



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

September 8, 2016



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

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **September 8, 2016**

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

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

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

1. Minutes
2. City Council Report

CONDITIONAL USE PERMIT

3. David Livingston (Public Hearing) – Applicant is requesting conditional use approval to build an accessory dwelling unit within a detached garage; the subject property is located at 139 N. Main in an OTR (Original Townsite Residential) Zone. (C-11-16)
4. Wendy Thomas (Public Hearing) – Applicant is requesting conditional use approval of a daycare as a home occupation with 8-16 pupils as set forth in Section 11-35-104 of the Zoning Ordinance; the subject property is located at 1571 Pinehurst Lane in an LR (Large Residential) Zone. (C-12-16)

OTHER

5. Brian Garlock (Public Hearing) – Applicant is requesting approval to build a detached garage in a side yard; the subject property is located at 1312 W. 1750 N. in an R (Residential) Zone.
6. Miscellaneous, correspondence, etc.
 - a. Shepard Park Wardhouse Shed in Side Yard
 - b. Tim Matthews Revision on Conditional Use Permit
 - c. Other
7. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there

are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted September 6, 2016

Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
August 18, 2016

STUDY SESSION

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

Paul Johnson, representative from Utah Risk Management Mutual Association (URMMA), provided a training on Land Use Legal Issues for staff and the Planning Commission.

REGULAR SESSION

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

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the August 4, 2016 Planning Commission meeting. **Alex Leeman** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the August 16, 2016 City Council meeting. He said the City Council approved the Street Cross-Section Modification proposal for Residences at Farmington Hills road, but that the Council is still determining which side of the road to put the sidewalk on. He said the reason for the modification is that sidewalks on both sides of the street will result in excessively large cuts and fills, which will create negative impacts to the hillside. **Eric Anderson** also said the Chestnut Farms Phases IV and V Rezone Application was approved. **David Petersen** said two homes, the Robinson (now Gregson and Tidwell) homes were placed on the Local Historic Register.

David Petersen also informed the commissioners on the Council's direction regarding the revised boundaries and public improvements for the proposed Special Assessment Area (SAA). **David Petersen** the City is looking for ways to fund sidewalks around the future high school that will open in the fall of 2018. He said the streets the City is looking to improve are 650 W., State St. to Glover's Lane, and from Glovers Lane overpass to the D&RG trail as these areas will result in a significant amount of vehicle and pedestrian traffic once the high school is completed. He said the total estimated cost of this project is \$2.9 million. **David Petersen** said in the past, in order to obtain a building permit, a property owner needs to meet one of three criteria that includes the lot must front a fully improved street, the applicant posts a cash bond for the improvements, or the applicant enters into an extension agreement.

He said when the City calls upon an extension agreement to complete road improvements the applicant has 90 days to pay what is required as per their extension agreement. **David Petersen** explained that for the proposed SAA area the City is looking to improve has approximately 32 extension agreements with property owners already in place. Each of those agreements range from \$15,000 – \$19,000 of total costs to improve their lots.

David Petersen said the City may enter into a special assessment for the area. To do so, 60% of property owners must be willing to pay for their improvement costs. State law may then allow a City to enter into a Special Assessment Area, which would mean the additional 40% of the property owners would also have to pay improvements for their property. **David Petersen** said the City currently has 64% participation of property owners; however, it is still a very heated debate. He said property owners would have the opportunity to pay off their portion of the improvements over 10 years under the Special Assessment Area. **David Petersen** said the City is trying its best to look for alternative help with the improvements; the City has applied for four grants in hopes of seeking additional assistance.

SUBDIVISION

Item #3. Russell Wilson / Symphony Homes – Applicant is requesting final plat approval for the Pheasant Hollow Subdivision consisting of 10 lots on 4.55 acres located at approximately 700 South and 50 East in an R (Residential) zone. (S-4-16)

Eric Anderson said this is the final plat for the Pheasant Hollow Subdivision. He said this is the applicant's third iteration of this subdivision, but feels it is the best option. He said the subdivision improves connectivity as it will close the unfinished gap on 700 S. He said it is a 10 lot subdivision. Lot 9 includes the designated wetlands. He said lots 6, 7, and 8 front a private drive. The private drive "T" has been reviewed and approved by the Developmental Review Committee (DRC), which includes the Fire Department. **Eric Anderson** said all lot sizes meet the standards for the R zone, so no TDR or waiver is required. He said the only outstanding issues were sewer line easements and details for the manhole, but the applicant is working out the final details with Central Davis Sewer District (CDS).

Dan Rogers asked if there are still drainage concerns with the property as has been discussed in previous meetings for this property. **Eric Anderson** said there was more drainage concerns with previous iterations as the applicant was proposing additional lots. He said by making larger lots some of the potential impacts are mitigated.

Russell Wilson, 526 N. 400 W., North Salt Lake, said Symphony Homes is excited to move forward with the final plat for this subdivision. He said he reviewed the conditions and would like to move forward with them. He said he is working to tie up the loose ends regarding easements.

Rebecca Wayment asked if there will be sidewalk along both sides of the 700 S. connection. **Eric Anderson** said yes, 700 S. will be fully improved with curb, gutter, park strip and sidewalk.

Dan Rogers asked if the wetlands located on Lot 9 will be fenced. **Russell Wilson** said yes, the Army Corps of Engineers places restrictions on the land, including fencing around the wetlands. **Eric Anderson** also added that the wetlands will become part of Lot 9 so the wetlands will technically remain private property as they will be owned by the property owners of Lot 9.

Kent Hinckley referenced the wording on Condition #5 to the motion that states, "the applicant shall repair the road to staff's satisfaction;" however, **Kent Hinckley** pointed out the training in the Study

Session advised against such wording. He asked if that could be amended. **David Petersen** said the City has specific standards that can be used as a reference. **Kent Hinckley** asked that Condition #5 be amended to state, “City standards” in lieu of “staff’s satisfaction.” **Heather Barnum** also pointed out that the Motion should state “final plat” in lieu of the “preliminary plat.”

