



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

October 23, 2014



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 **PLANNING COMMISSION MEETING** **October 23, 2014**

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

SUBDIVISION AND REZONE APPLICATION

3. Jerry Preston (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Taylor Minor Subdivision consisting of 3 lots on 1.64 acres located at approximately 629 North 100 East in an OTR (Original Townsite Residential) zone. (S-11-14)
4. Larry Jung (Public Hearing) – Applicant is requesting approval of a metes and bounds subdivision (lot split) on 14.33 acres located at 406 South 1525 West in an A (Agriculture) zone. (S-13-14)
5. Jared Darger/Clearwater Homes – Applicant is requesting a recommendation for schematic plan approval for the Meadow View Phase II Conservation Subdivision consisting of 24 lots on 8.89 acres located at approximately 1725 West Spring Meadow Lane in an A (Agriculture) zone. (S-10-14)

CONDITIONAL USE

6. Michele Rogers (Public Hearing) – Applicant is requesting conditional use permit approval for a secondary dwelling on property located at approximately 83 East 200 North in an OTR (Original Townsite Residential) zone. (C-19-14)

ZONE TEXT CHANGE

7. Farmington City – Applicant is requesting a recommendation for approval of a Text Amendment of Chapter 15 of the Zoning Ordinance regarding permitted and conditional uses in the BR Zone. (ZT-10-14)

OTHER BUSINESS

8. Miscellaneous, correspondence, etc.
 - a. Other

9. 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 October 17, 2014



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
October 9, 2014

STUDY SESSION

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman, Karolyn Lehn and Rebecca Wayment, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson. Alternate Commissioner Michael Nilson was excused.*

Item #3. Recommendation for Schematic Plan Approval for Meadow View Phase II

Eric Anderson reminded the Commission that the rezone portion of this item was previously before the Commission not long ago. The applicant was grandfathered in by the City Council under the old Conservation Subdivision standards as their application was delayed due to the LDS church withdrawing plans to build a church on the applicant's property. Previously, the Commission tabled the request to rezone so the applicant could return with Schematic Plan. **Eric Anderson** explained the outstanding concern is the cul-de-sac being over the 1,000' limit as written in the ordinance. The Fire Department is working with the applicant; the applicant proposed a fire truck access road to 1525 W. **David Petersen** also explained there have been concerns addressed by the residents in the area regarding the TDR. The Commissioners and staff discussed some of the concerns residents have with the TDR. **David Petersen** discussed concerns staff has with the water entering the property and added the Commission may want to request a flow path for the water as many of the homes in Phase I have had issues with flooding.

Item #7. Miscellaneous A) Request for Shed in Side Yard

David Petersen stated the applicant wants to put a shed in his side yard, but the applicant must receive Planning Commission approval as per the ordinance.

REGULAR SESSION

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman, Karolyn Lehn and Rebecca Wayment, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Alternate Commissioner Michael Nilson and Community Development Director David Petersen were excused.*

#1. Minutes

Heather Barnum made a motion to approve the Minutes from the September 18, 2014 Planning Commission meeting. **Karolyn Lehn** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on October 7, 2014. The City Council approved the Zone Text Amendments for Chapters 10, 11, 12 and 28. It was approved as suggested by the Planning Commission with one additional amendment.

SUBDIVISION AND REZONE APPLICATION

#3. Jared Darger/Clearwater Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Meadow View Phase II Conservation Subdivision consisting of 24 lots on 8.89 acres located at approximately 1725 West Spring Meadow Lane, and a zone change from A (Agriculture) to AE (Agricultural Estates) related thereto. (S-10-14 & Z-1-14)

Eric Anderson said this is Phase II of the Meadow View Conservation Subdivision. The property is located just south of the Flanders' S&S Railroad Park. In addition to recommending approval for the subdivision's Schematic Plan, the applicant is also requesting a rezone of the property. The rezone to AE is consistent with the surrounding areas. **Eric Anderson** reminded the Commission that City Council voted to grandfather Phase II of the subdivision in under the older conservation subdivision requirements as the applicant's application was delayed due to an agreement that was pulled by the LDS Church. The applicant would also like to do a TDR of 5 lots to the City, but the request is discretionary. **Eric Anderson** also mentioned the concerns discussed during the Study Session regarding the length of the cul-de-sac and water entering the property.

Micah Peters, 732 E. Northcrest Dr., North Salt Lake, said they received their wetlands delineations from their consultants and confirmed the property is not considered wetlands; however, they will incorporate a de-watering system for all the lots to ensure the homes will not have any issues. He explained he has been working with neighboring property owner Steve Flanders. There are two central water points from Mr. Flanders' property to his property; the de-watering system will include a piping system around the property that will discharge into a regional pond. He explained the Schematic Plan previously included a stub road to Mr. Flanders' property, but it was removed as it would take away a lot in the event the Flanders wanted to develop their property and Mr. Flanders did not want that to happen. With regards to the length of the cul-de-sac, **Micah Peters** said they are working closely with the Fire Marshall and the he is comfortable building a 10' emergency fire access lane to ensure safety for the cul-de-sac.

Brett Anderson asked the developer his opinion on stubbing the road to the Flanders' property. **Micah Peters** said he would rather not do it as it is a larger area to pave, but is ok to do it if the Commission would like him to do it. **Brett Anderson** said he likes to see connectivity between developments so he feels it may be a good idea to include a stubbed road. He also asked the developer if he would be able to provide a flow path for water discharge from the property. **Micah Peters** said he feels he can clear up any concerns regarding the flow path, then provided more details regarding the de-watering system: Phase I currently has an 18" perforated pipe on each lot, Phase II will have a 36" perforated pipe; all lots will have a de-watering box on the lot; additional sump pumps have been installed to discharge water into the de-watering system and more.

Heather Barnum asked the developer where he would put open space and what would you do with the open space in the event a TDR is not granted by the City Council. **Micah Peters** stated Jared Darger completed the first successful TDR with Meadow View Phase I; the City received a check for approximately \$105,000. He said he would like to utilize the TDR for the same purpose. If the

TDR does not happen, he said they would evaluate where and what to do with the open space at that time. **Brett Anderson** also clarified that if a TDR is not granted, the developer is under no obligation to improve the open space. **Micah Peters** added that he feels the unimproved open spaces become weedy orphan parcels the City has to maintain, but doing a TDR would allow the City a large sum of money to be used toward a regional park.

Heather Barnum asked for more details regarding an emergency fire access road. **Micah Peters** said they are working closely with the Fire Department so they will do whatever they request, but he believes it would include a crash gate with a gravel, possibly asphalt road. He said lots 14 and 15 will be fenced so the homes will have more privacy. It will be accessed from 1525 W.; however, it may be easier grade access from the southeast corner of the subdivision. He said they will review the different grades to ensure what is best.

Brett Anderson opened the public hearing at 7:33 p.m.

Annette Crowley, 1743 W. Spring Meadow Lane, said she lives in Lot 1 of Meadow View Phase I; she moved in April 2014. She expressed major concern and frustration with the developer's drainage system on their lot as there have been lots of complications with water entering their basement. She does not like the idea of adding more homes without specific details on the water flow path. She dislikes the TDR and would prefer the open space for the subdivision, even if the open space is unimproved. She is also concerned with length of the cul-de-sac as it may not allow sufficient access for the fire department or adequate access out for residents in the event of an emergency. She feels developers often receive too many exceptions to the ordinance requirements and would like that to change. **Kent Hinckley** explained the Commission is aware of concerns regarding the exceptions so the Commission amended the ordinance regarding Conservation Subdivisions which was approved at the last City Council meeting.

Bryce Crowley, 1743 W. Spring Meadow Lane, also lives in Lot 1 of Phase I. He said he and his family specifically chose their lot because it was surrounded by open space; he prefers the unimproved open space. He feels Phase II is not consistent with Phase I or the Farmington Ranches development as Phase II would not include any open space. He is also concerned with safety issues surrounding a fire access road and the increase of traffic an additional 24 households would bring to Spring Meadow Lane. **Brett Anderson** asked staff if traffic impact has been considered for the subdivision. **Eric Anderson** said based on previous developments, he feels there would be minimal impact, but if the Commission would like, the Traffic Engineer could review it. **Bryce Crowley** also feels that the management of water on Phase I lots has not been adequately addressed or controlled. He requested the Commission place a bond on the developer; once each of Phase II lot's drainage issues are addressed, the bond could be returned to the developer. He is also not supportive of the TDR.

Brenda Bacon, 1909 W. 475 N., lives in a neighboring development built by Lodder. She said since she built her home, her basement has flooded every spring. The developer is working with her to solve the problem, but unfortunately cannot determine why it is continually flooding despite the re-routing of water, a bigger, deeper sump pump, etc. She is also disappointed that many of the areas that were promised by the developer to remain as open space when she purchased her lot have been sold off as lots. She also asked the Commission if there is anything they can do regarding a sidewalk or shoulder along Burke Lane as there is currently none. **Eric Anderson** explained once the property along Burke Lane is developed, the developer is required to include improvements like curb, gutter and sidewalks. The City is not able to do anything prior to it being developed.

Garrett Biesinger, 1786 W. Spring Meadow Lane, asked the Commission not to grant the TDR. He said based on the Commission's previous discussions while amending the ordinance regarding Conservation Subdivisions, he feels a developer should provide a clear reason to remove the open space. He feels many of the neighboring subdivisions have promised open space, but later removed it to put in more lots. He provided the Commission a map showing the walking distance to neighboring parks from Phase II; each park was outside the goal of a ½ mile. He also provided the Commission pictures of the mature trees on the property and suggested open space or a park around the large trees. He also stated the previous owner left a blacktop; he is concerned the developer may not properly remove it or may build over it as there is soil continually added on top of it. He added that an additional 24 homes would generate a significant amount of traffic onto Spring Meadow Lane.

