



Farmington City Planning Commission

March 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 **PLANNING COMMISSION MEETING** **March 5, 2015**

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

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

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

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

1. Minutes
2. City Council Report

SUBDIVISION APPLICATIONS

3. Scott Balling (Public Hearing) – Applicant is requesting preliminary plat approval for the Kestrel Bay Townhomes (PUD) Subdivision (10 units) on .78 acres located at 145 West 620 South in an R-8 zone (S-7-15 & S-11-12)
4. Russell Wilson/Symphony Homes (Public Hearing) -Applicant is requesting a recommendation for Schematic Plan approval for the proposed Pheasant Hollow Subdivision consisting of 15 lots on 4.55 acres located at approximately 700 South and 50 East in an R Zone. (S-2-14)

ZONE TEXT CHANGE

5. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a Text Amendment of Chapter 17 of the Zoning Ordinance regarding amendments to garage width standards in the OTR zone. (ZT-3-15)

OTHER BUSINESS

6. Miscellaneous, correspondence, etc.
 - a. Other
7. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The

Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted February 27, 2015



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
February 19, 2015

STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, 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.*

Item #3. Scott Harwood/The Haws Companies – Approval of Preliminary Plat for Cabela’s Subdivision (Park Lane Commons Phase II)

Eric Anderson said this is the same item that was previously before the Commission at the last meeting on February 5, 2015, but the applicant is now requesting Preliminary Plat approval. The Preliminary Plat now includes a 20’ public utility and access easement that was approved as part of the Regulating Plan amendments and the Street Cross-Section Modification.

David Petersen said, based on a conference call he recently had with the applicant, the applicant has a few concerns. The first concern is with the 20’ public utility and access easement. **David Petersen** said this access easement forms the block as shown on the Regulating Plan. The applicant does not want 100% public access as it will be a private street; the applicant would like it slightly controlled. **David Petersen** explained some of the conditions staff would like prior to its approval, which include the right to access for emergency vehicles and no obstructions in the ROW. The details of the limited access will be determined at a later date by City Council. Cabela’s requested the same type of agreement for the access easement as will be on the road in front of the store. **David Petersen** also stated the applicant has expressed concern regarding the dedication of ROW along the back of the store, specifically with regards to the 8’ park strip and 6’ side walk. He explained the requirement for a building permit is to fully improve the front of the store; however, sidewalk is typically negotiated for double frontage stores. **David Petersen** explained it may not be prudent to require the improvements at this time as there are too many unknowns. He said the City would like to enter into an extension agreement for the improvements until it has been decided on what the improvements should include. The applicant would like a condition added to the motion regarding the extension agreement as shown in the email **David Petersen** provided the Commission.

Item #4. Jared Darger/Clearwater Homes – Preliminary Plat Approval for Meadow View Phase II

Eric Anderson said the City Council denied the applicant’s request for 5 TDR lots, but did approve a partial open space waiver for the trail easement along the west side of the property. Phase II will now consist of 19 larger lots with a fire access road for emergency vehicles. The waiver was approved by City Council at Schematic Plan; however, a monetary amount has not yet been reached.

Item #5. Justin Atwater/Pembridge Heathrow Holdings – Recommendation and approval of Preliminary and Final Plat for Parkwalk Downs Subdivision

Eric Anderson said this is an approval of Preliminary Plat and recommendation for Final Plat. Although this item is technically a major subdivision as there is dedication of ROW, staff is treating it like a minor subdivision because there are only 4 lots. The City and the applicant will enter into an

extension agreement for the dedication of the ROW. The only outstanding issue is the applicant received approval for the 2 requested TDR lots; however, compensation for the lots has not yet been reached with the City Manager. The item will not appear before City Council until that amount has been reached.