Heather Barnum asked how the private street will be maintained for snow removal and upkeep. **Eric Anderson** said Lots 6, 7, 8, and 9 will have an HOA and CC&Rs to maintain the private street.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the final plat subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide a reciprocal access easement and private street for Lots 6, 7, 8, and 9 and have this easement recorded against the property prior to recordation;
2. The applicant shall provide all recorded easements in favor of Central Davis Sewer District and Farmington City as requested by the DRC prior to recordation or a pre-construction meeting, whichever comes first;
3. If any changes are required from the pending survey review, those changes shall be made prior to recordation;
4. Either a quit claim deed shall be recorded for the property between Lot 5 and the Rawl Rice property, or the survey boundary shall be amended to reflect the change;
5. Where the sewer line is being extended in Continental Drive, the applicant shall repair the road to meet City’s standards;
6. All outstanding comments from the DRC shall be addressed prior to the scheduling of a pre-construction meeting.

Dan Rogers seconded the motion, which was unanimously approved.

Findings for Approval:

1. As part of a previous approval, the applicant has provided geotech reports that exceed what is normally required for a subdivision of this size.
2. The decrease in density and removal of the cul-de-sac road is preferable due to the potential impact from poor soils and topographic issues.
3. The bridging of the 700 South gap is beneficial to the City and provides much needed east-west connection, and will help alleviate pressures on 620 South, Glover Lane, and 450 South.
4. Although the applicant is utilizing the alternative lot size, he is not requesting any TDRs to meet that minimum standard.
5. The densities requested are comparable or exceed those of surrounding neighborhoods, and by clustering the smaller lots along 700 South and placing the larger lots on the interior of the project, the subdivision is context sensitive to the area.
6. The private street allows the developer reduced density, which is better for the soils types in the area, higher density results in greater storm water runoff, which may also exasperate these soil types, meanwhile lower density that is proposed by the applicant results in less storm water runoff.
7. The private street will assist Central Davis Sewer District in terms of the sewer line’s location and accessible manholes.

Item #4. Scott Harwood / The Haws Companies (Public Hearing) – Applicant is requesting a recommendation for schematic plan and plat amendment approval for the Park Lane Commons Phase

IV Subdivision consisting of 3 lots on 11.58 acres located at the northwest corner of Station Parkway and Cabela’s Drive in a GMU (General Mixed Use) zone. (S-14-16)

Eric Anderson said the applicant is seeking a recommendation for schematic plan and plat amendment approval for the Park Lane Commons Phase IV subdivision. He said the applicant is proposing to subdivide Lot 201 (in Phase II) into 2 lots, 401 and 402. Since this change involves a subdivision and amending the existing Park Lane Commons Phase II and Phase III subdivision plats, the applicant must seek a plat amendment and minor subdivision approval.

Eric Anderson said the applicant proposed removing the pedestrian access easement and have it be placed alongside the access drive that straddles Lots 401 and 402, which would line up with the driveway entry to the future Western States Assisted Living Facility. **Eric Anderson** said staff would prefer the pedestrian access line up with the future Market Street as originally platted in Phase II, and not a private driveway. He said staff and the applicant met and reached a compromise whereby the pedestrian access, drive approach, and lot line, as proposed in Phase II would all remain.

Eric Anderson said the future Market Street ROW dedication was included in Phase II; however, it has been requested that the applicant show that dedication on Phase IV so Phase II does not have to be continually referenced. He also said that the future Market Street does not currently have plans to be built, as it is not needed at this time; however, in the event the Evans’ Family decided to develop, the road would become necessary. **Eric Anderson** said the City is requesting that the applicant enter into an extension agreement for half of the Market Street ROW so when its construction does happen, the property owner is responsible to pay for half of the improvements.

Scott Harwood, 33 S. Shadow Breeze Rd., said he is looking forward to moving forward on this project. He said they have some exciting new leases, including a proposal for a Mountain America Credit Union for Lot 401. He said he met with staff to discuss the pedestrian access easement and a resolution has been met. He said he is looking forward to obtaining this approval so he can build out these lots.

Alex Leeman said the applicant referenced Mountain America Credit Union for Lot 401, but wondered if a tenant has been solidified for lot 402. **Scott Harwood** said they have a lot of interested parties, including a traditional sit-down restaurant, as well as office uses too.

Rebecca Wayment opened the public hearing at 7:36 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:36 p.m.

Heather Barnum asked if the proposal deviates from the City’s Regulating Plan. **David Petersen** provided a brief history on how the Regulating Plan has been amended with the building of Cabela’s. He said the applicant’s proposal still meets the Regulating Plan with the inclusion of a pedestrian access easement at its present location.

Heather Barnum asked for clarification on the re-showing of the dedication for the Market Street ROW on the final plat. **Eric Anderson** said there was a note included on the plat that stated “10.0’ pedestrian access easement (to be vacated).” He said Condition #3 clarifies that the pedestrian access easement will not be vacated and will be included on the Phase IV final plat.

Kent Hinckley said that he understands the Regulating Plan originally called for a road where the pedestrian access has now been approved. He asked how the Regulating Plan was agreed upon to change. **David Petersen** said the City approved the amendment when Cabela's was approved through the Planning Commission and City Council.

Motion:

Dan Rogers made a motion that the Planning Commission recommend that the City Council approve the schematic plan and plat amendment subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall re-show the dedication for the Market Street right-of-way on final plat;
2. The applicant shall enter into an extension agreement to improve the half-street and side treatments for Market Street.
3. The applicant shall leave the pedestrian access easement, as shown on the Park Lane Commons Phase II plat on the Park Lane Commons Phase IV final plat.

Connie Deianni seconded the motion, which was unanimously approved.

