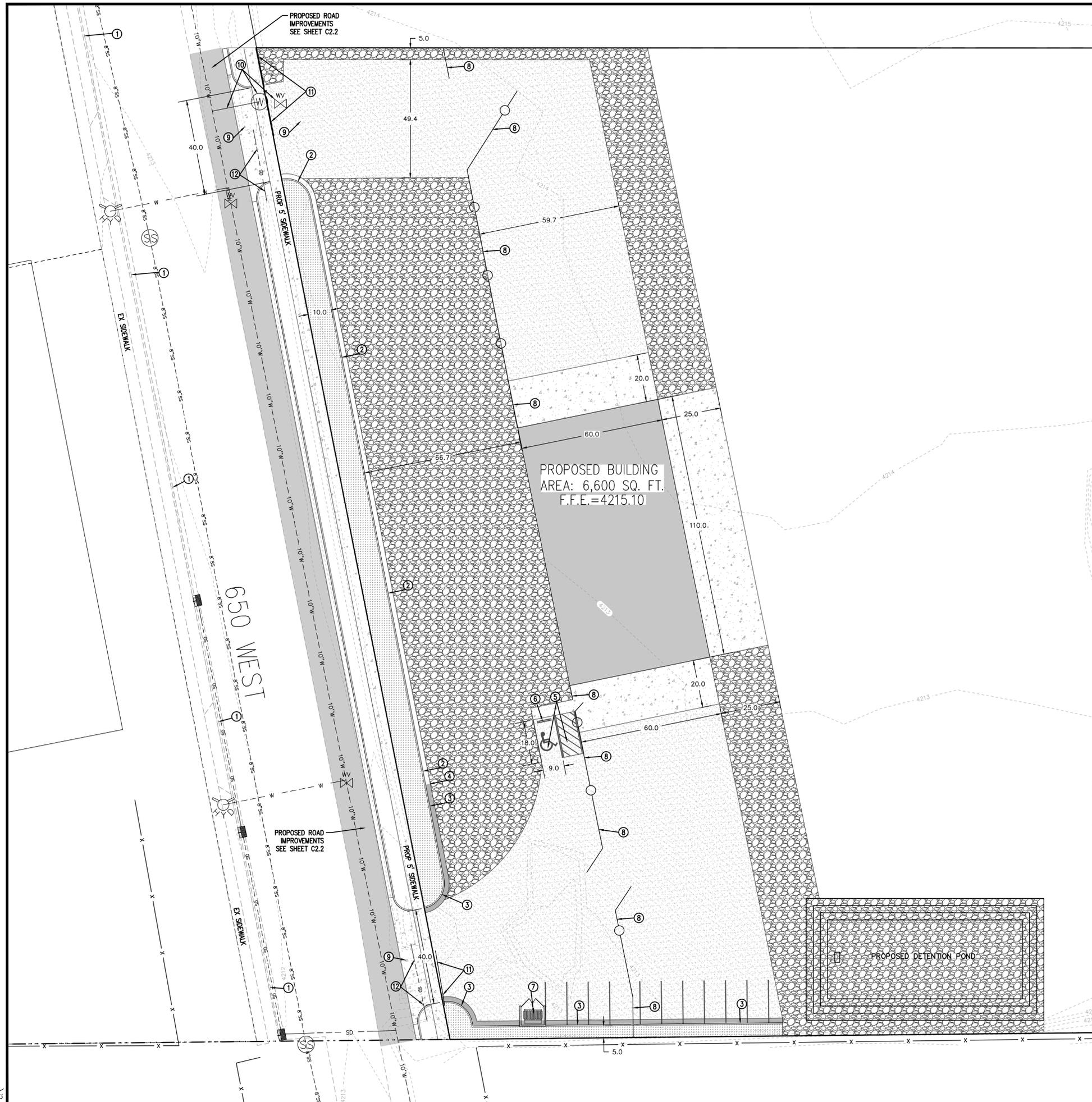
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 Farmington City Boundary

 Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



- SITE PLAN NOTES:**
- ① EXISTING CURB & GUTTER
 - ② PROPOSED 30" CURB & GUTTER. SEE DETAIL 1/C4.
 - ③ PROPOSED 30" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.
 - ④ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
 - ⑤ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
 - ⑥ PROPOSED CONCRETE WHEEL STOP.
 - ⑦ PROPOSED TRASH ENCLOSURE. SEE DETAIL SHEET C4.
 - ⑧ PROPOSED 6' CHAINLINK FENCE. (TYP.)
 - ⑨ PROPOSED DRIVE APPROACH PER APWA PLAN NO 225. SEE DETAIL SHEET C5.
 - ⑩ EXISTING WATER METER, WATER LATERAL, AND SPIGOT TO BE REMOVED AND SALVAGED TO THE CITY.
 - ⑪ EXISTING FENCE TO BE REMOVED.
 - ⑫ EXISTING STORM DRAIN PIPE TO BE REMOVED.

