



**FARMINGTON CITY
PLANNING COMMISSION**

April 18, 2024



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday April 18, 2024

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session will be held at **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

6:00 PM WORK SESSION – The Planning Commission will be touring the newly constructed Segoe Townhomes for their work session and will be returning to City Hall, at approximately 06:45 PM for their regular meeting.

SITE PLAN APPLICATION – *no public hearing*

1. Tucker Nipko – Applicant is requesting Concept Site Plan approval for a proposed Medical Office Building covering 1.16 acres at approximately 775 N. Innovator Dr., in the OMU (Office Mixed Use) zone (SP-1-24).

ZONE TEXT AMENDMENT APPLICATIONS – *no public hearing*

2. Farmington City – Applicant is requesting consideration for amendments to Chapter 39, Historic Buildings and Sites of Title 11, Zoning Regulations of the Farmington City Municipal Code related to the Farmington City Historic Landmarks Register. (ZT-4-24)

OTHER BUSINESS

3. Miscellaneous, correspondence, etc.
 - a. Minutes Approval from 03.21.2024
 - b. City Council Report from 04.09.2024
 - c. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act 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.

CERTIFICATE OF POSTING I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website www.farmington.utah.gov, the Utah Public Notice website at www.utah.gov/pmn on April 16, 2024.
Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report April 18, 2024

Item 3: Final Site Plan – Office Building

Public Hearing:	No
Application No.:	SP-1-24;
Property Address:	775 N. Innovator Drive
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	1.16 acres
Number of Lots:	1
Property Owner:	Evergreen Development
Applicant:	Colby Anderson for Tucker Nipko

Request: *The applicants are seeking approval for the final site plan for a new office building located on Innovator Drive, as part of The Trail-Evergreen subdivision.*

Background Information

The City has previously approved a project master plan for the subject property and the subdivision plat for the site of the proposed office building. The project master plan and applicable development agreement for this property allowed for residential development on Lot 2 in the form of townhomes and a large apartment building. Lot 1, on which this proposal is located, was identified for non-residential uses as permitted in the OMU zone including commercial and hotel uses.

Section 11-18-050 identifies uses permitted in the OMU zoning district. Among the permitted uses are ‘Business, professional offices, outpatient medical facilities.’

The applicant has submitted a proposal for a new 3 story office building. Conversations with City staff indicate that medical users are most likely to occupy the space, with the possibility of other professional office users. The current proposal does not have specific tenants slated to use the building as is evident in the provided floor plan. Essentially the applicant would look to build the building shell and later finish tenant specific improvements based on their needs.

While the proposed use is already allowed in the zone, the site plan review is subject to approval by the Planning Commission due to the size of the building (11-18-070 4a1). The

review of the site plan is an administrative action where the Planning Commission is determining whether or not the project meets applicable standards.

While the residential development is subject to specific size and height controls in the applicable development agreement, the non-residential lot where this building is proposed is not restricted beyond the regulations of the OMU zone and other site design requirements of the city ordinance.

The proposed building fronts Innovator Drive (1525 West) with parking to the rear and side of the building to the west and north. The building has a 12,000 sq. ft. footprint and is 3 stories tall for a total of 36,000 sq. ft. of office space. The lot that the building is located on includes 78 parking stalls.

Access in and out of the property as well as utility service has been previously approved and accounted for with the subdivision approvals given to the site.

The Planning Commission approved the schematic site plan on February 8, 2024 with the following conditions (responses provided in *italic type*):

1. A shared parking agreement between Evergreen Development (or the residential development to the West) is recorded against the properties allotting a minimum of 69 additional parking stalls for use of the office site.
 - a. *Staff has confirmed with the adjacent lot that shared parking will be provided. Copy of executed agreement must be provided to the City before a building permit may be issued.*
2. Parking within the shared parking area must be restricted to limit parking for residents and their guests to only 2 hours from 8 am to 5 pm, Monday through Friday.
 - a. *Copy of executed agreement must be provided to the City before a building permit may be issued. Signage for this will be on the neighboring property owners land and will be verified with the construction drawings of The Trail.*
3. The east side entry shall be enhanced to qualify as a courtyard or entryway feature (include planter boxes, seating, art, enhanced landscaping, etc.) Details shall be included on the final site plan.
 - a. *This condition was likely placed to address the Chapter 18 building siting requirement stating that 75% of the building must be within 20 feet of the sidewalk. The schematic site plan showed only 43% of the building within 20 feet. Enhancements such as courtyards or entryways can reduce the required percentage (11-18-070 b1C). In response, the developer has shifted the building closer to the sidewalk, such that it now complies. Additionally, the final landscaping plan shows an entryway and enhanced landscaping along the Innovator Drive frontage.*
4. Final site plan shall demonstrate compliance with water efficient landscaping standards.
 - a. *The landscaping plan and irrigation plan appear to meet the water efficient landscaping ordinance. Including a Water Sense labelled Smart*

Controller, and lawn or other overhead spray irrigation plantings reduced or eliminated.

5. Final site plan is required to include Chapter 18 requirements regarding street furniture, bicycle racks, benches, street trees, and other items as listed in the ordinance, which may not be listed here.
 - a. *Condition partially addressed on plans. Applicant has agreed to meet this and will include benches on construction drawings.*
6. Before returning to the Planning Commission for final site plan approval, the site plan shall address all findings and comments of the Development Review Committee (DRC).
 - a. *The Development Review Committee has indicated that this plan is ready to go before the Planning Commission for final site plan approval.*

Suggested Motion

Move that the Planning Commission approve the final site plan subject to all applicable Farmington City development standards and ordinances and the conditions:

1. A copy of the executed shared parking agreement between the residential development/ The Trail (Evergreen development) must be provided to the City before a building permit may be issued.
2. Final site plan is required to include Chapter 18 requirements regarding street furniture such as benches, and other items as listed in the ordinance, which may not be listed here.
3. The site plan shall address all findings and comments of the Development Review Committee.

Findings:

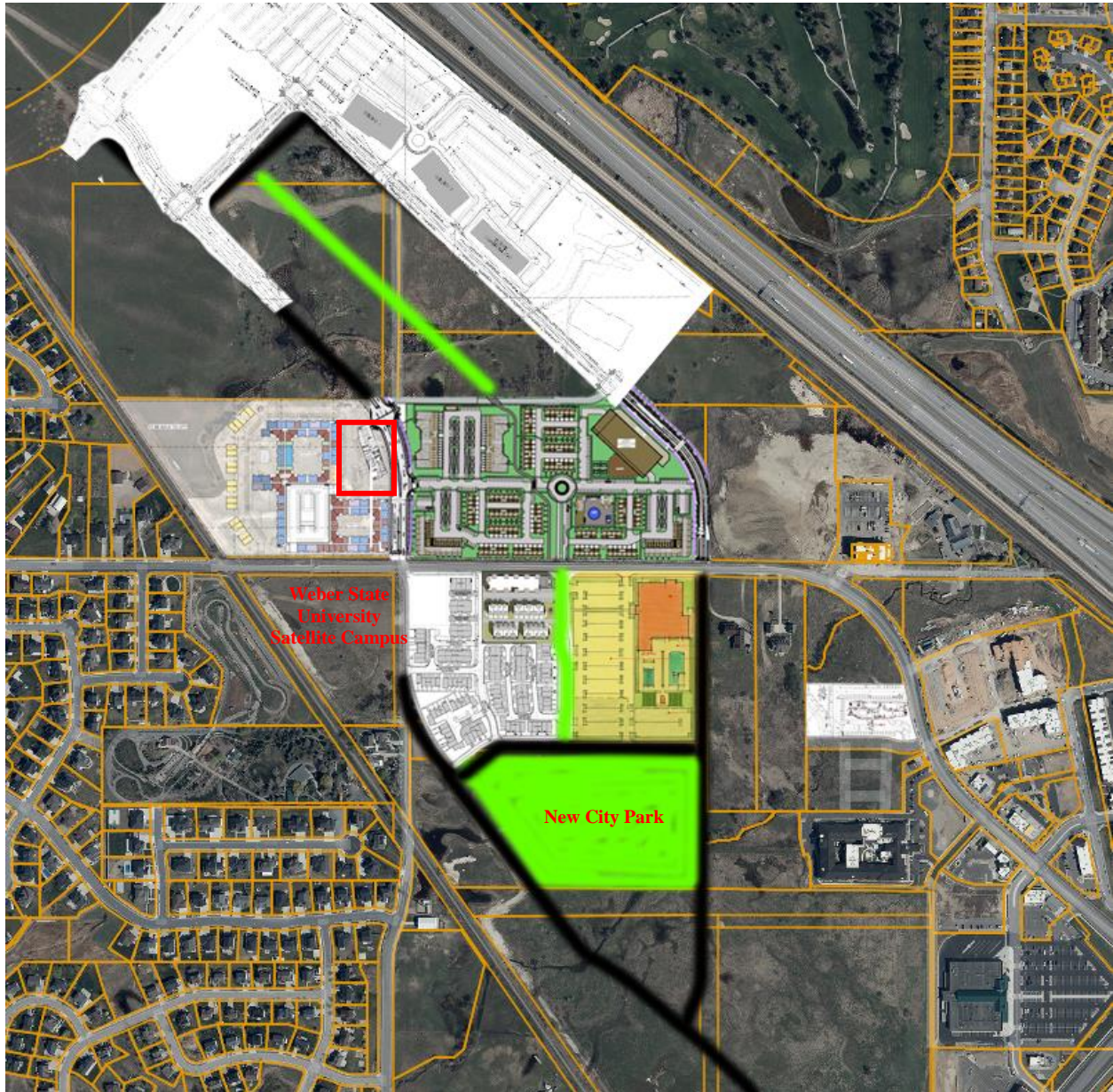
1. The proposed use and site plan are consistent and compliant with the existing approved Project Master Plan and applicable Development Agreement.
2. With the proposed conditions, the site plan is compliant with applicable regulations of the OMU zoning district and Farmington City Site Development Standards.