Findings for Approval:

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

ADJOURNMENT

Motion:

At 7:45 p.m., **Heather Barnum** made a motion to adjourn the meeting, which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the pros and cons of a year round pool 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 6, 2016, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PRESENTATIONS:

7:10 Presentation of Trails Guide and Recommendation of New Committee Member

PUBLIC HEARINGS:

7:20 Park Lane Commons Phase IV Schematic Plan and Plat Amendment

OLD BUSINESS:

7:30 Consideration of Adoption of a Resolution to (A) Finance the Costs of Curb, Gutter, Sidewalk and Roads, along with Asphalt Extensions from the Existing Road and all other Miscellaneous Work Necessary to Complete the Improvements in a Proper and Workmanlike Manner; (B) Defray the Cost and Expenses of such Improvements by Assessments to be Levied against the Properties Benefited by such Improvements; and (C) Provide Notice of Intention to Designate a Proposed Assessment Area; to Authorize such Improvements; and to fix a Time and Place for Protests against such Assessment Area and its Assessments; and Related Matters

7:45 Reconsideration of Proposed Management Plans for Conservations Easements

SUMMARY ACTION:

8:00 Minute Motion Approving Summary Action List

1. Adoption of the 2015 Building Codes
2. Amendment to Community Development Block Grant (CDBG) Agreement with Davis County
3. Approval of Minutes for August 2, 2016

GOVERNING BODY REPORTS:

8:05 City Manager Report

1. Executive Summary for Planning Commission held on August 18, 2016
2. Fire Monthly Activity Report for July
3. Discussion of Draper TOD Project
4. U of U Impact Fee Challenge
5. Arson Task Force

8:15 Mayor Talbot & City Council Reports

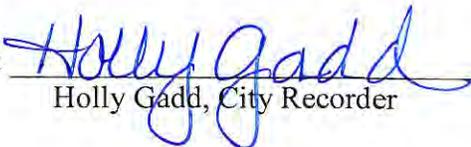
ADJOURN

CLOSED SESSION

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

DATED this 1st day of September, 2016.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

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

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



Planning Commission Staff Report September 8, 2016

Item 3: Conditional Use Permit Approval for a Detached Accessory Dwelling

Public Hearing: Yes
Application No.: C-11-16
Property Address: 139 North Main
General Plan Designation: LDR (Low Density Residential)
Zoning Designation: OTR (Original Townsite Residential)
Area: .23 Acres
Number of Lots: 1
Property Owner: David Livingston
Agent: David Livingston

Request: *Conditional use approval to increase the height of a proposed detached structure.*

Background Information

The applicant is requesting conditional use approval for an accessory dwelling in a detached garage. In the OTR zone, accessory dwellings require a conditional use permit. The proposed accessory structure will be located to the rear of the residence and meets all of the standards and requirements as set forth in Section 11-17-050 of the Zoning Ordinance. The applicant is proposing that the accessory dwelling be located in the basement of the detached garage. An accessory dwelling unit may not be rented and must meet the standards of Section 11-2-020(37) of the Zoning Ordinance as follows:

“Dwelling, Accessory. A dwelling within an accessory building which is subordinate to a single-family dwelling located on the same lot and which, together with the single-family dwelling, is used exclusively for the occupancy of one (1) family. A maximum of one (1) accessory dwelling shall be allowed per lot and no rent or other compensation may be charged for occupants of the accessory dwelling. No conditional use permit issued for an accessory dwelling shall be assignable or transferable upon sale or of the lot or otherwise and the conditional use permit shall expressly state such termination of the permit upon the sale or transfer of the property. Any conditional use permit issued hereunder shall be recorded with the Davis County Recorder’s Office.”

There are additional standards for garages in the OTR zone specified in Section 11-17-050(4), and the proposed garage complies with all of those standards with the possible exception of 11-17-050(4)(d) which states the following:

“Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.”

Although the requirements listed in the above section are to be complied with at the time of building permit, it is appropriate for the Planning Commission to consider whether the proposed garage is compatible and consistent with existing garages in the area. The commission can either defer this determination to staff as part of their site plan review at building permit application, or make it a condition of approval. Staff has done an informal survey of existing detached garages in the area, and there are examples of similar type structures throughout the OTR zone, and it does appear to conform to the existing garages in the neighborhood.

Suggested Motion

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

1. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited a building permit subject to all applicable building codes;
2. The final determination of whether the proposed structure is consistent and compatible with the existing garages in the area, as outlined in Section 11-17-050(4)(d) of the Zoning Ordinance, shall be deferred to staff.

Findings for Approval

1. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
2. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
3. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
4. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