Item #6. Phil Holland/Wright Development – Recommendation for Final Plat Approval for Tuscany Grove Subdivision

Eric Anderson said the request for the 2 TDR lots was approved at Schematic Plan by the City Council. The lot sizes match or exceed the surrounding communities. He said the only remaining issue is with the storm water and drainage; however, the applicant is working closely with Ken Klinker to resolve the concerns. Also, all comments from the DRC have been or will be addressed prior to review by the City Council. **Rebecca Wayment** asked if there is significant run-off from the elevated Bamburger rail road property that may cause flooding to the property owners. **Eric Anderson** said no, Ken Klinker thoroughly reviews the elevations to ensure storm water flow is appropriate. **Eric Anderson** also said it is planned that the subdivision's storm water empties into a regional detention basin farther north of 1600 North. He reviewed the newly added condition #1 (as shown in the staff report) that addresses the applicant entering into a development agreement with the City that will allow for use of the regional detention basin.

Item #7. Nick Mingo/Ivory Development – Recommendation for Final Plat Approval for Brentwood Estates Subdivision

The Commissioners and staff discussed the applicant's approved Schematic Plan and Preliminary Plat as well as the appeal of the plat. The City Council accepted the appealed Preliminary Plat. The Commissioners discussed whether to approve the Final Plat, as it is assumed the plat is what the City Council requested or review the Final Plat to ensure it included all the requests from the City Council. **Eric Anderson** said a condition can be added to the motion requesting staff confirm the proposed Final Plat does include all that was requested by the City Council. The Commissioners agreed they would like to review both plans to ensure it is what was requested by the City Council.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, 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.*

#1. Minutes

Kent Hinckley made a motion to approve the Minutes from the February 5, 2015 Joint City Council/ Planning Commission meeting. **Bret Gallacher** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on February 17, 2015. He said the Residences at Station Parkway Rezone (housekeeping item that amended the zone from Transit Mixed-Use to Open Space) and Street Cross-Section Modification were approved. The Chapter 18

Zone Text Change (standards for rights-of-ways of large footprint buildings) and amendments to Chapters 1, 2 and 6 Subdivision Ordinance (the approval process for subdivisions) were also approved. **David Petersen** said the City Council also agreed with the Planning Commission's recommendations regarding resident Cal Fadel's non-conforming monument sign and amended the sign ordinance as recommended.

SUBDIVISION APPLICATIONS

#3. Scott Harwood/The Haws Companies – Applicant is requesting approval of Preliminary Plat for the Cabela's Subdivision (Park Lane Commons Phase II) 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)

David Petersen explained the Preliminary Plat is almost identical to the previously approved Schematic Plan. Staff recommends approval with the condition that the City and Cabela's enter into an agreement and approve easements, as was discussed during the Study Session. **David Petersen** also added that Exhibit 2 in the staff report should be amended to say "Preliminary Plat" in lieu of "Preliminary Plan" as currently listed.

With regards to the email between **David Petersen** and the applicant, **Brett Anderson** asked if the motion should also include an extension agreement to specifically address the request for sidewalks. **David Petersen** said yes, it is important to include the words "extension agreement" for the condition on the motion.

Applicant was present, but did not have any comments.

Brett Gallacher said he is comfortable moving forward with the approval as he does not see any concerns with it; the Commissioners agreed.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the Preliminary Plat for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Prior to or concurrent with the Final Plat, the City and Cabela's enter into one extension agreement and one easement agreement that will supplement the easements and rights of way and related matters as shown on the Preliminary Plat being approved tonight;
2. Amend the word Plan to Plat on the included Plat found in the staff report.

Val Halford seconded the motion which was unanimously approved.

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.

Item #4. Jared Darger/Clearwater Homes – Applicant is requesting preliminary plat approval for the Meadow View Phase II Conservation Subdivision consisting of 19 lots on

8.89 acres located at approximately 1725 West Spring Meadow Lane in an AE (Agricultural Estates) Zone. (S-10-14)

Eric Anderson said when the applicant presented his proposed Schematic Plan to the City Council, the Council denied the request for 5 TDR lots, but granted the applicant a partial open space waiver as there will be some open space provided for a trail access. With the denial of the TDR, he said the lots are now larger than were previously proposed and exceed the size of those in the surrounding neighborhoods. The applicant is also proposing a 20' fire access road for emergency vehicles. The only outstanding issue is with storm water; however, the applicant is working with the City Engineer to resolve those questions and staff is confident they will be resolved prior to Final Plat. Staff feels this Preliminary Plat is a good compromise based on the previous feedback from the residents and Commission members during the Schematic Plan approval.