LOT AREAS:

	SQ. FT. / ACRES
LOT UNIMPROVED	546,693 SQ. FT. / 12.55 ACRES
BUILDING FOOTPRINT	473,021 SQ. FT. / 10.86 ACRES
ASPHALT	6,600 SQ. FT. / 0.15 ACRES
CONCRETE	25,618 SQ. FT. / 0.59 ACRES
GRAVEL	35,889 SQ. FT. / 0.95 ACRES
LANDSCAPING	31,183 SQ. FT. / 0.72 ACRES
	3,848 SQ. FT. / 0.09 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING	3,848 SQ. FT. (5% REQUIRED)	3,684 SQ. FT.)

NOTE:
1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'M'T
COMMERCIAL	6,600 SQ. FT.	9.90 (1.5/1000)
TOTAL REQUIRED:	10	
TOTAL PROVIDED:	10	
ACCESSIBLE SPACES		1 (1 REQ'D 1 TO 25)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
FARMINGTON CITY ENGINEER



NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6296

STATHIS TRUCKING
1291 SOUTH 650 WEST, FARMINGTON, UTAH

SITE PLAN

SHEET NO. **C1.1**

PROJECT ID: A-1000 DATE: 03/05/18
FILE NAME: PRJ-STF SCALE: 1"=20'



ISSUE DESCRIPTION	DATE
	04.09.2018

#	REV. DESCRIPTION	DATE
▲		
▲		
▲		
▲		

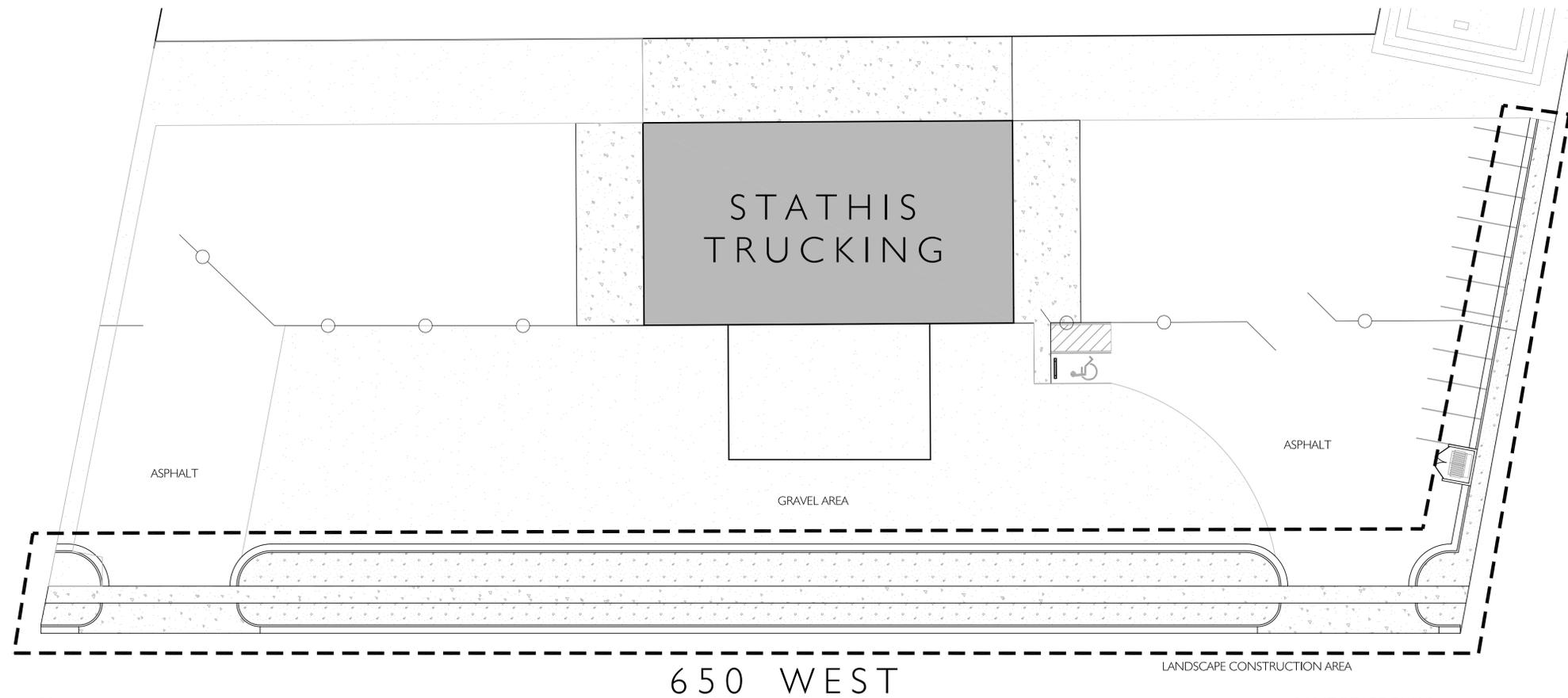
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SITE TABULATIONS