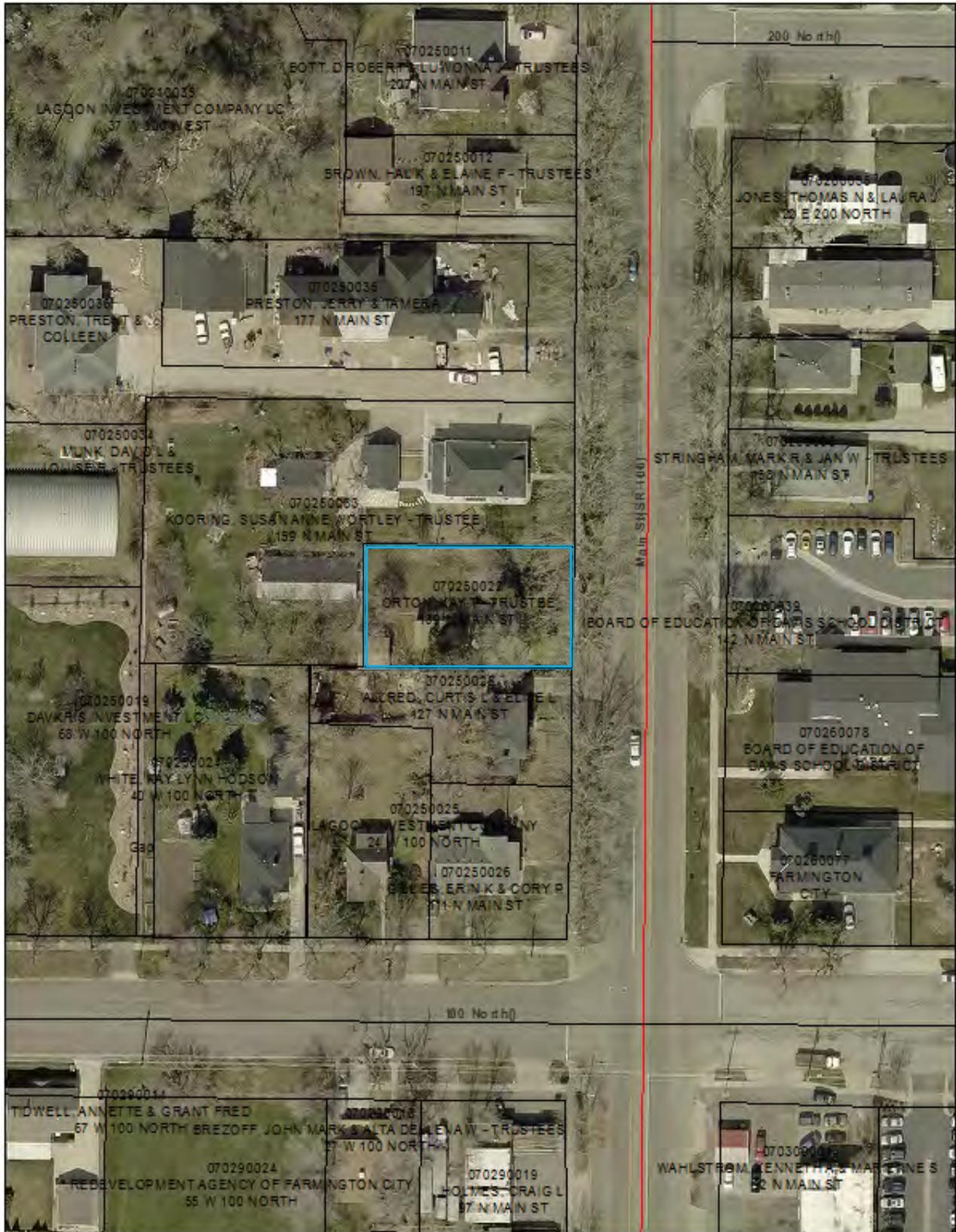
Supplemental Information

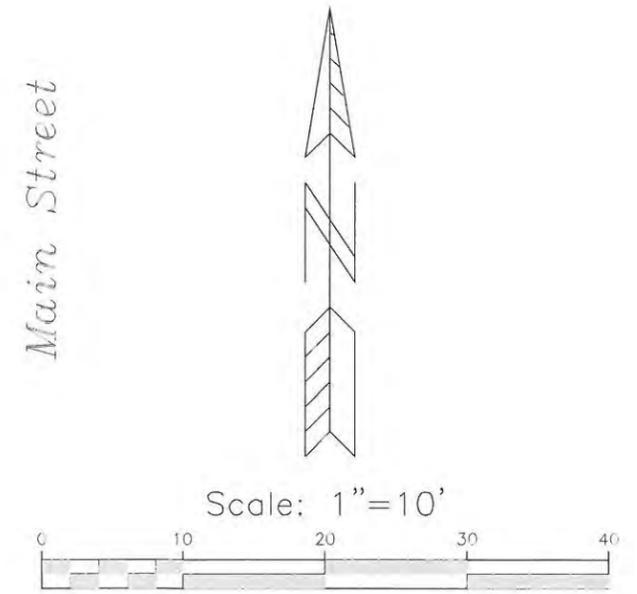
1. Vicinity Map
2. Site Plan
3. Elevations

Applicable Ordinances

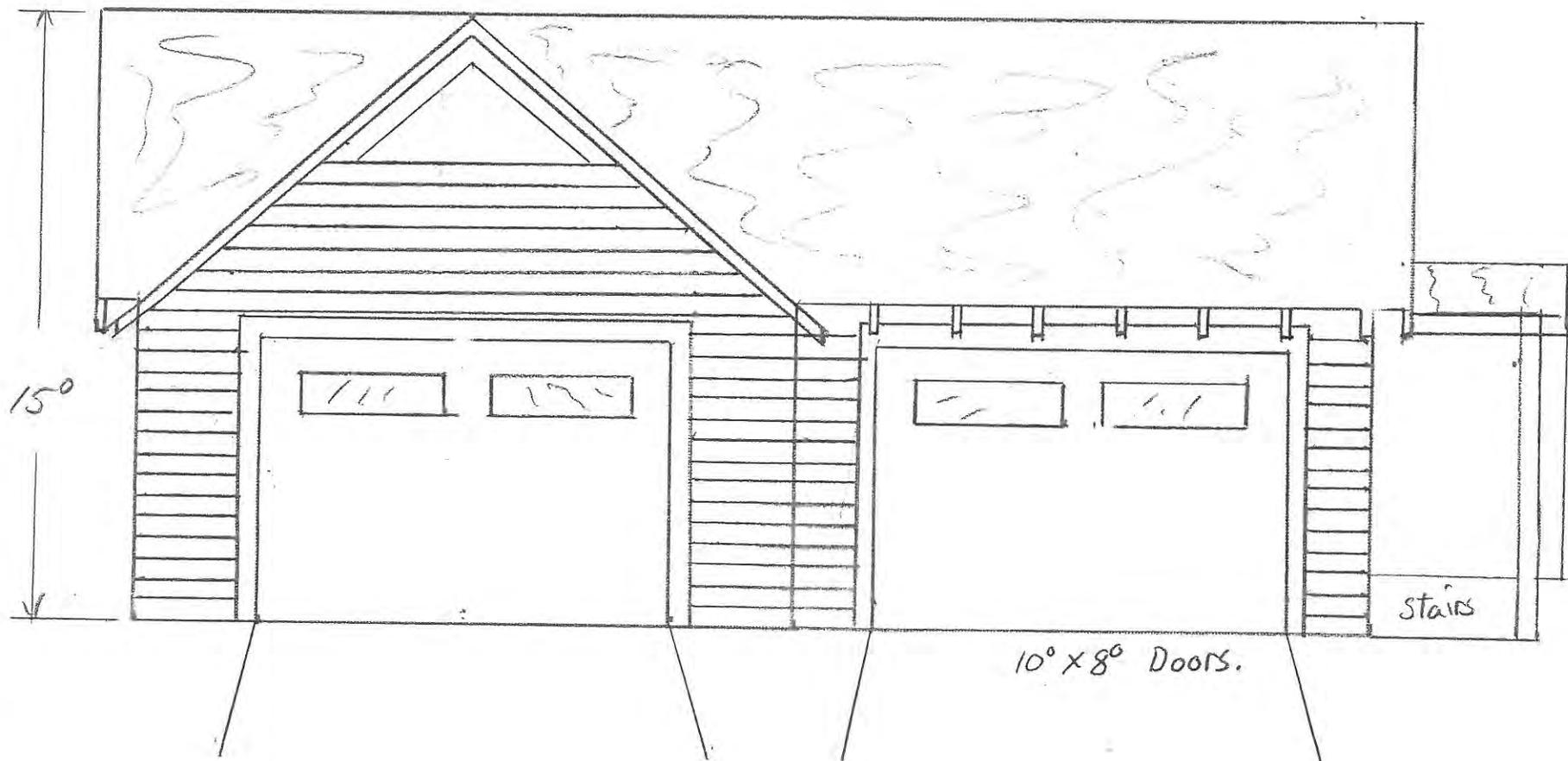
1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 17 – Original Townsite Residential