Rebecca Wayment asked if the provided open space for the trail access needs to be specifically identified. **Eric Anderson** said no as it is provided under the trail access easement. The applicant is in negotiations with the City Manager to determine compensation for the partial waiver.

Heather Barnum asked if the fire access road will be paved or unpaved and if it will be blocked off to only allow emergency vehicles. **Eric Anderson** said it may be paved and it may have a crash gate blocking it off to thru-traffic, but the applicant can confirm if that is correct.

Micah Peters, 732 E. Northcrest Dr. Salt Lake City, is the president of Clearwater Homes. He said that after the many conversations with the larger versus smaller lots, the City Council approved 19 larger lots in exchange for a partial open space waiver with the trail easement. They also widened the fire access easement from 16' to 20'. The fire access road will be paved identical to the road. He said they are still resolving storm water issues which are resulting from discharge from one of the City's regional ponds. This subdivision will pick up approximately 75 acres of regional discharge. Once the analysis returns on the seasonal flow from this discharge, they can determine adequate pipe size for the development. He expressed frustration that the last 185 lots that have been approved by the City are all smaller in size than what he was approved for his development.

Heather Barnum asked if the access road will also be considered as part of the trail system as well. **Micah Peters** said the fire access road has been designed with the City's new Fire Marshal. They feel it is a good idea to use the access road to allow for access the DRGW trail. The access road will be paved, allow for pedestrian access, will include a 3-4' bike lane and a crash gate to ensure no cars can get in. He also added that the reason the design of this subdivision includes a cul-de-sac is that it backs the base of a steep hill with poor sight lines. He is aware of this concern with increasing the pedestrian activity of it with the access road and has suggested additional signage for the area.

Heather Barnum asked if they will improve 1525 West with sidewalk. **Micah Peters** said there is a small parcel owned by Farmington City along 1525 West [staff note: this parcel is the 1525 West ROW]; he is unsure what the City plans to do with it so sidewalk has not yet been discussed.

Val Halford asked if the trail easement on the west side of the development is part of the City's overall trail network. **David Petersen** said yes, the trail is set do weave through adjoining subdivisions before it connects back to the DRGW trail.

Heather Barnum is happy to see the changes that were previously discussed at length. The Commissioners agreed. **Brett Anderson** did not see any additional concerns with approving this item.

Alex Leeman suggested including in the condition that the access road is to be paved. **David Petersen** agreed and suggested amending it to read “the emergency access road.”

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the preliminary plat for Meadow View Phase II subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant shall receive City Council approval of the open space waiver amount, which shall be determined through negotiations with the City Manager prior to Final Plat;
2. Any outstanding issues raised by the DRC at Preliminary Plat shall be resolved prior to final plat;
3. The 20’ paved emergency access road shall also serve as an easement for a trail connecting the subdivision to 1525 West.

Alex Leeman seconded the motion which was unanimously approved.

Findings:

1. The preliminary plat 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.

Item #5. Justin Atwater/Pembridge Heathrow Holdings – Applicant is requesting a recommendation and approval of Preliminary and Final Plat for the proposed Parkwalk Downs Subdivision consisting of 4 lots on 2 acres located at approximately 520 South 650 West in an AE Zone (S-17-14)

Eric Anderson said this is major subdivision as there is dedication of ROW; however, staff is treating it as a minor subdivision as it is relatively small, yet a motion for Preliminary Plat approval is still required. 500 South and 650 West are both planned to be minor collector roads; however, neither road has been improved upon at this time. The City is requesting the ROW be dedicated through an extension agreement; when improvements to the road are being made, the City will call upon the agreement to be fulfilled by the property owners. **Eric Anderson** also said the TDR of 2 lots has been approved by City Council at Schematic Plan; however, the applicant needs to negotiate just compensation with the City Manager prior to approval for Final Plat from the City Council.