TOTAL SITE AREA	546,693 S.F.
UNIMPROVED AREA	473,021 S.F.
DEVELOPED SITE AREA	73,672 S.F. - 100%
LANDSCAPE AREA	3,848 S.F. - 5.2%

LANDSCAPE SCHEDULE

MULCH			
6,028 S.F.	Crushed Stone, 1", w/ Weed Barrier - Farmington Stone	3" Depth	



(A)

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

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
FARMINGTON CITY ENGINEER

JOHN STATHIS TRUCKING
1291 SOUTH 650 WEST
FARMINGTON, UTAH 84025

LANDSCAPE
PLAN

L101

ABBREVIATIONS

AB ANCHOR BOLT	HYD HYDRANT
ABV ABOVE	ID INSIDE DIAMETER
ADJ ADJUSTABLE	IF INSIDE FACE
AFF ABOVE FINISH FLOOR	IN INCHES
AIA AMERICAN INSTITUTE OF ARCHITECTS	INFO INFORMATION
ALUM ALUMINUM	INSUL INSULATION
APPROX APPROXIMATE	LAV LAVATORY
ARCH ARCHITECTURAL	LT LIGHT
ASTM AMERICAN SOCIETY FOR TESTING MATERIALS	LT WT LIGHT WEIGHT
DBA DEFORMED BAR ANCHOR	MAINT MAINTENANCE
BD BOARD	MAX MAXIMUM
BITUM BITUMINOUS	MAT MATERIAL
BLDG BUILDING	MCJ MASONRY CONTROL JOINT
BM BENCHMARK	MECH MECHANICAL
BO BOTTOM OF	MFR MANUFACTURER
BP BASE PLATE	MIN MINIMUM
BRG BEARING	MISC MISCELLANEOUS
BTWN BETWEEN	MO MASONRY OPENING
CER CERAMIC	MTL METAL
CJ CONTROL / CONSTRUCTION JOINT	NIC NOT IN CONTRACT
CLG CEILING	NO NUMBER
CLR CLEAR	NIS NOT TO SCALE
CMU CONCRETE MASONRY UNIT	OC ON CENTER
CONC CONCRETE	OD OUTSIDE DIAMETER
CONT CONTINUOUS	OF OUTSIDE FACE
CONST CONSTRUCTION	OH OVERHEAD
COORD COORDINATE	OPP OPPOSITE
CP CAP PLATE	PRT PART
CTJ CONTRACTION JOINT	PCF POUNDS PER CUBIC FOOT
DBL DOUBLE	PERP PERPENDICULAR
DEPT DEPARTMENT	PL PLATE
DET DETAIL	PLF POUNDS PER LINEAL FOOT
DWGS DRAWINGS	PNTD PAINTED
EA EACH	PROT PROTECTION
EJ EXPANSION JOINT	PSF POUNDS PER SQUARE FOOT
ELEV ELEVATION	PSI POUNDS PER SQUARE INCH
EQ EQUAL	QTY QUANTITY
EW EACH WAY	RD ROOF DRAIN
EXIST EXISTING	RAD RADIUS
EXPAN EXPANSION	REINF REINFORCED
EXT EXTERIOR	REQD REQUIRED
EWG ELECTRIC WATER COOLER	RM ROOM
FD FLOOR DRAIN	RO ROUGH OPENING
FDTN FOUNDATION	SCHED SCHEDULE
FE FIRE EXTINGUISHER	SDI STEEL DECK INSTITUTE
FEC FIRE EXTINGUISHER CABINET	SHR SHOWER
FF FINISH FLOOR	SHT SHEET
FLR FLOOR	SIM SIMILAR
FT FEET / FOOT	SPEC SPECIFICATION
FTG FOOTING	STC SOUND TRANSMISSION COEFFICIENT
GA GAGE / GAUGE	STD STANDARD
GAL GALLON	STIFF STIFFENER
GALV GALVANIZED	STRUCT STRUCTURAL
GFCI GROUND FAULT CIRCUIT INTERRUPTOR	SUSP SUSPENDED
GPM GALLONS PER MINUTE	TBC TOP BACK OF CURB
GND GROUND	THRU THROUGH
GOVT GOVERNMENT	TO TOP OF
GYPBD GYPSUM BOARD	TOA TOP OF ASPHALT
HC HANDICAPPED	TOF TOP OF FOOTING
HDW HARDWARE	TOS TOP OF SLAB OR SIDEWALK
HM HOLLOW METAL	TOW TOP OF WALL
HORIZ HORIZONTAL	TYP TYPICAL
HR HOUR	UNO UNLESS NOTED OTHERWISE
HT HEIGHT	VCT VINYL COMPOSITION TILE
HVAC HEATING / VENTILATION / AIR CONDITIONING	VERT VERTICAL
	VEST VESTIBULE
	WD WOOD
	WWF WELDED WIRE FABRIC