Farmington City

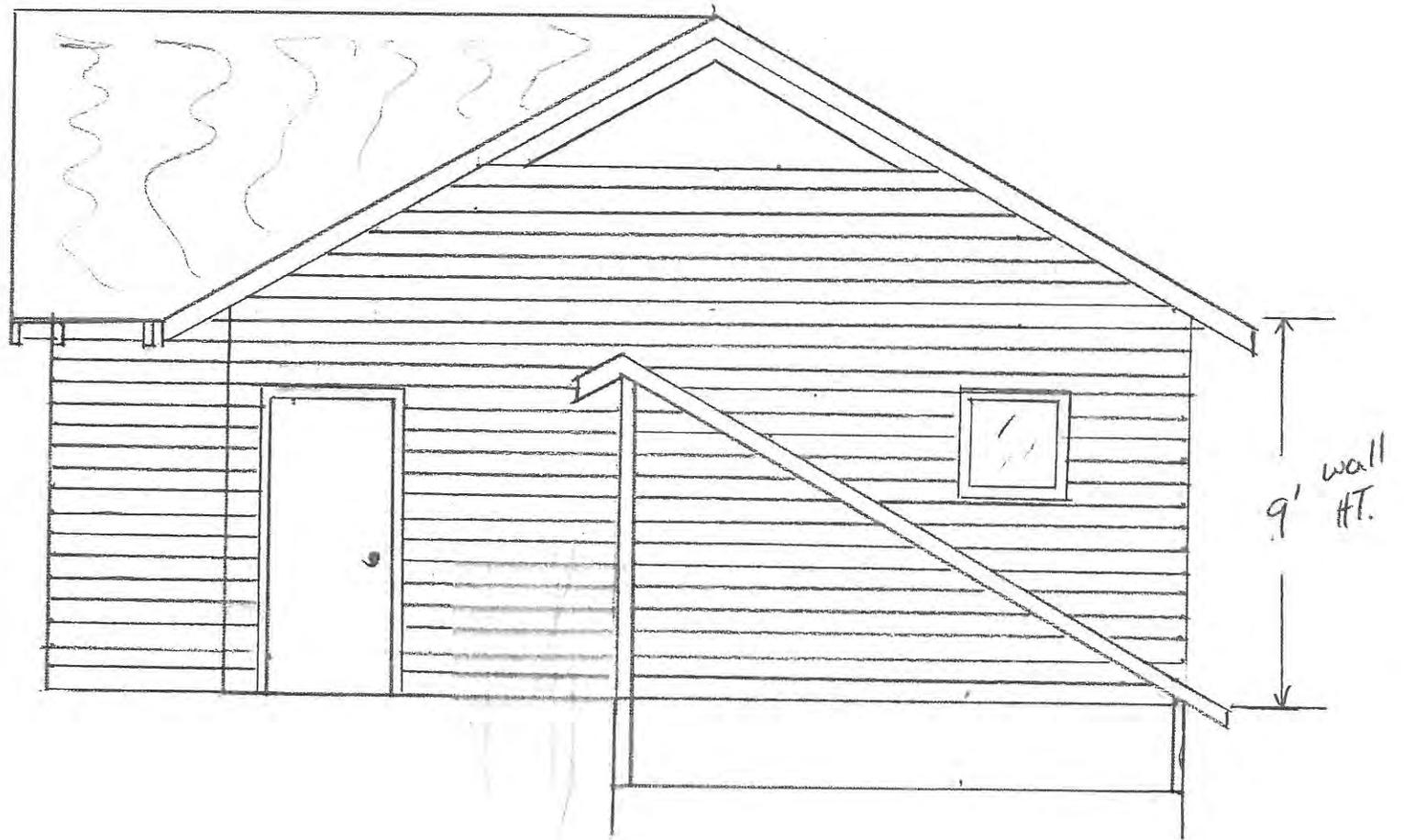




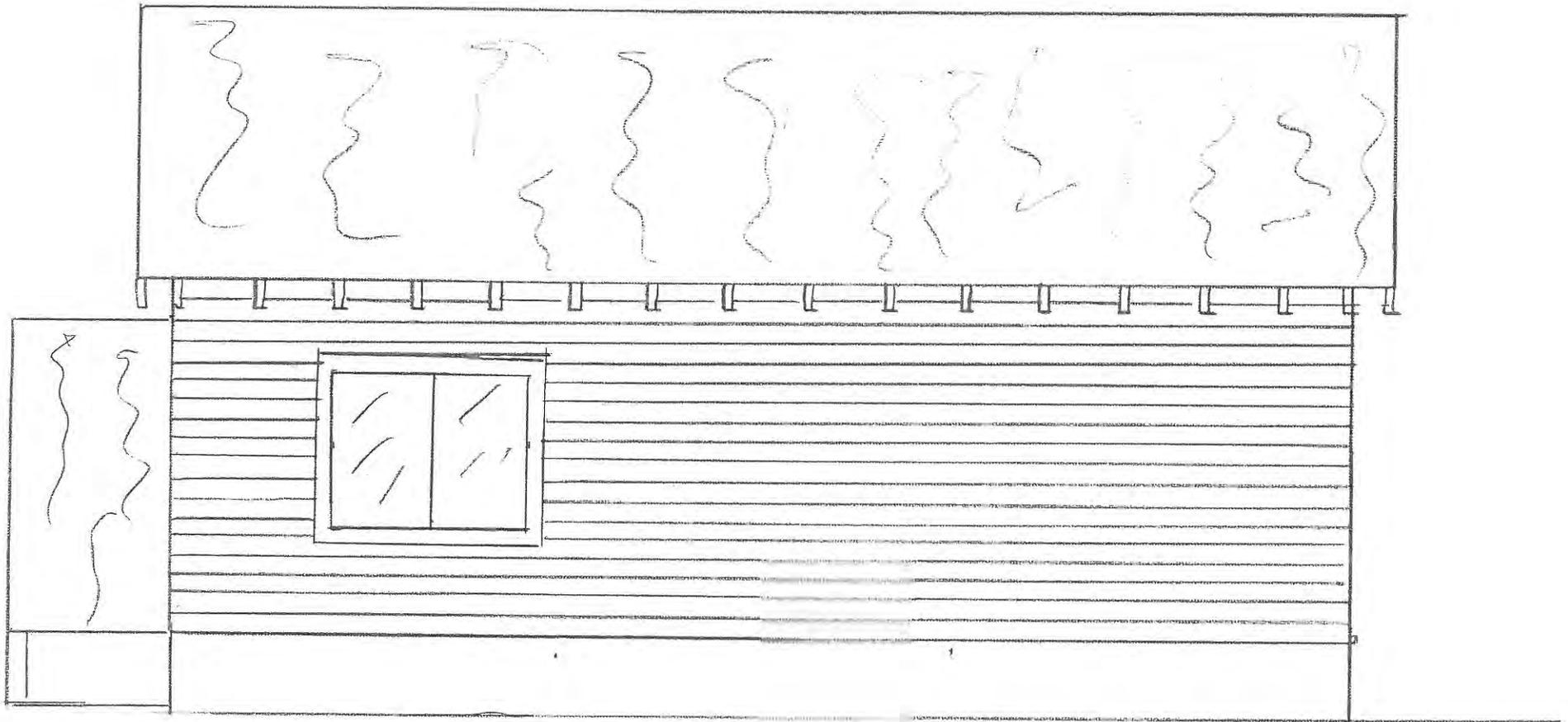
Front View

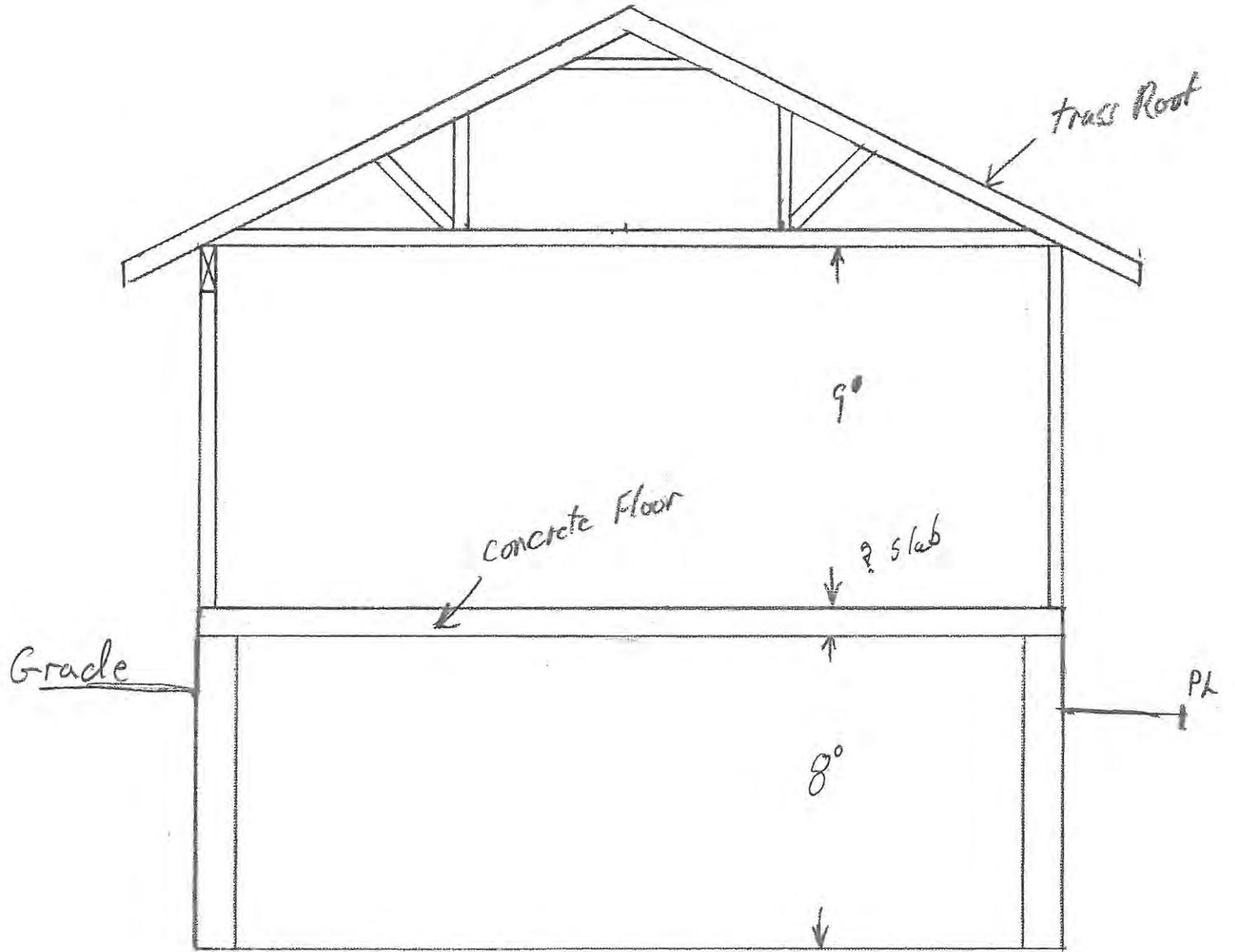


Side View



Rear View







Planning Commission Staff Report September 8, 2016

Item 4: Conditional Use Permit Approval for a Home Occupation (Preschool)