Supplemental Information

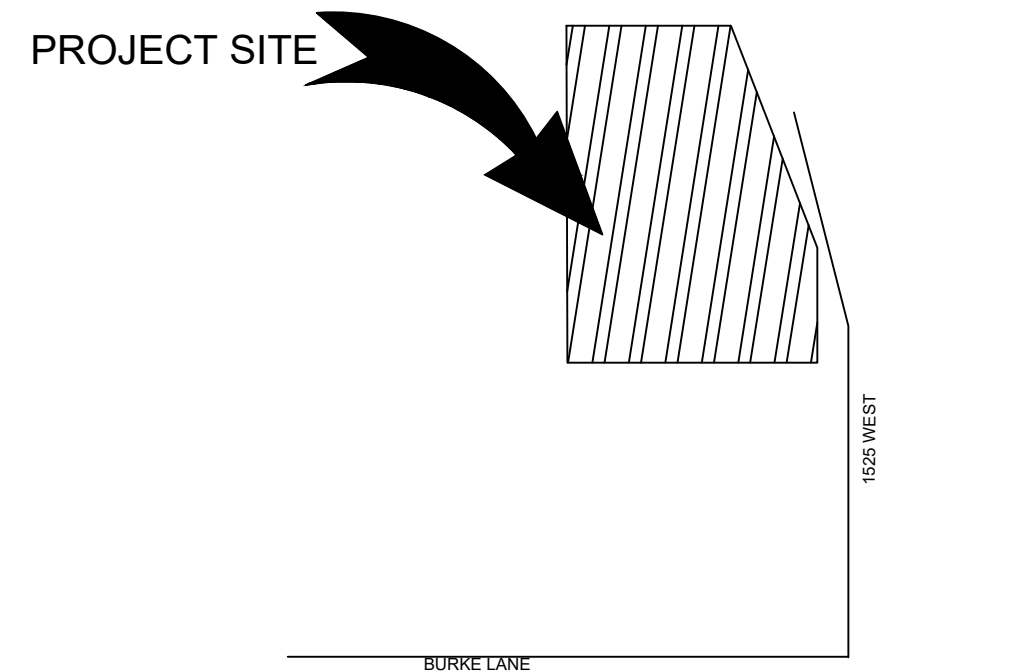
1. Vicinity Map showing nearby future development
2. Final landscape plan
3. Final Site Plan
4. Building Elevations
5. Building Renderings

Vicinity Map with Nearby Development

**Burke Lane – North Farmington Station Development
Shepard Lane Interchange – Completion 2024
New Roads (Maker and Innovator)**



VICINITY MAP



SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION
	1-14 1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.
	1-20 2-4" BROWN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.
	1-24 4-6" BROWN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.
SYMBOL	2 HARDSCAPE DESCRIPTION
	2-01 BOULDERS- DECORATIVE 24-48 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.
	2-02 BOULDERS- DECORATIVE 42-72 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.
SYMBOL	3 SITE FURNISHINGS DESCRIPTION
	9-02 Landscape Forms MULT-BR MultiplCITY - Bike Rack Bike Rack: Stormcloud Gloss Shelf: Thermally Modified Ash Exterior Wood
	9-03 Maglin MRC202-MPS-MBC MRC202-MPS-MBC Recycle Unit with metal trash opening and metal bottle/cans lid. 37.75in. Height, 26.17in. Width and 42.87in. Depth, heavy duty flat bar steel and H.S. steel tube construction. 2 x 20 Gallon. Receptacle: Black Gloss Lid 1: Light Green Gloss Lid 2: Black Gloss

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
CONIFERS					
	JVT	2	Juniperus virginiana 'Taylor' Taylor Eastern Redcedar	B & B	
DECIDUOUS TREES					
	CMS	3	Cercis canadensis 'Minnesota Strain' Minnesota Strain Eastern Redbud	B & B	2"Cal
	MRS	3	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2"Cal
	QRA	6	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
	TCG	2	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2"Cal
	ZSC	9	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	B & B	2"Cal
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
DECIDUOUS SHRUBS					
	AMG	18	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal	
	BPB	43	Buddleja x 'PODERASNGA 3-30 PPAIF' Birthday Cake Butterfly Bush	5 gal	
	CPG	13	Caragana frutex 'Globosa' Globe Peashrub	5 gal	
	PBP	30	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal	
EVERGREEN SHRUBS					
	ACM	13	Arctostaphylos x coloradoensis Mock Bearberry Manzanita	5 gal	
	PSH	11	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Scotch Pine	5 gal	
GRASSES					
	CAK	12	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	CBK	46	Calamagrostis brachytricha 'Caspian' Korean Feather Reed Grass	1 gal	
	MGB	22	Miscanthus sinensis 'Gold Bar' Gold Bar Maiden Grass	1 gal	
PERENNIALS					
	AMB	192	Armeria maritima 'Bloodstone' Bloodstone Sea Thrift	1 gal	
	EUK	10	Eriogonum umbellatum 'Kannah Creek' Kannah Creek Sulphur Flower	1 gal	
	GLR	18	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal	
	HSD	135	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal	
ROSES					
	RN'W	102	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose	5 gal	



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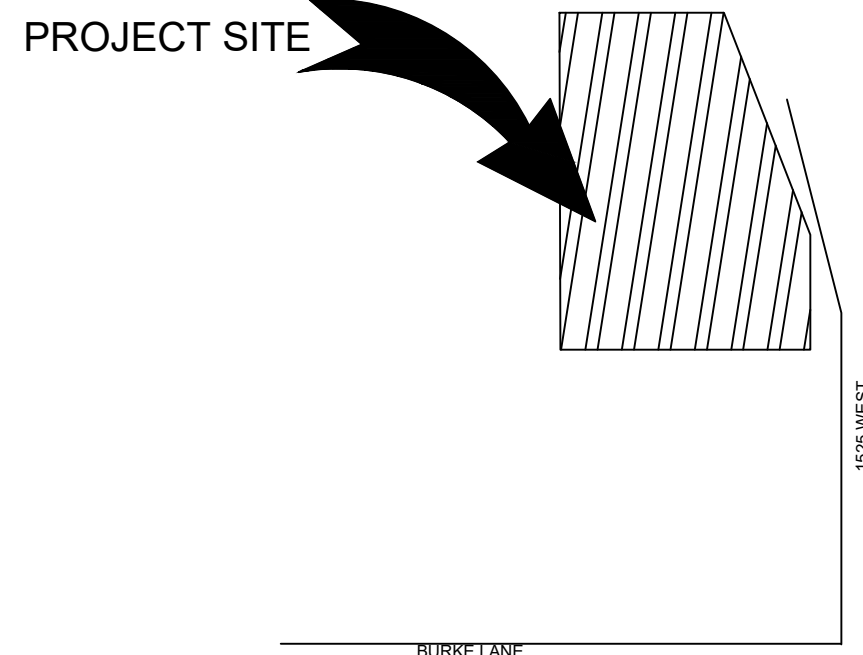
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CHECKED BY	JMA
PLOT DATE	3/27/2024

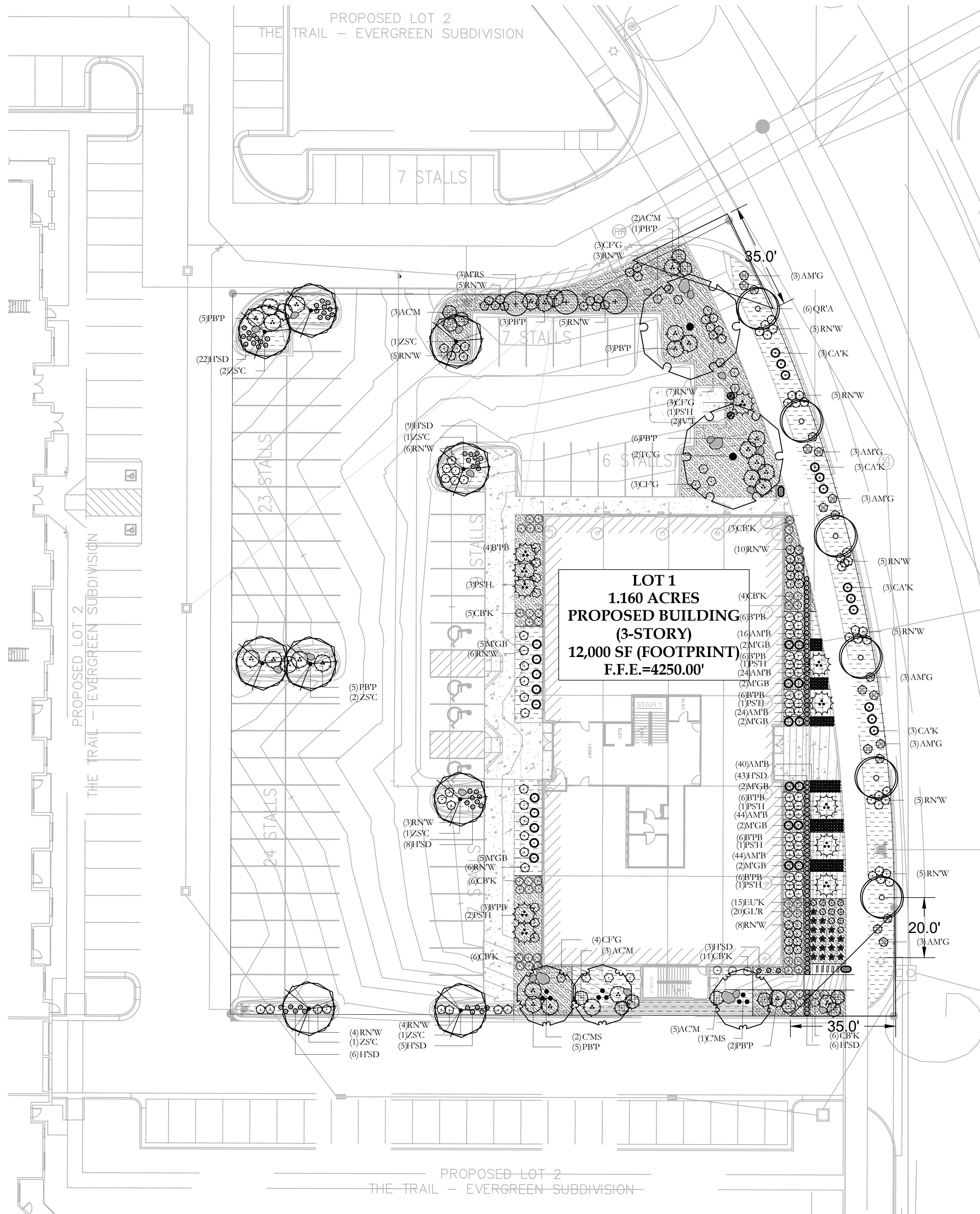
COLOR ILLUSTRATION
CITY PERMIT SET
LP-COLOR