JOHN STATHIS TRUCKING

1291 South 650 West, Farmington, Utah 84025

DESIGN DEVELOPMENT



PHASE 1



PHASE 2

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CODE INFORMATION

CODE:
2012 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 NATIONAL FIRE CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
ASHRAE STANDARD 90.1-2007 (ENERGY)
ICC/ANSI A117.1-2009

JURISDICTION:
FARMINGTON CITY, UT

ZONING DATA:
DISTRICT: MD
HEIGHT ALLOWED: 45'-0"

GENERAL:
TYPE OF CONSTRUCTION: V-B
OCCUPANCY CLASSIFICATION: B / S-1
FIRE SPRINKLERS: YES
NUMBER OF STORIES: 'B' 2 STORIES
'S-1' 1 STORIES

BUILDING HEIGHT & AREA:
BUILDING AREA: 9155 FT²
BUILDING HEIGHT: 24'-0"

FLOOR FINISH ELEVATION: 100'-0"

ALLOWABLE BUILDING HEIGHT & AREA (IBC CHAPTER 5):

S-1
BASIC ALLOWABLE BUILDING AREA: 9,000 FT²
BASIC ALLOWABLE HEIGHT: 1 STORIES / 40'-0"

B
BASIC ALLOWABLE BUILDING AREA: 9,000 FT²
BASIC ALLOWABLE HEIGHT: 2 STORIES / 40'-0"

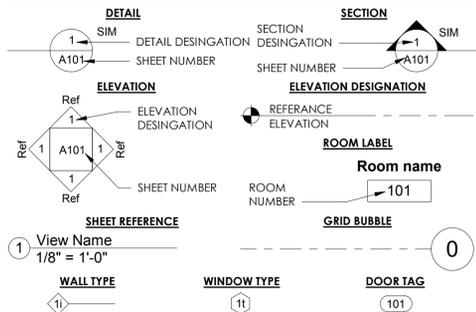
OCCUPANCY:
GROUP 'B' 2720 FT²/100 27 OCCUPANTS
GROUP 'S-1' 6375 FT²/100 64 OCCUPANTS

PLUMBING FIXTURES PROVIDED:
ADA RESTROOMS PROVIDED 2
LAVATORS PROVIDED 2
SERVICE SINK PROVIDED 1
DRINKING FOUNTAIN PROVIDED WATER COOLER

PLUMBING FIXTURES REQUIRED:
ADA RESTROOMS 2
'B' 1 PER 25 1
'S-1' 1 PER 100 1
LAVATORS 1
'B' 1 PER 40 1
'S-1' 1 PER 100 1
SERVICE SINK: 1

FIRE SPRINKLERS USED FOR AREA INCREASE, AND AS REQUIRED BY IBC 903.2.9.1 #4

STANDARD SYMBOLS



GENERAL FIRE NOTES:

A. UNDERGROUND WATER SUPPLY TO THE FIRE SPRINKLER RISER SHALL BE PRESSURE TESTED AND FLUSHED. ALL TESTING AND THRUST BLOCKS FOR THE UNDERGROUND SHALL BE WITNESSED BY A FIRE OFFICIAL, AS PER IFC 901.5

B. ALL FIRE SPRINKLER AND ALARM ACCEPTANCE TESTING SHALL BE WITNESSED BY A FIRE OFFICIAL, AS PER IFC 901.5

C. A KNOX BOX KEY SYSTEM SHALL BE PROVIDED, AS PER IFC 506.1. APPLICATION FOR KNOX BOX KEY SYSTEM CAN BE FOUND AT WWW.SDMETROFIRE.ORG UNDER THE KNOX BOX TAB.

