



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

February 5, 2015



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA JOINT PLANNING COMMISSION/CITY COUNCIL MEETING February 5, 2015

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

Study Session: 6:00 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

JOINT PLANNING COMMISSION/CITY COUNCIL ITEMS

3. Farmington City – Applicant is requesting preliminary plat approval, and a recommendation and approval of final plat for the “Park Lane Plat” on property located at approximately 1100 West and Clark Lane in a GMU (General Mixed Use) zone. (S-1-15)
4. Scott Harwood/The Haws Companies (Joint Public Hearing) Applicant is requesting a recommendation and approval of Schematic Plan for the Cabela’s Subdivision consisting of 2 lots on 11.185 acres located at approximately Grand Avenue and Station Parkway in a GMU (General Mixed Use) zone. (S-3-15)
5. Modification to the street-cross section on both Grand Avenue and Cabela’s Drive, related to the proposed Cabela’s site plan application (S-3-15).

PLANNING COMMISSION ITEMS ONLY

PROJECT MASTER PLAN (AMENDMENT)

6. Scott Harwood/The Haws Companies (Public Hearing) – Applicant is requesting approval to amend the Project Master Plan for Park Lane Commons. (PMP-2-15)

TEMPORARY USE APPLICATION

7. Micah Peters/Clearwater Homes (Public Hearing) – Applicant is requesting approval for a temporary use permit to establish a sales office within a model home for the Meadow View

Subdivision Phase I on property located at 1563 West Spring Meadow Drive in an AE (Agricultural Estates) zone. (TUP-1-15)

ZONE TEXT CHANGE

8. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a Text Amendment of Chapter 18 of the Zoning Ordinance regarding amendments to the regulating plan. (ZT-3-15)

OTHER BUSINESS

9. Miscellaneous, correspondence, etc.
 - a. Other
10. 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 January 30, 2015



Eric Anderson
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION MEETING
January 22, 2015**

STUDY SESSION

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

Item #3. Pete Smith/Advanced Solution Group – Recommendation for Approval to Amend Final PUD Master Plan and Approve Final Plat for Nichols Nook

Eric Anderson provided a brief history for the property and its past Final (PUD) Master Plan approvals. Advanced Solution Group is now requesting approval of the previously approved Final (PUD) Master Plan, but as a new applicant, had to begin the process at Preliminary (PUD) Master Plan. The applicant has been waiting for UDOT approval to route the project's utilities to 200 West. UDOT has now approved that request so the applicant is ready to move forward with the project. **Eric Anderson** said the applicant will be adding a road to 200 West during Phase II, but for now, the applicant is just seeking to take utilities to 200 West during Phase I. He also addressed some of the Commissioners questions regarding PUDs, as well as some neighboring residents' past concerns.

Item #4. Farmington City – Approval to Amend Sign and Zoning Map and Text Ordinances

Eric Anderson said Farmers Insurance is now requiring local business owner Cal Fadel to update his sign to the new Farmers Insurance logo. Mr. Fadel was grandfathered in to the OTR zone as his sign pre-dated the zoning; however, the Ordinance does not allow for changes to a non-conforming sign. The Planning Commission has the following options: make a zone text amendment to allow for non-conforming signs within the OTR zone, amend the language of Title 15 to allow for changes to non-conforming signs or rezone a small portion of where the sign is located to an R-4 zone. **David Petersen** and the Commissioners discussed more in depth the alternative possible motions, as shown in the staff report.

REGULAR SESSION

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

#1. Minutes

Alex Leeman made a motion to approve the Minutes from the January 8, 2015 Planning Commission meeting. **Val Halford** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on January 20, 2015. He said the Park Lane Plat Schematic Plan was approved so the land swap between the City and CenterCal can now be finalized. The Parkwalk Downs Minor Subdivision Schematic Plan and the Final Plat for Farmington Park Subdivision Phase I were also approved.

SUBDIVISION APPLICATION

#3. Pete Smith/Advanced Solution Group – Applicant is requesting a recommendation for approval to amend the Final PUD Master Plan and approve the Final Plat for the Nichols Nook Subdivision and to rename it The Meadows at City Park Subdivision (9 lots) on 1.29 acres located at approximately 50 S. 100 W. in an R-4 zone. (S-10-13)

Eric Anderson explained this Planned Unit Development was originally approved by a previous property owner in 2007 as Nichols Nook. He said what was approved at that time is almost identical to what is before the Commission tonight. Since Preliminary PUD Master Plan, the applicant has purchased the property to the south, which will mean the current home will be demolished and the utilities will run to 200 West. Since 200 West is a UDOT road, UDOT must grant approval prior to the beginning of construction. **Eric Anderson** said besides the small change with the utilities' route, the lot layout, house layout and street layout is identical to what was previously approved and then memorialized in the Development Agreement.

Pete Smith, 47 E. Crestwood Rd. Ste. 1, Kaysville, said he is the Operations Director for Advanced Solution Group. He said they are presenting the same plans as was previously approved in 2007; however, they are simplifying the route of the utilities to 200 West. He said they received a letter from UDOT with street access approval. They hoped to break ground as soon as possible, but a moratorium to cut the road on 200 West is currently in place by UDOT until April 15th due to weather.

Val Halford asked the applicant approximately what each unit will sell for, if the development includes two phases and if the concerns with the shadow line on residents' property have been addressed. **Pete Smith** said each unit will be approximately high \$200,000 to low \$300,000; the design of the property is in line with the current trends as well as designed to fit the adjacent neighborhoods. He said there will be two phases to development; however, due to the moratorium in place, they are seeking approval of Phase I so approval of Phase II can begin and construction of both phases could possibly begin together once the moratorium is lifted. Working on both phases together will also help minimize the disruption to the surrounding neighborhoods. With regards to the shadow line, **Pete Smith** said the lower single level rambler, as shown in the elevations found in the staff report, will be the unit backing the resident with the shadow concerns which will result in a smaller shadow cast. They will also include trees and other landscaping around property lines to help ensure privacy, as also shown in the staff report.

Rebecca Wayment asked how many units will be included in Phase II and if there would be a road through to 200 West. **Pete Smith** said Phase II does include a road to 200 West; there will be 4 additional buildings which will make 12 additional units.

Val Halford asked for more information regarding the turn-about and the detention basin as shown in the plans. **Pete Smith** said the turn-around is a temporary, gravel road for emergency purposes only and was approved by the fire department. Once the road to 200 West in Phase II is approved and built, the turn-around will no longer be needed. As for the detention basin, **Pete Smith** said it is sized correctly for the development as is, but, during the Phase II approval, they hope to

move the detention basin to the property they acquired to the south allowing it to be large enough to service both phases.

Rebecca Wayment feels this development will be a nice fit for the community. The Commissioners agreed.

Eric Anderson suggested to the Commissioners that although the applicant has received an approval letter from UDOT, to still leave the UDOT condition on the motion to ensure staff receives a copy, and has time to review the letter from the applicant.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend the City Council approve Final Plat and approve/amend the Final PUD Master Plan for the Meadows at City Park Planned Unit Development located at 50 S. 100 W. with the following conditions:

1. The applicant shall comply with all requirements of the Planning Department, Engineering and all utilities regarding the Final PUD Master Plan;
2. Approval of final improvement drawings for the on-site and off-site improvements including grading and drainage plan, SWPPP, and approval by the City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District and Benchland Water District;
3. The applicant must obtain and record off-site easements in a manner acceptable to the City as shown on the plans prior to or in conjunction with the recordation of the Final Plat;
4. The applicant shall not demolish the existing house on the site until such time as the proposed development begins construction;
5. The applicant must post a bond in the amount agreed upon by the City and the applicant for all off-site improvements and any on-site improvements deemed necessary by the City prior to construction;
6. The applicant shall obtain letters from UDOT approving the connection to 200 West prior to City Council consideration of the final plans.

Alex Leeman seconded the motion which was unanimously approved.

Findings:

1. The Final PUD Master Plan does not vary substantially from the Final PUD Master Plan and development agreement that was approved in 2009 (attached).
2. The Final PUD Master Plan has met all of the requirements of the PUD chapter (Chapter 27).
3. The Final PUD Master Plan meets the objectives and purposes of the PUD chapter (Chapter 27).
4. The Final PUD Master Plan and Final Plat do not vary from the Preliminary Master Plan and Preliminary Plat approved July 1, 2014.

ZONE MAP AND ZONE/SIGN TEXT CHANGE APPLICATION

Item #4. Farmington City (Public Hearing) – Applicant is requesting approval to amend the Sign and Zoning Map and Text Ordinances regarding modifications to nonconforming signs, signs in residential zones, and/or rezoning a portion of the property located on the northeast corner of State Street and 200 West from OTR to R-4. (ZT-2-15 and Z-2-15)

David Petersen said based on the Commissioners' discussion in the previous meeting on December 6th, staff prepared possible alternative motions A-D as shown in the staff report. He hoped doing so would give the Commission a variety of possible solutions. **David Petersen** reviewed the possible motions with the Commissioners.

The applicant was present, but did not have additional comments. He said he was available for questions if necessary.

Rebecca Wayment opened the public hearing at 7:30 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:30 p.m.

Val Halford asked for further clarification on Alternative Motion B. **David Petersen** reviewed the motion again; he said paragraph (6) would be added to Section 15-5-101 which would then allow Mr. Fadel to replace his old sign with his new as he has proposed. **David Petersen** said currently there are no other professional offices in the OTR zone that would be affected by the change, but also said there is always the possibility of a request for a rezone to the OTR zone. He provided two examples of circumstances where a rezone request to OTR could take place.

Kent Hinckley asked if there is a definition of a monument sign found in the Ordinance. **David Petersen** said Title 15 includes a monument sign definition. He reviewed the definition. He added the proposed change to square footage of the non-conforming sign, as shown in Section 12-5-101 of the Sign Ordinance, is more constrain than the monument sign's definition in that the size requirement for the sign is smaller. **David Petersen** also said that if the non-conforming sign is approved, an applicant would have to show how the monument sign is an integral part of the landscape area as per the sign definition.

Rebecca Wayment asked why the proposed change to the Sign Ordinance includes a decrease from 32 s.f. to 16 s.f. of a monument or wall sign. **David Petersen** said he feels 16 s.f. is less intrusive for a residential zone. He explained the City allows for 4x4 political campaign signs; he feels the City knows what 16 s.f. feels like so he believes that seems reasonable to be the limit for the Sign Ordinance as well.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council enact Section 15-5-101(6) of the Sign Ordinance and other changes related to that section as set forth in the staff report. **Heather Barnum** seconded the motion which was unanimously approved.

Findings for Approval:

1. Regarding Mr. Fadel's insurance sign, the proposed sign is smaller than the existing sign, and that sign has been in place for over 30 years.
2. The structural alteration conforms to the Declaration of Purpose of the Zoning Ordinance (11-1-102) by stabilizing and preserving property values, encouraging the expansion of the tax base, and by fostering the City's industries and encouraging the development of an attractive and beautiful community.

3. The structural alteration conforms to the declared purpose of the General Plan by improving the physical environment of the community as a setting for human activities, and promotion of the public interest of the community as a whole, because this is a Farmington business that has been a pillar of the community for three decades.
4. Updates to agriculture and residential zone designations are long overdue.

Item #5. Farmington City (Public Hearing) – Applicant is requesting approval of a Rezone Application from TMU (Transit Mixed Use) to OS (Open Space) for property located at approximately Station Parkway and 600 North, a Text Amendment of Chapter 18 of the Zoning Ordinance regarding amendments to the regulating plan, and a modification of the street cross-section related thereto. (ZT-1-15 and Z-1-15)

Eric Anderson said the Project Master Plan for The Residences at Station Parkway was presented at the last meeting. The northwest corner of the applicant's property is planned as OS, but it is currently zoned TMU. **Eric Anderson** said the plan is to zone the entire Shepard Creek corridor as OS, as shown on the Regulating Plan. Also before the Commission is an adjustment to the Regulating Plan. **Eric Anderson** showed the proposed changes to the Regulating Plan and the existing Regulating Plan, as shown in the staff report. The proposed changes allows for an additional access to Station Parkway and more connections within the development, and to adjacent projects, to allow for better traffic circulation. **Eric Anderson** said the third motion before the Commission is a modification to the street cross-section which would include a 7' parking allowance on the side of the road. He said the travel lanes would be ½' shorter and park strips would meet the minimum standard. The Fire Department reviewed and approved the change.