Mike Flanders, representing the Flanders Family at 577 N. 1525 W., which is the property located directly north of the proposed development, thanked the developer for working so closely with them on the subdivision. He stated he has lived next to this property his whole life and has often seen how high the water can get. He is concerned that once the development's catch basin fills, the water may then back up onto his family's property. He would like to see that the water drainage system is properly maintained and a flow path provided. He also stated his family has concerns that if the developer does not stub the road to his property, and they try to develop with a cul-de-sac that does not meet ordinance requirements, it will not be approved. **Kris Kaufman** asked for clarification as he thought they did not want or are impartial to the stubbed road. **Mike Flanders** said for the time being, they are impartial, but are concerned that not having the stub will make it harder to subdivide the property in the future. **Mike Flanders** also asked the developer who will maintain the proposed drainage pipe. **Micah Peters** said an HOA has been established to specifically maintain the drainage pipe and de-watering system.

Jared Darger, 15757 S. Packsaddle Dr., Bluffdale, has teamed with Clearwater Homes with this subdivision. He said they will be installing the same drainage system in Phase II as was installed in Phase I. The Phase I drainage system was installed during August so the residents have not had much time to see the benefits of it. **Brett Anderson** asked how the HOA will be funded. **Jared Darger** said there is \$100 annual fee per household for the HOA, and the HOA's sole responsibility is the maintenance of the drainage pipe. He explained the de-watering system in more detail. He also said the TDR would benefit the residents within the subdivision and the community. If the open space was left unimproved, it would remain as weeds. He feels those the subdivision markets to are looking for something like a regional park within the community. He said he talked with many in Phase I of the subdivision and they are in favor of the TDR; however, those that are against it are the ones looking to voice an opinion. He also said he would like to build a trail system that will connect the subdivision to all the nearby parks and trails. With regards to the cul-de-sac, **Jared Darger** feels it is the safest plan as the grade levels on 1525 W. would make a connection difficult and drivers typically drive slower in a cul-de-sac. **Heather Barnum** asked Mr. Darger why they are choosing to install the same de-watering system in Phase II if it has not yet been fully tested in Phase I. **Jared Darger** said they are confident the system works; they have worked closely with Ken Klinker, the City's storm water official. He explained the summer has been very wet so it has already been tested, but the residents have not seen the benefits during a winter/spring season yet. **Karolyn Lehn** asked if participation in the HOA is mandatory of all future Phase II residents. **Jared Darger** said yes, all homeowners are required to participate.

Rachel Davis, 1692 W. Spring Meadow Lane, lives in Lot 17 of Meadow View Phase I. She expressed concern that she was originally told there would not be an HOA, but was informed of it the night before they closed on their property. She is uncomfortable with the work the developer is doing on the back of their property as they have never communicate what they are working on. She is concerned about the traffic along Spring Meadow Lane as there are not any stop signs and there

are always cars speeding down the road. She said that they have not have any flooding yet, but they have already had problems with mold as the basement is very humid.

Micah Peters addressed some of the concerns brought up by the residents. With respects to the HOA, Clearwater Homes paid 100% for a de-watering system as well as put 3 years of reserve funds into the HOA for each homeowner. Based on the declarations of the HOA, the drainage pipe will have bi-annual inspections, jet cleanings and more to ensure its efficiency. With respects to Mr. Crowley's remarks regarding the open space his lot is located next to in Phase I, the "open space" is a regional detention pond and FEMA wetlands; it is not considered open space as the Phase I open space was TDR'd to the City. He explained that they, as the developers, are under no obligation to build a park. With respects to Mr. Beisinger's question regarding the current blacktop located on the property, **Micah Peters** said all asphalt will be safely removed and taken off-site. The filler that is being put on top of it is being placed there for future development to ensure it is not watered down or that it will get into the drainage system. He also stated the pipe system for Phase II will be different than the system for Phase I.

Brett Anderson closed the public hearing at 8:42 p.m.

Heather Barnum and **Brett Anderson** both thanked the public for coming to express concerns; the Commissioners agreed and stated all concerns are taken into account to ensure the best decision is made for the community.

Brett Anderson expressed concern with the water and would like to see written plans on how the developers plan to deal with it. He is also in favor of connectivity and feels a stub road to the Flanders' property would be beneficial for future development. He clarified that it is not within the Planning Commission or City Council's purview to force a park in the subdivision's open space if the TDR is denied as they are bound by the City's ordinances. He would like the Traffic Engineer to review the traffic impact of the subdivision; **Eric Anderson** said he will request the Traffic Engineer to review it. **Brett Anderson** explained that although the Phase I TDR passed, the last TDR that was before the Commission was denied so the Commission thoroughly reviews each application in detail to ensure it is benefiting the community. He feels he may be more in favor of the TDR as it would be more beneficial toward the community than unimproved open space.

Kris Kaufman would also like to review the drainage flow of the water and more details of the de-watering system. He asked staff if Schematic is the appropriate time to review those details or if those details will be coming during Preliminary Plat. **Eric Anderson** explained the different water systems that are being discussed. The storm drain system is typically submitted during Preliminary Plat, which is typically channeled toward the road. The second system is the private land drain, which is the water that is entering the property from the open ditches. This is the system the Commission may want to request a water flow pattern of during Schematic Plan approval.

Brett Anderson asked if the Commission could be involved with any outstanding concerns with lots within Phase I of the development. **Eric Anderson** stated no, each home has received site plan approval and as far as the Commission's authority goes, it is finished.

Kent Hinckley would like to understand the drainage system in more detail and requested staff to arrange a field trip to the property to ensure he and any other interested commissioners have a better understanding because it is such a concern for the surrounding residents.

Heather Barnum said she would like to echo other comments that open space does not equate to a park. She was also appreciative of the photos presented of the mature trees and

wondered if there was a way to preserve the trees in unimproved open space. She is also concerned about fire trucks having access to the cul-de-sac. She would also prefer, if the fire access road is approved, that the road be paved to ensure easy access for fire trucks as well as a safe exit for residents in an emergency. **Brett Anderson** asked what would happen to the proposed fire access road in the event the stubbed road was later developed by the Flanders. **Eric Anderson** said the property would be deeded back to the adjacent property owners.

Karolyn Lehn also expressed concern regarding the drainage of water. She said she understands a park cannot be enforced, but is supportive of the development of a trail system from the subdivision. She would like to see the proposed trail system in greater detail.

Rebecca Wayment thanked the residents for expressing their concerns. She agreed with the other commissioners that connectivity is an important aspect of a subdivision to create a more neighborhood feel so she is in favor of stubbing the road for future development. She would also like to see a flow path of the water entering the property prior to recommending Schematic Plan for approval. She feels a proposed trail system may be an appropriate compromise to granting the approval of the TDR. She does not like the length of the cul-de-sac or the fire access road and would like to see plans on how to make it shorter.

Kris Kaufman agreed the stubbed road and the proposed trail system are appropriate to ensure connectivity. He would also like to see a flow pattern of the water. He said he struggles with the approval or denial of the TDR as many, but not all, open spaces in the City turn to weed patches. He would like the developer to return with two Schematic Plans; each plan will include a stub road, fire access road and a trail, but one will include a TDR and the other to include open space. He also recommended the developer even look at alternatives on ways to incorporate the mature trees or even a mix of some open space and a few TDR lots.

Eric Anderson recommended the Commission pass the rezone of the property and table the recommendation for approval of the Schematic Plan. **Brett Anderson** asked the Commissioners if there was any concern with approving the rezone. **Heather Barnum** said she does not have any concerns; the Commissioners agreed.

Motion for the Property Rezone:

Kris Kaufman made a motion that the Planning Commission recommend that the City Council rezone the property as requested. **Rebecca Wayment** seconded the motion which was unanimously approved.

Findings:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with the zoning for the surrounding areas.
3. The proposed rezone will better enable other property owners to also rezone their property to AE in the future.

Motion for the Schematic Plan:

Kris Kaufman made a motion that the Planning Commission table the Schematic Plan for this property and recommend it come back to the next Planning Commission meeting with at least two Schematic Plans which will address the following:

1. Both plans will include the stub road, trail and drainage flow;
2. One plan will address the TDR option;
3. One plan will address an open space option;
4. Staff will request a traffic assessment of the subdivision;
5. Staff will arrange a field trip to the property for the Planning Commission members;
6. The fire access road will be evaluated and approved by the fire department.

Karolyn Lehn seconded the motion which was unanimously approved.

CONDITIONAL USE

Item #4. Amy Petersen (Public Hearing) – Applicant is requesting conditional use permit approval for a preschool as a home occupation on property located at approximately 250 South 1525 West in an AE (Agricultural Estates) Zone. (C-17-14)

Eric Anderson stated this item is a home occupation request for a preschool. Based on the ordinance, it must receive Planning Commission approval as there are more than 8 students in the home at a time. Staff recommends approval with one condition as written in the staff report.

Kris Kaufman asked if there will be concerns by neighbors for parking. **Eric Anderson** said it is not likely as the home is located on a flag lot so the home is placed far back on the property.

Heather Barnum asked if the condition of capping the students in the home at one time to 12 was already located in the ordinance. **Eric Anderson** clarified that the ordinance allows for 8-16 students in the home at one time, but the applicant's application requested 12 students so staff included that as part of the motion.

The applicant was not present.

Brett Anderson opened the public hearing at 9:30 p.m.

No comments were received.

Brett Anderson closed the public hearing at 9:30 p.m.

Motion:

Heather Barnum made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following condition, the preschool cannot have more than 12 students at one time in the preschool. **Kent Hinckley** seconded the motion which was unanimously approved.

Findings for Approval:

1. The propose use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
2. The proposed use conforms to the goals, policies and principles of the Comprehensive General Plan.

3. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection and safe and convenient pedestrian and vehicular circulation.
4. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity.