Public Hearing:	Yes
Application No.:	C-12-16
Property Address:	1571 Pinehurst Lane
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR (Large Residential)
Area:	n/a
Number of Lots:	n/a
Property Owner:	Wendy Thomas
Agent:	n/a

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

Background Information

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

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

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

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

Suggested Motion

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

Findings for Approval

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

Supplemental Information

1. Vicinity Map
2. Explanation Letter

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 12, Chapter 11 –Single Family Residential Zones
3. Title 12, Chapter 35 – Home Occupations

Farmington City



REQUEST FOR CHILD CARE LICENSE TO ACCOMMODATE 16 CHILDREN

Legal description of the property: Lot 148 of the Oakridge Park Estates PUD Plat 1.

Warranty Deed attached

My name is Wendy Thomas and I have been a State Licensed Child Care Provider for more than 25 years. I moved to Farmington on August 4th, 2016 and I quickly relocated my daycare. I have completed all of the State and City requirements necessary to be State approved for up to 16 children in my daycare. I am now requesting the city of Farmington to allow me to increase my capacity from 8 children at any given time to 16 children at any given time.

I have previous experience running a Family Child Care with a capacity of 16 children and know the requirements the State of Utah has in place for me to provide this care. As you may know the State requires an extensive background check and fingerprint analysis for anyone in my home over the age of 12. Further they require a Fire Inspection of my home and that the Health Department do an inspection in my kitchen to be sure that all safety precautions are being taken to ensure the children's health is maintained. I have a current CPR and First Aid certification, Food Handlers permit and more than 300 hours of training with the State of Utah and Child Care Resource and Referral. In January of last year I earned my Child Development Associate which is a National Accreditation requiring an observation of my practices in my home daycare as well as a test and 120 or more class hours. I continue to educate myself every year with not less than 20 hours of training. The children's health and well-being are my top priority and I carefully supervise the children and any other caregiver who works with me. The State requires 1 provider per 8 children so in increasing my capacity I would need to employ someone to work with me. They will be required to comply with all of the State licensing rules as well.

Currently I provide care for 6 families and within those families 3 of them are planning on a new baby next year. I know additional traffic in a residential area is a concern but some of the growth in my daycare will come from the families that I already have. My families arrivals vary from 7:30am to 9:30 am and departures are anywhere from 2:15 to 5:45 so at any given time there is minimal traffic activity at my home. My driveway is large enough to accommodate 3-4 cars so they will not need to park on the street when dropping off/picking up their children.

The children will mainly play in the basement of my home and have their meals on the main floor. We will do outside activities in my backyard but the yard is fully fenced so no one would need to worry about children straying into their yard. Outside time is always supervised and the noise from the children is kept manageable as we try to take the kids out in smaller groups rotating the older kids and then the younger kids outside with a care provider.

There is no need of any structural changes to the home or property in order to care for the children. Ample supplies and educational materials are provided for the children.

I work with Child Management Associates who are working in conjunction with the FDA to make sure that the child's nutritional needs are being met.

At any given time I am subject to unannounced visits from the State and Food program to make sure I am always in compliance with the State and Federal requirements. I have not had any violations or

technical assistances but you can always check my record by going to the Careaboutchildcare website and searching for my name.

In closing I also have a **State Approved Emergency and Evacuation plan** to make sure I meet the needs of the children should an emergency situation arise.



Planning Commission Staff Report March 3, 2016

Item 5: Approval to place a detached accessory building (garage) in a side yard

Public Hearing:	Yes
Application No.:	n/a
Property Address:	1312 W. 1750 N.
General Plan Designation:	PPR (Public Private Recreation Open Space and/or Parks)
Zoning Designation:	R (Residential)
Area:	1.17 Acres
Number of Lots:	1
Property Owner:	Brian Garlock
Agent:	Brian Garlock

Request: *Approval to place a detached garage in a side yard.*

Background Information

The applicant desires to build a garage in the eastern side yard of his home located at 1312 West 1750 North. On July 19th the City Council approved a Zone Text Amendment to Section 11-11-060(c) as follows:

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

The applicant is therefore required to obtain Planning Commission approval to site the garage in the side yard before construction can commence, and the item must be a public hearing. The existing lot is oddly shaped and is constrained by three petroleum pipelines and associated easements, and the rear of the yard is at the bottom of a very steep hill. As the garage will be sited in a side yard that has ample room for an accessory building, and the proposed building will be sited behind the front façade of the home, staff is recommending approval of this item.

Suggested Motions

Move that the Planning Commission approve the detached accessory building placement in the side yard of the applicant’s property, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval

1. The subject property is oddly shaped, constrained by steep slopes and three petroleum pipelines and building a garage to the rear of the dwelling would prove extremely difficult.
2. The proposed structure is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
3. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
4. The proposed structure is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
5. All requirements as set forth in Section 11-11-060(c) will be met during the building permit review process, including applicable setbacks, required separation from the main building, etc.