Kent Hinckley asked when the rest of the Shepard Creek corridor on the west would be rezoned to OS. **Eric Anderson** said as property owners come in to develop, they will request a rezone from its current zone of A (Agriculture), the City will request the corridor be rezoned to OS. **David Petersen** explained a few surrounding property owners have already rezoned their property and have included the corridor as OS; however, when the Haws Company requested that this property be rezoned to TMU, the City mistakenly missed rezoning this stream corridor portion to OS. **David Petersen** said the property owners have the Shepard Creek corridor as OS on the Project Master Plan and Site Plan; approving the motion would be finalizing what should have previously been done.

Rebecca Wayment opened the public hearing at 7:52 p.m.

Pete Smith, 1789 Spring Meadow Lane, said he likes the request to rezone to OS as it helps minimize density. He also asked if a traffic impact study has been completed with the large proposed development; he expressed concern regarding how traffic will circulate onto Station Parkway with an additional access road being added. **David Petersen** said the Regulating Plan has set up the framework for the circulation; however, traffic patterns will be analyzed more in depth during the developmental plan review. So far, the traffic engineer is comfortable with the proposed development. **David Petersen** also added that the road will be widened and other improvements made to accommodate increased traffic flow.

Rebecca Wayment closed the public hearing at 7:55 p.m.

Heather Barnum thanked Pete Smith for his comment and also expressed concern regarding how a 400+ unit development will impact traffic. **David Petersen** explained the process the City has gone through to prepare and plan for this magnitude of development; he is confident the improvements being made or will be made will accommodate the upcoming developments.

Motion for the Zone Change:

Alex Leeman made a motion that the Planning Commission recommend that the City Council approve the zone change as requested. **Val Halford** seconded the motion which was unanimously approved.

Findings:

1. The zone change is consistent with the Farmington City General Plan (future land use map and text) and will allow for the preservation of the Shepard Creek stream corridor.
2. The zone change matches the zone designations identified on the Farmington City Regulating Plan for this area, and the approved PMP, and past PMPs for this property.

Motion for the Zone Text Amendment:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the zone text amendment to Chapter 18 of the Zoning Ordinance as it relates to the Regulating Plan. **Kent Hinckley** seconded the motion which was unanimously approved.

Finding:

The changes to the regulating plan improve upon the overall block pattern, block size, connectivity, pedestrian access/walkability, and the overall intent of Chapter 18 as it relates to the street network design for the whole mixed-use district.

Motion for the Modified Street Cross-Section:

Bret Gallacher made a motion that the Planning Commission recommend that the City Council approve the street cross-section as proposed. **Heather Barnum** seconded the motion which was unanimously approved.

Finding:

The modification of the street cross-section allows for additional on-street parking, which reduces the amount of off-street, surface parking needed, this makes for superior design and promotes walkability.

SUBDIVISION ORDINANCE TEXT CHANGE

Item #6. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a text amendment to Chapters 1, 2, 3, and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary. (ZT-9-14)

David Petersen said the following are the proposed changes that resulted from the last joint Planning Commission/City Council meeting:

Schematic Plan

Planning Commission Recommends (Public Hearing)

City Council Approves/Denies (Public Hearing)

Preliminary Plat

Planning Commission Approves/Denies (possible Public Hearing if meets criteria listed in 12-6-060, or the plan must be considered again via the schematic plan review process.)

Appeals to City Council

Final Plat

Planning Commission Approves/Denies

Appeals to City Council, then to District Court

David Petersen also said the Planning Commission requested a “metric” at Preliminary Plat process that would help to determine if this step should be a public hearing or not or if it should return again to Schematic Plan. The metric, as shown in the staff report, was reviewed with the Commissioners. Many of the Commissioners expressed concern on how to be quantify a “significant” change; the Commissioners felt the term was too subjective, but staff argued it gives flexibility so a determination can be made by the Planning Commission. **David Petersen** also suggested staff can give recommendations, based on the metric, to the Planning Commission in the staff report if changes from Schematic to Preliminary Plat do take place.

Alex Leeman said, as the metric currently reads, if there is a significant change to a proposed development, the Commission is to either have a public hearing at the Preliminary Plat or send it back to Schematic Plan; however, the proposed changes do not specify under what circumstances the Commission chooses one way or the other. He asked for further details on how the Commission should decide if they should hold a public hearing at Preliminary Plat or send it back to Schematic Plan when there are significant changes to the development. **Alex Leeman** would prefer to advance plans to Preliminary Plat with a public hearing so the developer moves forward in the process and the public still have the opportunity to voice their opinions. **Kent Hinckley** agreed. **Eric Anderson** stated leaving the option to send a plan back to Schematic is still important in the event a plan has changed so drastically it no longer looks anything like the approved Schematic Plan.

The Commissioners and staff discussed different changes that may take place that could result in a public hearing at Preliminary Plat or result in a return back to Schematic Plan, including changes to the number of lots and to the storm drain, sanitary sewer and culinary water.

Rebecca Wayment asked how the Commission would know if changes are a result from City Council feedback. **David Petersen** said during the City Council Report, staff can specify any changes that were made based on City Council’s conditions; it would then be up to the Planning Commission to determine if the Preliminary Plat followed the intent of the Council’s conditions. If not, the item could be tabled and a public hearing could be required.

David Petersen said there are times when a developer may be required to make changes which may be out of his control. For example, **David Petersen** said results of a soils report could result in major road changes in a development. Instead of the developer presenting to the Commission the significant change that was out of his control and having the item be tabled so a public hearing could then be held, the Commission Chair could review the item prior to the meeting and approve the advancement to Preliminary Plat with a public hearing. This would help ensure a meeting is not wasted. **Alex Leeman** agreed; he does not want to require a developer to show up knowing it will be required that they come back at a later time to allow for a public hearing due to the changes.

David Peterson said the Planning Commission by-laws already allows the Commission Chair discretion to modify the agenda. Staff and the Chair can discuss agenda items to determine if a change may result in a public hearing at Preliminary Plat or if the plans need to be reviewed at the Schematic level again. The Commissioners discussed this option; they felt comfortable having a determination of the process prior to the next scheduled Planning Commission meeting.

Rebecca Wayment asked how the Chair is to decide if a public hearing should be required at Preliminary Plat or if it should be sent back to Schematic. **David Petersen** said the previous public hearing comments from Schematic Plan may help navigate the Chair's decision as those public comments will help the Commission know what concerns residents may have with a development and if the development's changes would affect those concerns.

Kent Hinckley amended his previous thought; he feels if a developer significantly changes his plans, he should automatically return for another Schematic Plan approval. He feels doing so will incentivize the developer to stick with the plans that had been previously approved. Staff and the Commissioners discussed different circumstances regarding changes to plans, including changes resulting from City Council's conditions, and if that qualifies for advancement to Preliminary Plat with a public hearing or a return to Schematic. **Bret Gallacher** feels it best to review each significant change on a case by case basis in lieu of an "if this/then that" process as there is no way to determine at this time what is the best solution.

Alex Leeman still requested some structure as to when a significant change to a development would result in an advancement to Preliminary Plat with a public hearing or when a development would return to Schematic. The Commissioners and staff discussed reviewing the cause of the significant change, a group review of a change (as found in the ordinance for PMP or Site Plan approvals) or definitive thresholds for the change (as found in the PUD ordinance) to possibly determine its advancement or return in the approval process. Many of the Commissioners still feel there are too many variables to determine a specific matrix as to when a significant change results in an advancement or a return to Schematic.

David Petersen suggested giving the Commission Chair authority to determine if a significant change will result in a public hearing at Preliminary Plat. The Planning Commission can then hear public comments to determine if approval is appropriate or if it should then return to Schematic Plan for further review. **Kent Hinckley** added that the Chair should also have the option to defer the advancement or return to Schematic decision to the Commission members in the event the Chair is not comfortable solely making the decision. **David Petersen** agreed.

The Commissioners and staff reviewed 1-6 of the "metric" for the Preliminary Plat process provided in the staff report. Commissioners and staff agreed to amend #3 to read, "Any increase to the number of lots." **David Petersen** also said that #2 is written with regards to "lot areas" and #4 with regards to "open space;" he will provide further clarification on those two items.

The Commissioners and staff also discussed if significant changes to the "Big 3" items, storm drain, sanitary sewer and culinary water, should be included as part of the criteria for the Preliminary Plat process. **David Petersen** said he will add it to the criteria.

Heather Barnum asked if the City Attorney can review the proposed changes. **David Petersen** said staff can make the suggested changes and bring it back for the Commission to review or he can make the changes and have the City Attorney review it prior to it being presented to the City Council. The Commissioners discussed the best way to move forward with these changes.

Rebecca Wayment opened the public hearing at 8:47 p.m.

Pete Smith, 1789 Spring Meadow Lane, said he feels the item has been appropriately discussed and addressed from a developer's point a view.

Rebecca Wayment closed the public hearing at 8:47 p.m.

Heather Barnum said she is comfortable with the Commission Chair, Rebecca Wayment, and the City Attorney reviewing the proposed changes prior to it being presented to the City Council. The Commissioners and staff agreed. **Rebecca Wayment** is comfortable reviewing staff's changes as per the Commission's discussion; she will bring it back to the Commission if there is anything that she is not comfortable moving along to City Council.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the proposed text amendment to Chapters 1, 2, 3, and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary with the following additions and changes to the staff report:

1. Amend Preliminary Plat approval process to include, "Appeals to City Council then to District Court;"
2. Amend Item #3 of the Preliminary Plat process criteria to read, "Any increase to the number of lots;"
3. Amend Item #2 to be guided more towards "lot areas" and Item #4 to be guided more towards "open space;"
4. Add Item #7 to the Preliminary Plat process criteria which will refer to any change to the storm drain, sanitary sewer and culinary water;
5. Staff will add a text amendment that the Planning Commission Chair will review a development's changes to determine one of the following four choices:
 - a. The development advances to Preliminary Plat without a public hearing;
 - b. The development advances to Preliminary Plat with a public hearing;
 - c. The development returns to Schematic Plan for further review;
 - d. The decision is deferred to the Planning Commission to discuss if the development will follow option A, B or C as presented above.
6. The City Attorney will review the entire proposal prior to it being presented to the City Council;
7. Staff will make changes to the proposal and review the changes with the Chair, Rebecca Wayment, and if approved, the proposal will be presented to City Council, otherwise, it will return to the Planning Commission for final review.

Kent Hinckley seconded the motion which was unanimously approved.

OTHER BUSINESS

Item #7. Modification to the street cross-section on 100 East north of 600 North, related to the proposed Taylor Subdivision

David Petersen showed the site plan for the Taylor Subdivision. He explained the concerns with requiring curb, gutter and sidewalk as the two lots sit in a "hole." There is currently no sidewalk

on the west side of the road as the drop-off is too steep. He explained the City's hope to eventually bend the road into the mountain allowing for full improvements (including sidewalk and park strips). The City is not prepared to do that at this time. In the meantime, the City feels it important that the applicant include curb and gutter along the property for erosion control and storm water management purposes. **David Petersen** said the City is requesting the property owner enter into an extension agreement that when the road does change and the previous curb and gutter is removed, the owner will install another curb and gutter as well as add a sidewalk; the City will then vacate 15' of property back to the property owner.

David Petersen reviewed the motion. He explained that since 100 East was repaved, the white line is no longer there. Condition #3 asks the applicant to paint another white line. **Heather Barnum** asked the length of the white line the applicant needs to paint. **David Petersen** said the applicant needs to paint the white line the entire length of his property.

Kent Hinckley asked how the property owner feels doing curb and gutter twice. **David Petersen** said he is comfortable with it as he will be compensated in property. **Heather Barnum** stated she is not comfortable with extension agreements as it can put future property owners out. **David Petersen** explained it is common practice, especially among municipalities. He explained how it can be a surprise when extension agreements are called upon; however, the City has worked very closely with property owners with payment plans or other options to ensure property owners' needs are still met.