VICINITY MAP



SITE MATERIALS LEGEND

- NOTE: SEE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
- | SYMBOL | 1 LANDSCAPE DESCRIPTION |
|--------|--|
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Bike Rack: Stormcloud Gloss
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Receptacle: Black Gloss
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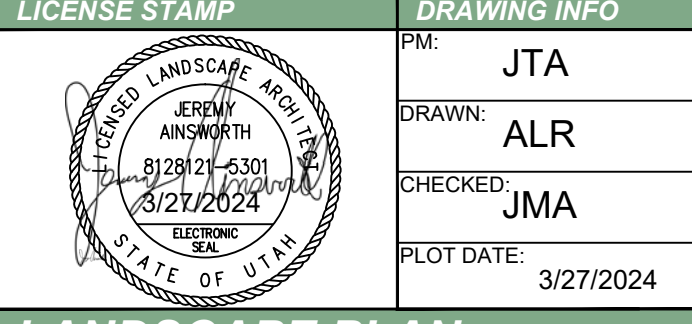
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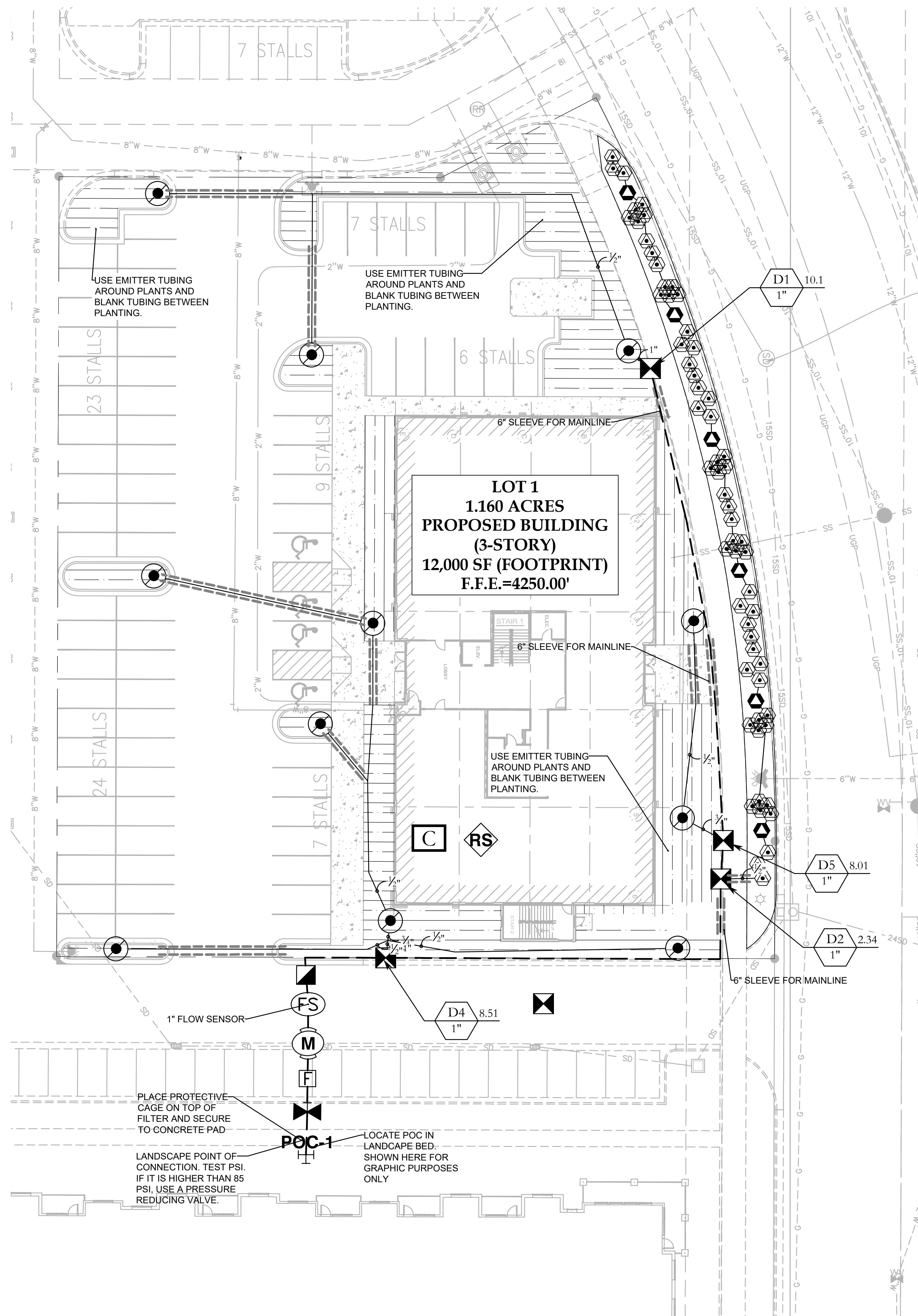
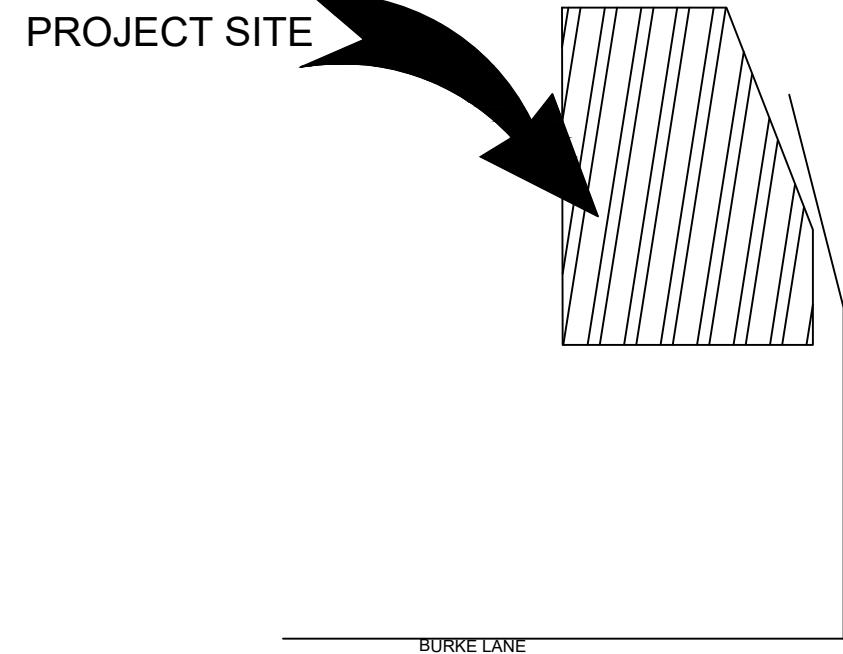
LANDSCAPE PLAN
CITY PERMIT SET

LP-100



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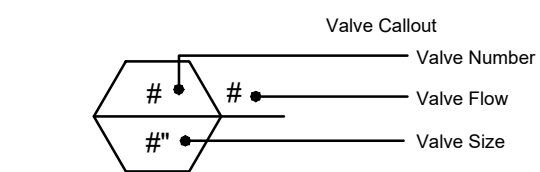
VICINITY MAP



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	5
⊙	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	11
⊗	Rain Bird XFS-09-18 Drip Ring(SHRUB)	60
⊙	Rain Bird XFS-09-18 Drip Ring(TREE)	6
[Hatched Box]	Area to Receive Dripline Rain Bird XFS-09-18-NP XFS Non potable Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.9 GPH emitters at 18" O.C. Laterals spaced at 36" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	2,666 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
⊗	Shut Off Valve	1
⊙	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
[C]	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. WaterSense. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
⊗	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
⊙	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC-1	Point of Connection 1 1/2"	1
[Solid Line]	Irrigation Lateral Line: PVC Schedule 40 1/2"	960.6 L.F.
[Dashed Line]	Irrigation Lateral Line: PVC Schedule 40 3/4"	20.4 L.F.
[Dotted Line]	Irrigation Lateral Line: PVC Schedule 40 1"	13.9 L.F.
[Dash-dot Line]	Irrigation Mainline: PVC Schedule 40	371.3 L.F.
[Double Dashed Line]	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	275.4 L.F.



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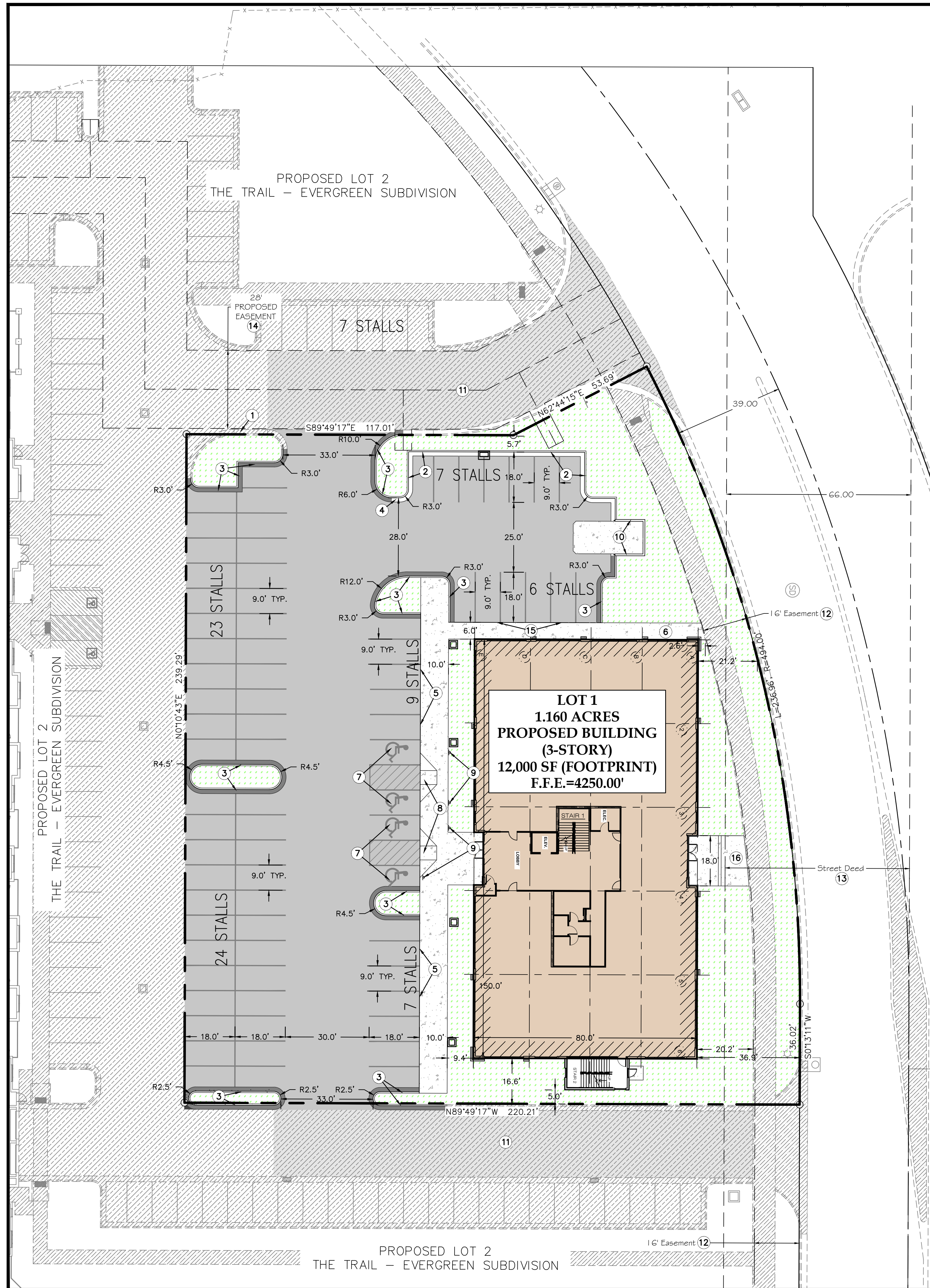
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LOT AREAS:

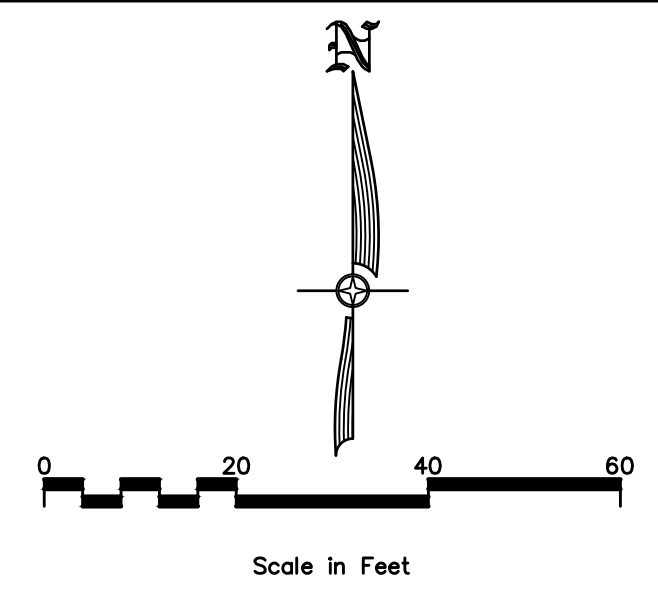
LOT	SQ. FT.	ACRES.	%
BUILDING FOOTPRINT	12,000	0.275	23.7%
ASPHALT	21,573	0.495	42.7%
LANDSCAPING	10,561	0.242	20.9%
CONCRETE	6,431	0.148	12.7%

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

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	29594	89
TOTAL REQUIRED	89	100
TOTAL PROVIDED	76	10 STREET PARKING
ACCESSIBLE SPACES	4	(4 REQ'D 76 TO 100)

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



SHEET LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED OFFSITE ASPHALT SEE DETAIL 1/C2.0
- PROPOSED ASPHALT SEE DETAIL 1/C2.0
- PROPOSED CONCRETE SEE DETAIL 2/C2.0

SITE PLAN KEYNOTES

- 1 PROPOSED CURB & GUTTER (PART OF TRAIL DEVELOPMENT - UNDER CONSTRUCTION).
- 2 PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- 3 PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
- 4 PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- 5 PROPOSED 10' THICKENED EDGE SIDEWALK. SEE DETAIL 3/C4.0.
- 6 PROPOSED 6' SIDEWALK, AS PER APWA PLAN 231.
- 7 ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 7/C4.0.
- 8 ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
- 9 PROPOSED ADA SIGN PER MUTCD & ICC/ANSI A117.1 SEE DETAIL 8/C4.0.
- 10 PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 11 PROPOSED OFFSITE ASPHALT PAVEMENT (PART OF TRAIL DEVELOPMENT - UNDER CONSTRUCTION).
- 12 PROPOSED PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENT.
- 13 STREET DEED RECORDED AUGUST 6, 1880 E#1830 BK:F PAGE:646
- 14 PROPOSED MUNICIPAL UTILITY EASEMENT OF VARIED WIDTH PER THE TRAIL - EVERGREEN SUBDIVISION
- 15 PROPOSED 6' THICKENED EDGE SIDEWALK. SEE DETAIL 3/C4.0.
- 16 PROPOSED 18' SIDEWALK, AS PER APWA PLAN 231.