Item #5. James Walker (Public Hearing) – Applicant is requesting conditional use permit approval to store equipment used as part of a home occupation on 1 acre of property located at 154 East 200 North in an OTR (Original Townsite Residential) Zone. (C-18-14)

Eric Anderson stated the applicant is requesting to store landscape equipment in his yard space for his home occupation. **Eric Anderson** reviewed the ordinance which regulates this type of storage and the need for Planning Commission approval, as shown in the staff report.

Rebecca Wayment asked if the applicant has any type of fence or screening of the storage. **Eric Anderson** said it is a condition to the motion.

Heather Barnum asked if the storage equipment is part of a separate business or part of a home occupation. **Eric Anderson** stated a condition could be added that the application must fit the definition of a home occupation as written in the ordinance, otherwise, the conditional use would be null and void.

Kent Hinckley would like a condition added that the inventory approved for storage is what is listed in the staff report.

The applicant was not present.

Brett Anderson opened the public hearing at 9:36 p.m.

No comments were received.

Brett Anderson closed the public hearing at 9:36 p.m.

Motion:

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

1. The applicant works with the City to obtain all necessary business license permits;
2. The applicant implements screening, either through a fence or through landscaping to hide the yard from view;
3. Landscaping equipment will not be allowed to park on the street;
4. The size of vehicles used in conjunction with this home occupation shall not exceed one (1) ton capacity;
5. The permit is valid for two years, at which time the permit will be reviewed. If the property is sold by the applicant, the conditional use permit is terminated;
6. The number of pieces of equipment is limited to the four items that are listed in the staff report;
7. And that this application fits the definition of a home occupation.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

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

ZONE TEXT CHANGE

Item #6. Farmington City (Public Hearing) – Applicant is requesting a recommendation for approval of a Text Amendment of Chapter 15 of the Zoning Ordinance regarding permitted and conditional uses in the BR Zone. (ZT-10-14)

Eric Anderson stated, if the Commission chooses, it is okay to table the item.

Brett Anderson opened the public hearing at 9:41 p.m.

No comments were received.

Brett Anderson closed the public hearing at 9:41 p.m.

Motion:

Kent Hinckley made a motion that the Planning Commission table this item. **Heather Barnum** seconded the motion which was unanimously approved.

OTHER BUSINESS

Item #7. Miscellaneous A) Request for Shed in Side Yard (Action Item)

Eric Anderson said the applicant would like to place a shed in his side yard. Since his property, 449 HollyBrook Way, is located in a conservation subdivision, a shed in the side yard is permitted if side setbacks are met and the Planning Commission approves it.

The applicant was not present.

Heather Barnum asked staff how tall the shed will be that the applicant is requesting. **Eric Anderson** said the ordinance regulates accessory building height to no taller than 15', but that could be listed as a separate condition if the Commission would like to add it.

Motion:

Heather Barnum made a motion that the Planning Commission approve the application subject to all applicable Farmington City ordinances and development standards and with the condition that it complies with all requirements for the accessory building ordinance. **Karolyn Lehn** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 9:50 p.m., **Kris Kaufman** made a motion to adjourn the meeting which was unanimously approved.

Brett Anderson
Chairman, 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. Lori Hills will present some ideas for dog parks and the City Council may ask questions regarding the 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, October 21, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

7:05 Public Hearing to allow Public Input For and Against the Issuance of the not to exceed \$6,000,000 General Obligation Bonds to Finance the Construction of a Public Park and Recreational Facility, and Related Improvements and (II) The Approval of a Local Sales and Use Tax of up to 0.1% to Fund and Support Recreational, Cultural, and other Organizations.

SUMMARY ACTION:

7:15 Minute Motion Approving Summary Action List

1. Approval of Minutes from October 7, 2014
2. Ratification of Approval of Storm Water Bond Log
3. Ordinance Amending and Recodifying Title 6 of the Municipal Code regarding Business Regulations
4. Sales Trailer for Brighton Homes (Kestral Bay)

NEW BUSINESS:

7.20 Trail Completion along Frontage Road

GOVERNING BODY REPORTS:

7:30 City Manager Report

1. Building Activity Report for September
2. Fire Monthly Activity Report for September
3. Executive Summary for Planning Commission held on October 9, 2014
4. Street Vacation along 1000 North

7:40 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 16th day of October, 2014.

FARMINGTON CITY CORPORATION

By:  _____
Holly Gadd, City Recorder

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

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



Planning Commission Staff Report July 10, 2014

Item 3: Schematic Plan for the Taylor Minor Subdivision

Public Hearing:	Yes
Application No.:	S-11-14
Property Address:	Approx. 700 North 100 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	1.64 acre
Number of Lots:	3
Property Owner:	James Taylor
Agent:	Jerry Preston

Applicant is requesting a recommendation for schematic plan approval for the Taylor Minor Subdivision.

Background Information

The applicant, Jerry Preston, is requesting a recommendation for schematic plan approval for a 3-lot minor subdivision on property located at approximately 700 North 100 East. The underlying zone for this property is an OTR zone, on which the developer is proposing a conventional minor subdivision.

Section 12-5-020 of the Subdivision Ordinance sets out the requirements for minor subdivisions, and the proposed subdivision meets all 7 criteria. Minor subdivisions consist of a two step process, schematic plan and preliminary/final plat. The proposed subdivision would add curb and gutter along Skyline Drive, but not sidewalk. The shoulder of the road is very narrow and there is a sharp drop between the road and the proposed lots, and in order to construct a sidewalk the applicant would need to bring in a significant amount of fill. The DRC has determined that a sidewalk in this location is not necessary and requiring this of the applicant may be exorbitant. Additionally, 100 East north of the property doesn't have sidewalk, nor do the properties along 600 North between 100 East and Main.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed schematic plan for the Taylor Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following condition: the City Council waives the requirement to construct sidewalk as per city ordinance.

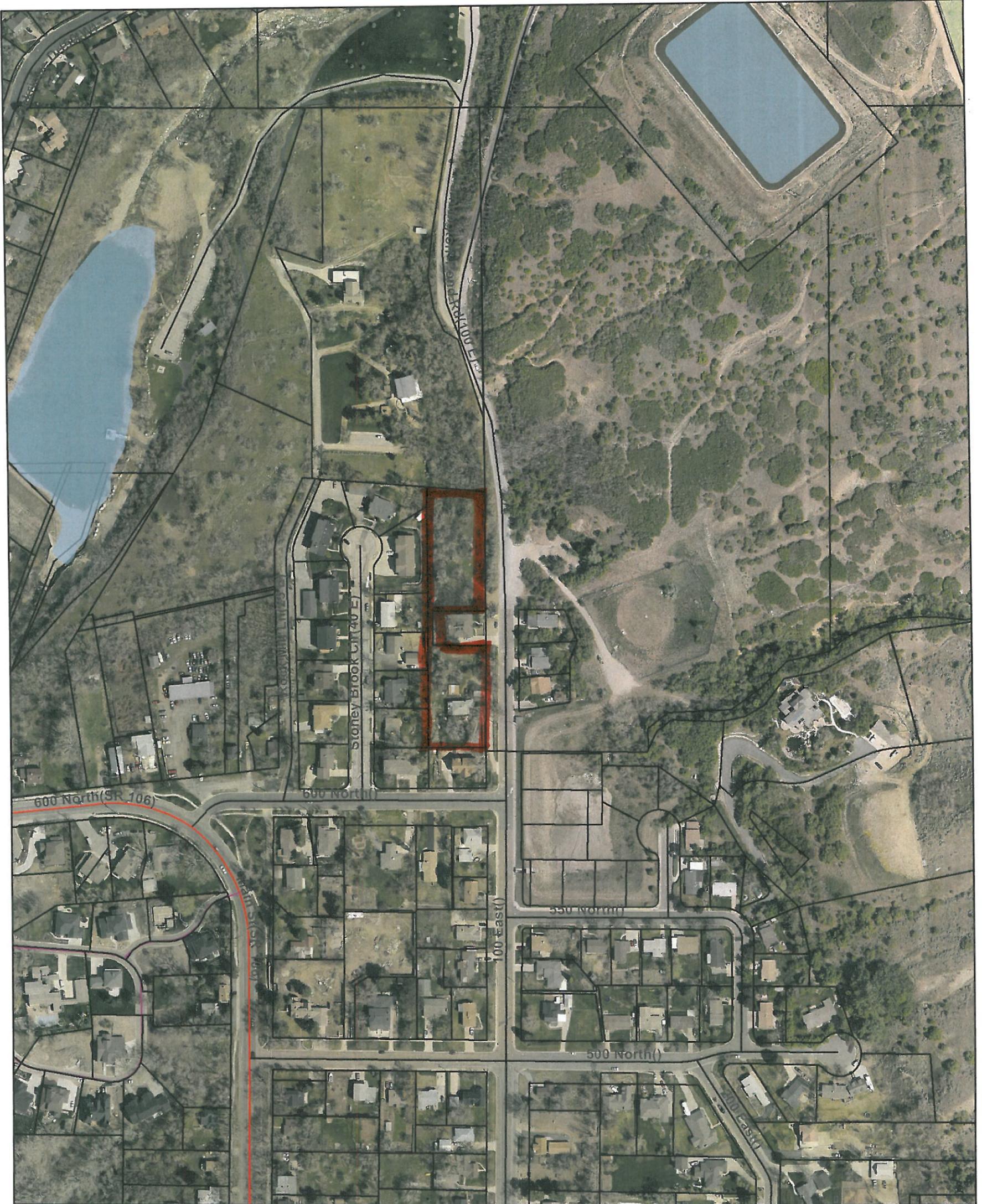
Supplemental Information

1. Vicinity map.
2. Schematic Plan

Applicable Ordinances

1. Section 11, Chapter 17 – OTR Zone
2. Section 12, Chapter 5 – Minor Subdivisions
3. Section 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City