Justin Atwater, 520 S. 650 W. said he is happy to answer any questions the Commission may have for him.

Rebecca Wayment said based on the aerial view, it looks like there is an existing structure; she wondered if it will be demolished. **Justin Atwater** said there is currently a home on Lot 101 and that will remain. Also, lot 104 has a barn located on the property. He has contemplated leaving it for now to see if the future property owners will want it.

David Petersen asked the applicant if he has met with the City Manager yet to finalize the TDR. **Justin Atwater** said yes, they are working on finalizing the cost of the 2 TDR lots. **Brett**

Anderson pointed out that the condition 3 for the motion states the applicant needs to receive approval for the TDR lots, but the approval has already been received. **Bret Gallacher** suggested removing the approval clause and amending it to state the applicant must agree on a price with the City Council prior to Final Plat.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the proposed preliminary plat and recommend that the City Council approve the proposed final plat for the Parkwalk Downs Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must dedicate 8' additional feet of ROW along 500 South;
2. The applicant will either fully improve his 650 West and 500 South frontages (i.e. sidewalk, park strip, curb and gutter, asphalt extension, road base, sub grade, etc.) OR enter into an extension agreement with the City until such time that these roads are improved to the subject property;
3. The applicant will agree on the TDR lot price and cost related thereto with the City Council prior to Final Plat approval;
4. Applicant will need to obtain secondary water for the project prior to recordation.

Bret Gallacher seconded the motion which was unanimously approved.

Item #6. Phill Holland/Wright Development – Applicant is requesting a recommendation for Final Plat approval for the proposed Tuscany Grove Subdivision consisting of 9 lots on 3.55 acres on property located at approximately 1470 South and 200 East in an LR Zone. (S-14-14

Eric Anderson said the applicant is proposing a cul-de-sac with 7 lots and is requesting an additional 2 TDR lots for a total of 9 lots in the subdivision. The TDR lots have been approved by the City Council and the applicant has agreed upon an amount for the lots with the City Manager. The lot sizes and density of the subdivision reflect what is found in the surrounding neighborhoods. The outstanding storm water issues are either in the process of being addressed or have been resolved.

Brett Anderson asked if the same condition listed for item #5 regarding the finalization of the TDR lots may also be included in this item's motion. **Eric Anderson** said yes.

The applicant, **Phil Holland**, was present and said he was available for questions.

Heather Barnum asked for further clarification on condition 2 of the motion and if the land that will be conveyed to the City will be negotiated with the TDR. **Eric Anderson** said conveying the land to the City is similar to a partial open space waiver. There is currently a sidewalk; this will just be memorializing that easement. **Phil Holland** said when the plat is recorded, the land will be granted to the City. Also, the cost of the land and the TDRs will be finalized and paid prior to plat recordation.

Motion:

Bret Gallacher made a motion that the Planning Commission recommend that the City Council approve the final plat for the Tuscany Grove Subdivision as requested, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant makes just compensation through approval of a development agreement to the City for use of the City’s detention basin for storm water drainage as determined by the City Engineer;
2. Any comments from the DRC that have yet to be resolved, must be addressed prior to City Council consideration of final plat;
3. It appears that portions of the trail and the necessary abutting land adjacent to the Frontage Road may be located outside City property, if so, this land must be conveyed to the City, as per the TDR/arrangement with the City Council, prior to recordation.

Heather Barnum seconded the motion.

Brett Anderson asked for further clarification on the term “just compensation” as listed on condition 1, and if it is discussed with the TDR. **Eric Anderson** explained the City will be doing a regional detention basin near the Lagoon billboard. In order for the applicant to get his water there, he must enter into a development agreement with the City so he can use the regional detention basin. There is some compensation required for its use; the City Engineer is working on that amount.

Kent Hinckley expressed concern that agenda item #5’s condition related to agreeing on a TDR price and related costs with City Council prior to Final Plat approval should also be included on this item. **David Petersen** said a price for the TDR lots has already been agreed upon with the City Council and therefore the condition would not need to be included.