Motion:

As per Section 12-8-100 of the Subdivision Ordinance, **Bret Gallacher** made a motion that the Planning Commission recommends the City Council approve a modified cross-section for 100 East Street as it abuts the Taylor subdivision as follows:

1. Only curb, gutter and asphalt will be required now on 100 E. for the entire south to north length of the property – not sidewalk.
2. The property owner and the City shall enter into a development agreement which will be recorded against the property and will anticipate the subsequent scenario: in the event the City shifts the location, or causes the shift, of 100 East Street to the east, the owner shall provide the following along the entire south to north length of the property:
 - a. Pay the cost of a new curb and gutter;
 - b. Pay the cost of sidewalk and minimal retaining wall related thereto (if the retaining wall is necessary);

And the City shall agree to do vacant unused portions of the right-of-way to the property owner, which now includes approximately 15 feet, and will likely include additional right-of-way as the road shifts to the east.

3. In the interim the developer shall paint a white line for the entire length of the property to better highlight the west asphalt shoulder for the pedestrian and the motorist between the travel lane and the curb and gutter the entire length of the property.
4. Presently, the City owns more property 15 feet in width than necessary at the current location of the street. The City should not dispose of this property until it is sure that it will not be needed if the street shifts further to the east.
5. It is now anticipated that portions of the private driveway providing access to Lots 2 and 3 will be located on City property, but may not be if the property is vacated as the road shifts to the

east in the future. In the meantime, the owner shall enter into a long term license agreement for such use of City property.

Kent Hinckley seconded the motion which was unanimously approved

Findings:

1. Storm water from the street will be adequately addressed whether the road remains in the same place or not, because the property owner will provide “temporary” curb and gutter now, even though the road may shift in the future, which will require new curb and gutter.
2. Portions of the property, and the Owens property to the north, are not too steep for sidewalk, but may not be in the future if the City shifts, or causes the shift, of 100 East to the east.
3. The City already owns the property where the shift of 100 East Street may occur.
4. The City will not dispose of surplus property until the final alignment of the road is set, and in return the developer will pay his fair share of 100 East and will be compensated in land in exchange for construction of new curb and gutter, sidewalk and minimal retaining (if necessary) in the future.
5. A mechanism will be created whereby the owner will be allowed use of City property for a private driveway because of the shift of the road that may occur in the future.
6. The owner has not yet submitted an application for Final Plat approval. This action will help him prepare his final drawings thereto.

MISCELLANEOUS

David Petersen said the next Planning Commission meeting will be a joint meeting with the City Council; Cabela’s Schematic Plan and the adjacent cross-section will be reviewed.

ADJOURNMENT

Motion:

At 9:17 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 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, February 3, 2015, 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

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Introduction of new Police Officer and Administration of Oath of Office

7:10 Presentation of "Award of Top Shooter"

PRESENTATION OF PETITIONS AND REQUESTS:

7:15 Conservation Property Park Acquisition for 1100 West Park

7:25 Resolution to fully review the Shared Solution as a Viable Alternative to the West Davis Corridor

7:40 Approve the Bid for the Architect of the Park and Gym

7:50 Street Cross Section Proposal for Taylor Subdivision

SUMMARY ACTION:

8:00 Minute Motion Approving Summary Action List

1. Park Lane Commons Improvements Agreement
2. Eastridge Estates Improvements Agreement
3. Avenues at the Station Phase I Improvements Agreement
4. Appointment of City Council Members to Various Committees
5. Lagoon "Cannibal" Ride Designation

6. Renewal of Contract with Davis County Animal Control
7. Meadows at City Park Final Plat & Final PUD Master Plan
8. Approval of Minutes from January 20, 2015

GOVERNING BODY REPORTS:

7:45 City Manager Report

1. Executive Summary for Planning Commission held January 22, 2015
2. Earthquake Training February 10th at 3:30pm
3. Draft Regional Transportation Plan Open Houses
4. February 5th Planning Commission/City Council

7:50 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 29th day of January, 2015.

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/City Council Staff Report February 5, 2015

Item 3: Park Lane Preliminary/Final Plat

Public Hearing:	No
Application No.:	S-1-15
Property Address:	1100 West at Park Lane/Clark Lane
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	A (Agriculture) and GMU (General Mixed Use)
Area:	15.5 Acres (Approx.)
Number of Parcels:	4
Property Owners:	Farmington City and Station Park CenterCal LLC
Agent:	N/A

Request: Applicant is requesting approval of preliminary plat and a recommendation/approval for final plat.

Background Information

In the summer and early fall of 2014 the City realigned and constructed Park Lane to connect with Clark Lane near the UTA trail right-of-way instead of 1100 West near the Davis County Fairgrounds. Prior to this, Farmington City entered into an agreement with Station Park CenterCal LLC on March 4, 2014, to exchange property (as illustrated in Exhibit "A" attached to this report) which made it possible to do the realignment. Also attached is a vicinity map/aerial photograph which shows the previous alignment.

Construction is now complete; however, the agreement contains a condition whereby the City "shall develop preliminary and final amended subdivision plats including the realigned Park Lane Project rights-of-way and adjacent private parcels affected by the realignment". The schematic plan was recommended for approval by the Planning Commission on January 8th and then approved by the City Council on January 20th.

Because this "subdivision" application is dedicating right-of-way, it is considered a major subdivision. Normally, a major subdivision is a three step process: schematic, preliminary, and final plat. Because this platting process is simply an effort to memorialize what has already occurred as part of the development agreement, we are doing both preliminary and final plat together. The Planning Commission will be approving/denying preliminary plat and then making a recommendation to the City Council for final plat. Because this is a joint session, staff is recommending that City Council then approves/denies the final plat at this meeting.

It is proposed that this preliminary/final plat only consists of dedicated right-of-way and platted parcels (not lots). Such parcels often denote that further plat work, which may include building lots, may occur as site plans are considered and property is actually developed. Most of the affected property is zoned A (Agriculture) which often means that in an area master planned for commercial development, the City and the property owner are waiting for the site plan process which most often runs concurrent with rezone approval. Since no development applications have been received, the platting approach consisting of only parcels is in keeping with the current short-term expectations for the immediate property.

Suggested Motions

Planning Commission

Move that the Planning Commission approve preliminary plat and recommend approval of the final plat for the Park Lane Plat, subject to all applicable Farmington City ordinances and development standards.

City Council

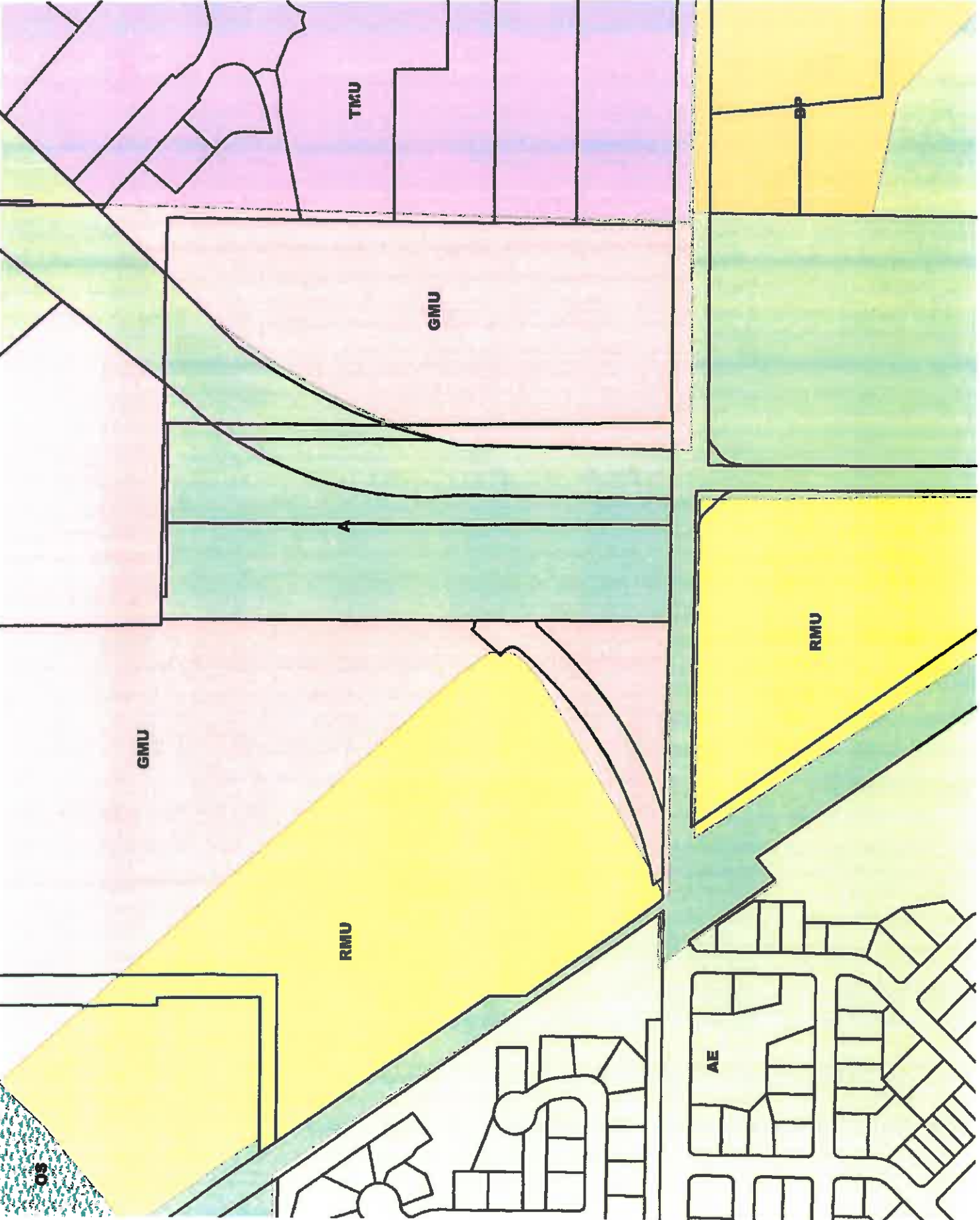
Move that the City Council approve final plat for the Park Lane Plat, subject to all applicable Farmington City ordinances and development standards.

Finding: In addition to exchanging deeds to make possible the Park Lane realignment, Farmington City and CenterCal entered into an agreement which also required approval of a subdivision plat. This is merely memorializing this requirement.

Supplementary Information

1. Vicinity/Aerial Map.
2. Zoning Map
3. Property exchange illustration—Exhibit “A” to the agreement.
4. Preliminary/Final Plat.