ROADWAY, WATER, SEWER, STORMDRAIN CURRENTLY UNDER CONSTRUCTION AS PART OF THE TRAIL SUBDIVISION AND NOT PART OF THIS SUBMITTAL.

NOTE:
DRAINAGE FOR THIS LOT HAS BEEN INCLUDED IN DESIGN OF THE ADJACENT DEVELOPMENT (THE TRAIL) AND SHARED ACCESS, UTILITY AND DRAINAGE EASEMENTS AND AGREEMENTS WILL BE IN PLACE PRIOR TO OCCUPANCY

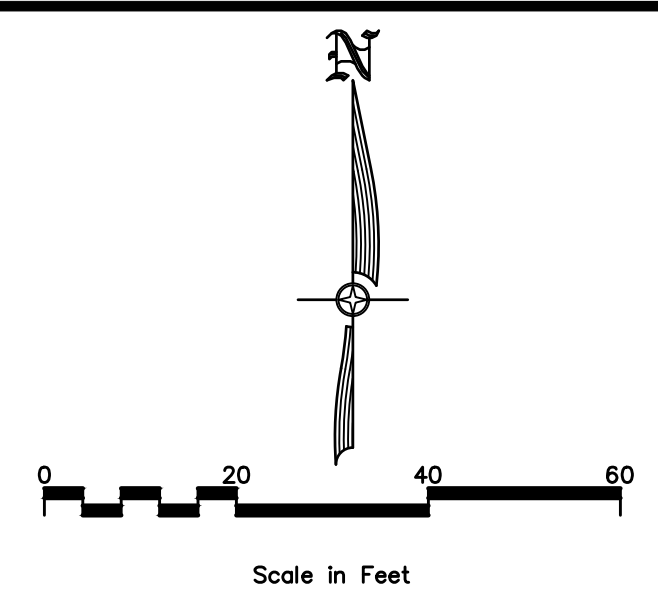
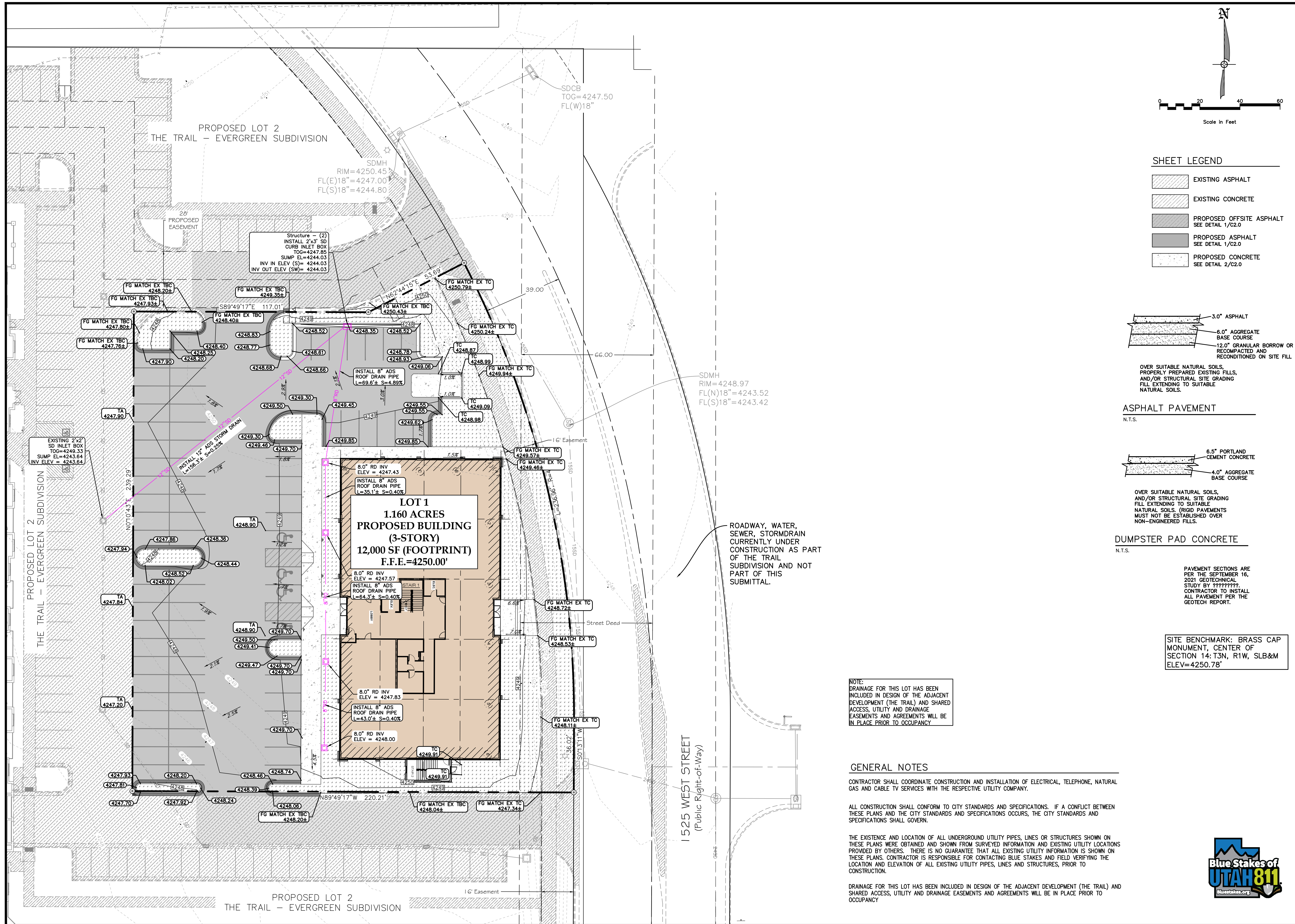
NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING + SURVEYING
CIR
 10718 S BECKSTEAD LANE, SUITE 102
 South Jordan, Utah - 801-949-6296
 DESIGNER: _____ PROJECT ENGINEER: _____

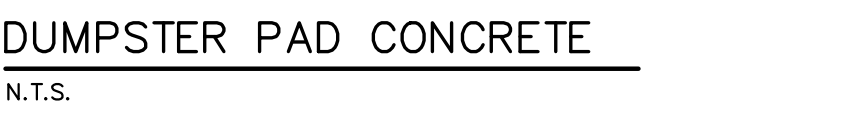
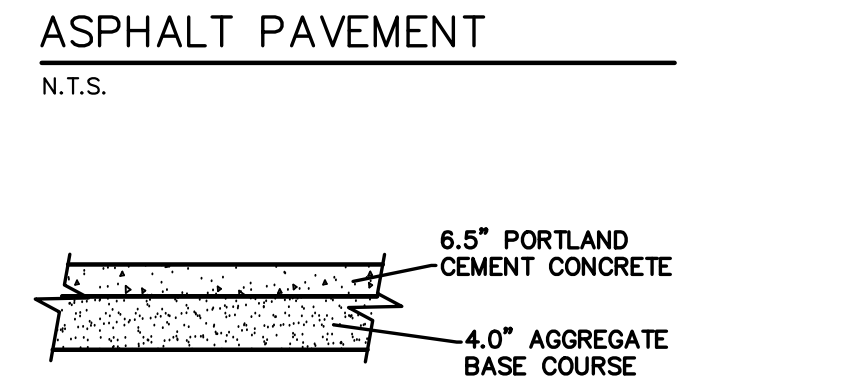
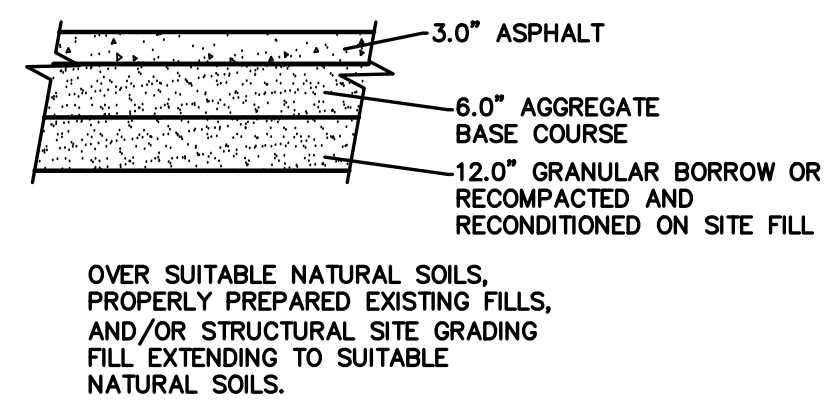
RETREAT AT FARMINGTON OFFICE BUILDING
 775 NORTH 1525 WEST, FARMINGTON, UTAH 84025
SITE PLAN



SHEET NO.	C1.0
PROJECT ID	E24-002
DATE	02/02/24
FILE NAME	PRJ-FNM
SCALE	1"=20'



- SHEET LEGEND**
- EXISTING ASPHALT
 - EXISTING CONCRETE
 - PROPOSED OFFSITE ASPHALT
SEE DETAIL 1/C2.0
 - PROPOSED ASPHALT
SEE DETAIL 1/C2.0
 - PROPOSED CONCRETE
SEE DETAIL 2/C2.0



PAVEMENT SECTIONS ARE PER THE SEPTEMBER 16, 2021 GEOTECHNICAL STUDY BY ??????????. CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

SITE BENCHMARK: BRASS CAP MONUMENT, CENTER OF SECTION 14: T3N, R1W, SLB&M ELEV=4250.78'

NOTE: DRAINAGE FOR THIS LOT HAS BEEN INCLUDED IN DESIGN OF THE ADJACENT DEVELOPMENT (THE TRAIL) AND SHARED ACCESS, UTILITY AND DRAINAGE EASEMENTS AND AGREEMENTS WILL BE IN PLACE PRIOR TO OCCUPANCY

GENERAL NOTES

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

DRAINAGE FOR THIS LOT HAS BEEN INCLUDED IN DESIGN OF THE ADJACENT DEVELOPMENT (THE TRAIL) AND SHARED ACCESS, UTILITY AND DRAINAGE EASEMENTS AND AGREEMENTS WILL BE IN PLACE PRIOR TO OCCUPANCY