The Commissioners unanimously approved the motion.

Findings:

1. The proposed subdivision meets the new requirements and standards of the underlying LR zone.
2. While the proposed subdivision layout is dependent on the TDR transaction approval, the densities proposed would reflect or be less than the surrounding developments, such as Tuscany Village, Tuscany Cove and Aegean Village.
3. The conditions placed on the motion reflect any outstanding minor concerns raised by the DRC and can be addressed more fully prior to City Council consideration of final plat or recordation of the plat.

Item #7. Nick Mingo/Ivory Development – Applicant is requesting a recommendation for final plat approval for the Brentwood Estates Subdivision consisting of 24 lots on 13.816 acres located at approximately 437 West 1400 North in an LR-F Zone. (S-20-13)

Eric Anderson said the Commissioners wanted to see the differences between the approved Preliminary Plat and the proposed Final Plat. He said they are nearly identical. As shown on the Final Plat, there is a road coming through on 1400 North and Welling Way. There is the same number of lots as the approved Preliminary Plat. The applicant received a partial open space waiver because he is providing a regional detention basin in Lot 1. The lot sizes match the conservation subdivision for this zone.

Brett Anderson asked if there was any documentation that resulted from the appeal and what the City Council actually decided. **David Petersen** said the information is included in the staff report and in the minutes from that meeting. **Brett Anderson** asked if the result of the Preliminary Plat appeal is now the Final Plat that is before the Commission. **Eric Anderson** said yes. The

Commissioners and staff discussed the steps this subdivision has gone through with approvals, denials and appeals of the Schematic Plan and Preliminary Plat.

Heather Barnum asked if it would be appropriate to have a more complete staff report, one that includes the exact outcome of the appeal, prior to the Planning Commission recommending approval of the Final Plat. **David Petersen** said what is before the Commission is the result of the appeal to the City Council; any party still has 30 days to appeal the decision. **Brett Anderson, Rebecca Wayment, Heather Barnum** and **Kent Hinckley** all expressed concern that the public as well as the Commission does not know what happened during the appeal and thus more information should be provided to the Commission prior to recommending approval on the Final Plat. **Alex Leeman** stated he feels all information needed has been included and all other information for the appeal is on record in past meeting minutes.

Nick Mingo, 978 E. Woodoak Lane., expressed frustration that the Planning Commission approved a Preliminary Plat that was not being presented; he felt he had no choice but to appeal the decision. The City Council and the City Attorney worked together to make a decision and finally approved the Preliminary Plat. He said in the end, the Preliminary Plat that was approved is now the Final Plat that is before the Commission. He feels delaying the decision an additional two weeks does not accomplish anything.

The Commissioners and staff discussed what previously took place when the Preliminary Plat went before the City Council and some of the concerns that were presented by the residents and the Attorney at the time. **Brett Anderson** would like to see the exact results from the appeal. **Eric Anderson** said the results of the appeal are included in City record, just not in the Commission's staff report for the evening.

Nick Mingo said when the Preliminary Plat was presented to the City Council, it was tabled until the City was able to receive directive from the City Attorney as to how to proceed. From that point, it was approved and the application has now reached Final Plat.

The Commissioners still expressed concern with moving forward with approving the Final Plat. **Alex Leeman** read the attorney's direction, as provided in the City Council meeting minutes on May 6, 2014 which explained the appeal was unnecessary as approval was given on something. He feels the Commission should focus on the item before them and not worry about what was previously presented. Many Commissioners were frustrated that results of the appeal were not discussed until at this point; however, **Kent Hinckley** said now that he has a better understanding on the matter, he is comfortable with moving forward and discussing Final Plat.

Alex Leeman asked the applicant what changes he made from the Planning Commission's recommendations at Preliminary Plat. **Nick Mingo** said the main change was the connection to 1400 North. He could have been persuaded either way; however, City Council felt taking the road through would help with fire and other safety concerns.