TMU

GMU

RMU

GMU

RMU

AE

03

DP

PARK LANE SUBDIVISION

A SUBDIVISION Lying AND Situate IN THE WEST HALF OF SECTION 64 AND THE EAST HALF OF SECTION 65, TOWNSHIP 35 NORTH, RANGE 12 WEST, DAVIS COUNTY, IOWA

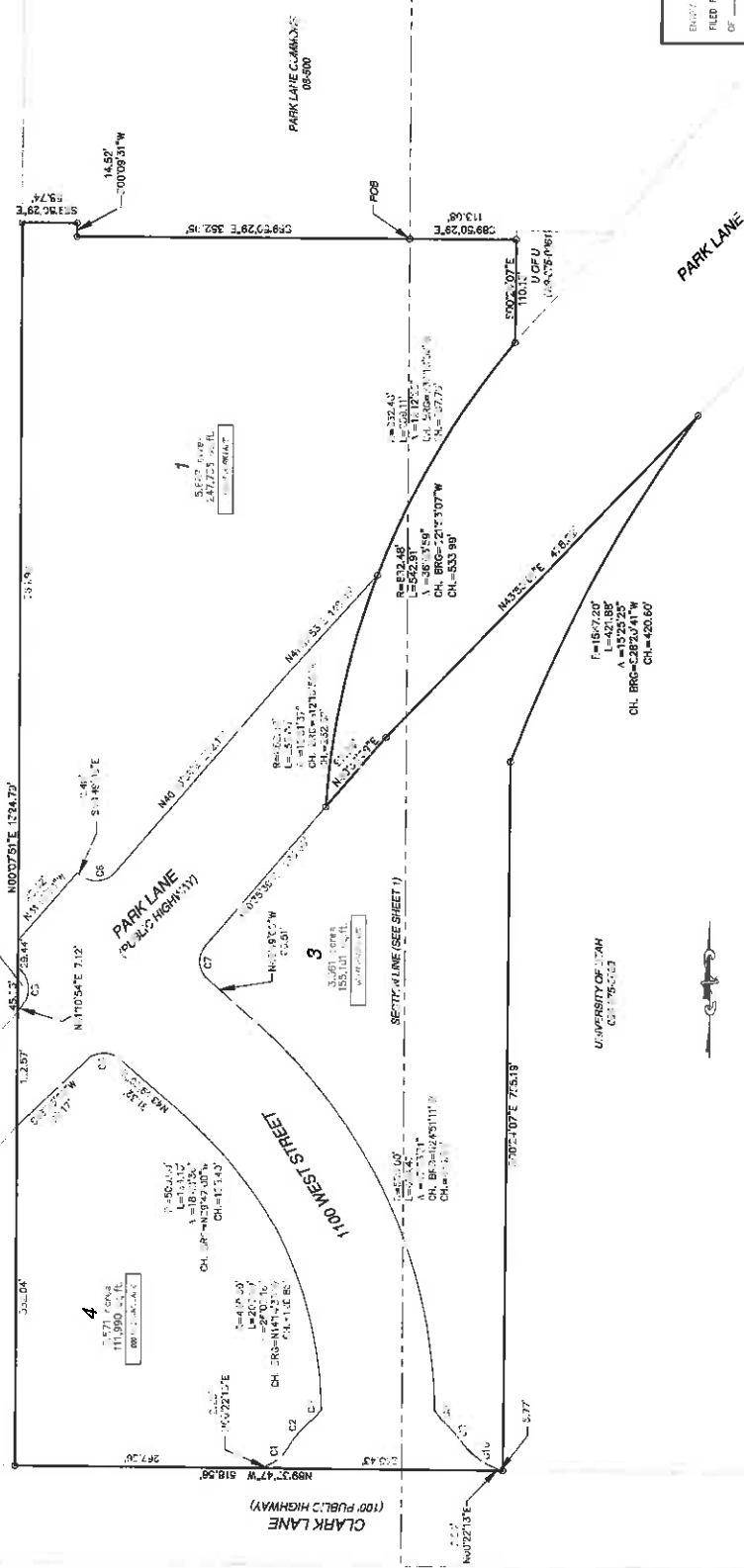
CURVE TABLE

CURVE	IRADIUS	LENGTH	CHORD	BEARS	CH. DIST.
C1	40.50	27.50	49.22	155°10'00"	54.17
C2	104.50	30.00	104.50	180°00'00"	134.50
C3	100.50	18.00	151.43	184°20'05"	169.43
C4	2.00	44.00	44.00	90°00'00"	44.00
C5	2.00	44.00	44.00	90°00'00"	44.00
C6	2.00	44.00	44.00	90°00'00"	44.00
C7	2.00	44.00	44.00	90°00'00"	44.00
C8	2.00	44.00	44.00	90°00'00"	44.00
C9	2.00	44.00	44.00	90°00'00"	44.00
C10	2.00	44.00	44.00	90°00'00"	44.00

ESHAU & SONS
823 712 3424

FARMERSTOWN CITY CORP.
1024-24-0028

ESHAU & SONS
111-390-3310
8801 FARMERS



DAYS COUNTY RECORDER

BOOK NO. _____ PAGE NO. _____

FILED FOR RECORD AND CORRECTION THIS _____ DAY OF _____ 2012 IN BOOK _____ OF OFFICIAL RECORDS.

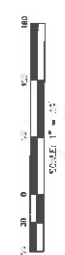
BY _____

DATE 6/20/12

SCALE 1" = 40'

PSOMAS

412 S. Industrial Blvd. Ste. 200
Des Moines, IA 50315
(515) 281-1111





Planning Commission/City Council Staff Report February 5, 2015

Item 4: Park Lane Commons Phase II (Cabela's Subdivision) Schematic Plan

Public Hearing:	Yes
Application No.:	S-3-15
Property Address:	Approximately Grand Avenue and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	11.185 Acres
Number of Parcels:	2
Property Owners:	The Haws Companies
Agent:	The Haws Companies/Cabela's

Request: Applicant is requesting a recommendation and approval of schematic plan.

Background Information

The applicant, The Haws Companies, is proposing to subdivide parcels E and H from the Park Lane Commons PMP that was approved last spring. This subdivision will create two lots, the larger lot (Lot 1) is for Cabela's and will contain 10.394 acres. The smaller "out parcel" (Lot 2) is planned to be retained by The Haws Companies for further development. Although this is a simple lot split, there is ROW and easements being dedicated on "Cabela's Drive" (through the center of Lot 1, in front of the proposed Cabela's store), Grand Avenue along the northern border of the site, and on the western edge of the property, where the future Market Street will be extended. Because there will be dedicated right-of-way, this lot split must go through the major subdivision process, which includes three steps: schematic, preliminary, and final. It is only the subdivision that is being reviewed, not the site plan. We've included the site plan for your information.

Suggested Motion

Planning Commission

Move that the Planning Commission recommend approval of the schematic plan for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards, and City Council approval of proposed upcoming amendments regarding an easement, corner setback, standards for large footprint buildings, and other related changes to the Zoning Ordinance.

City Council

Move that the City Council approve the schematic plan for Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards, and City Council approval of proposed upcoming amendments regarding an easement, corner setback, standards for large footprint buildings, and other related changes to the Zoning Ordinance.

Finding: The proposed subdivision will ensure compliance by the applicant with City Ordinance in conjunction with concurrent approval for the Cabela's site and allow for Lot 1 to be owned and maintained by Cabela's.

Supplementary Information

1. Vicinity Map.
2. Schematic Subdivision Plan.
3. Overall Site Plan.

Farmington City





Planning Commission/City Council Staff Report February 5, 2015

Item 5: Modification to the street-cross section on both Grand Avenue and Cabela's Drive, related to the proposed Cabela's schematic plan application.

Public Hearing:	No
Application No's.:	S-3-15
Property Address (approx.):	Grand Avenue and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	n/a
Number of Lots:	n/a
Property Owner:	THC
Applicant:	THC

Request: Applicant is requesting a recommendation and approval to modify the Grand Avenue and Cabela's Drive street cross sections as per 12-8-100 of the Subdivision Ordinance

Background Information

As part of the schematic plan review process, THC, the applicant, met with the Planning Department to discuss a modification of the street cross-section for Cabela's Drive (a local neighborhood street), and Grand Avenue (a promenade minor collector street).

Cabela's Drive. Currently, the ordinance (Section 11-18-104(4)) requires local roads to have two (2) 13.5' travel lanes as well as curb-and-gutter on both sides at 2.5' each, or 5' total, and sidewalks (6 to 8') and park strip/street grates (8 to 10'). The total back of curb to back of curb right of way width is 33', with an overall possible width, including side treatments, of 61 to 69 feet. The applicant is proposing to modify the Cabela's Drive cross-section (on-site and in front of the store) to consist of a back of curb to back of curb width of 37 feet, and an overall width, including side treatments, of 67.5 feet—as further illustrated on the attached exhibit.

Cabela's Drive "South". It is proposed that the street cross-section of Cabela's Drive south of the south boundary of the site, which street provides direct access to Park Lane, match the proposed modified street cross section for Grand Avenue set forth below.

Grand Avenue. As per Section 11-18-104(4) of the Zoning Ordinance the back of curb to back of curb widths of promenade minor collector streets is 64 feet (two travel lanes at 11' each, a 12' median, two bike lanes at 5' each, shoulders for parking—7.5' each, and 2.5' curb and gutter of both sides. Moreover, side treatments include 20 foot sidewalks, and 5' park strip/tree grates. It is proposed that the City reduce the overall Grand Avenue back of curb to back of curb width to 41 feet and side treatments to 18 feet on both sides (see attached illustration).

Suggested Motions

- I. Move that the Planning Commission recommend that the City Council approve the modified street cross-section for Cabela's Drive, Cabels's Drive "South", and Grand Avenue as proposed in the staff report and set forth in the attached exhibits.

Findings:

The modification of the street cross-section allows for a more walkable mixed use development to better accommodate the pedestrian while at the same time addressing the needs of the motorist.

- II. Move that that the City Council approve the modified street cross-section for Cabela's Drive, Cabels's Drive "South", and Grand Avenue as recommended by the Planning Commission, including the findings thereto.

Supplemental Information

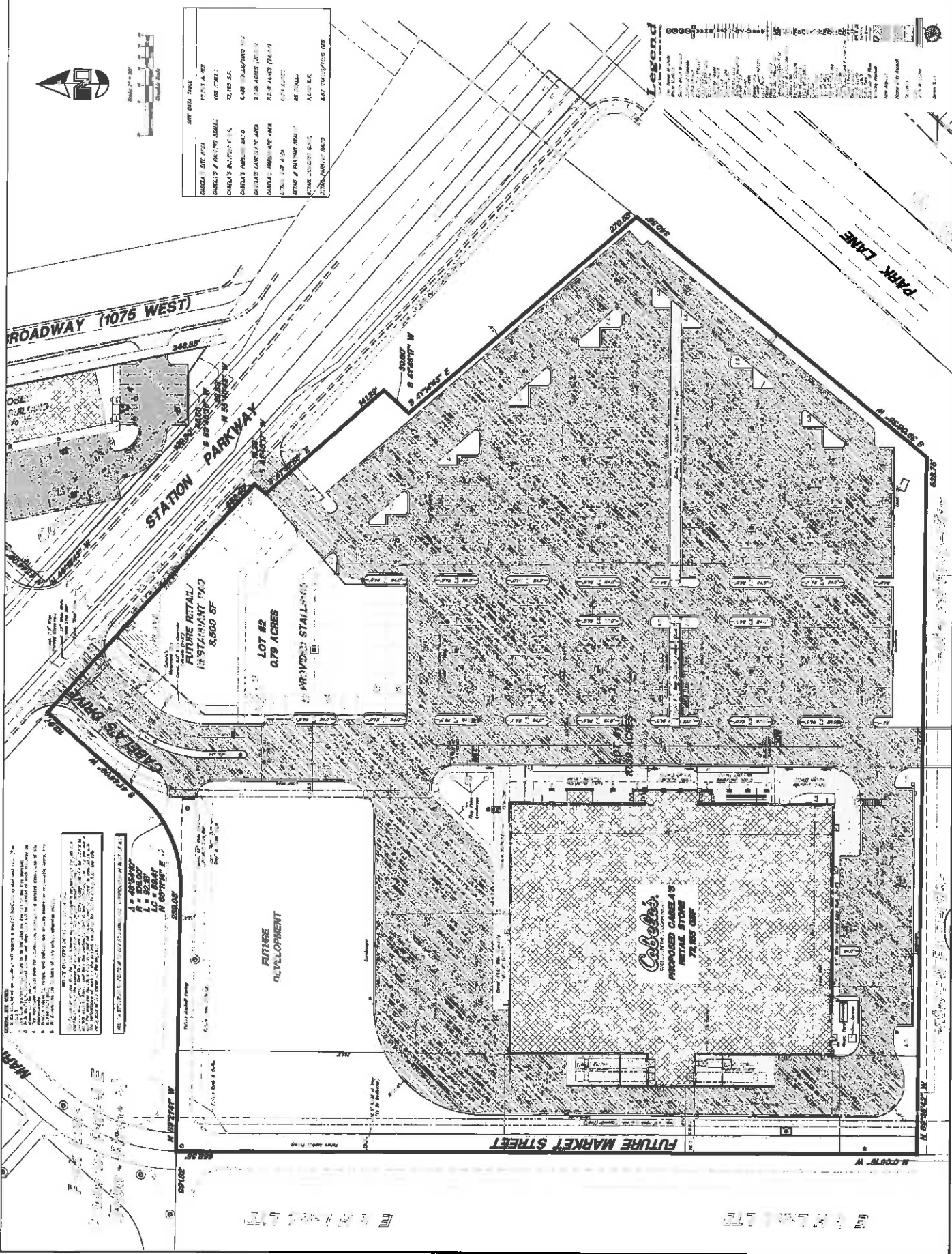
- 1. Schematic Plan.
- 2. Modified Street Cross Section Exhibits.
- 3. Ariel photographs of selected street widths in the Centerville commercial retail area.