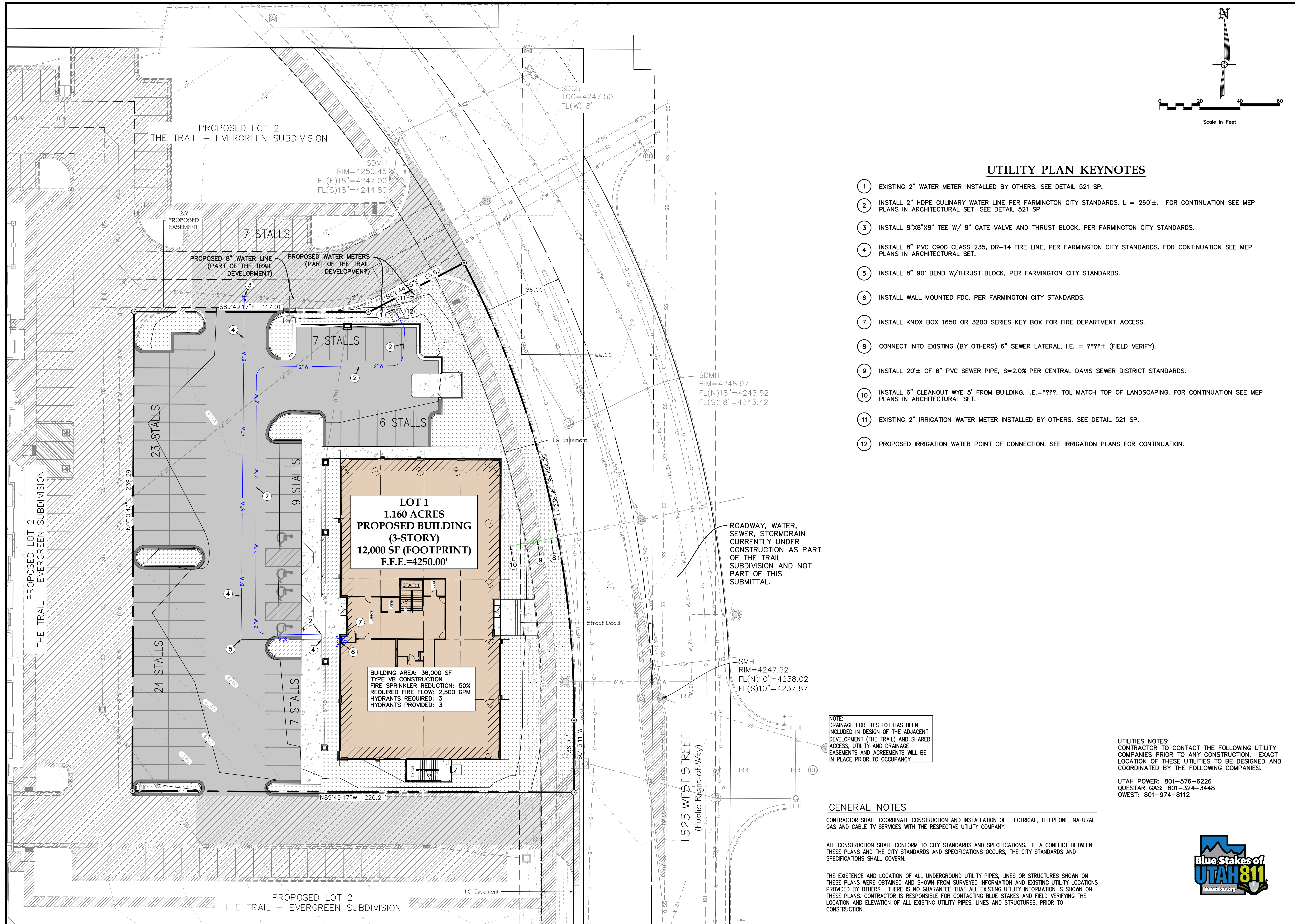
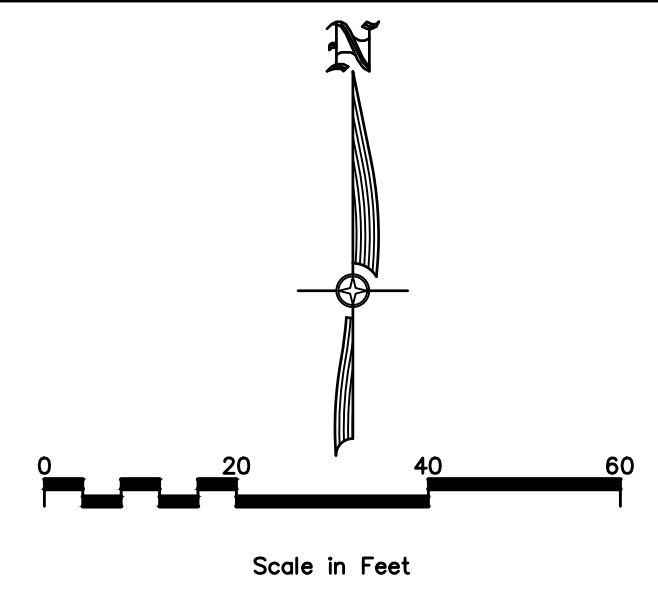
NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING + SURVEYING
CIR
 10718 S BECKSTEAD LANE, SUITE 102
 South Jordan, Utah - 801-969-6296

RETREAT AT FARMINGTON OFFICE BUILDING
 775 NORTH 1525 WEST, FARMINGTON, UTAH 84025
 GRADING & DRAINAGE PLAN

SHEET NO.	C2.0
PROJECT ID	E24-002
DATE	02/02/24
FILE NAME	PRJ-FNM
SCALE	1"=20'





UTILITY PLAN KEYNOTES

- 1 EXISTING 2" WATER METER INSTALLED BY OTHERS. SEE DETAIL 521 SP.
- 2 INSTALL 2" HDPE CULINARY WATER LINE PER FARMINGTON CITY STANDARDS. L = 260'±. FOR CONTINUATION SEE MEP PLANS IN ARCHITECTURAL SET. SEE DETAIL 521 SP.
- 3 INSTALL 8"x8" TEE W/ 8" GATE VALVE AND THRUST BLOCK, PER FARMINGTON CITY STANDARDS.
- 4 INSTALL 8" PVC C900 CLASS 235, DR-14 FIRE LINE, PER FARMINGTON CITY STANDARDS. FOR CONTINUATION SEE MEP PLANS IN ARCHITECTURAL SET.
- 5 INSTALL 8" 90° BEND W/THRUST BLOCK, PER FARMINGTON CITY STANDARDS.
- 6 INSTALL WALL MOUNTED FDC, PER FARMINGTON CITY STANDARDS.
- 7 INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
- 8 CONNECT INTO EXISTING (BY OTHERS) 6" SEWER LATERAL, I.E. = ???± (FIELD VERIFY).
- 9 INSTALL 20'± OF 6" PVC SEWER PIPE, S=2.0% PER CENTRAL DAVIS SEWER DISTRICT STANDARDS.
- 10 INSTALL 6" CLEANOUT WYE 5' FROM BUILDING, I.E.=???, TOL MATCH TOP OF LANDSCAPING, FOR CONTINUATION SEE MEP PLANS IN ARCHITECTURAL SET.
- 11 EXISTING 2" IRRIGATION WATER METER INSTALLED BY OTHERS, SEE DETAIL 521 SP.
- 12 PROPOSED IRRIGATION WATER POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.

LOT 1
1.160 ACRES
PROPOSED BUILDING
(3-STORY)
12,000 SF (FOOTPRINT)
F.F.E.=4250.00'

BUILDING AREA: 36,000 SF
 TYPE VB CONSTRUCTION
 FIRE SPRINKLER REDUCTION: 50%
 REQUIRED FIRE FLOW: 2,500 GPM
 HYDRANTS REQUIRED: 3
 HYDRANTS PROVIDED: 3

ROADWAY, WATER, SEWER, STORMDRAIN CURRENTLY UNDER CONSTRUCTION AS PART OF THE TRAIL SUBDIVISION AND NOT PART OF THIS SUBMITTAL.

NOTE: DRAINAGE FOR THIS LOT HAS BEEN INCLUDED IN DESIGN OF THE ADJACENT DEVELOPMENT (THE TRAIL) AND SHARED ACCESS, UTILITY AND DRAINAGE EASEMENTS AND AGREEMENTS WILL BE IN PLACE PRIOR TO OCCUPANCY

UTILITIES NOTES:
 CONTRACTOR TO CONTACT THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

UTAH POWER: 801-576-6226
 QUESTAR GAS: 801-324-3448
 QWEST: 801-974-8112

GENERAL NOTES

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CIVIL ENGINEERING + SURVEYING
CIR
 10718 S BECKSTEAD LANE, SUITE 102
 South Jordan, Utah - 801-949-6296
 PROJECT ENGINEER:

RETREAT AT FARMINGTON OFFICE BUILDING
 775 NORTH 1525 WEST, FARMINGTON, UTAH 84025
 UTILITY PLAN



SHEET NO.	C3.0
PROJECT ID	E24-002
DATE	02/02/24
FILE NAME	PRJ-FNM
SCALE	1"=20'



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

RETREAT AT FARMINGTON OFFICE BUILDING

EXTERIOR ELEVATIONS

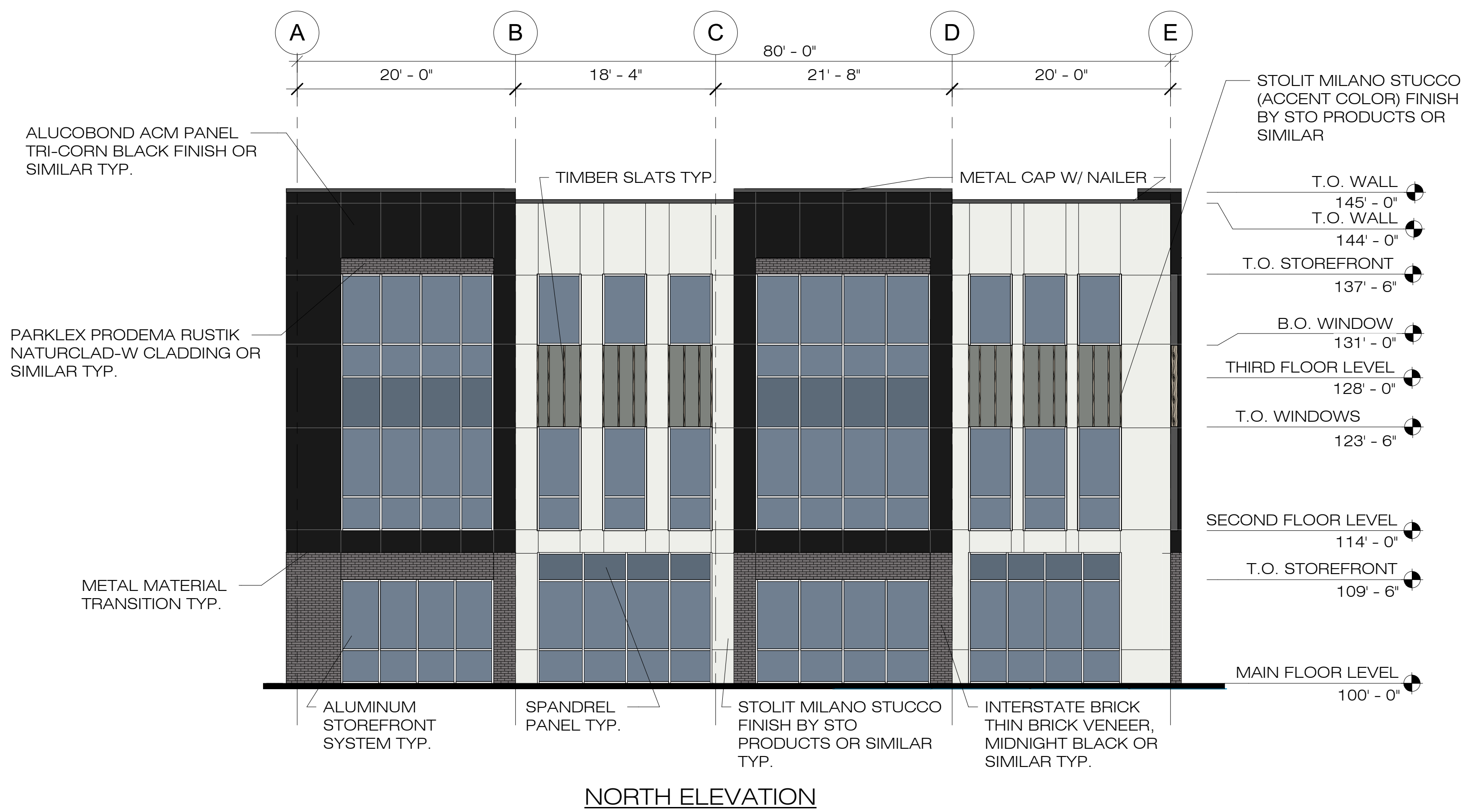
SCALE: 1/8"=1'-0"
MARCH 25, 2024
2391601

A3.1



NOTE: PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1 REQS. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

NOTE:
 PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1
 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL
 BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND
 SHALL BE CONTRASTING COLOR OF THE
 BACKGROUND.