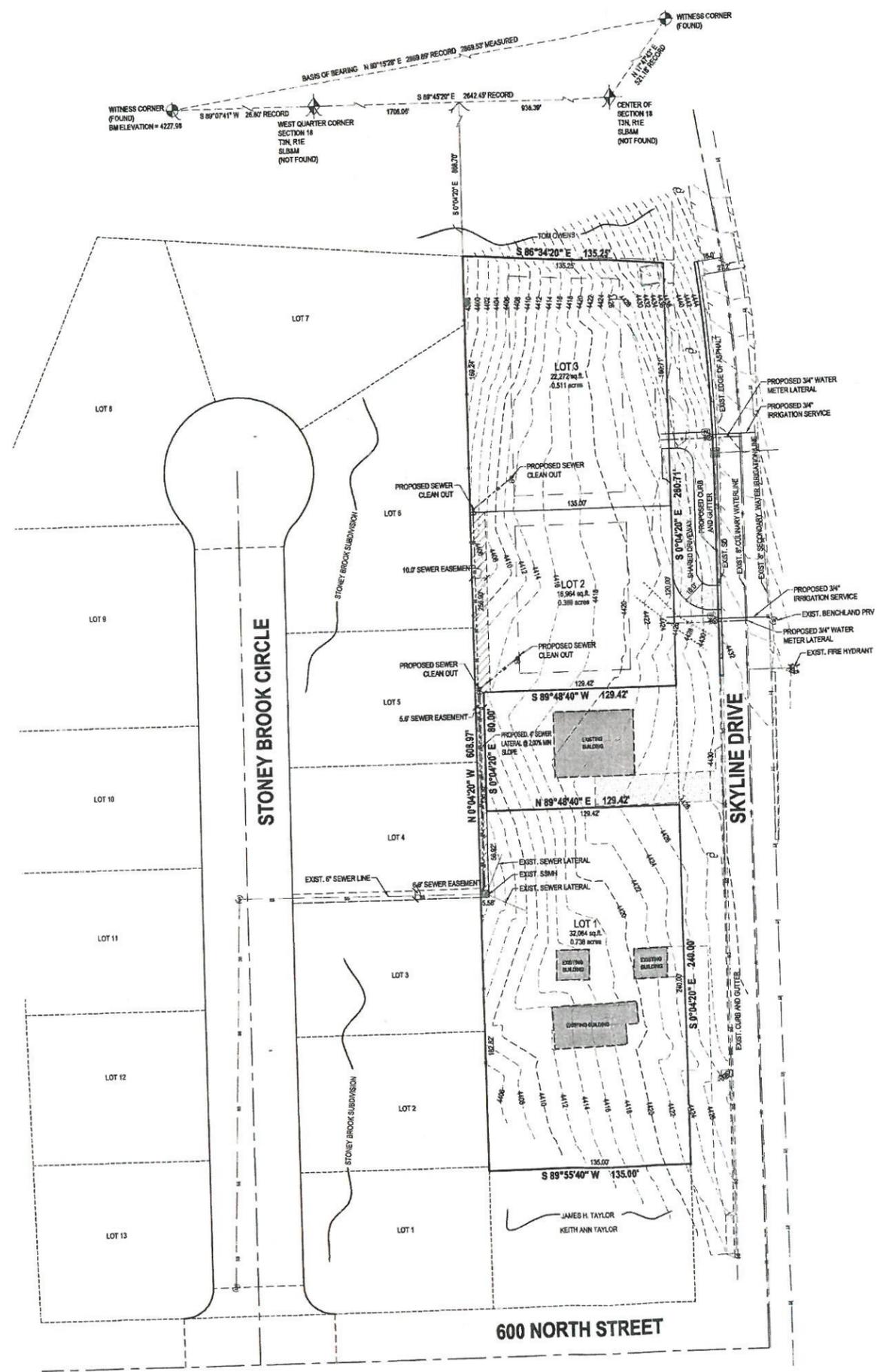


CALL BLUESTAKES
@ 1-800-852-4111 AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
WITNESS CORNER 28.80 FEET WEST OF THE
WEST QUARTER CORNER
SECTION 18, T3N, R1E, S18M
BENCHMARK ELEVATION = 4227.98

- NOTES:**
1. OTR ZONE (MIN. 10,000 SQ. FT. LOTS)
 2. SETBACKS:
FRONT: 30'
BACK: 30'
SIDE 10' MIN, 22' TOTAL
 3. AVERAGE LOT SIZE = 23787 SQ. FT.
 4. NO WETLANDS PRESENT ON PROPERTY
 5. FEMA ZONE X

- LEGEND**
- SET ENSIGN REBAR AND CAP
 - EXIST WATER METER
 - PRO WATER METER
 - EXIST WATER MANHOLE
 - PRO WATER MANHOLE
 - EXIST WATER VALVE
 - PRO WATER VALVE
 - EXIST FIRE HYDRANT
 - PRO FIRE HYDRANT
 - MINOR CONTOURS 2' INCREMENT
 - MAJOR CONTOURS 10' INCREMENT
 - EXIST STORM DRAIN MANHOLE
 - EXIST STORM DRAIN CATCH BASIN
 - EXIST UTILITY MANHOLE
 - EXIST UTILITY POLE
 - EXIST BUILDING
 - ▨ SEWER EASEMENT
 - ▨ EXISTING 30" CURB AND GUTTER
 - ▨ PROPOSED 30" CURB AND GUTTER
 - x- EXIST FENCE
 - x- PRO FENCE
 - x- EXIST EDGE OF ASPHALT
 - x- PRO EDGE OF ASPHALT
 - SS- EXIST SANITARY SEWER
 - SS- PRO SANITARY SEWER LINE
 - SS- PRO SAN. SWRL SERVICE LINE
 - W- EXIST WATER LINE
 - W- PRO WATER LINE
 - W- PRO CULINARY WATER SERVICE LINE



SURVEYOR'S CERTIFICATE

Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 154388 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of a survey is to define the property from the Legal Description and add topography features for a proposed development. I divide this parcel, (602.3 feet) and the parcel to the south, (162.18 feet) also owned by James Taylor and the space from the section line, (608.7 feet) add up to the same distance on the point of beginning, (812.25 feet) and the line of the subdivision, (701.15 feet) known and recorded as Stoney Brook Subdivision. The total in both cases is 13.18 feet.

The point of beginning for the subdivision is 882.03 and the point of beginning for the subject property is 882.7 feet whereas a 0.67 foot distance between the two. The property corner to the north (Tom Owens) has a deed that is one acre for his north line, which is the north line of the subject property and the north line of the Stoney Brook Subdivision. There is also a fence line extending east from the Northwest Corner of the Stoney Brook Subdivision that is consistent with the Tom Owens deed. My conclusion is to match the fence line for the north line of the Taylor property.

Deed Parcel Description

Beginning at a point, South 89°47'15" East 1703.05 feet along the quarter section line and South 882.7 feet from the West Quarter Corner of Section 18, Township 3 North, Range 1 East Salt Lake Base and Meridian, running:

Thence South 882.3 feet;

Thence East 135 feet to the east line of Block 18, Plat 9C, Farmington Townsite Survey;

Thence North 260 feet, more or less, to the Southeast Corner of property described in 90-365;

Thence South 89°15' West 129.42 feet;

Thence North 80 feet;

Thence North 89°57' East 129.1 feet;

Thence North 285.56 feet, more or less to a point South 89°30' East of the point of beginning;

Thence North 88°32' West 125.20 feet to the point of beginning.

Surveyed Parcel Description

Beginning at the Northwest Corner of Stoney Brook Subdivision, a subdivision recorded in the office of the Davis County Recorder, and being South 89°45'40" East 1703.05 feet along the quarter section line and South 882.03 feet from the West Quarter Corner of Section 18, Township 3 North, Range 1 East Salt Lake Base and Meridian, running:

Thence South 88°34'20" East 135.25 feet to the east line of Block 18, Plat 9C, Farmington Townsite Survey, also being the west line of Skyline Drive;

Thence South 89°47'15" East 205.71 feet along the west line of said Block 18 and the west line of Skyline Drive;

Thence South 89°44'40" West 129.42 feet;

Thence South 89°42'00" East 80.00 feet;

Thence North 89°48'40" East 129.42 feet to the east line of Block 18, Plat 9C, Farmington Townsite Survey, also being the west line of Skyline Drive;

Thence South 89°42'00" East 240.00 feet along the east line of said Block 18 and the west line of Skyline Drive;

Thence South 89°52'40" West 131.00 feet to the east line of the aforementioned Stoney Brook Subdivision;

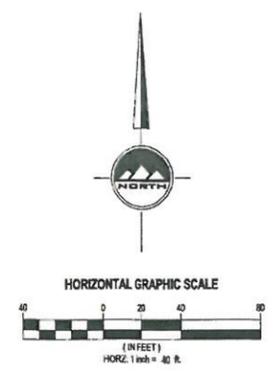
Thence North 89°42'00" West 608.97 feet along the west line of the aforementioned Stoney Brook Subdivision to the point of beginning.

Contains 71,288 square feet, 1.628 acres.

Date: 9-2-14

Keith R. Russell
License no. 154388

Note: This survey has as the Basis of Bearing the line between the Witness Corner based upon the record information shown on the Davis County Section Corner Interrelation Maps of South 89°45'40" East 2842.45 feet from the West Quarter Corner to the Center of Section 18, Township 3 North, Range 1 East Salt Lake Base and Meridian. The Stoney Brook Subdivision has this bearing as South 89°41'20" East so I have related the subdivision and the deed to match the Davis County Section Corner bearing.



LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 18
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.5315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
JPC CONTRACTING
50 NORTH 100 EAST
FARMINGTON, UT 84205

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525
FAX:

TAYLOR SUBDIVISION
629 NORTH SKYLINE DRIVE (100 EAST)
FARMINGTON, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	

SCHEMATIC PLAN

PROJECT NUMBER: L2190
DRAWN BY: C.PRESTON
CHECKED BY: K.RUSSELL
PROJECT MANAGER: C.PRESTON

PRINT DATE: 9/14



Planning Commission Staff Report October 23, 2014

Item 4: Metes and Bounds Subdivision

Public Hearing:	Yes
Application No.:	S-13-14
Property Address:	406 South 1525 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	A (Agriculture)
Area:	14.33
Number of Lots:	2
Property Owner:	Larry Jung
Agent:	Larry Jung

Applicant is requesting approval of a metes and bounds subdivision/lot split.

Background Information

The applicant, Larry Jung, is requesting approval for a 2-lot metes and bounds subdivision on property located at 406 South 1525 West. This is a simple lot split and the resulting lots both meet all of the criteria for conforming lots in the A zone. Section 12-4-020 of the subdivision ordinance regulates when a metes and bounds subdivision is permitted, and the proposed subdivision meets all 5 criteria. This notwithstanding, Section 12-4-060 states:

“As a condition of approval of a metes and bounds subdivision, the applicant may be required to install or provide the following improvements, unless specifically waived by the Planning Commission:

- a) Boundary monuments*
- b) Curb and gutter*
- c) Sidewalk*
- d) Asphalt or concrete paving of rights-of-way*
- e) Appropriate storm drainage facilities; and*
- f) Public utility easements.”*

The proposed subdivision fronts 1525 West, however, the westerly portion of the street has not been improved the entire length from Glover Lane to the Farmington Ranches subdivision, near Clark Lane. Therefore, requiring the applicant to improve the frontage along 1525 West may prove onerous, and

could be difficult since the road is not improved for the majority of its length, but the Planning Commission may require any of the listed improvements be installed as conditions of approval.

Suggested Motion

Move that the Planning Commission approve the proposed metes and bounds subdivision on the Larry Jung property subject to all applicable Farmington City ordinances and development standards and the following condition.

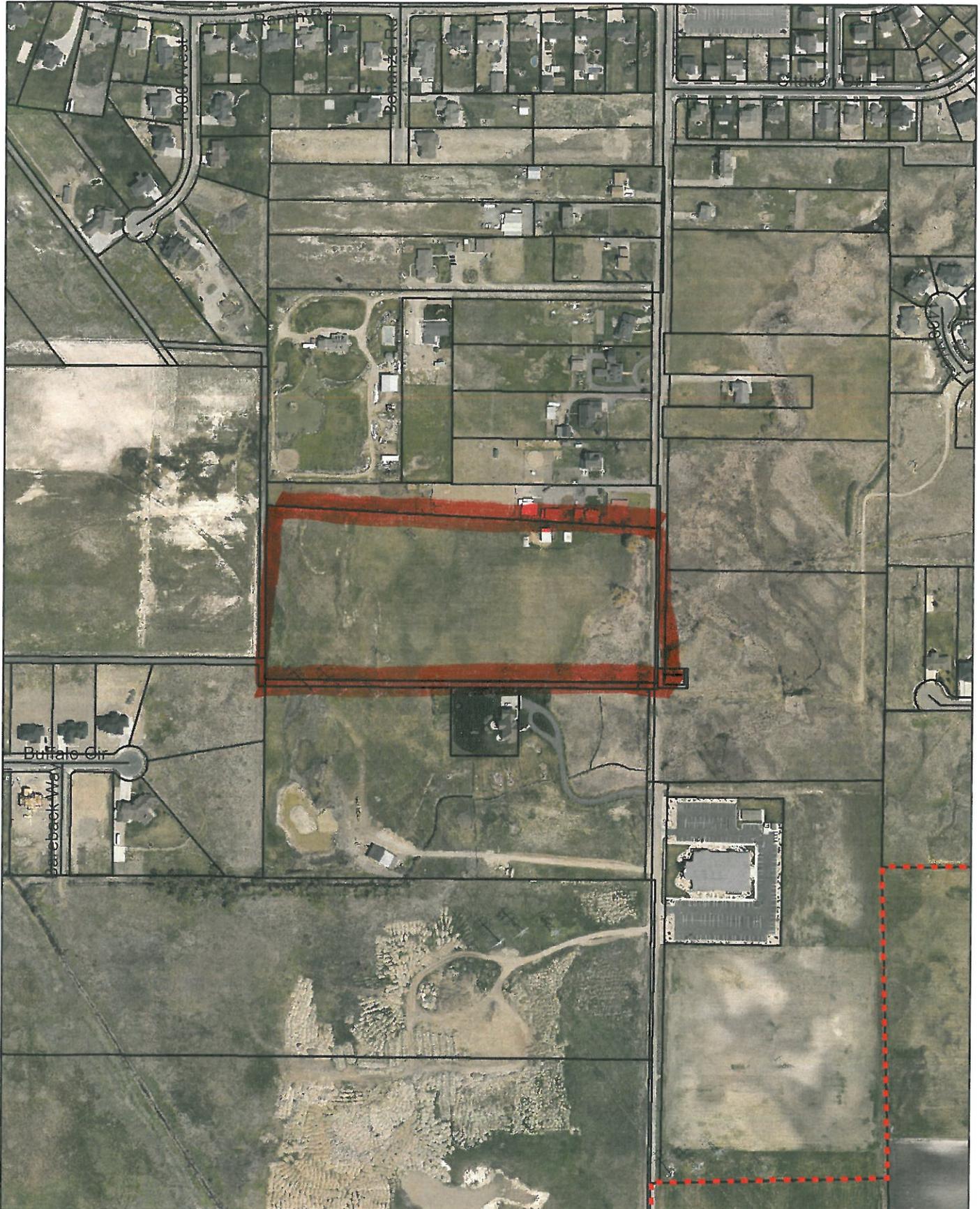
Supplemental Information

1. Vicinity map.
2. Jung Lot Split Proposal

Applicable Ordinances

1. Section 11, Chapter 10 – Agriculture Zones
2. Section 12, Chapter 4 – Metes and Bounds Subdivision
3. Section 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City



CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



ORIGINAL DESCRIPTION

BEGINNING AT A POINT 20.00 CHAINS EAST AND 0.30 CHAINS NORTH FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 18.50 CHAINS; THENCE NORTH 7.30 CHAINS; THENCE WEST 18.50 CHAINS; THENCE SOUTH 7.30 CHAINS TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT 20.00 CHAINS EAST AND 7.80 CHAINS NORTH FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 18.50 FEET TO A POINT ON AN EXISTING FENCE; THENCE NORTH 87°12'58" WEST 1222.44 FEET, MORE OR LESS, ALONG SAID FENCE; THENCE SOUTH 59.37 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINS 13.78 ACRES.

NEW DESCRIPTION - 11.73 ACRE PARCEL

BEGINNING AT A POINT ON THE WEST LINE OF 1525 WEST STREET SAID POINT BEING SOUTH 89°49'35" WEST 145.20 FEET ALONG THE SECTION LINE AND NORTH 00°09'56" WEST 19.80 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 89°49'35" WEST 1177.34 FEET PARALLEL TO THE SECTION LINE; THENCE NORTH 00°10'24" WEST 540.13 FEET TO A FENCE LINE; THENCE SOUTH 87°14'36" EAST 763.41 FEET; THENCE SOUTH 00°09'56" EAST 226.24 FEET; THENCE NORTH 89°49'35" EAST 415.00 FEET TO THE WEST LINE OF 1525 WEST STREET; THENCE SOUTH 0°09'56" EAST 274.86 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 11.73 ACRES.

NEW DESCRIPTION - 2.05 ACRE PARCEL

BEGINNING AT A POINT ON THE WEST LINE OF 1525 WEST STREET SAID POINT BEING SOUTH 89°49'35" WEST 145.20 FEET ALONG THE SECTION LINE AND NORTH 00°09'56" WEST 294.66 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 89°49'35" WEST 415.00 FEET; THENCE NORTH 00°09'56" WEST 226.24 FEET TO A FENCE LINE; THENCE SOUTH 87°14'36" EAST 415.54 FEET TO THE WEST LINE OF 1525 WEST STREET; THENCE SOUTH 0°09'56" EAST 205.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 2.05 ACRES.

WITNESS CORNER TO CENTER 1/4, SEC 23, T.3N., R.1W., S.L.B.&M. FOUND 1-1/2" BRASS DISC WITH "X"