Applicable Ordinances

- 1. Chapter 18 Mixed Use Districts

Farmington City





SITE DATA TABLE

CABELA'S SITE AREA	177,114 SQ. FT.
CABELA'S PARKING STALLS	408 STALLS
CABELA'S TOTAL SITE AREA	720,000 SQ. FT.
CABELA'S TOTAL PARKING AREA	6,400 SQUARE FEET
CABELA'S TOTAL SITE AREA	2.18 ACRES (93,177 SQ. FT.)
CABELA'S TOTAL SITE AREA	71.8 ACRES (3,111,111 SQ. FT.)
ADJACENT SITE AREA	1,074,622 SQ. FT.
ADJACENT SITE AREA	48 ACRES
ADJACENT SITE AREA	2,610 SQ. FT.
ADJACENT SITE AREA	847,720 SQ. FT.

Legend

[Symbol]	EXISTING BUILDING FOOTPRINT
[Symbol]	PROPOSED BUILDING FOOTPRINT
[Symbol]	EXISTING PARKING STALL
[Symbol]	PROPOSED PARKING STALL
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING SIDEWALK
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[Symbol]	PROPOSED FUTURE RETAIL RESTAURANT
[Symbol]	EXISTING FUTURE STALLS
[Symbol]	PROPOSED FUTURE STALLS
[Symbol]	EXISTING FUTURE LOT #2
[Symbol]	PROPOSED FUTURE LOT #2

NOTES:

- THIS PLAN IS A CONCEPT SITE PLAN AND IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
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PROPOSED CABELA'S METAL STORE
 72,000 SQ. FT.

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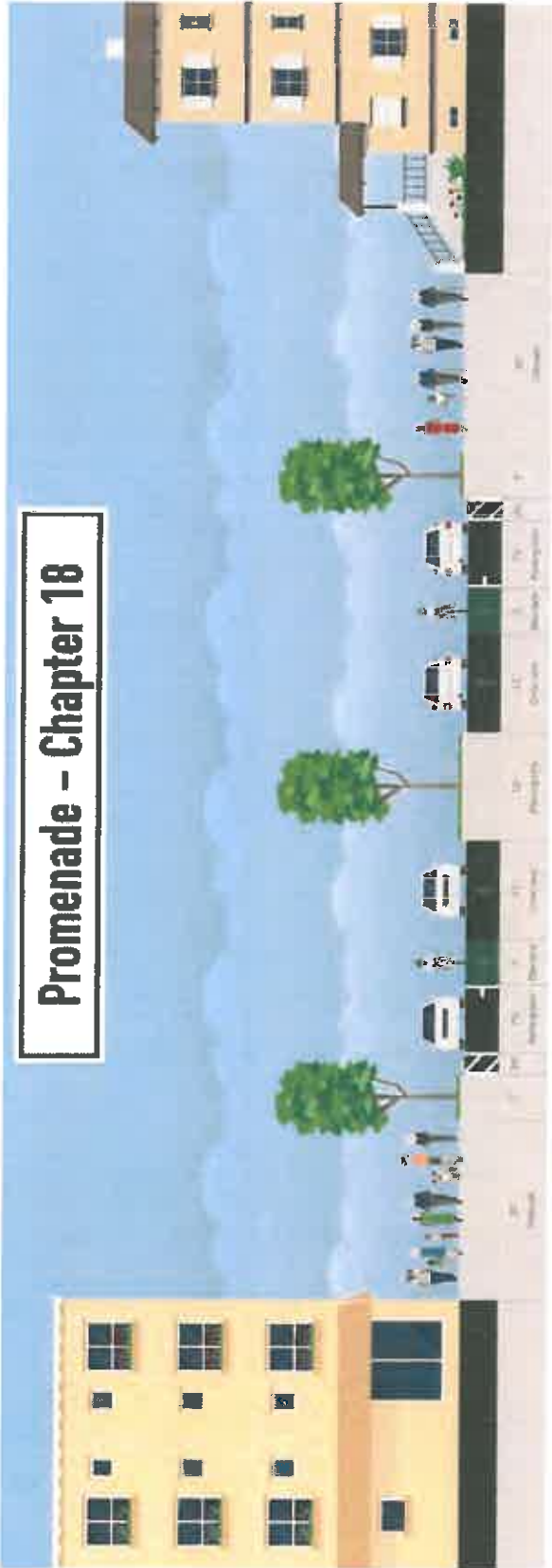
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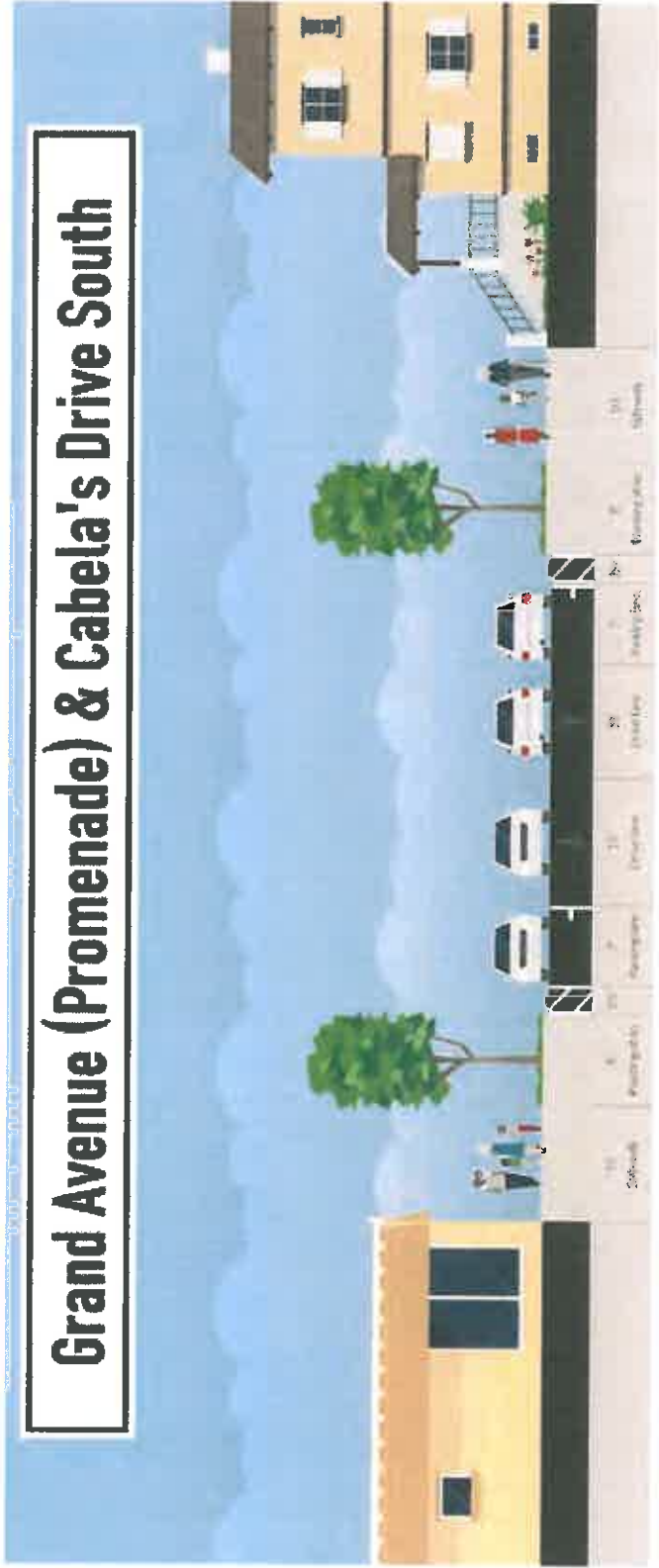
PROPOSED CABELA'S METAL STORE
 72,000 SQ. FT.

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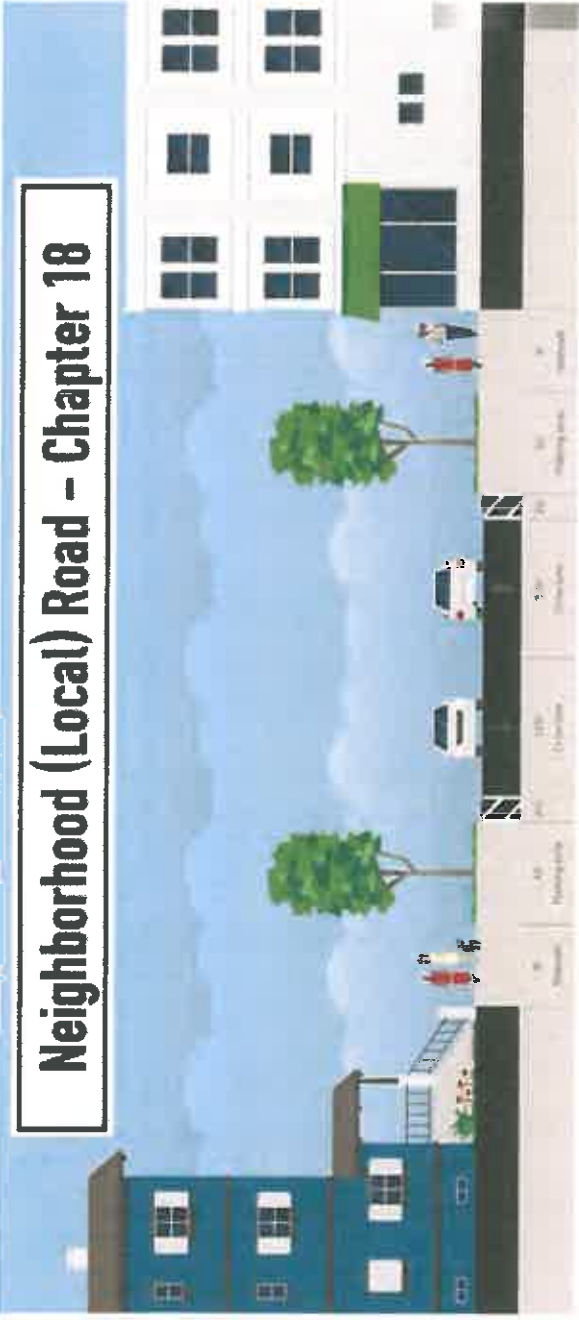
Promenade - Chapter 18



Grand Avenue (Promenade) & Cabela's Drive South



Neighborhood (Local) Road - Chapter 18



Cabela's Drive (Proposed)



CENTERVILLE

Various Street Widths





Planning Commission Staff Report February 5, 2015

Item 6: Project Master Plan Amendment for Park Lane Commons

Public Hearing:	Yes
Application No's.:	PMP-2-15
Property Address (approx.):	Approximately Grand Avenue and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	n/a
Number of Lots:	n/a
Property Owner:	The Haws Companies
Applicant:	The Haws Companies

Request: *Applicant is requesting an amendment to the Project Master Plan for the Park Lane Commons PMP.*

Background Information

In June of 2014, the City entered into a development agreement for the Park Lane Commons Project. As an exhibit to that agreement was the Project Master Plan (PMP) for approximately 41 acres in the Mixed Use District north of Park Lane. Page 12 of the development agreement states: "Amendments to an approved PMP shall be governed by and processed in accordance with the provisions of Section 11-18-108(k)."

Section 11-18-108(k) of the Zoning Ordinance states:

"Major amendments. Major amendments shall be reviewed by the city and the SPARC and approved by the planning commission. Changes of the following types shall define an amendment as major:

d. Any change from, or addition to, the PMP of a type that would require a PMP in a non-TMU district..."

Regarding those changes that would require a PMP, Section 11-18-108(b) states:

1. Establishing or causing a change to the alignment of the regulating plan for the mixed-use district area.”

As part of their application for the Cabela’s site plan, the applicant is requesting to modify the regulating plan (see Item 8), therefore, the applicant must make a major amendment to the approved PMP as determined by Chapter 18.

According to the ordinance, an approved PMP may be amended at any time as part of a site plan application. Because the applicant is already seeking to amend the regulating plan as part of Item 8, staff thought it prudent to also approve a major amendment to the approved PMP concurrently, which is why this item is before you tonight.