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 FOR OWNER/TENANT APPROVAL OF
 THE SPACE NOTED AND IS NOT FOR
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 DIMENSIONS COULD VARY.

**RETREAT AT FARMINGTON
 OFFICE BUILDING**

**EXTERIOR
 ELEVATIONS**

SCALE: 1/8"=1'-0"
 MARCH 25, 2024
 2391601

A3.2







Farmington City Planning Commission Staff Report April 18, 2024

Item __: Code Text Change Proposal—Section 11-39-050 F of Chapter 39 the Zoning Ordinance

Public Hearing: No
Application No.: ZT-4-24
Applicant: Farmington City

Request: *Recommendation to amend the text of Section 11-39-050 F of the Zoning Ordinance titled “Result of Designation” regarding historic resources on the Farmington City Historic Landmark Register.*

Suggested Motions

A. Move the Planning Commission recommend that the City Council amend Section 11-39-050 F. subparagraph 2.a. and subparagraph 3. as set forth below--and make minor recodification changes to the Section as necessary to accommodate the amendment.

2.

- a. The **community development director** ~~city manager, at his or her sole discretion, and with the advice of the community development director and the chair of the historic preservation commission,~~ **at the option of the property owner,** may appoint an historic preservation architect or a reconnaissance level survey professional to consider applications for certificates of appropriateness related to repairs, alterations, or additions. Once appointed, the architect or professional shall have all the powers and duties of the historic preservation commission, but limited solely to the consideration and issuance of a certificate of historic appropriateness. The historic preservation commission shall retain authority related to relocation or demolition of an historic resource.

3. **The Zoning Administrator will encourage owners seeking approval for proposed repairs, alterations, or additions for an historic resource on the historic landmark register to consult with an historic preservation architect, a reconnaissance level survey professional, tax consultant, or others, about the feasibility and benefits of meeting the United States secretary of the interior's standards for rehabilitation as set forth in section 11-39-060 of this chapter.**

Findings:

1. The amendment provides greater flexibility to the owner of an historic resource to obtain a certificate of appropriateness for repairs, alterations, or additions.
2. The proposed subparagraph 3 enables access to greater information to an owner of an historic resource wanting to do repairs alterations, or additions consistent with appropriate standards.

AND B i or B ii . . .

- B i. Move the Planning Commission recommend that the City Council amend Section 11-39-050 F. of the Zoning Ordinance by approving option ____ (I or II) as presented below--and make minor recodification changes to the Section as necessary to accommodate the recommended amendment.

OPTION I

2. Except as set forth in sub-paragraph 3 below, proposed ~~repairs~~, alterations, additions, relocation or demolitions to historic resources listed on the register requiring a building permit are subject to review by the historic preservation commission and shall receive a "certificate of historic appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of historic resources to the greatest extent reasonably possible.

Finding:

The amendment reduces redundancy as “repairs” is already referenced in Section 3 as follows: “3. Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a historic resource as determined by the Zoning Administrator to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a certificate of historic appropriateness”.

OPTION II

2. Except as set forth in sub-paragraph 3 **and 4** below, proposed repairs, alterations, additions, relocation or demolitions to historic resources listed on the register requiring a building permit are subject to review by the historic preservation commission and shall receive a "certificate of historic appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of historic resources to the greatest extent reasonably possible.
3. Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a historic resource as determined by the Zoning Administrator to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a certificate of historic appropriateness
4. **A certificate of appropriateness for an historic resource located in the Main Street Historic Landmarks Register district is not required for repairs, alterations, or additions.**

Finding:

The text amendment limits certificates of appropriateness to demolitions and relocations which is a level of preservation better than the implementation of no standards for the Main Street Historic District.

- B ii Move the Planning Commission recommend that the City Council make no changes to sub-paragraph 2 of Section 11-39-050 F of the Zoning Ordinance.

Finding:

Several properties in the community already exist on the Farmington City's Historic Landmark Register. Applying standards to one landmark different than another is not a reasonable precedent that the City should follow.

Background

The Planning Commission held a public hearing and reviewed the above changes to the Zoning Ordinance at its March 21, 2024 meeting---but tabled action to allow time for staff to prepare findings for their consideration prior to approving a recommendation to the City Council

Supplementary Information

1. Existing Section 11-39-050 F of the Zoning Ordinance in its entirety.

Existing Section 11-39-050

F. Result Of Designation:

1. An owner of a historic resource listed on the register may seek assistance from the historic preservation commission in applying for grants or tax credits for rehabilitating the owner's properties.
2. Except as set forth in sub-paragraph 3 below, proposed exterior repairs, alterations, additions, relocation or demolitions to historic resources listed on the register requiring a building permit are subject to review by the historic preservation commission and shall receive a "certificate of historic appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of historic resources to the greatest extent reasonably possible.
 - a. The city manager, at his or her sole discretion, and with the advice of the community development director and the chair of the historic preservation commission, may appoint an historic preservation architect or a reconnaissance level survey professional to consider applications for certificates of appropriateness related to repairs, alterations, or additions. Once appointed, the architect or professional shall have all the powers and duties of the historic preservation commission, but limited solely to the consideration and issuance of a certificate of historic appropriateness. The historic preservation commission shall retain authority related to relocation or demolition of an historic resource.
 - b. Any application for a building permit pertaining to a historic resource designated on the register shall be forwarded by the zoning administrator to the historic preservation commission for its determination prior to the issuance of the requested permit.
 - c. At its next scheduled meeting, the historic preservation commission shall review the application and proposed work for compliance using the United States secretary of the interior's standards for rehabilitation (the "standards") as set forth in section 11-39-060 of this chapter.
 - d. The historic preservation commission's determination shall be forwarded within three (3) days to the zoning administrator for review. If the historic preservation commission denies or requires significant revisions to a permit application, the determination shall indicate of the specific "standards" on which the decision of the historic preservation commission is based and, where appropriate, shall provide a brief explanation setting forth the reasons for the determination. Copies of the determination shall be forwarded by the zoning administrator to the property owner.
 - e. The zoning administrator shall, upon receipt of the historic preservation commission's determination, process the permit as set forth in this section. Projects which, as determined by the historic preservation commission, are consistent with the standards shall be issued a certificate of historical appropriateness which authorizes the building permit to be issued upon compliance with all other applicable requirements of this title or any other applicable ordinance.

- f. An applicant whose submittal does not comply with the standards may, for a period of sixty (60) days, meet with the historic preservation commission, together with the zoning administrator, to explore means for proper repair, alteration or addition to the historical resource which are consistent with the standards, which may include the following:
 - (1) Feasibility of modifications to the plans;
 - (2) Feasibility of alternative uses of the historic resource;
 - (3) Feasibility of acquiring easements and/or variances;
 - (4) Feasibility of acquiring financial or other forms of assistance from preservations organizations.

- g. If no approval is granted within the initial sixty (60) days, the historic preservation commission may grant an extension of an additional sixty (60) days. If no approval is granted at the conclusion of one hundred twenty (120) days, the certificate of historic appropriateness shall be denied if the standards for rehabilitation cannot be met and the requested building permit shall not be issued by the zoning administrator.

- h. A decision by the historic preservation commission approving or denying a certificate of historic appropriateness for the relocation of a historic resource shall be guided by the following criteria:
 - (1) How the historic character and aesthetic interest of the historic resource contributes to its present setting;
 - (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
 - (3) Whether the historic resource can be relocated without significant damage to its physical integrity; and
 - (4) Whether the proposed relocation area is compatible with the historical and architectural character of the historic resource.

- i. A decision by the historic preservation commission approving or denying a certificate of historic appropriateness for the demolition of a historic resource listed on the register shall be guided by the following criteria:
 - (1) The historic, scenic or architectural significance of the historic resource;
 - (2) The importance of the resource to the character of the neighborhood or city;
 - (3) The difficulty or the impossibility of reproducing the historic resource because of its design, texture, material, detail or unique location;
 - (4) Whether the historic resource is one of the last remaining examples of its kind in the neighborhood or city;
 - (5) Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
 - (6) Whether reasonable measures can be taken to save the historic resource from deterioration or collapse; and
 - (7) Whether the historic resource is capable of being used to earn a reasonable economic return on its value.

- j. A certificate of historical appropriateness shall become void unless construction authorized by a building permit is commenced within one hundred eighty (180) days after issuance of the certificate.

3. Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a historic resource as determined by the Zoning Administrator to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a certificate of historic appropriateness.

**FARMINGTON CITY
PLANNING COMMISSION**

March 21, 2024

WORK SESSION Present: Chair John David Mortensen; Commissioners Joey Hansen, Kristen Sherlock, and George “Tony” Kalakis; Alternate Commissioner Spencer Klein; Community Development Director David Petersen; Assistant Director/City Planner Lyle Gibson; and City Planner/GIS Specialist Shannon Hansell. **Excused:** Vice Chair Frank Adams; Commissioners Samuel Barlow and Tyler Turner; Alternate Commissioner Brian Shepherd; and Planning Secretary Carly Rowe.

The Work Session initiated at 6:30 pm. Assistant Director/City Planner **Lyle Gibson** said agenda Item #1 is about the Utah Department of Transportation (UDOT) surplus property that the owner next door wants to buy, as he has a first option on it. He envisions it as a temporary deal, but he may want to sell it in the future for someone to build a home on. In the agriculture zone, there are only two businesses that can be done: producing crop or animals, or a home business. An owner has to live onsite to have a home occupation. In this case, the proposed home occupation would not be allowed under current rules because the owner does not live on the property. The options are to rezone it to the Agriculture Planned (AP) District with a Development Agreement, or grant an exception to the home occupation via agreement. Combining the properties is another option, but then the applicant would lose the right to build a home on the second lot in the future. The AP route would require a site plan from a qualified professional. Home businesses should be small, but this is not small. Davis County was one of the first to use the AP District; they used it to make way for the Western Sports Park. Chair **John David Mortensen** said there are four or five criteria this does not meet in the home occupation, and he is concerned about large trucks driving through a residential area.

Community Development Director **David Petersen** said Lagoon is considering building another billboard close to where they used to have one. The ground is zoned agricultural, so it may be difficult. The regional amusement park has been part of Farmington since the 1880s. Staff does not want this zoned commercial or industrial. Having it zoned AP may help give flexibility to build a billboard.

For Item #2, **Petersen** said the City Council wanted to make some tweaks to the proposed Main Street Historic District. After the Commission recommends which option they are leaning towards—A, B or C—then Staff will prepare the findings for that option before it is sent on to the City Council.