Bret Gallacher asked if staff was satisfied with all legal questions that arose as a result from Preliminary Plat and the appeals process. **David Petersen** said yes, all concerns have previously been addressed.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the proposed final plat for the Brentwood Estates Conservation Subdivision, subject

to all applicable Farmington City ordinances and development standards and the following conditions:

1. A truck route be established making all construction trucks use 1300 North to access the site prior to recordation;
2. If the applicant has not yet paid for the open space waiver, he will do so prior to City Council consideration for final plat
3. Any outstanding issues raised by the DRC at final plat shall be address prior to recordation;
4. The improvements for the subdivision shall not go into warranty until the trail connection to Compton Road is constructed and installed.

Kent Hinckley seconded the motion. **Heather Barnum, Bret Gallacher, Kent Hinckley, Val Halford and Alex Leeman** approved the motion; **Brett Anderson** denied it. The motion passed.

Findings:

1. The proposed final plat submittal is consistent with all necessary requirements for a final plat as found in Chapter 6 of the City's Subdivision Ordinance.
2. The proposed final plat meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.
3. The outstanding issues raised by the DRC are minor revisions and can be address prior to either approval of stamped construction drawings or prior to recordation.
4. The density of the proposed subdivision matches the surrounding neighborhoods and conforms to the City's General Land Use Plan which designates this parcel as LDR (Low Density Residential) or 4 units per acre. Because the yield plan (attached) used lot sizes greater than 10,000 square feet, the development meets the required threshold as determined by the City's General Land Use Plan.
5. The applicant has negotiated a price with the City Manager for the open space waiver and has paid this amount.
6. The applicant is providing a detention basin that will service lots in addition to the Brentwood Estates i.e. North Compton Road.
7. The applicant has provided a trail connection from this development ease to Compton Road and has worked with the Trails Committee to do so, expanding connectivity for the development, and the trails committee has reviewed and approved this trail easement.
8. The second access onto 1400 North is needed for safety issues associated with emergency responses and slope challenges on neighboring roads.

Item #8. Lew Swain/Shepard Ridge Enterprises – Applicant is requesting a recommendation for Final Plat approval for the Oakwood Estates Phase VII Subdivision consisting of 1 lot on .8 acres located at approximately 517 West Oak Wood Circle in an LR-F Zone. (S-4-15)

Eric Anderson showed an aerial view of the parcel. He explained the improvements have already been made and the size and boundary of the lot has already been determined with the approval of the Preliminary Plat for the Oakwood Estates Subdivision. Platting the lot fulfils the requirements of the ordinance.

Bret Gallacher asked why this approval of this lot was not completed when the Subdivision was approved. **David Petersen** stated there are four different property owners of the Oakwood Estates Subdivision. The previously approved Preliminary Plat has been memorialized by a development agreement with the City. The applicant records the lots as they are ready to develop.

The applicant, **Lew Swain**, was available for questions by the Commission members.

Motion:

Brett Anderson made a motion that the Planning Commission recommend that the City Council approve the proposed final plat for the Oakwood Estates Phase VII subject to all applicable Farmington City ordinances and development standards. **Heather Barnum** seconded the motion which was unanimously approved

ZONE TEXT CHANGE

Item #9. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a Text Amendment of Chapter 17 of the Zoning Ordinance regarding amendments to garage width standards in the OTR Zone. (ZT-3-15)

David Petersen said the Ballantyne family has brought this concern to staff's attention. He provided a brief history of the homes located in downtown Farmington. He explained a large amount of homes are under 85' in width and are located on narrow lots. He walked through the different garage layouts of homes located in the downtown and approximately percentages of how many homes have each layout. He explained for those homes that have the garage flush with the home, the garage can only make up 33% of the width of the front plain of the home. When reviewing the width of the lots located in the downtown area, **David Petersen** said almost half of the lots are under 85' wide. In the event the garage is flush with the home, it would be nearly impossible to fit a 2-car garage on such a narrow lot with the maximum garage width percentage of 33%. **David Petersen** provided the Commissioners with a handout outlining garage width percentages based on lot width and side setbacks. He explained increasing the garage width percentage from 33% to possibly 40% or more would allow property owners of narrow lots the option of a 2-car garage.