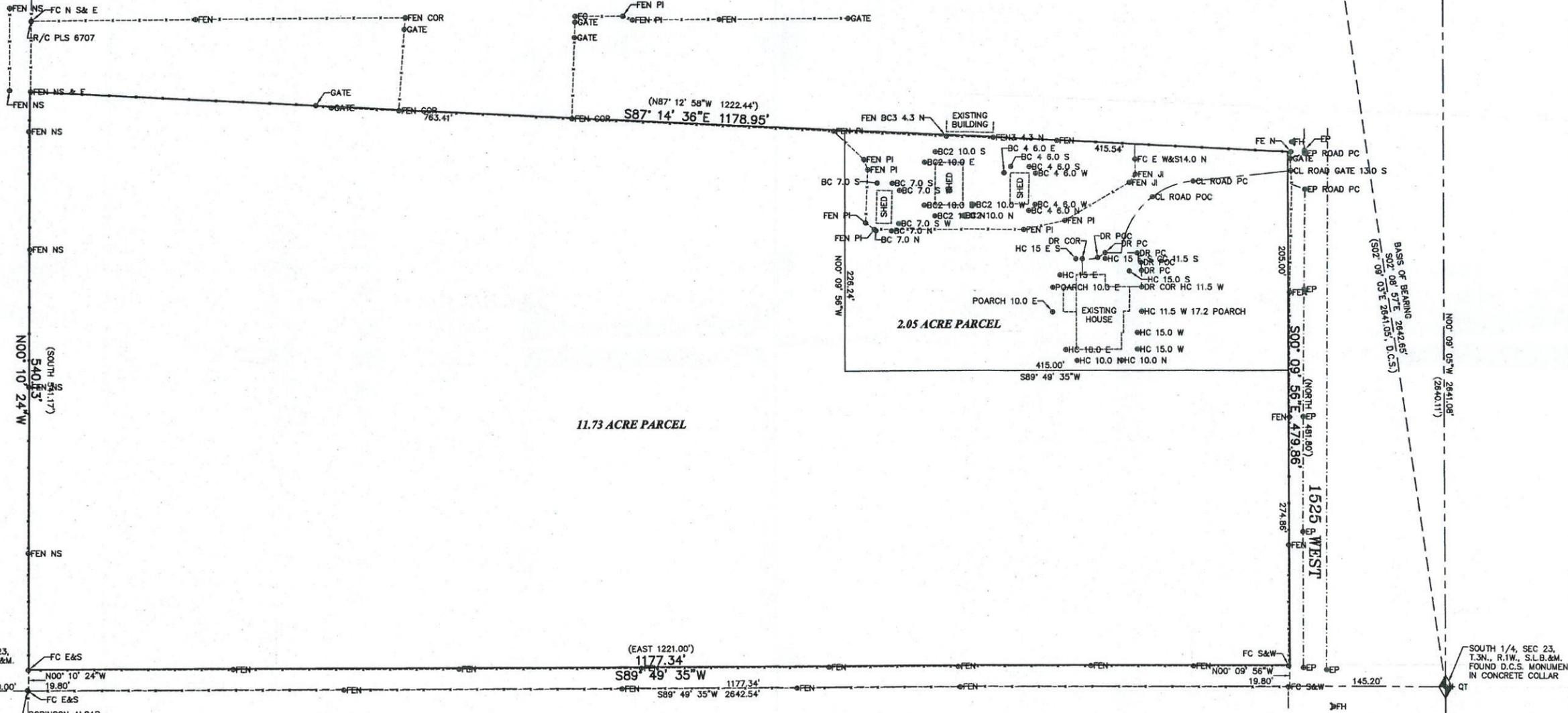
N89° 49' 36"E
92.13' (92.47')

CENTER 1/4, SEC 23, T.3N., R.1W., S.L.B.&M. (NOT FOUND)

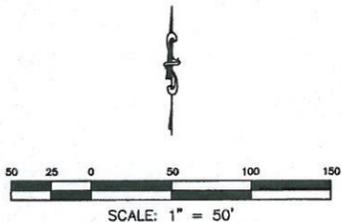
WITNESS CORNER TO CENTER 1/4, SEC 26, T.3N., R.1W., S.L.B.&M. FOUND 1-1/2" BRASS DISC WITH "X"

N89° 58' 24"E
144.23' (144.54')

CENTER 1/4, SEC 26, T.3N., R.1W., S.L.B.&M. (NOT FOUND)



- LEGEND**
- PROPERTY LINE ————
 - ADJACENT PROPERTY - - - - -
 - ROAD CENTERLINE - - - - -
 - TIE TO MONUMENT - - - - -
 - SECTION LINE - - - - -
 - FENCE LINE - - - - -
 - EDGE OF PAVEMENT - - - - -
 - CURB, GUTTER, SIDEWALK - - - - -
 - RECORD CALLS ()
 - SET 5/8" REBAR WITH H&A CAP, L.S.# 166385, AT CORNER (UNLESS OTHERWISE NOTED) ●
 - FOUND PROPERTY MARKER (AS NOTED) ○



NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO MARK THE PROPERTY CORNERS. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS ALONG THE SECTION LINES, AS SHOWN.

THE SOUTH LINE WAS ESTABLISHED USING AN OFFSET LINE ALONG THE SOUTHERLY SECTION LINE. BEARINGS FOR THE EAST AND WEST LINES WERE ESTABLISHED BASED ON INFORMATION FROM A 1994 HILL, JAMISON AND ASSOCIATES, INC. SURVEY FOR DON WHEELER.

THE NORTH LINE WAS ESTABLISHED ALONG AN EXISTING FENCE LINE, AS INDICATED IN THE DEED DESCRIPTION.

HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2226 Phone, (801) 298-9883 Fax

H & A

SURVEY REQUESTED BY
LARRY JUNG

A PARCEL ALONG 1525 WEST STREET, LOCATED IN THE SW 1/4 OF SECTION 23, T.3N., R.1W., S.L.B.&M. FARMINGTON CITY, DAVIS COUNTY, UTAH.

DRAWN BY	DATE
APPROVED	DATE
REV.	DATE

SHEET 1 OF 1

SHEET NAME
BOUNDARY

DRAWING NAME
BOUNDARY

PROJECT NO.
14-326



Planning Commission Staff Report October 23, 2014

Item 5: Request for Schematic Plan Approval

Public Hearing:	Yes
Application No.:	S-10-14
Property Address:	1725 West 450 North
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	A (Agriculture)
Area:	8.89 Acres
Number of Lots:	24
Property Owner:	Clearwater Homes
Agent:	Jared Darger

Request: Applicant is requesting a recommendation for schematic plan approval.

Background Information

The applicant is seeking to expand the Meadow View Subdivision into Phase II development. In order to do that, the applicant will need to receive a zone change from A (Agriculture) to AE (Agriculture Estates) which will allow for higher density and will be consistent with all of the surrounding neighborhoods, including Meadow View Phase I.

The yield plan shows that 16 lots could be built on the property, the applicant would need to provide 30% open space (or 2.667 acres) to receive a density bonus of 20%, taking the total lot count to 19 (or an extra 3 lots). In addition to this density bonus, the applicant will be seeking for an additional 5 lots to be gained through a TDR transaction with the City; this transaction, if approved, will also count towards the 30% open space requirement.

At the October 9th Planning Commission meeting, the rezone component of the application was recommended for approval. However, because of the noticing requirements for City Council, the rezone will not be heard until November 5th. In the interim, the Commission thought it prudent to table the subdivision portion of the item and give the applicant time to address several issues that arose at the October 9th meeting, including the fire access road, the flow path for the alteration of the two perennial streams and how that water would be conveyed, a stub road to the Flanders' property, and how the property would look with the open space requirement provided on site. The applicant has provided the information requested.

The subdivision ordinance does not allow for cul-de-sacs over 1000' for fire access and safety issues. The applicant has worked with staff, including the Fire Department to arrive at some possible alternative solutions. While some of these solutions may potentially change the layout of the subdivision, staff is confident that these changes will not adversely affect the overall layout enough to warrant a delay of this schematic plan. Chapter 12-3-010 of the subdivision ordinance states:

A schematic plan shall be required of all Subdividers. This provides the Subdivider with an opportunity to consult with and receive assistance from the City regarding the regulations and design requirements applicable to the subdivision of property and facilitates resolution of problems and revisions before the preparation of a preliminary plat.

The schematic plan is intended to provide the applicant with helpful information and suggestions before time and energy is exerted into the creation of a preliminary plat. While there are some issues that may change the layout when they are resolved, schematic plan is intended to raise those issues and attach conditions so that those issues will be addressed.

Suggested Alternative Motions

- A. Move that the Planning Commission recommend that the City Council approve the schematic plan for Meadow View Phase II with the stub road to the Flanders' property and without the fire road as shown on "Alternative Plan A" subject to all applicable Farmington City codes and development standards and the following conditions:
 1. The applicant shall receive City Council approval of the TDR transaction in lieu of open space and that amount shall be determined through negotiations with the City Manager prior to Preliminary Plat;
 2. Any outstanding issues raised by the DRC at schematic plan shall be resolved prior to Preliminary Plat.

Findings

1. While the cul-de-sac does exceed the City's minimum requirement of 1000', when the Flanders property develops the cul-de-sac will come into compliance with the City code and this configuration will be good for the City as the regional storm water system will be in the roadway;
2. The schematic plan meets all of the requirements of a conservation subdivision in the AE zone including lot size and width;
3. The densities requested by the applicant reflect those in other surrounding developments or are less;
4. The open space that would be provided by the applicant, while significant (2.7 acres) could be better used elsewhere in the City where it could be consolidated as either a trail or a park.

OR

- B. Move that the Planning Commission recommend that the City Council approve the schematic plan for Meadow View Phase II with the stub road to Flanders' property and with the fire access

road as shown on “Alternative Plan B” subject to all applicable Farmington City codes and development standards and the following conditions:

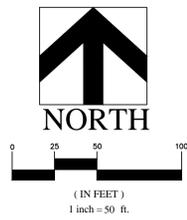
1. The fire access road shall meet the required specifications as determined by the Fire Marshall and that road shall receive approval prior to Preliminary Plat;
2. The applicant shall receive City Council approval of the TDR transaction in lieu of open space and that amount shall be determined through negotiations with the City Manager prior to Preliminary Plat;
3. Any outstanding issues raised by the DRC at schematic plan shall be resolved prior to Preliminary Plat.

Findings

1. The schematic plan meets all of the requirements of a conservation subdivision in the AE zone including lot size and width;
2. The densities requested by the applicant reflect those in other surrounding developments or are less;
3. The open space that would be provided by the applicant, while significant (2.7 acres) could be better used elsewhere in the City where it could be consolidated as either a trail or a park.