Regarding the Neighborhood Mixed Use (NMU) in Item #4, for City-owned property on the northeast side of Farmington, **Mortensen** said the rezone gives the City a lot of leeway and discretion.

REGULAR SESSION Present: Chair John David Mortensen; Commissioners Joey Hansen, Kristen Sherlock, and George “Tony” Kalakis; Alternate Commissioner Spencer Klein; Community Development Director David Petersen; Assistant Director/City Planner Lyle Gibson; and City Planner/GIS Specialist Shannon Hansell. **Excused:** Vice Chair Frank Adams; Commissioners Samuel Barlow and Tyler Turner; Alternate Commissioner Brian Shepherd; and Planning Secretary Carly Rowe.

Chair **John David Mortensen** opened the meeting at 7:03 pm.

ZONE CHANGE APPLICATION – public hearings

Item #1 – Jonathan Miller – Applicant is requesting an agreement which would grant exemptions from certain regulations of Chapter 11-35, HOME OCCUPATION. The exemptions are being sought as outlined in Section 11-35-050 (E) in order to accommodate a desired landscape yard on a property north of and adjacent to the owner’s home (part of parcel ID 08-082-0003). The applicant is Jonathan Miller, who resides at 818 S. Shirley Rae Drive. (Z-1-24)

Assistant Director/City Planner **Lyle Gibson** presented this proposed agreement which would grant exemptions from certain regulations of Chapter 11-35, HOME OCCUPATION. The exemptions are being sought as outlined in Section 11-35-050 (E) in order to accommodate a desired landscape yard on a property north of and adjacent to the owner’s home (part of parcel ID 08-082-0003).

The applicant, who lives at 818 S. Shirley Rae Drive, has a right of first refusal to purchase this property. The 0.86-acre property directly to the north of him is available from the Utah Department of Transportation (UDOT) as surplus property after the West Davis Corridor (WDC) construction project. He would like to put a sign on his detached garage that would be visible from the WDC.

While the property is part of the Agriculture (A) zone which requires that a standard parcel be 2 acres in size, the remaining property from the larger piece that UDOT built a road through may be viable for a home one day. Combining it with the applicant’s current property may negate or complicate that option in the future.

There are two main items of consideration regarding why the agreement is necessary:

1. Use of Land: The applicant is interested in purchasing the property to use as a landscape yard at least for the foreseeable future. More specifically, this landscape yard would have materials bins for soils or groundcover. The current zoning limits the type of business activity to Agriculture (which is defined as “A farming activity limited to the tilling of the soil, the raising of crops, horticulture and gardening.” Class C animals, which per 11-29-030 are “animals of every size, type or kind kept or maintained for commercial purposes.”, and Home Occupations as outlined in 11-35-040. The applicant is seeking consideration as a Home Occupation with exemptions.
2. Use of Adjacent Property: Recently, the City clarified the residency requirement for a Home Occupation with the following language: “Residency: A home occupation must be owned and managed and all business conducted by a bona fide resident of the parcel where the license is sought. A home occupation may not be operated on a property other than the owner’s residence.” The business activity in this instance would be occurring on a property other than the owner’s residence.

The Agreement attached to the Staff Report is the proposed option from Staff. Having considered broader sweeping ordinance updates or options for rezoning the property, a provision was identified in the existing code language that would allow for unique consideration of this property that would limit wider spread or unintended implications of other options. Specifically, [FMC 11-35-050 \(E\)](#) indicates that the City Council can approve exemptions from the standard provisions of the code in writing. This implies a process of establishing new land use regulations, which is tantamount to a rezone and must follow the same process for consideration. As such, Staff has determined that an Agreement—having been vetted through a public hearing with the Planning Commission and decided upon by the City Council—was the fairest route to the surrounding property owners with the least impact to the City at large while being able to consider accommodations for the applicant.

The Planning Commission’s role in this request is to hear from the public and make a recommendation to the City Council based on that input, as well as the Commission’s opinions as to how well the terms of the Agreement work at this location and in consideration of the City’s [General Plan](#). The Commission should determine if this works in this area, but ultimately the City Council has the final say.

Applicant **Jonathan Miller** (818 S. Shirley Rae Drive, Farmington, Utah) said his family has been impacted from the WDC construction. Due to inflation, the reserves he had set aside to purchase this property were inadequate. Therefore, he needs the land to produce a return. The noise would be minimal compared to the adjacent noise from the freeway. His house is to the south, and would be the first home affected by this business. The bins to hold product would be behind his detached garage, mitigating the view from adjacent properties. The property behind this lot is currently grazing property. That landowner is here today in support of this proposed use. Other neighbors around him are in support.

The property naturally slopes toward a drainage ditch created by UDOT. The property is fenced and utilities are readily available. He will not need to build any permanent structures on the new property. The fact that this is a dead end mitigates traffic. He anticipates large trucks to make deliveries about once a week, perhaps more. This is a seasonal business during the summer. Hours may include weekdays and Saturday. A loader tractor with good visibility will be used to eliminate the back-up beeping typical from a skid steer. Gravel will help mitigate dust. He believes he can provide these products for a better price than is available in Salt Lake and Weber Counties, so that business and its associated sales tax revenue can be brought back into Davis County and Farmington City. He expects clientele to be residential and some smaller landscaping contractors. The office would be in the existing detached garage.

His family likes the space around them and they don’t have immediate plans to build a home on the new property. However, they may build a home there in the distant future. For that reason, he doesn’t want to join the two parcels together, as that could eliminate the rights to build a future structure. He is under contract to purchase the property by April 10, 2024, and has already put 10% down. His son previously started up a landscaping business after working with a landscaping company, so this endeavor would support him.

Chair **John David Mortensen** opened and closed the public meeting at 7:19 pm, due to no comments received.

Commissioner **Kristen Sherlock** said this area seems more commercial than agricultural. She wanted to hear more from those who would be directly impacted by this use. There is not a clear-cut answer. Commissioners liked the idea of having these products available locally. There is a concern that this may turn out to be quite a mixed area, with the nearby homes as well as tennis courts. **Mortensen** said the applicant is asking for four or five home occupation code exceptions (signage, vehicular traffic, etc.), the biggest one being that the property owner won’t live on the property,

but instead adjacent to it. There are other options available including rezoning it to the Agriculture Planned (AP) District.

Gibson said going the AP route would be like starting all over and having to re-notice a meeting, etc. April 9, 2024, is the next Council meeting, and there is only one meeting in April. If the applicant goes before the Council on April 9, he can get a sense of the Council's feelings regarding the proposal before he has to close on the property. The AP District is specific to the property, and it wouldn't affect neighboring properties. The agreement would run with the land, not the property owner. However, any new owner would have to follow the same exact rules and agreements. **Miller** prefers going before the City Council before restarting the process with a rezone to AP. From what he understands, the AP District doesn't require the property owner to live onsite in order to conduct the proposed business. He is willing to negotiate the sign size.

Sherlock said she is concerned about the precedent it could set for home occupation exemptions. She is inclined to have it move through as a rezone to AP. **Mortensen** prefers denial with the recommendation they come back with an AP zone. **Gibson** said if the properties were combined, it would require fewer exceptions.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend denial of the Agreement to the City Council with the provision that the applicant consider adjusting to the AP District zone.

Findings 1-2:

1. Granting exemptions to standard requirements at this property is inconsistent with the City's goals and policies outlined in the General Plan.
2. As proposed, there is insufficient migration proposed to enable the business to operate in a manner that would not create unreasonable impact on surrounding properties.

Supplemental Information:

1. Maps and images of the site
2. Site plan
3. Proposal details from the applicant
4. Draft Agreement

Spencer Klein seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

ZONE TEXT AMENDMENT APPLICATIONS

Item #2 – Farmington City – Applicant is requesting consideration for amendments to Chapter 39, Historic Buildings and Sites of Title 11, Zoning Regulations of the Farmington City Municipal Code related to the Farmington City Historic Landmarks Register. (ZT-4-24)

Community Development Director **David Petersen** presented this agenda item. Some of this is stemming from the proposal to have Main Street become a landmark district. The City Council directed Staff to have a neighborhood meeting on Jan. 22, 2024, from which stemmed two subcommittees: one north and one south of State Street. There are only seven homes south of State Street, and they are zoned Multiple-Family Residential R-2 or R-4. Those north of State Street are mostly zoned Original Townsite Residential (OTR). Three options were discussed at the meetings. Option A was a landmark district over the whole thing with no changes. This would include a Certificate of Appropriateness (COA) for repairs, alterations, additions, relocations, or demolitions to historic resources prior to issuing a building permit. Option B would only have a COA required for demolitions and relocations. Option C was no landmark district. The City Council has not yet decided on which of the three options they want. The Historic Preservation Commission (HPC) is the recommending body to the Council at this point. However, amendments to Chapter 39 do involve the Planning Commission.

New language being proposed includes “the community development director, at the option of the property owner, may appoint an historic preservation architect of reconnaissance architect or professional to consider applications for Certificates of Appropriateness” instead of the seven-member HPC. Staff thought it would be an improvement because it could be quick with a few days turn-around, compared to the HPC meeting only once per month. However, some members of the northern subcommittee said they wanted the option of an HPC or a professional.

Another proposed change includes: "The Zoning Administrator will encourage owners seeking approval for repairs, alterations, or additions for an historic resource on the historic landmark register to counsel with an historic preservation architect, a reconnaissance level survey professional, tax consultant, or others, about the feasibility and benefits of meeting the United States secretary of the interior's standards for rehabilitation as set forth in Section 11-39-060 of this chapter." Staff feels good about this change, which would require the City to keep a professional on retainer.

Petersen said the National Registry is merely honorary. The HPC is questioning why Main Street could be held to a different, lesser standard than other local landmark districts. Some are asking why the government is getting involved in COAs. He answered that it is to preserve the look and feel of Farmington.

Chair **John David Mortensen** opened the public meeting at 8:17 pm.

Adam Leishman (254 E. 200 S., Farmington, Utah) has lived in Farmington his whole life, and also represents the historic homes owned by Lagoon. Preservation on Main Street allows homes to look the same as they did when they were built. Lagoon employees live in some. Compromises are important because many homeowners do not want to be part of a local landmark district at all. They do not want to leave objective aesthetic choices up to a group of arbitrary strangers.

Brad Bornemeier (54 S. Main Street, Farmington, Utah) said none of the owners south of State Street want this. He said these compromises seem like compromises on the terms of surrender. He bought his home in 2006 and has heard horror stories of dealing with the HPC and OTR zone. He doesn't want a government-run Homeowner's Association (HOA) telling him what he can and can't do. His home is 98 years old, and it still exists and is looking great. It is a scare tactic that when someone else buys a historic home, they will end up tearing it down.

Connie Gartrell (187 S. Main Street, Farmington, Utah) said she also owns a rental at 189 S. State Street. She doesn't want either of her properties in a landmark district. She wants to do with her properties what she wants to do without answering to anyone.

Sharon Williams (488 N. Main Street, Farmington, Utah) has lived in Farmington her whole life. Her home was built in 1882. Her parents, grandparents, and great-grandparents lived in Farmington as well. When sycamore trees were removed from a portion of Main Street, she felt that her heart was torn out. She feels Main Street is a beautiful part of the town, and it should remain the same it has always been. She wants a historic district to protect the existing homes. Main Street is worth keeping and protecting.

Chair **John David Mortensen** closed the public meeting at 8:26 pm.

This will not be moved on to the City Council at this point. Staff is looking for the Commission's direction. **Petersen** said this was first contemplated as a local landmark district in May of 2022. The OTR zone designation was created in 2003. There are a few commercial buildings that are part of the district, including an optometrist. Commissioners said this is a tough choice.