Suggested Motions

Approve the proposed major amendment to the approved Park Lane Commons Project Master Plan, subject to all applicable Farmington City ordinances and development standards.

Finding:

The proposed amendment will ensure compliance by the applicant with City Ordinance in conjunction with concurrent approval for the Cabela’s site.

Supplemental Information

1. Vicinity Map.
2. Regulating Plan Amendment
3. Cabela’s Schematic Plan
4. Section 11-18-108(k) of the Zoning Ordinance.

Applicable Ordinances

1. Chapter 18 - Mixed Use Districts

Farmington City



the basis that the information is not necessary to review the proposed PMP and such waiver shall be documented in writing by the zoning administrator.

- (f) **Review of PMP.** Upon receiving a complete PMP application and pursuant to the distribution process set forth in the development plan review section of this Chapter, the applicant shall deliver such applications and obtain comments from the DRC. The Community Development Department shall forward such applications to seek review and obtain comments by the Site Plan and Architectural Review Committee (SPARC).
- (g) **The DRC and SPARC shall prepare recommendations regarding the PMP based on criteria set forth herein and in the PMP rules and regulations. In response to a recommendation from any member of the DRC or SPARC, the applicant may revise and resubmit the PMP to the DRC, or the city if the recommendations are from the SPARC. The Community Development Department shall obtain recommendations as set forth in the development plan review section of this Chapter.**
- (h) **Planning Commission Public Hearing.** Upon receipt of a recommendation from the DRC, the Planning Commission shall hold a public hearing on the proposed Project Master Plan. The Planning Commission shall approve, approve with conditions, continue the application for further study, or deny the PMP.
- (i) **Except as provided below in Section 11-18-108 for PMP's approved in connection with the approval of a development agreement, the criteria for review of all PMPs by the Planning Commission and City Council shall be:**
 - 1. **Consistency with the Farmington City General Plan;**
 - 2. **Compliance with all other city codes, rules, regulations and standards applicable to the proposed PMP;**
 - 3. **Compliance with all applicable codes, rules, regulations and standards of any agencies or entities with regulatory jurisdiction over the proposed PMP area;**
- (j) **Recording.** All approved PMPs, and all approved amendments to such PMPs, shall be recorded in the real property records with a notation that all land within the PMP boundaries shall be subject to the provisions of such PMP or amendment, unless or until amended.
- (k) **Major and minor amendments.** An approved PMP may be amended at any time using the process set out herein, and may be amended simultaneously with the

processing of a site plan application or a site plan amendment. The City Planner/Zoning Administrator shall determine whether a proposed amendment is a "major" or "minor" amendment and may seek a recommendation by the SPARC to make such determination. In order to initiate an amendment, the applicant shall submit to the City Planner those PMP submission items that would change if the proposed amendment were approved. Review of applications for amendment shall be governed by those criteria set forth for a PMP. Approved amendments shall be recorded as set forth for a PMP.

1. Major amendments. Major amendments shall be reviewed by the city and the SPARC and approved by the planning commission. Changes of the following types shall define an amendment as major:

- a. To significantly modify or reallocate the allowable height, mix of uses, or density of a development;
- b. To significantly alter the location or amount of land dedicated to parks, trails, open space, natural areas or public facilities;
- c. To significantly change the location of land use areas as shown on the original PMP;
- d. Any change from, or addition to, the PMP of a type that would require a PMP in a non-TMU district; or
- e. Modify any other aspect of the PMP that would significantly change its character.

2. Minor amendments. Amendments that are not major amendments shall be termed "minor amendments" and shall be referred to the City Planner/Zoning Administrator for review, who may also refer the application to the SPARC and other departments or agencies for comment using the process set out in this section. The City Planner/Zoning Administrator shall approve, approve with conditions, or deny such amendment within twenty (20) calendar days after the date of applicant's submission of a complete application for amendment. Any person or entity aggrieved by the decision of the City Planner/Zoning Administrator may appeal such decision as set forth in the Development Plan Review section of this Chapter.

(1) Effect of recorded plans. All PMPs and PMP amendments shall be binding upon the applicants and their successors and assigns and approving agencies, and shall limit and control the issuance of all zoning permits and certificates and the construction, location, use and operation of all land and structures included within the PMP or PMP amendment.

West Farmington Mixed-Use District Regulating Street Plan

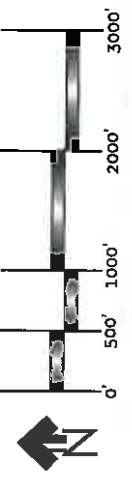
Legend

Street Network

- Major thoroughfare (high speed rail, expressway, transit, primary arterial, major collector)
- Collector/Arterial/Local Street (high speed rail, expressway, transit, primary arterial, major collector)
- Secondary/Collector/Local Street (high speed rail, expressway, transit, primary arterial, major collector)
- Residential/Local Street (high speed rail, expressway, transit, primary arterial, major collector)
- Pedestrian/Bicycle/Utility/Other (high speed rail, expressway, transit, primary arterial, major collector)
- Express/Local Street

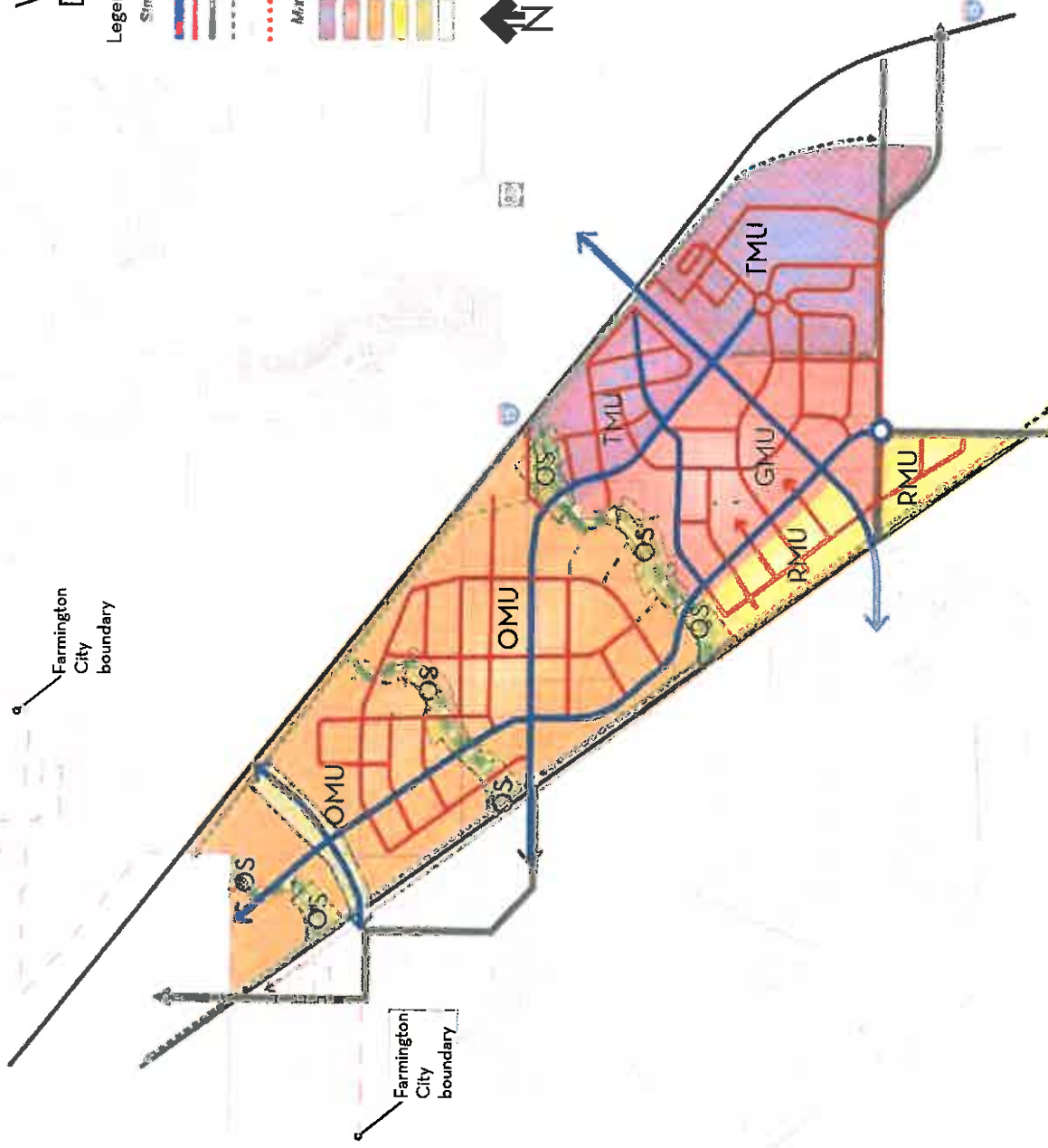
Mixed-Use Districts

- Transit Oriented Development
- Urban Mixed-Use Development
- Medium Density Residential
- Single-Family Residential
- Open Space/Recreation
- Other



The purpose of this plan is to provide a regulatory framework for the West Farmington Mixed-Use District. This plan is intended to guide the development of the district and to ensure that the district is developed in a way that is consistent with the City's vision for the future. The plan is based on the following assumptions:

- The district is located in an area that is currently underdeveloped.
- The district is intended to be a high-density, mixed-use development.
- The district is intended to be a transit-oriented development.
- The district is intended to be a walkable, bikeable, and accessible community.



Farmington City boundary

Farmington City boundary



Planning Commission Staff Report February 5, 2015

Item 7: Sales Office in Meadow View Phase I Model Home – Temporary/Conditional Use Permit

Public Hearing:	Yes
Application No.:	TU-1-15
Property Address:	1563 West Spring Meadow Lane
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	AE (Agriculture Estates)
Area:	N/A
Number of Lots:	N/A
Property Owner:	Clearwater Homes
Agent:	Clearwater Homes

Applicant is requesting a temporary/conditional use permit to house a sales office in their Meadow View Phase I Model Home.

Background Information

Clearwater Homes is requesting that a sales office be allowed in their Meadow View Phase I Model Home. Section 11-28-120(h)(1)(iii) which regulates Temporary (Conditional) Uses in the Residential zones states:

“Temporary office in a model home. A temporary office for the sale or lease of property in a major subdivision or planned unit development (PUD) may be used until the last lot or unit in the development is sold. If the office is located in the area of the home intended for a garage, any alterations made to accommodate the office shall be removed, and the space shall be converted to function as a garage upon termination of the temporary office.”

Model Homes are a permitted use in the AE zone, however, in order to use the model home as a sales office, a temporary permit is required. Staff has always interpreted the temporary use permit as a conditional use permit for a limited time period.

Suggested Motion:

Move that the Planning Commission approves the temporary/conditional use subject to all applicable Farmington City codes, development standards and ordinances, and the following conditions:

1. Approval of the temporary use shall be terminated once the last lot in phase I of the subdivision has been sold;
2. If the temporary sales office is located in the garage, any alterations made to accommodate the office shall be removed, and the space shall be converted to function as a garage upon termination of the temporary office.

Findings:

- a. The proposed use of the particular location is necessary and does provide a service which contributes to the general well-being of the community.
- b. Clearwater Homes has already built the model home and this use is permitted in the AE Zone. Using the model home as such and as a sales office is a dual use; furthermore sales trailers are not permitted in the AE Zone.