Supplementary Information

1. Vicinity Map
2. Alternative Schematic Plan “A”
3. Alternative Schematic Plan “B”
4. Illustration of Density Bonus and TDR Transaction
5. Letter from City Traffic Engineer



CONCEPT NARRATIVE

LOCATED AT: FARMINGTON CITY

ORIGINAL PROPERTY: 8.89 ACRES
 SINGLE FAMILY LOTS: 24
 TOTAL DENSITY: 2.70 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: AE (AGRICULTURE ESTATES)
 LOT SIZE: 9000 SF
 FRONTAGE: 75'
 CUL-DE-SAC RADIUS: 55'
 ROW WIDTH: 55'

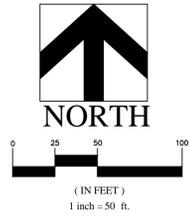


GENERAL NOTE:

INFORMATION PROVIDED IS THE FROM THE BEST AVAILABLE DATA AT TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:





CONCEPT NARRATIVE

LOCATED AT: FARMINGTON CITY

ORIGINAL PROPERTY: 8.89 ACRES
 SINGLE FAMILY LOTS: 24
 TOTAL DENSITY: 2.70 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: AE (AGRICULTURE ESTATES)
 LOT SIZE: 9000 SF
 FRONTAGE: 75'
 CUL-DE-SAC RADIUS: 55'
 ROW WIDTH: 55'

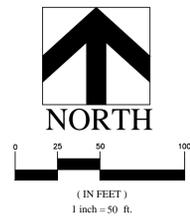


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DESIGNED BY:





CONCEPT NARRATIVE

LOCATED AT: FARMINGTON CITY
 ORIGINAL PROPERTY: 8.89 ACRES
 SINGLE FAMILY LOTS: 24
 TOTAL DENSITY: 2.70 UNITS/ACRE

24 TOTAL LOTS

16 STANDARD LOTS
 3 DENSITY BONUS LOTS
 5 TDR LOTS



ZONE REQUIREMENTS

ZONE: AE (AGRICULTURE ESTATES)
 LOT SIZE: 9000 SF
 FRONTAGE: 75'
 CUL-DE-SAC RADIUS: 55'
 ROW WIDTH: 55'



GENERAL NOTE:

INFORMATION PROVIDED IS THE FROM THE BEST AVAILABLE DATA AT TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:





9980 SOUTH 300 WEST STE. #200
 SANDY, UT 84070
 PHONE: 801-456-3847
 FAX: 801-618-4157

October 10, 2014

David E. Petersen
 Community Development Director
 160 South Main
 Farmington, UT 84025

RE: 24 Lot MV #2 Traffic Assessment

Dear Dave:

The purpose of my letter is to discuss the potential traffic impacts associated with a 24-Lot subdivision proposed for the area immediately north of the Meadow View Phase 1 development (Spring Meadow Lane) and west of 1525 West (See attached preliminary layout).

The current proposal includes twenty-four single family residential lots with a roadway system that will connect to Spring Meadow Lane via 1725 West.

The Institute of Transportation Engineers Trip Generation Manual is used to estimate the average number of vehicle trips that may be generated by a specific land use. The average number of trips is calculated for a typical full weekday, the AM peak hour (generally *one* hour between 7:00 and 9:00 am), and the PM peak hour (generally *one* hour between 4:00 and 6:00 pm).

Table 1 summarizes the number of vehicle trips that are expected to result from the proposed development based on the trip generation rates for a single family home.

Table 1 Land Use Specific Trip Generation								
Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Single Family Residential	24 Units	280	7	20	27	19	11	30

As currently proposed, all access to the proposed development will be through the 1725 West/Spring Meadow Lane intersection.

During the *busiest hour* of a typical weekday (AM or PM peak hour), someone standing at the intersection of 1725 West/Spring Meadow Lane would see either an entering or exiting vehicle on 1725 West only about once every 2 minutes on average.

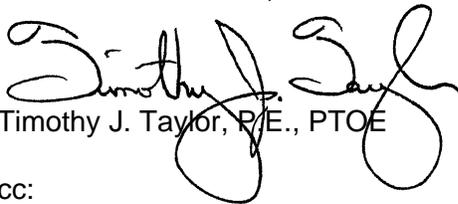
David E. Petersen
October 10, 2014
Page - 2

Based on the number of trips that will be generated, the traffic related impact to the existing roadway network will be minimal and the existing and planned roadways will be able to accommodate the additional traffic.

A stop sign should be placed to control traffic on the 1725 West leg of the 1725 West/Spring Meadow Lane intersection.

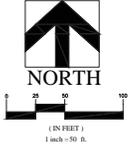
Please let me know if you have questions or would like additional supporting information.

Sincerely,
WCEC ENGINEERS, Inc



Timothy J. Taylor, P.E., PTOE

cc:
Project File



CONCEPT NARRATIVE

LOCATED AT: FARMINGTON CITY
 ORIGINAL PROPERTY: 8.89 ACRES
 SINGLE FAMILY LOTS: 24
 TOTAL DENSITY: 2.70 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: AE (AGRICULTURE ESTATES)
 LOT SIZE: 9000 SF
 FRONTAGE: 75'
 CUL-DE-SAC RADIUS: 55'
 ROW WIDTH: 55'



GENERAL NOTE:

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DESIGNED BY:





Planning Commission Staff Report October 23, 2014

Item 6: Conditional Use Permit Approval for a Secondary Dwelling

Public Hearing:	Yes
Application No.:	C-19-14
Property Address:	83 East 200 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	n/a
Number of Lots:	n/a
Property Owner:	Michele Rogers
Agent:	n/a

Request: *Conditional Use approval for a secondary dwelling unit.*

Background Information

The applicant is requesting that the City approve a conditional use for a secondary dwelling unit within her home. The applicant built an addition to their home in 1996 and turned the old home into an apartment. At that time, the home was zoned R-2 but was later rezoned to OTR, however, the applicant never received conditional use approval for a secondary dwelling unit, which is required in both the OTR and R-2 zones. Recently, the City was notified that the applicant had an illegal apartment and subsequently wrote her up as being in violation of City ordinance. The applicant is now rectifying the oversight of not receiving conditional use permit in 1997 and is seeking for it now.

As the applicant received building permits for the secondary dwelling (attached) and has been using the older home as an apartment with renters for approximately the last 17 years, staff has no objections to the current application and sees no need to place any conditions for approval.

Suggested Motion

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards.

Findings for Approval

1. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.

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

Supplemental Information

1. Vicinity Map
2. Explanation Letter
3. Building Permits

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 13 – Multi Family Residential
3. Title 11, Chapter 17 – Original Townsite Residential

Farmington City



Oct. 14, 2014

To whom it may concern:

I bought this property and little home 21 years ago. We lived in the small home for 5 years while we were building the larger, brick home.

The small, little house which was referred to as "the addition" is not an addition. It is the original home on the property. It was built in 1905.

Thank you,

Michael A. Koggs

BUILDING PERMIT APPLICATION

Farmington City, Utah

BECOMES PERMIT WHEN SIGNED

State Permit #FAR070920005

Date of Application 09/18/2007		Receipt 1.361283	Date Issued 9-20-07	Permit Number 8418
Proposed Use of Structure Detached Garage		Square Ft. of Building 0	Valuation \$ 23000.00	
Bldg. Address 83 E 200 North Farmington, UT 84025		Rough Basement 0	Building Fee	
Assessors Parcel No. 07-026-0016		Finish Basement 0	Plan Check Fee	
Lot # 0016	Subdivision Name Not in a Subdivision	Carport	Electrical Fees	
Total Property Area/Acres or Sq. Ft. 10713		Garage 1036	Plumbing Fees	
Total Bldg. Site Area 1036		Occ. Group U Utility, Miscellaneous	Mechanical Fees	
Owner of Property Philip A And Michele T Rogers 83 E 200 North Farmington UT 84025		Type of Bldg. VB	State Surcharge	
Phone 801 451 0290		No. of Bldgs. 0	Water	
Architect or Engineer Brent F. Thomas, P.e.		No. of Stories 1	Storm Sewer	
Phone		No. of Bedrooms 0	Parks & Rec.	
General Contractor Philip & Michele Rogers 83 E 200 North Farmington UT 84025		No. of Dwellings 0	Sewer	
State License No.		Type of Construction Framing	Improv. Escrow	
Electrical Contractor		Fire Sprinklers 0	Benchland	
State License No.		Special Approvals	Police Fac.	
Plumbing Contractor		Comments General contractor is responsible for complying with all notes on the approved site plan.	Fire & EMS Fac.	
State License No.			Transportation	
Mechanical Contractor		Bond Required: Yes No Amount	St. Clean/Storm Dr.	
State License No.		This application does not become a permit until signed below.		
Type of Improvement/Kind of Const. ACC-BLDG		Plan Check OK by EM		
Dwelling Units Now on Lot	Accessory Bldg. Now on Lot	Signature of Approval <i>Ken Klunker</i>		Date 9-18-07
No. of Off Street Parking Spaces: 2	Zone OTR	This permit becomes null and void if work or construction authorized is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I make this statement under penalty or perjury.		
Zone Approved by KK	Signature of Contractor or Authorized Agent <i>Michele T. Rogers</i>		Date 9-20-07	
Setbacks Front 60 Left 52 Right 3 Rear 1	Signature of Owner <i>Philip & Michele Rogers</i>		Date 9-20-07	
Census Tract 126203	Traffic 306	Block BG-2		

For Fees - See Invoice Attached

Date
9-20-07



Planning Commission Staff Report October 9, 2014

Item 6: Zone Text Change

Public Hearing:	Yes
Application No.:	ZT-10-14
Property Address:	N/A
General Plan Designation:	N/A
Zoning Designation:	N/A
Area:	N/A
Number of Lots:	N/A
Property Owner:	N/A
Agent:	N/A

Applicant is requesting a recommendation to amend the Zoning Ordinance by amending Chapter 17 of the Zoning Ordinance regarding permitted and conditional uses in the BR Zone.

See the attached amendments to Chapter 17.

CHAPTER 15

BUSINESS/RESIDENTIAL ZONE (BR)

- 11-15-010 Purpose.**
- 11-15-020 Permitted Uses.**
- 11-15-030 Conditional Uses.**
- 11-15-040 Lot Standards for Residential Uses.**
- 11-15-050 Lot Standards for Office/Commercial Uses.**
- 11-15-060 Height Standards.**
- 11-15-070 Design Standards.**

11-15-010 Purpose.