D. SPRINKLER AND ALARM PLANS TO BE SUBMITTED TO PCI ATTENTION: BOB GOODLOE, FOR THIRD-PARTY REVIEW.

CONTRACTOR
HUGHES GENERAL CONTRACTORS
900 NORTH REDWOOD RD, NORTH SALT LAKE, UT 84054
PHONE: 801.292.1411 / FAX 801.295.0530
PROJECT MANAGER: TYLER DEHAAN
EMAIL: tyler@hughesgc.com

CIVIL
HUGHES GENERAL CONTRACTORS
900 NORTH REDWOOD RD, NORTH SALT LAKE, UT 84054
PHONE: 801.292.1411 / FAX 801.295.0530
PROJECT MANAGER: SCOTT ZIEGLER
EMAIL: scottz@hughesgc.com

ARCHITECT
WOOLSEY DESIGN
PHONE: 801.589.9234 / FAX 801.298.5760
PROJECT MANAGER: GARTH M. WOOLSEY
EMAIL: woolseydesign@q.com

STRUCTURAL
BHB ENGINEERS
2766 SOUTH MAIN, SALT LAKE CITY, UT 84115
PHONE: 801.355.5656 / FAX 801.355.5950
PROJECT MANAGER: GERALD MCKENZIE
EMAIL: gerald.mckenzie@bhbengineers.com

MECHANICAL
ROYAL ENGINEERING
2335 S STATE STREET, PROVO, UT 844606
PHONE: 801.375.2228 / FAX 801.375.2228
PROJECT MANAGER: MARK MAKIN
EMAIL: mmakin@royaleng.com

ELECTRICAL
ALDER ELECTRIC
605 N 1250 W #11, CENTERVILLE, UT 84014
PHONE: 801.397.0660
PROJECT MANAGER: MATT LAWSON
EMAIL: mlawson@alderelectric.com

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
FARMINGTON CITY ENGINEER

DEFERRED SUBMITTALS

- SIGNAGE
- FIRE SPRINKLERS
-



CORPORATE OFFICE
900 North Redwood Road
P.O. Box 540700
North Salt Lake, Utah 84054-0700
Phone: 801.292.1411
Fax: 801.295.0530

ST. GEORGE OFFICE
62 W. Washington City Ind. Drive
Washington City, Utah 84780
Phone: 435.628.0047
Fax: 435.628.0328

CONSULTANT

PROJECT

JOHN STATHIS TRUCKING

PROJECT ADDRESS

1291 South 650 West, Farmington, Utah 84025

DATE

2/14/2018

SHEET NAME

COVER SHEET

SHEET NUMBER

G001

Chapter 26

LIGHT MANUFACTURING AND BUSINESS (LM&B)

11-26-010: DESCRIPTION:

The LM&B zone is established to provide for the siting of light industrial, light manufacturing, fabricating, commercial, business park, professional offices, research and development businesses, and related uses within Farmington City. The regulations contained herein are intended to encourage a productive operating environment for light industry, manufacturing and business parks, to protect such businesses and development within the zone from the adverse effects of incompatible uses, to reduce the impact of light industries, manufacturing and business parks on surrounding nonindustrial, manufacturing and business land uses, to lessen traffic congestion, and to protect the health and safety of the residents and workers in the area and within the city in general. (Ord. 2002-15, 2-6-2002)

11-26-020: PURPOSE:

The purpose of the standards and requirements of this chapter are to control light industrial, manufacturing and business park uses and development in Farmington City so as to:

- A. Encourage and provide an environment and location for light industrial, manufacturing and business park uses and development consistent with city goals and standards for attractive, well planned development;
- B. Discourage uses from locating within the zone that will tend to impede the use of the land for light industrial, manufacturing and business park purposes; and
- C. To ensure that all light industrial, manufacturing and business park uses and development within the city will provide methods to protect the community from hazards and nuisances. (Ord. 2002-15, 2-6-2002)

11-26-030: PERMITTED USES:

The following are permitted uses in the LM&B zone. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Business and professional offices.

Research and development activities.

Veterinary clinic or animal hospital.

Warehousing. (Ord. 2002-15, 2-6-2002)

11-26-040: CONDITIONAL USES:

The following are conditional uses in the LM&B zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory living quarters.