Bret Gallacher asked if the Board of Adjustment could grant an adjustment on setbacks in lieu of amending the ordinance standard. **David Petersen** stated staff has authority to grant up to 25% variance on setbacks; however, it may not be enough on the narrower lots as the ordinance is currently written. If the garage width percentage is increased to 40-42% with a proposed 22-24' garage, staff may grant a variance to allow it to work.

David Petersen said he has not requested input from the Historic Preservation Commission yet. The earliest this item could be presented to the City Council is March 17, 2015. There will be one more Planning Commission meeting prior to the City Council meeting. **David Petersen** suggested approving the item with the condition that input be received from the Historic Preservation Commission or table or continue the item until the March 5, 2015 Planning Commission meeting and the input has been received.

Brett Anderson is comfortable moving forward with the item's approval with a condition that the Historic Preservation Commission review the changes. **Rebecca Wayment** would like the input from the Historic Preservation Commission prior to approval. She feels increasing the garage width percentage from 33% to 40+% may change the look of downtown Farmington.

Rebecca Wayment opened the public hearing at 8:59 p.m.

Julie Ballantyne, 27 Joy Dr., explained she and her family members are building a home for their parents, one of which is wheelchair bound. She said having an attached garage is a priority. She said they want to maintain the historic nature of downtown Farmington, but are seeking to fit the lifestyle of her parents that result from health issues.

Rebecca Wayment asked if the BOA can wave the setbacks in lieu of amending the ordinance for a whole zone. **David Petersen** said the garages meet the required setbacks, but the percentage of how much the garage takes up the front plain of the house is where the problems arise. **Rebecca Wayment** asked if the BOA can grant a variance of the front plain percentage. **David Petersen** said possibly; however, standardizing the zone may give people an opportunity for change in a unique situation. **Bret Gallacher** expressed concern that the BOA may not grant an adjustment based on one of the five rules that govern an adjustment which addresses the need for an adjustment based on a hardship. He feels the BOA may not see a 1-car garage being enough of a hardship.

David Petersen suggested continuing the public hearing until the March 5, 2015 Planning Commission meeting. In the meantime, he said staff will discuss the changes with the Historic Preservation Commission and will review the Americans With Disability Act (ADA). The changes the Ballantyne family are requested may qualify under the state code for ADA.

Rebecca Wayment closed the public hearing for this meeting at 9:07 p.m., but continued it until March 5, 2015.

Motion:

Kent Hinckley made a motion that the Planning Commission continue this item until the next meeting on March 5, 2015 to allow time for staff to research ADA compliance and for meeting with the Historic Preservation Commission. **Heather Barnum** seconded the motion which was unanimously approved

ADJOURNMENT

Motion:

At 9:10 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the results of the sign survey and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, March 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 the new Youth City Council Members/Administration of Oath of Office

7:15 Police Chief Report on Law Enforcement Impacts Related to new Growth

PRESENTATION OF PETITIONS AND REQUESTS:

7:30 Brentwood Estates Final Plat

SUMMARY ACTION:

7:40 Minute Motion Approving Summary Action List

1. Approval of Minutes from February 17, 2015
2. Oakwood Estates Phase VII Final Plat
3. Tuscany Grove Final Plat

NEW BUSINESS:

7:45 Office Park Discussion

8:15 2015 Municipal Elections

GOVERNING BODY REPORTS:

8:25 City Manager Report

1. Executive Summary for Planning Commission held on February 19, 2015
2. UTA Improvements – Bus Stop Pads

8:30 Mayor Talbot & City Council Reports

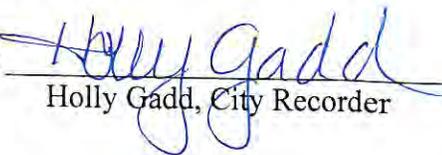
ADJOURN

CLOSED SESSION

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

DATED this 26th day of February, 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 Staff Report March 5, 2015