Supplemental Information

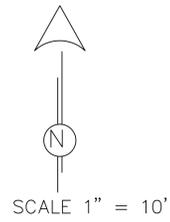
1. Vicinity Map
2. Site Plan
3. Elevations

Applicable Ordinances

1. Title 11, Chapter 11 – Single Family Residential Zones

GARLOCKS GARAGE

1313 W. 1800 N.
FARMINGTON, UT



1800 NORTH STREET

N 43°51'00" E 268.47'

CURB AND GUTTER

CURB AND GUTTER

SET BAR AND CAP

DRIVE

30'-1"

GARAGE

24'

50'

29'-11 3/4"

S 31°15'15" E 219.64'

PETROLEUM PIPELINE (PIONEER PIPELINE)

PETROLEUM PIPELINE (PLAINS PIPELINE)

PETROLEUM PIPELINE (PLAINS PIPELINE)

POINT OF BEGINNING
SET BAR AND CAP

SET BAR
AND CAP

S 88°53'00" W 300.00'

SET BAR
AND CAP

SET BAR
AND CAP

CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.

THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET 5%. R401.3

STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.

GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION

BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED

To whom it may concern:

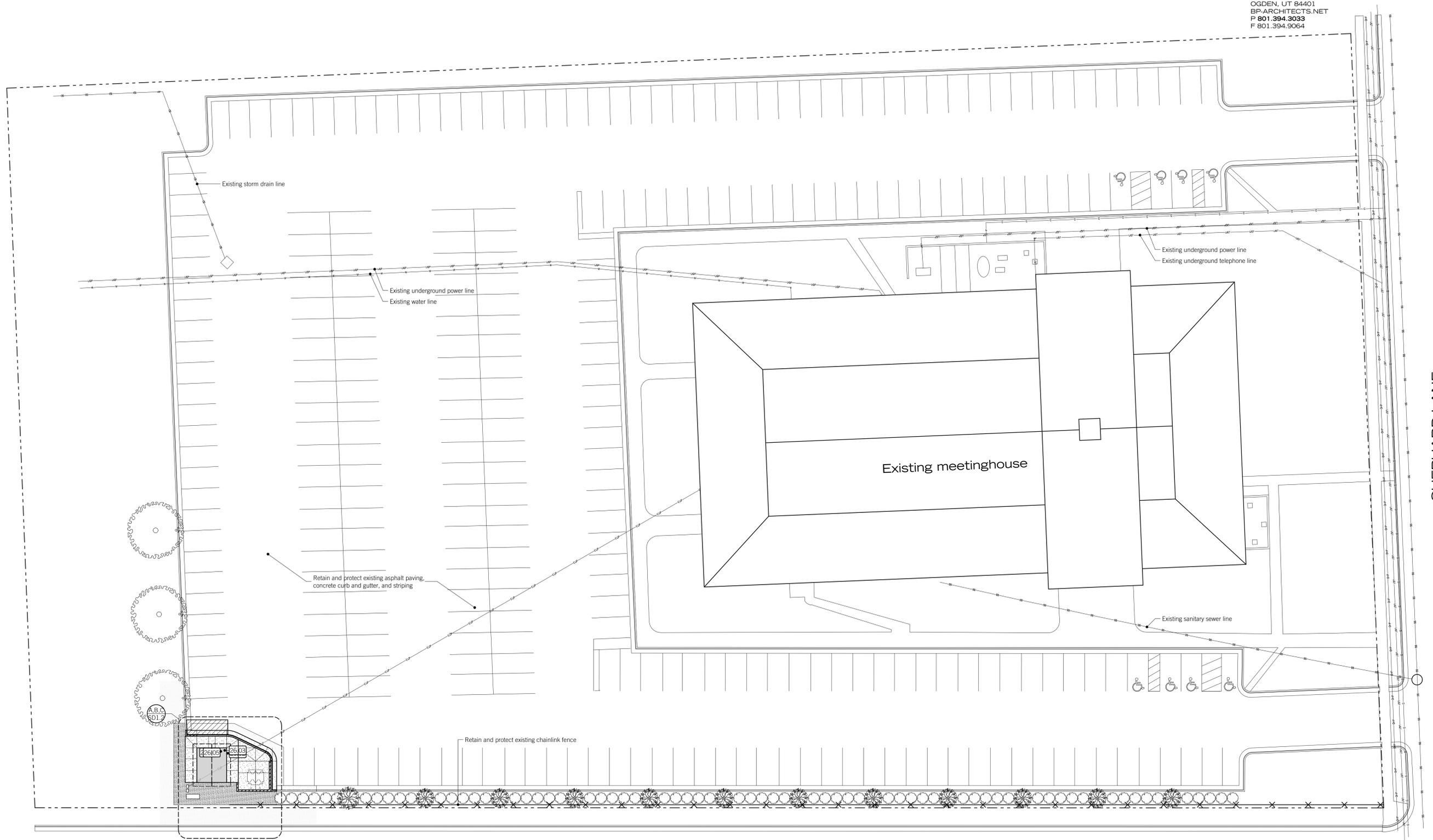
We are proposing the building of a garage on the east side of our house as the plans specify. In 2014 we remodeled our home turning garages space into bedrooms with the promise that we would build a garage. The proposed spot for the garage is really the only possible option. On the west side of the house there is not enough space and back behind the house would run into the gas line.

Our family is not only hoping for the extra space for cars but are concerned about the safety of the current situation. We have 7 drivers in our home with 7 different cars. When there are more than 4 home at a time it forces someone to park in the street. During the summer months it is a hassle but doable. In the winter it is impossible. Our home is already located on a slight turn that becomes an unsafe driving maneuver many times in the winter. We have had our garbage cans hit several times and our mailbox hit once requiring a tow truck to remove it during winter months. Keeping the cars out of the road is a must.

This current plan would alleviate all of these problems by keeping all the cars off of 1800 north no matter how many people were home. It would also get our house back to code with a required garage that we promised to build following the 2014 remodel.

We hope that you would strongly consider these plans. Please contact us with any further questions.

Brian Garlock, LCSW
Clinical Director/owner
Youth Health Associates.



SHEPARD LANE

N 700 W

ARCHITECTURAL SITE PLAN



ID	REVISION NAME	DATE

1" = 20'
 08.16.16
 Project Number: 1608
 Property Number: 519-3370

ORCHARDS, SHEPARD PARK WARD
 STORAGE SHED
 729 WEST SHEPARD LANE
 FARMINGTON, UT

SD1.1