Any development which includes multiple buildings or is proposed on a site which is over one acre in size.

Automotive and vehicle sales.

Automotive equipment and accessories sales.

Automotive service and maintenance centers.

Contractor yards.

Dry cleaning and laundry facilities.

Golf courses and/or related recreation uses.

Handicraft manufacturing.

Light manufacturing, compounding and processing, assembling or packaging of the following products:

Automotive parts and accessories.

Beverages.

Electric appliances and electronic instruments.

Food, except yeast, vinegar or rendering of fat.

Lumber and wood products.

Pharmaceutical or biological products.

Roof tile products.

Rubber and plastic products.

Scientific instruments.

Signs, including electric and open.

Wearing apparel.

Lumber and building material, sales.

Miniwarehousing/self-storage.

Outcall services as defined and conducted in accordance with the city business regulations and zoning ordinances regarding sexually oriented businesses are permitted in this zone.

Planned commercial development.

Printing/publishing.

Public utilities.

Retail uses compatible with area.

Sexually oriented businesses as defined and conducted in accordance with the city business regulations and zoning ordinances regarding sexually oriented businesses.

Temporary uses. (Ord. 2016-23, 2-16-2016)

11-26-050: PROHIBITED USES:

Uses expressly prohibited in the LM&B zone include, but shall not be limited to: auto wrecking, salvage, junkyards, redi-mix asphalt and concrete plants, dwellings (single-family or multiple-family), refineries, large or regional warehouse and distribution only facilities, refuse transfer station, and other heavy industrial or heavy manufacturing uses. (Ord. 2002-15, 2-6-2002)

11-26-060: ACCESSORY USES:

Accessory uses and buildings customarily incidental to the permitted uses and conditional uses provided herein may be permitted within the LM&B zone as a conditional use. (Ord. 2002-15, 2-6-2002)

11-26-070: YARD AND LOT REGULATIONS:

A. Lot Size: No minimum.

- B. Lot Width: No minimum, except each lot shall have a minimum frontage of thirty five feet (35') on a public street.
- C. Front Yard: Ten feet (10').
- D. Side Yards: No minimum, except that thirty feet (30') shall be provided where the lot line is coterminus with any residential zone boundary.
- E. Side Yard Corner: Minimum side yard on corner lot shall be ten feet (10') on the side adjacent to the street.
- F. Rear Yard: No minimum, except that thirty feet (30') shall be provided where the lot line is coterminus with any residential zone boundary.
- G. Accessory Buildings: Accessory buildings shall be subject to the yard requirements cited above. Accessory buildings shall not be located in front of the main building.
- H. Building Height: Maximum building height shall be forty feet (40') (except for towers, chimneys and other structures with no human habitation).
- I. Lot Coverage: Maximum lot coverage for all buildings is seventy percent (70%). The requirements for landscaping, off street parking and yard setbacks may result in less than a seventy percent (70%) lot coverage. (Ord. 2002-15, 2-6-2002)

11-26-080: OTHER REGULATIONS:

- A. Site Plan Review: Site plan review shall be required for all buildings and uses in the LM&B zone in accordance with the provisions of [chapter 7](#) of this title.
- B. Landscaping: Landscaping shall be required for all buildings, uses and development within the LM&B zone in accordance with the landscaping requirements set forth in [chapter 7](#) of this title. All open areas in the required yards, except driveways, parking areas, walkways and storage areas, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscape

materials. A minimum ten foot (10') landscaped area shall be provided along the front property line of all lots and development within the LM&B zone.

- C. Outside Storage: Outside storage shall be completely screened, by landscaping or opaque fencing, from view from any public street or abutting properties.
- D. Adjacent Residential Zone: A decorative wall or opaque fence or hedge at least six feet (6') in height shall be erected along all property lines which are adjacent to a residential zone.
- E. Off Street Parking: Off street parking shall comply with the provisions of [chapter 32](#) of this title.
- F. Signs: Signs shall comply with the provisions of [title 15](#) of this code. The placement and design of signs shall be compatible with the development project and with the surrounding area. Signs shall be compatible with the style and architectural characteristics of the buildings in terms of location, scale, color, materials and lettering and consistent with the goals and policies outlined in the general plan.
- G. Architectural Compatibility: Buildings within a development shall incorporate predominant architectural features, materials and colors to create a theme or characteristic of the development.
- H. Noxious Conditions: No land or building in the LM&B zone shall be used, constructed or operated so as to create any noxious, offensive, objectionable, dangerous or other undesirable effect on persons or property outside the lot line by virtue of emission of smoke, particulate matter, noise, fumes, odor, vibrations, glare, liquid and solid waste, heat, explosive materials or similar effects.
- I. Vibration: No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the property line.
- J. Glare: No direct or reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise, shall be permitted to be visible at the property line. This restriction shall not apply to signs or lighting of buildings or grounds for security purposes as otherwise permitted by this title.
- K. Liquid And Solid Waste: No material or wastes shall be stored on any property in the LM&B zone in such manner that they may be transferred off the property by natural causes or so that they attract insects or rodents.