Supplemental Information

1. Vicinity Map
2. Site Plan of Home

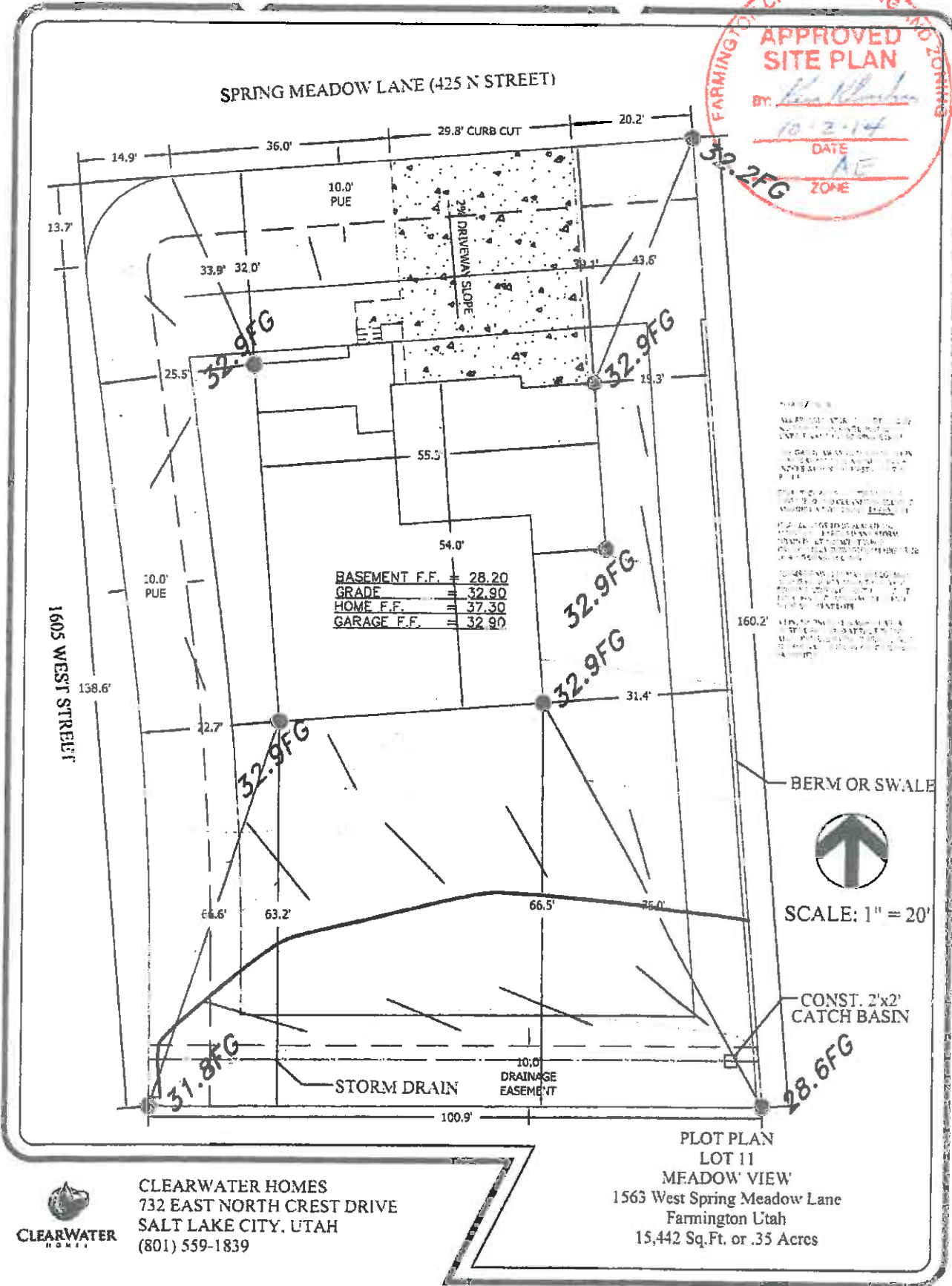
Applicable Ordinances

1. Chapter 8 – Conditional Uses
2. Chapter 10 – Agriculture Zones
3. Chapter 28 – Supplementary and Qualifying Regulations

Farmington City



1. The primary purpose of the home is to serve as our development's model home and sales office. No additional parking is required beyond that used within the driveway or on-street parking out in front of the home.
2. The model home office will serve a single sales agent every day of the week except Wednesdays, from 11:00 am to 6:00 pm.



CLEARWATER HOMES
 732 EAST NORTH CREST DRIVE
 SALT LAKE CITY, UTAH
 (801) 559-1839

PLOT PLAN
 LOT 11
 MEADOW VIEW
 1563 West Spring Meadow Lane
 Farmington Utah
 15,442 Sq.Ft. or .35 Acres





Planning Commission Staff Report February 5, 2015

Item 8: Zone Text Amendment for the Park Lane Commons Phase II

Public Hearing:	Yes
Application No's.:	ZT-3-15
Property Address (approx.):	Grand Avenue and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	n/a
Number of Lots:	n/a
Property Owner:	The Haws Companies
Applicant:	The Haws Companies

Request: *Applicant is requesting a recommendation for zone text change to amend the Regulating Plan (Chapter 18) consistent with the Cabela's site plan application (ZT-1-15).*

Background Information

Section 11-18-104(3) which governs the Regulating Plan states:

"Major alternative alignments or flexibility with the street network design may be proposed through the Project Master Plan process, provided that the following provisions are met:

- a. Maximum Block Size.*
- b. Average Block Size.*
- c. Connectivity*
- d. Sidewalks"*

Although the Project Master Plan for the entire Park Lane Commons Project was already approved, by amending that Project Master Plan (Item 6 of tonight's agenda) the applicant is afforded the ability to alter the regulating plan. You'll recall from Item 6 on the agenda that by changing the regulating plan the PMP has to be amended. Reflexively, changing the regulating plan can only be done through the PMP process. By completing both of these actions concurrently, the applicant is able to fully meet the requirements set forth in Chapter 18. The proposed changes meet requirements *a-d* listed above, and the regulating plan meets the intention of Chapter 18, and in some cases may improve upon the existing (approved) regulating plan.

Suggested Motions

Move that the Planning Commission recommend that the City Council approve the zone text amendment to Chapter 18 of the Zoning Ordinance as it relates to the Regulating Plan.

Findings:

The changes to the regulating plan improve upon the overall block pattern, block size, connectivity, pedestrian access/walkability, and the overall intent of Chapter 18 as it relates to the street network design for the whole mixed-use district.

Supplemental Information

1. Vicinity Map.
2. Current Regulating Plan.
3. Proposed Amended Regulating Plan.
4. Exhibit Showing the Changes Side by Side.
5. Exhibit Showing the changes on the Cabela’s site plan.

Applicable Ordinances

1. Chapter 18 Mixed Use Districts

Farmington City

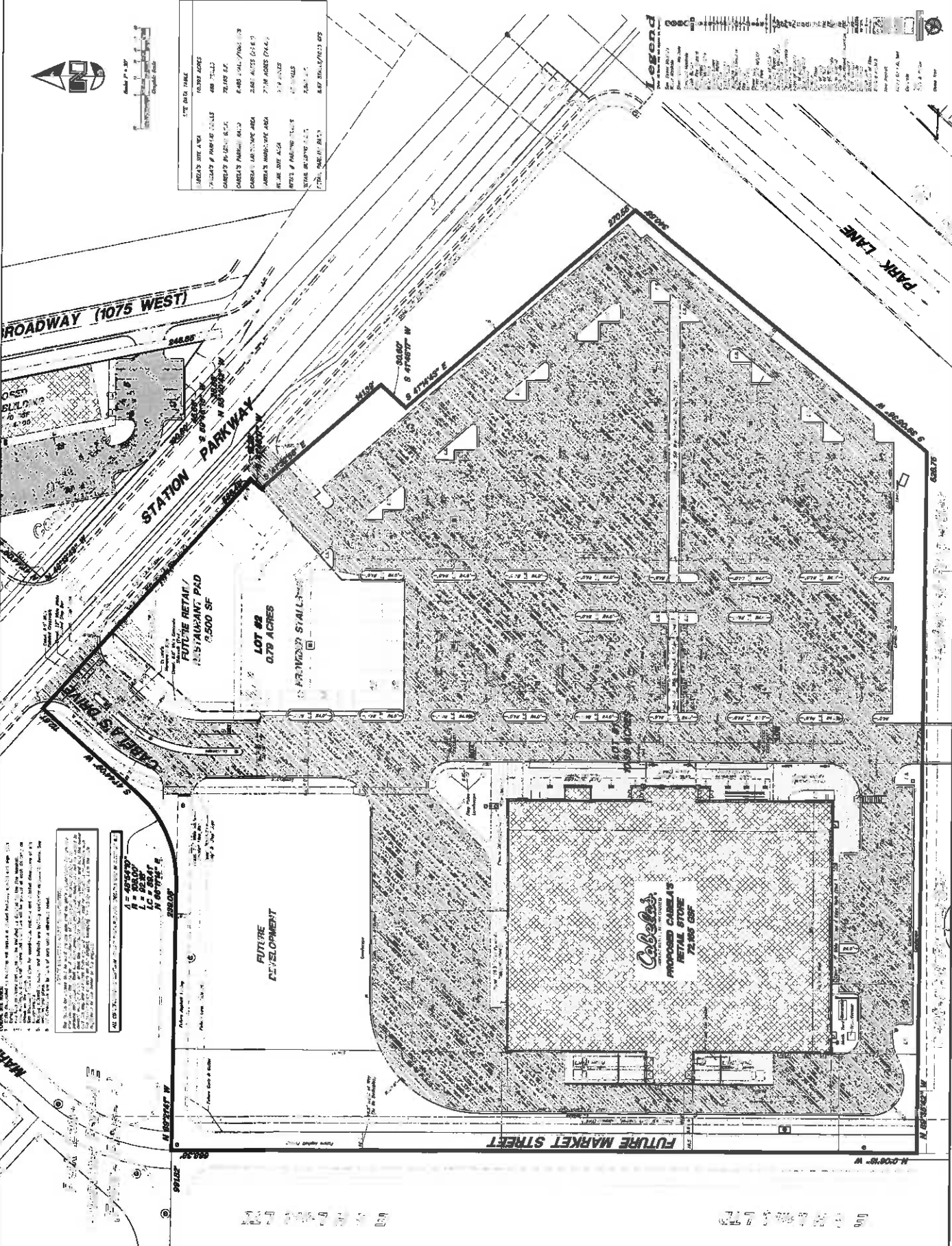


Cabela's @ Park Lane Commons

CONCEPT SITE PLAN

GREAT BASIN ENGINEERING INC.
17701 PARKWAY EAST, SUITE 100
DENVER, COLORADO 80232
TEL: 303.751.1100
WWW.GREATBASINENGINEERING.COM

NO.	DESCRIPTION	DATE
1	CONCEPT SITE PLAN	1/12/17
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



CITY DATA TABLE

RETAIL SITE AREA	10,200 SQUARE FEET
STREET FRONTAGE	400 FEET
STREET WIDTH	70 FEET
STREET LIGHTS	400 FEET
STREET SIGNAGE	400 FEET
STREET FURNITURE	400 FEET
STREET LANDSCAPE	400 FEET
STREET UTILITIES	400 FEET
STREET SIDEWALKS	400 FEET
STREET CROSSINGS	400 FEET
STREET INTERSECTIONS	400 FEET
STREET ADJACENT	400 FEET
STREET FRONTAGE	400 FEET
STREET WIDTH	70 FEET
STREET LIGHTS	400 FEET
STREET SIGNAGE	400 FEET
STREET FURNITURE	400 FEET
STREET LANDSCAPE	400 FEET
STREET UTILITIES	400 FEET
STREET SIDEWALKS	400 FEET
STREET CROSSINGS	400 FEET
STREET INTERSECTIONS	400 FEET
STREET ADJACENT	400 FEET

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

LEGEND:

- 1. SITE BOUNDARY
- 2. EASEMENT
- 3. DRIVE AISLE
- 4. PARKING STALL
- 5. DRIVE CURB
- 6. DRIVE SIDEWALK
- 7. DRIVE INTERSECTION
- 8. DRIVE ADJACENT
- 9. DRIVE FRONTAGE
- 10. DRIVE WIDTH
- 11. DRIVE LIGHTS
- 12. DRIVE SIGNAGE
- 13. DRIVE FURNITURE
- 14. DRIVE LANDSCAPE
- 15. DRIVE UTILITIES
- 16. DRIVE SIDEWALKS
- 17. DRIVE CROSSINGS
- 18. DRIVE INTERSECTIONS
- 19. DRIVE ADJACENT