The intent of this zone is to provide an area in the City for a mix of professional and government offices, limited commercial uses, and residential land uses. **The BR Zone is an historic district and it is integral to the cultural heritage of Farmington City that the historic resources of the zone be preserved, rehabilitated, or restored where appropriate.** The standards and guidelines contained herein are further intended to encourage compatibility between new and existing development, to enhance the physical appearance of the district, and, where applicable, to reinforce the historic character and development pattern of the district. **It is the City's intention to foster economic growth and development within the BR zone, but given the historic nature of the district, most uses have been listed as conditional to give the City greater flexibility in administering and determining that new businesses reflect the cultural heritage within the zone.**

11-15-020 Permitted Uses.

The following are permitted uses in the BR Zone subject to site development review. No other permitted uses are allowed, except as provided by Section 11-4-105(6):

- ~~(1) — Agriculture;~~
- ~~(2) — Business and professional offices;~~
- ~~(3) — Class "A" beer outlet;~~
- ~~(4) — Commercial testing laboratories;~~
- ~~(5) — Data processing services;~~
- ~~(6) — Day care, pre-school;~~
- ~~(7) — Financial institutions;~~
- ~~(8) — Funeral home;~~
- ~~(9) — Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry cleaning, hair styling, coin laundry, pharmacy, art supply/gallery, craft store, photo copy center, etc.);~~
- ~~(10) — Printing, publishing;~~
- ~~(11) — Public park;~~
- ~~(12) — Public utility lines and rights of way;~~
- ~~(13) — Reception center;~~
- ~~(14) — Research services;~~
- ~~(15) — Residential facility for the elderly;~~
- ~~(16) — Residential facility for the handicapped;~~
- ~~(17) — Seasonal fruit/produce vendor stands;~~
- ~~(18) — Signs complying with provisions of the Sign Ordinance;~~
- (1) Single-family dwelling;**

- (2) Two-family dwelling;
- ~~(21) Uses customarily accessory to a listed permitted use.~~
- ~~(22) Home occupations complying with the Home Occupation Chapter of this Title, except as specified in Section 11-15-030 below.~~

11-15-030 Conditional Uses

The following are conditional uses in the BR Zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- ~~(1) Apartment dwelling group;~~
- (1) Athletic/fitness center or tennis club;
- (2) Car wash Business and professional offices;
- (3) Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.)
Class "A" beer outlet;
- ~~(5) Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.);~~
- (4) Convenience store (sale of grocery items, non-prescription drugs, and/or gasoline from building with less than five thousand (5,000) square feet gross floor area);
- (5) Day care, pre-school, that are not home occupations;
- (6) Fast food establishments, attached (walk-in service only, no exterior walk-up or vehicle drive-thru service);
- (7) ~~Fuel sales and/or storage~~ Financial institutions, excluding non-chartered financial institutions, as defined in Section 11-2-020 of this Title;
- (8) Funeral Home;
- (9) Greenhouse/garden center (retail or wholesale);
- (10) ~~Multiple family buildings with three or more units;~~ Hotels, motels, and bed & breakfasts, all not to exceed 5,000 square feet in size;
- (11) Museums;
- (12) ~~Nursing home, convalescent center;~~ Neighborhood grocery (grocery store not exceeding fifteen thousand (15,000) square feet in gross floor area);
- (13) Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry-cleaning, hair-styling, pharmacy, art supply/gallery, craft store, photo-copy center, etc.);
- (14) ~~Planned unit development or condominium, commercial;~~ Pet store or pet grooming establishment;
- (15) ~~Planned unit development or condominium, residential;~~ Public and quasi-public uses except the following prohibited uses: correctional/detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer;
- (16) ~~Public and quasi-public uses except the following prohibited uses:- correctional/detention facilities, half way houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer;~~ Reception center;
- (17) ~~Public or quasi-public uses, material additions or modifications on a developed site;~~ Residential facility for the elderly;

- ~~(18) Public utility substations, wireless transmission towers except as specified in Section 11-28-190, generating plants, pumping stations, and buildings; Residential facility for the disabled;~~
- ~~(19) Reduction of minimum setbacks for office/commercial buildings located next to residential uses within the BR zone (see Section 11-15-105(c); Restaurant (traditional sit-down);~~
- ~~(20) Restaurant (traditional sit-down); Small auto dealership;~~
- ~~(21) shopping center (commercial complex); Mixed Use Development as defined in Section 11-18-102 of this title.~~
- ~~(23) Small Auto Dealership;~~
- ~~(24) Temporary uses;~~
- ~~(25) Uses customarily accessory to a listed conditional use.~~
- ~~(26) Home occupations as identified in Section 11-35-104 of this Title.~~

11-15-040 Lot Standards for Residential Uses.

(1) The minimum lot size for single-family residential uses in the BR zone shall be eight thousand (8,000) square feet. Dimensions, setbacks, maximum height of buildings, and related provisions for single-family residential uses in the BR zone shall comply with standards for the R zone as specified in Chapter 11 of this Title.

(2) Lot size, dimensions, setbacks, maximum height of buildings, and related provisions for multiple-family residential uses in the BR zone shall comply with standards specified in Chapter 13 of this Title.

(3) Development of apartment dwelling groups shall comply with provisions of Section 11-13-080 of this Title.

11-15-050 Lot Standards for Office/Commercial Uses.

(1) Building setbacks:

- (a) Front and side yards. No setback is required for office/commercial buildings and structures except as specified in (c) below;
- (b) Where office/commercial development in a BR zone share a common property line with a residential zone, the minimum setback for the yard(s) abutting the residential zone shall be the same as that required for such residential zone.
- (c) Where office/commercial development in a BR zone share a common property line with a residential use within the zone, the minimum front, side, and rear yard setbacks shall be ten (10) feet unless, upon receipt and review of a conditional use application, a lesser, or no, setback is approved by the Planning Commission.
- (d) Parking shall not be permitted within the minimum required setbacks.

(2) Minimum lot size: The minimum lot size for each separate office/commercial use in the BR Zone shall be one half (1/2) acre unless otherwise provided by a conditional use permit. This standard shall not apply to lots legally established prior to the effective date of this Chapter.

(3) Lot width: The minimum lot width for commercial or office uses in a BR zone shall be one hundred (100) feet unless otherwise provided by a conditional use permit. For individual lots with a single use, one hundred (100) feet of frontage shall be provided on a fully improved public street. These standards shall not apply to lots legally established prior to the effective date of this Chapter.

(4) Maximum lot coverage: The maximum percentage of lot coverage for all buildings and structures in a BR zone shall be fifty percent (50%).

11-15-060 Height Standards.

No building or structure in a BR Zone shall exceed forty (40) feet in height.

11-15-070 Design Standards.

(1) All areas of a developed site not occupied by buildings, required parking, driveways, sidewalks, or service areas, shall be appropriately landscaped with lawn, trees, shrubs, and other landscaping materials in accordance with an approved landscaping plan.

(2) Parking lots shall be provided with landscaping around the periphery and in islands and bays in the interior of the lot. The minimum width of such landscaping shall be ten (10) feet.

(3) For new office/commercial development, landscaping shall be required on a minimum of fifteen percent (15%) of the gross area of the site. For residential development, landscaping shall be required on forty percent (40%) of the gross area of the site. Gross area is interpreted as the total site area remaining after any required street dedication.

(4) Street trees shall be planted along the frontage of development sites and shall be spaced at not more than thirty (30) feet on center. The minimum caliper size for street trees shall be two (2) inches.

(5) In landscape buffers adjacent to residential zones or uses, a mix of evergreen and deciduous trees shall be planted at a ratio of not less than one (1) tree for each three hundred (300) square feet of landscape area. For listed conditional uses, this requirement may be increased if, in the opinion of the Planning Commission, additional screening or buffering is necessary on a specific site.

(6) All uses located in the zone shall be conducted entirely within a fully enclosed building. There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use, except as specifically approved by the Planning Commission in conjunction with a conditional use application.

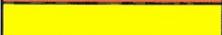
(7) Trash storage and dumpsters shall be located in an area convenient for pick-up and shall be screened from view by a six (6) foot masonry wall.

(8) All new utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.

(9) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration.

Chapter 14 Residential-Suburban R-S-20 Repealed 4/1/92, Ord. 92-08
Business Residential Zone BR Established 10/19/94, Ord. 94-42
11-14-103(19) Amended, 4/2/97, Ord. 97-17
Recodified from Chapter 14 to Chapter 15, 4/21/99, Ord. 99-19
11-15-040 Amended, 7/07/99, Ord. 99-33
11-15-050 Amended 8/01/01, Ord. 2001-28
11-15-030, Amended 8/6/03, Ord. 2003-31
11-15-020, Amended 4/19/06, Ord. 2006-28
11-15-030, Amended 4/19/06, Ord. 2006-28

	<u>Chapter 15</u>	<u>Chapter 16</u>
<u>Use</u>		
Agriculture	P	P
Business and Prof. Offices	P	P
Class A beer outlet	P	P
Commercial indoor rec.	C	C
Commercial outdoor rec.	C	P
Commercial Testing Lab	P	P
Convenience Store	C	C
Data Processing Services	P	P
Day Care, pre-school	P	P
Department Store		C
Fast Food	C	C
Financial Institutions	P	P
Fuel Sales/Storage	C	C
Funeral Home	P	P
Greenhouse Garden Center	C	C
Hotels and Motels	C	C
Lumber Yard	C	C
Neighborhood Grocery	C	C
Neighborhood Service Establishments	P	P
Nursing Home, Convalescent Ctr	C	
Pet Store or grooming	C	C
Printing, publishing	P	P
Residential Facilities for elderly	P	
Residential Facilities for handicapped	P	
Reception Center	P	C
Restaurants (traditional sit down)	C	C
Seasonal Fruit Produce Stand	P	P
Self Service Storage Facility	C	C
Small Auto Dealership	C	
Supermarkets		C
Veterinary Hospital		C

	Possibly Amend
	Leave As Is
C	Conditional
P	Permitted