- L. Fire And Explosive Hazards: All activities involving, and the storage of, flammable and explosive materials shall have adequate safety devices against the hazard of fire and explosion. Such industrial uses shall also have adequate firefighting and fire suppression equipment and devices which are standard in the industry. Burning of waste in open fires is prohibited at any point on the property.

- M. Radioactivity Or Electric Disturbances: No activities shall be permitted which emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.

- N. Animals: The keeping of animals in the LM&B zone shall be permitted in accordance with and pursuant to the provisions of [chapter 29](#) of this title.

- O. Compliance: All buildings, uses, development and activities conducted within the LM&B zone shall be constructed, maintained, pursued and/or conducted in accordance with all applicable state, federal and local statutes and regulations, including health, safety and environmental. (Ord. 2002-15, 2-6-2002)

CONDITIONAL USE APPLICATION

Item #7. Jared Darger (Public Hearing) – Applicant is requesting site plan and conditional use permit approval for a contractor yard on 1.4 acres of property located at approximately 650 West and 1300 South in the LM&B Zone. (SP-1-14)

Eric Anderson said the Applicant is requesting a conditional use permit for a contractor yard in south Farmington. Currently, Mr. Stathis owns a property just north of the Meadow View subdivision. Jared Darger would like to do a land swap with Mr. Stathis which would mean Mr. Stathis would move his facility to South Farmington. Staff and the DRC would like the sidewalks, curb and gutter to be completed along 650 West in spite of the fact that the northerly portion of 650 West on the east side is currently unimproved. As a compromise, the City will have the engineering of the road completed so that the required improvements will not need to be redone when the rest of 650 West is completed.

Kent Hinckley asked how much curb and gutter will the applicant have to put in. Eric Anderson said approximately 420’.

Jared Darger, 15757 S. Packsaddle Dr., Bluffdale, said they have worked to ensure what they want to do complies with all the City’s ordinances. They have already done the plans for the curb and gutter. Later on, Mr. Stathis would like to build something like the Farmington Bay Business Park.

Mack McDonald opened the public hearing at 8:40 p.m.

No comments were received.

Mack McDonald closed the public hearing at 8:40 p.m.

Mack McDonald said there was concern regarding the height of the fence as discussed in the Study Session. He added that based on their plans, there is a 2’ berm in place which would increase the 6’ fence to 8’. The Commissioners agreed that a 2’ berm in addition to the 6’ high fence would be appropriate and that the fence needs to be constructed of a solid material.

Motion:

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

1. The applicant will improve his portion of 650 West according to Farmington City Development Standards for a Minor Collector and the engineering specifications as determined by the City Engineer;
2. The applicant shall provide a sign plan for any and all signs on the property and such sign plan must be approved by the City;
3. The applicant shall clarify what is being stored, type and quantity in the portable steel containers to the Fire Department for approval;
4. The applicant shall screen the storage site through the use of landscaping or fencing from view from any public street;
5. The height of the fence shall be at least 6’ from the berm or 8’ where no berm is present;
6. The fence must be solid and opaque.

Rebecca Wayment seconded the motion which was unanimously approved.

ZONE TEXT CHANGES

Motion:

Heather Barnum made a motion that the Planning Commission move agenda item #10 (modifying the definition of adaptive reuse) up to be reviewed as the next item on the agenda. **Rebecca Wayment** seconded the motion which was unanimously approved.

Item #8. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying the definition of adaptive reuse to include certain commercial uses. (ZT-2-14)

David Petersen provided a brief background on the item. **Craig Holmes** owns a windshield repair business in the BR zone. He would like to also do a U-Haul truck business rental, but it is not a permitted use in the BR zone. The Planning Commission approved a zone text change within the ordinance, but the City Council denied it on the basis that it would allow everyone the same conditional use opportunity within the entire zone. City Council wanted to preserve the historic nature of the City's downtown area. After a few requests, staff is again reviewing it. The business could now be allowed as a special exception under a modified definition of adaptive reuse within the Zoning Ordinance. Since Mr. Holmes has an historic building that is eligible for the historic registry, he would be allowed a special exception for his truck rental business. Mr. Holmes is the only one that would fit this requirement in the area. **David Petersen** read through the modified definition of adaptive reuse as shown in the staff report.