Mortensen said there are two stake holders: the City (past, present, and future), and the individual property owner. Heritage is a valuable asset, and the "look and feel" is why people like Farmington. He likes that a property owner could choose the option for a professional or HPC, and that the City would pay for a professional to give property owners valuable advice. He doesn't understand why requirements would be lessened for some landmark districts but not others, so he prefers Options B or C. The difference between B and C is repairs. Homeowners should not be dissuaded from repairing their homes.

Petersen said it could be lessened for everyone, but he is confident residents in other landmark districts don't want things lessened. A "lessened" district is better than no district, **Petersen** said. The HPC is the recommending body appointed by the City Council, which is common across the United States. He has been involved in three landmark designations and has lived in Salt Lake City since 2018.

Sherlock has rentals in Salt Lake City, and she understands these issues and frustrations. After checking with the city prior to some repairs, she ended up having to remove things that had been on the home since 1972. She also understands the importance of preservation. She wants to help the City, but feels pulled in two directions with no clear answer.

FIRST MOTION – DID NOT FINISH

Joey Hansen made a motion that the Planning Commission recommend to the City Council the tabling of Section 11-39-050 F of the Zoning Ordinance and specifically review Option **B** and **C**, and direct City Staff to prepare findings in support of this motion for consideration by the Commission at an upcoming meeting.

George Kalakis seconded the motion, which failed.

Chair John David Mortensen

Aye _____ Nay

Commissioner Joey Hansen
Commissioner Kristen Sherlock
Commissioner George Kalakis
Commissioner Spencer Klein

Aye ___Nay
___Aye Nay
___Aye XNay
___Aye XNay

OFFICIAL MOTION

Joey Hansen made a motion that the Planning Commission recommend to the City Council the tabling of Section 11-39-050 F of the Zoning Ordinance and specifically review Option **A** and **B**, and direct City Staff to prepare findings in support of this motion for consideration by the Commission at an upcoming meeting.

Supplemental Information

- 1. Proposed Zone Text Change Draft Options table--Section 11-39-050 F (Results of [Landmark Register] Designation)

Kristen Sherlock seconded the motion, which was unanimously approved.

Chair John David Mortensen X Aye ___Nay
Commissioner Joey Hansen X Aye ___Nay
Commissioner Kristen Sherlock X Aye ___Nay
Commissioner George Kalakis X Aye ___Nay
Commissioner Spencer Klein X Aye ___Nay

Commissioners want more defined language and education regarding landmark districts.

Item #3 – Farmington City – Applicant is requesting consideration for amendments to Chapter 27, Planned Unit Development (PUD), of Title 11, Zoning Regulations of the Farmington City Municipal Code regarding the process for consideration of Preliminary and Final PUD Master Plans. (ZT-3-24)

Petersen presented this item, a recommendation to update and simplify the PUD Master Plan process to better accommodate qualifying PUDs. It is arranged to do what is already done in practice at the counter. It will help property owners out a lot, as single-family PUDs are much simpler than multi-family or commercial PUDs. Proposed language also includes: "The Planning Commission, at its sole discretion, may delegate future review and consideration of the Final PUD Master Plan to the Planning Department." **Petersen** said Staff can handle simple approvals, which would free up the Commission's future agendas. This is just simple housekeeping.

Chair **John David Mortensen** opened and closed the public meeting at 8:57 pm due to no comments received.

Mortensen said this eases the burden for Mom and Pop PUDs. It keeps the discretion with the Commission, or allows them to pass it off to Staff

MOTION:

Kristen Sherlock made a motion to move that the Planning Commission recommend that the City Council approve the changes to Chapter 27 of the Zoning Ordinance (enclosed in Staff Report) related to the PUD Master Plan approval process.

Findings 1-2:

- 1. Presently, the Planning Commission is the review and approval body for many commercial and multi-family site plans. The Commission has the discretion to delegate such review to the Planning Department. This discretion has worked well for the City over the years. The proposed Chapter 27 amendment allows the Planning Commission the same delegation authority for Final PUD Master Plans.
- 2. The Preliminary PUD Master Plan checklist is detailed and lengthy, and much of this is not relevant to some PUDs. The recommended text changes result in less submittal information for Single-Family PUDs if greater architectural detail and/or open space is not required.

Supplemental Information 1:

- 1. Chapter 27 (Planned Unit Development (PUD)) draft text changes.

Spencer Klein seconded the motion, which was unanimously approved.

Chair John David Mortensen X Aye ___Nay
Commissioner Joey Hansen X Aye ___Nay
Commissioner Kristen Sherlock X Aye ___Nay
Commissioner George Kalakis X Aye ___Nay
Commissioner Spencer Klein X Aye ___Nay

Item #4 – Farmington City – Applicant is requesting consideration for amendments to multiple sections of Title 11, Zoning Regulations as it relates to proposed changes within Chapter 11-19 for the Commercial Mixed Use (CMU)

zone and Chapter 11-20 for the Neighborhood Mixed Use (NMU) zone. The proposed changes are to establish a process by which the City Council may consider deviations from the requirements identified in the NMU and CMU zones. (ZT-5-24)

Petersen presented this agenda item. In 2008 when CenterCal came in and wanted to develop Station Park, Farmington thought they already had a good code template. They had to transition into a new ordinance for that area because the initial plan kept morphing. It went to show developers need flexibility because tenants have testy requirements and preferences. After a lot of residential development over the years, Farmington wanted development that would support a day use. After a lot of research, the City came to discover that office parks that are successful have integrated mixed use. Farmington Crossing was initially proposed as a mixed-use project. Because residential was an allowed use, Farmington Crossing resulted in all residential development instead of the proposed mix of other uses. The City didn't want to get burned again, so in 2011 they took residential out of the uses possible. Section 140 was created as a metering tool to weigh office against residential. The pandemic rendered office uses a heavy blow.

The Farmington City Zoning Map and Zoning Ordinance contains seven mixed use districts: **A)** the TMU (Transit Mixed Use), GMU (General Mixed Use), RMU (Residential Mixed Use) and OMU (Office Mixed Use) zones located on the west side of I-15—the primary supporting text for these districts is set forth in Chapter 18 of the Zoning Ordinance; **B)** the CMU (Commercial Mixed Use) and NMU (Neighborhood Mixed Use) zones on the east side of US 89—the text for these zones may be found in Chapters 19 and 20; and **C)** the BR (Business Residential zone) is located in downtown Farmington (see Chapter 15 of the Zoning Ordinance).

Section 140 was initially written for Station Park. Section 140 of Chapter 18 exists for the west side mixed use zones and allows the City to consider alternative land uses and standards proposed as part of the development process in these zones—not foreseen by the existing underlying zone text. No such mechanism is in place for the NMU zone. [Note: All land zoned CMU is developed or entitled and the BR zone has its own set of unique circumstances; consequently, a "Section 140" tool is not necessary at this time for these zones.] Section 140 is a legislative tool done by agreement.

Petersen said the NMU needs the flexibility that would be offered by a Section 140-type tool. This could help when Farmington considers Requests For Proposals (RFPs) on City-owned property in the future. The City's revenue is down, with a new fire station on the west side and Old Mill site development to fund. There are also calls to expand the City's outdoor swimming pool. Selling this City-owned Old Farm property may help balance the City's budget in the future. The proposed Section 180 could help the City prepare for future development proposals on Old Farm. Over the years, Farmington has had proposals for Old Farm including housing, higher-density housing, and industrial agriculture, but very little commercial proposals.

Petersen explained what is different between residential and neighborhood mixed use. RMU on the west side is a form-based code (not about density) that addresses building placement, parking, open space, and building height. NMU is not form-based but dictates that parking has to be tucked to the rear.

Chair **John David Mortensen** opened and closed the public meeting at 9:14 pm due to no comments received.

Mortensen said it is now nine units per acre, and could go up to 22. He doesn't want to replicate the high density that can be found on the west side. Since the City owns this property, it could be developed to a different standard and there should be more accountability.

MOTION:

Spencer Klein made a motion that the Planning Commission recommend that the City Council enact the enclosed Section 180 to Chapter 20 of the Zoning Ordinance titled "Alternative Approval Process; Development Agreements."

Finding 1:

- 1. The entire NMU zone, created in 2005, comprises a developable area almost completely under one ownership. Conditions have changed since the mid-2000s, and the landowner may need greater flexibility now, and in the future, to better meet a continual shifting socio-economic and demographic landscape. The proposed Section 180 offers this flexibility.

Supplemental Information 1:

- 1. Draft Section 11-20-180: Alternative Approval Process; Development Agreements

Joey Hansen seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay

Commissioner Spencer Klein

X Aye ____Nay

OTHER BUSINESS

Item #5 – Miscellaneous, correspondence, etc.

a) Minutes Approval from March 7, 2024

- **Kristen Sherlock** made a motion to approve the minutes from March 7, 2024. **George “Tony” Kalakis** seconded the motion.

Chair John David Mortensen	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

b) City Council Report from March 19, 2024. Gibson said it was a late night at Tuesday’s City Council meeting. In all cases, the Council followed the Commission’s recommendations. They tabled the Charlotte for some questions on the moderate-income housing element. They approved the sign proposal for the Western Sports Park. They approved the plat amendment and Transfer of Development Rights (TDRs) for the boundary line agreement plan off 1100 West. The longest agenda item was the Ericksen Subdivision rezone including discussion about the sidewalk, fencing, and height of wall on Lot 3. The Council negotiated some vegetation between the sidewalk and tall wall to break up the appearance of the concrete wall. Staff closely reviewed the Commission’s detailed motion on this item for the Council’s reference. The Council did approve the changes to the Commission’s bylaws.

c) Petersen said regarding Chapter 39 tonight, he would like to get strong numbers such as 70% to 80% of homeowners who want to be part of the landmark district. There are three property owners who, no matter what, will not want it. He cautioned the new Commissioners that even though the vocal dissidents show up to the public meeting, it doesn’t mean they represent the majority of homeowners who didn’t show up. In the northern committee meetings, there was very little resistance. The City Council and majority of the property owners in the proposed landmark district are getting fatigued with this and want it passed.

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 9:34 pm.

Chair John David Mortensen	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

John David Mortensen, Chair

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, April 9, 2024** at City Hall 160 South Main, Farmington, Utah. Shoot with Police Department at the Bountiful Lions Range 1350 N Skyline Dr, Bountiful at 4:00 pm. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

SHOOT WITH POLICE DEPARTMENT – 4:00 p.m.

WORK SESSION – 6:00 p.m.

- Davis County Prosecutor, David Cole
- I-15 Widening and historic resource discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Amy Shumway, Councilmember
- Pledge of Allegiance – Brigham Mellor, City Manager

PRESENTATIONS:

- Allison Dunn will recognize Tyler Gee and Devin Ruston as URPA volunteers of the year
- Recognition of Cannon Christiansen, Student of the Month

PUBLIC HEARING:

- Consideration of an Agreement for exceptions which would accommodate a landscape yard as a home business.

BUSINESS:

- Alternative Approval Process, Enactment of a new Section for Chapter 20, Neighborhood Mixed Use
- Requirement to install rapid access key boxes for qualified structures within Farmington City
- The Charlotte – PMP/DA, Schematic Subdivision, Schematic Site Plan.

SUMMARY ACTION:

- Contract modification for Blu Line Designs
- Amendments to Chapter 3-2 related to deputy department heads and a deputy finance director
- PUD Planned Unit Development Master Plan Process Changes
- Consolidated Fee Schedule Amendment
- Surplus of Parcel 070280079 approximately 0.24 acres
- Correction of Ordinance 2023-21
- Approval of Minutes for 03.19.24

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on April 4, 2024