West Farmington Mixed-Use District Regulating Street Plan

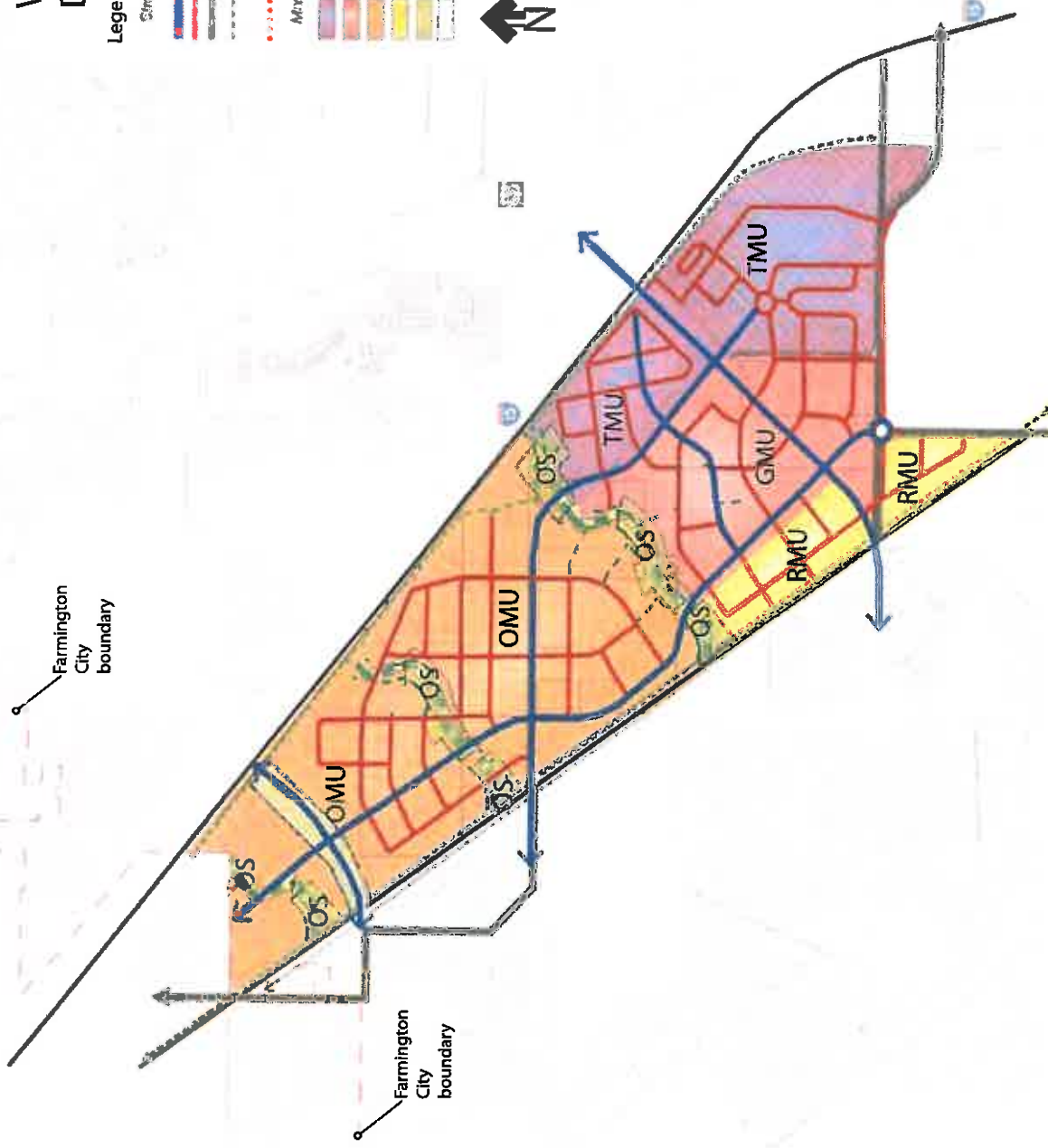
Legend

Street Network

- Proposed New Street
- Proposed Street
- Existing Street
- Proposed Connector Road
- Proposed Connector Road

Mixed-Use Districts

- Light Mixed-Use District
- Medium Mixed-Use District
- Heavy Mixed-Use District
- Very Heavy Mixed-Use District
- Very Heavy Mixed-Use District
- Very Heavy Mixed-Use District
- Very Heavy Mixed-Use District



The following table provides a summary of the street network and mixed-use districts shown on the map. The table includes the street name, the district type, and the street class. The table is organized by street name, with streets listed in alphabetical order. The table includes the following columns: Street Name, District Type, and Street Class.



West Farmington Mixed-Use District Regulating Street Plan

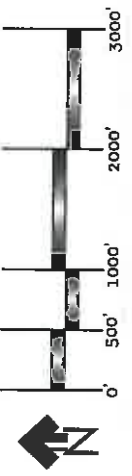
Legend

Street Network

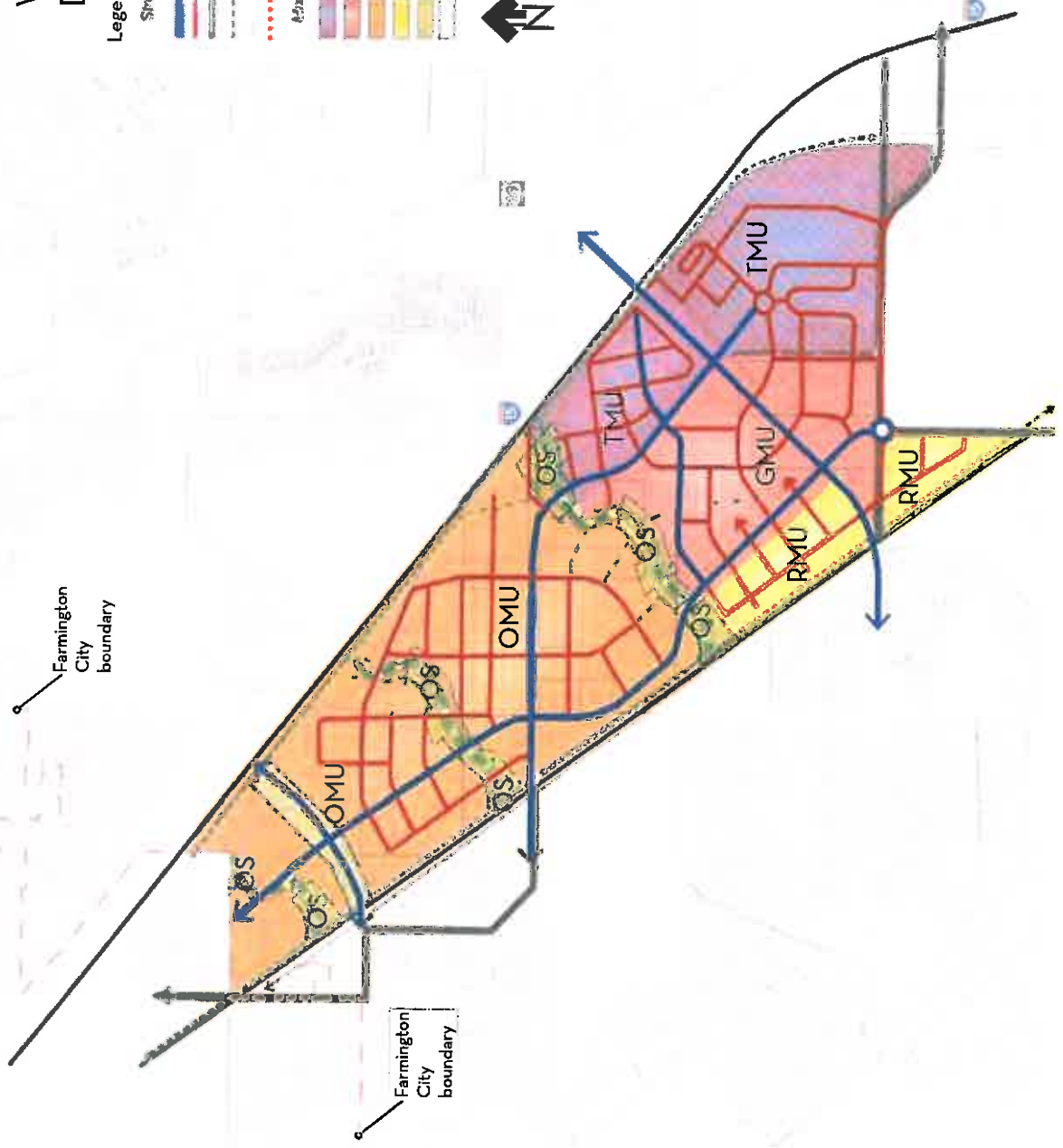
- Proposed Regulating Street Alignment and 400M Right-of-Way (R.O.W.) Buffer in the 2nd Urban Center, former residential neighborhood
- Existing Regulating Street Alignment (R.O.W. Buffer not shown)
- Existing Local Street Alignment (R.O.W. Buffer not shown)
- Agricultural 200M Right-of-Way (R.O.W.) Boundary, Western Center
- Proposed 400M Right-of-Way (R.O.W.) Boundary, Western Center

Mixed-Use Districts

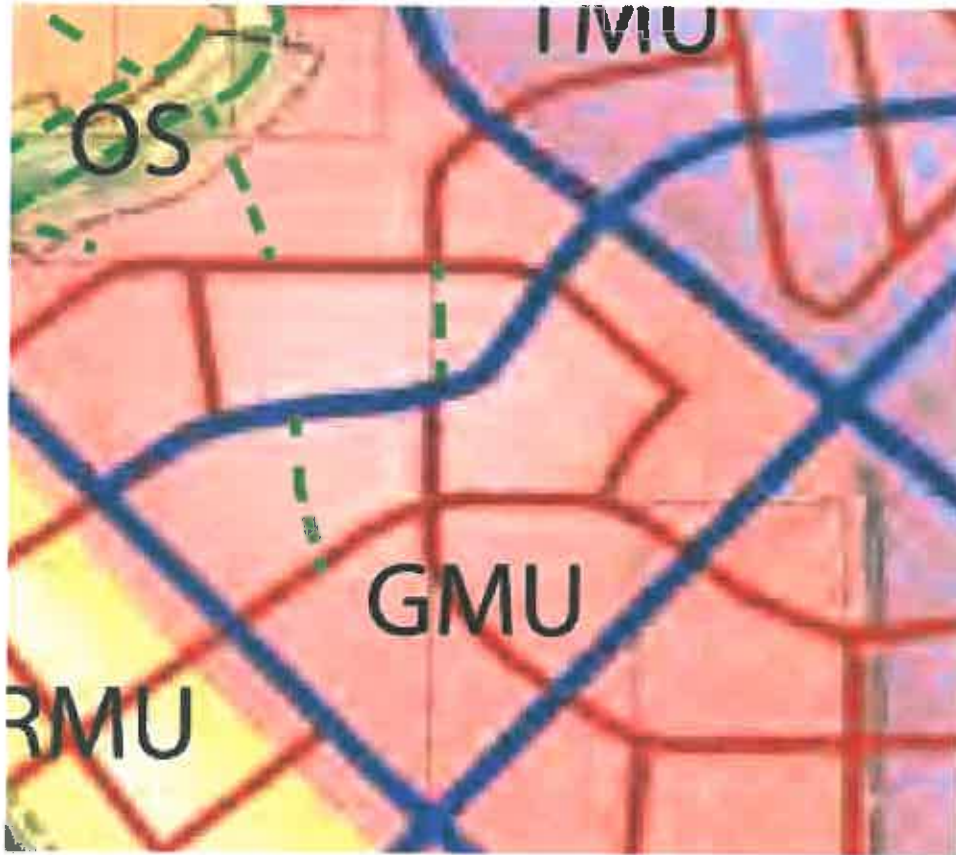
- Transit Mixed-Use District (TMU)
- General Mixed-Use District (GMU)
- Office/Manufacturing District (OMU)
- Residential Medium-Density District (RMD)
- Residential Single-Family District (RSF)
- Office/Professional District (OPD)
- Open Space/Recreation District (OSR)
- Community Center District (CCD)



The West Farmington Mixed-Use District Regulating Street Plan is a key component of the City's comprehensive planning process. It provides a clear framework for the future development of the district, ensuring that the street network is designed to support a mix of uses, including residential, commercial, and recreational. The plan is based on a thorough analysis of the district's current conditions and future potential, and it provides a clear path forward for the City and its residents.



Existing Regulating Plan



Proposed Change to the Regulating Plan