Mack McDonald opened the public hearing at 8:54 p.m.

Craig Holmes, 262 E. 2200 S., Kaysville, owns the property on 97 N. Main St. He explained he will only have one U-Haul unit in front of the business at a time and will be either a trailer or a small van. Any other rental equipment available will be placed behind the building.

Mack McDonald closed the public hearing at 8:55 p.m.

Kent Hinckley likes the idea of only one small trailer or van in front of the business, but asked staff how the Commission might regulate or monitor this. **David Petersen** said since the Applicant may come in as a special exception that would be added as a condition to the exception. He also added that if any of the Commissioners are not comfortable with the 10 permitted or conditional uses based on special exceptions if the owner meets the historic preservation eligibility criteria then let staff know so it can be removed from the list.

Mack McDonald stated he knows the owner will comply with all conditions the Commission determines, but in the end, customers returning rental trucks may not comply as they leave trucks in front of the business when returning them. He does not feel this type of business is congruent with the current feel of downtown Farmington.

Rebecca Wayment stated that some of the business uses along Main Street, like Mr. Holmes, are grandfathered in. She wondered what the conforming uses within the zone are. **David Petersen** said these uses are found in Chapter 15.

https://www.standard.net/news/government/soon-to-be-built-west-davis-corridor-tabbed-state-scenic/article_f7f0e84c-4f13-5ea2-8590-b1f956c6adf9.html

FEATURED

Soon-to-be built West Davis Corridor tabbed state scenic byway

By MITCH SHAW Standard-Examiner 3 hrs ago



Standard-Examiner file photo of the Legacy Parkway in Farmington.

Standard-Examiner file photo

Buy Now

FARMINGTON — The not-yet-constructed West Davis Corridor has been named a scenic byway by the state.

The designation, approved by the Utah State Scenic Byway Committee, prohibits outdoor advertising billboards, allows for scenic byway indicators on road maps (which officials say will encourage tourists to use the road) and makes the road eligible for a National Scenic Byway designation.

A national designation would allow Utah entities to go after federal funding for potential roadway improvements.

The \$725 million, 19-mile West Davis Corridor will begin in Farmington, connecting with Interstate 15 and the Legacy Parkway at Glovers Lane. The highway will end at 1800 North in West Point, but a future extension that would terminate near the Weber/Box Elder County line is included in the state's long-range plan.

The new road will connect to existing state highways and city streets through six new interchanges.

Barring any legal challenges, construction on the corridor is set to begin in 2020. The I-15 alternative is scheduled to open to the public by 2022.

The scenic byway designation includes the Legacy Parkway, which had previously been tabbed as such, and the Davis County Causeway that leads to Antelope Island.

On Aug. 17, the Utah Transportation Commission approved changing the name of the full byway route to the "Great Salt Lake Scenic Byway." The Legacy only stretch of the byway had previously been called the "Great Salt Lake Legacy Parkway Scenic Byway."

Ivan Hartle, the Utah Department of Transportation's director of financial programming, said cities located along the West Davis route unanimously supported the designation. Local government consent is required by state law before naming a scenic byway. Hartle said Davis County officials like the designation because byway guidelines will go a long way in preserving the visual integrity of the road.

"They've basically said, if you don't do this, we will," Hartle said. "(They) don't want billboards along there."

Woods Cross City Manager Gary Uresk chaired a local committee that pushed the state to make designation and previously told the Standard-Examiner the effort was also driven by a desire to increase tourism near the area of the corridor, particularly at Antelope Island.

The designation will not impact speed limits on the corridor.

The Legacy Parkway's current 55 mph speed limit and freight truck prohibition are required by a settlement agreement that was reached by the state and citizen activist groups in 2005.

A Sierra Club lawsuit halted construction on the parkway in 2001. A settlement agreement reached four years later included the speed and truck restrictions, but those are set to expire in 2020.

You can reach reporter Mitch Shaw at mishaw@standard.net. Follow him on Twitter at [@mitchshaw23](https://twitter.com/mitchshaw23) or like him on Facebook at [Facebook.com/MitchShaw.StandardExaminer](https://www.facebook.com/MitchShaw.StandardExaminer).

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Mitch Shaw