Item 3: Preliminary Plat for the Kestrel Bay Townhomes PUD Subdivision

Public Hearing:	Yes
Application No.:	S-7-15 (see also S-11-12)
Property Address:	Approximately 123 West and 620 South
General Plan Designation:	MDR (Medium Density Residential)
Zoning Designation:	R-8 (Multi Family Residential) (PUD)
Area:	.775 acres
Number of Lots:	10 Units
Property Owner:	Scott Balling
Agent:	Scott Balling

Request: *Applicant is requesting preliminary plat approval for the Kestrel Bay Townhomes PUD Subdivision.*

Background Information

The applicant, Scott Balling, is requesting preliminary plat approval for a multi-family, 10 unit PUD subdivision consisting of townhomes on property located at approximately 123 West and 620 South. The proposed Final Plat contains a total of 10 units on .775 acres of property. The applicant wishes to build these as townhouses but lease them initially and maintain the potential to sell the units in the future. The underlying zone for this property is an R-8 zone and under a PUD would be allowed up to 15 units per acre. Since it is a PUD, the approval process consists of a Schematic Plan & Preliminary PUD Master Plan, Preliminary Plat and Final Plat & Final PUD Master Plan. Because it is considered multi-family housing, the developer does not receive a bonus of units for additional open space and the maximum he can propose on this property is up to 11 units with the Planning Commission's and City Council's approval.

The applicant has received approvals for this project through Final Plat and Final PUD Master Plan. The Planning Commission approved the Preliminary Plat and Preliminary PUD Master Plan at their April 11, 2013. The Final Plat/Final PUD Master Plan was before the Planning Commission on December 5, 2013 and was approved by the City Council on January 7, 2014. The applicant is proposing to change the layout of the approved plans by reducing the number of units from 11 to 10, and by combining the two townhome structures into one. Because the changes proposed were significant, staff (including the DRC) requested that the applicant begin at preliminary plat and move through the process again; this will include preliminary plat and final plat.

There is a storm water easement that runs down the center of the property, and with the previous iteration of this project, the easement ran between the two buildings. However, because the applicant is proposing that the two buildings be combined into one, the City needs to vacate that easement for this layout to work. The City Engineer and Public Works asked the applicant to camera the line to ensure that it isn't servicing the storm water needs for any adjacent properties. The applicant has performed the requested "cameraing" of the lines, however the City Engineer has not yet reviewed that footage to ensure that the easement is indeed not being used. Before the easement can be vacated, the City Engineer and City Council must approve the vacation.

The massing of the project changes by attaching all 10 units together versus separating the buildings into 5 and 6 units respectively. How will this change in massing impact the look and feel of the neighborhood and the property which abuts the south side of the project? Is there enough variation in the façade and roof lines to soften the impact?

Suggested Alternative Motions

- A. Move that the Planning Commission recommend that the City Council approve the Kestrel Bay Townhomes PUD Final Plat and Final PUD Master Plan subject to all applicable Farmington City ordinances and development standards and the following conditions:
1. No building permits shall be issued until the LOMR effective date of June 26, 2015 has passed, which will remove the property from the floodway;
 2. The City Engineer and City Council shall review and approve the easement vacation prior to or concurrent with final plat consideration;
 3. A note shall be placed on the Final Plat indicating all culinary water lines and sewer lines will be private lines within the project property prior to recordation;
 4. A note shall be placed in the Final Plat indicating all recycling and garbage cans will be stored in the garage prior to recordation;
 5. Review and approval of final improvement drawings by Public Works, City Engineer, Benchland Water, Central Davis Sewer District, Fire Department, and the Community Development Department of the City.

Findings for Approval:

1. The proposed Preliminary Plat submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 6 of the City's Subdivision Ordinance.
2. Although the project has deviated slightly from the approved final plat and final PUD master plan, it is consistent with the Preliminary PUD Master Plan for the area.

OR

- B. Move that the Planning Commission table its decision pending changes to architectural elevations to mitigate potential impacts from the proposed project.

Finding:

The existing multi-family units on 620 South are comprised of duplexes or triplexes, a row of ten townhouses in one building may not fit the architectural character of the existing neighborhood, and mitigation may be necessary to make it fit.

Supplemental Information

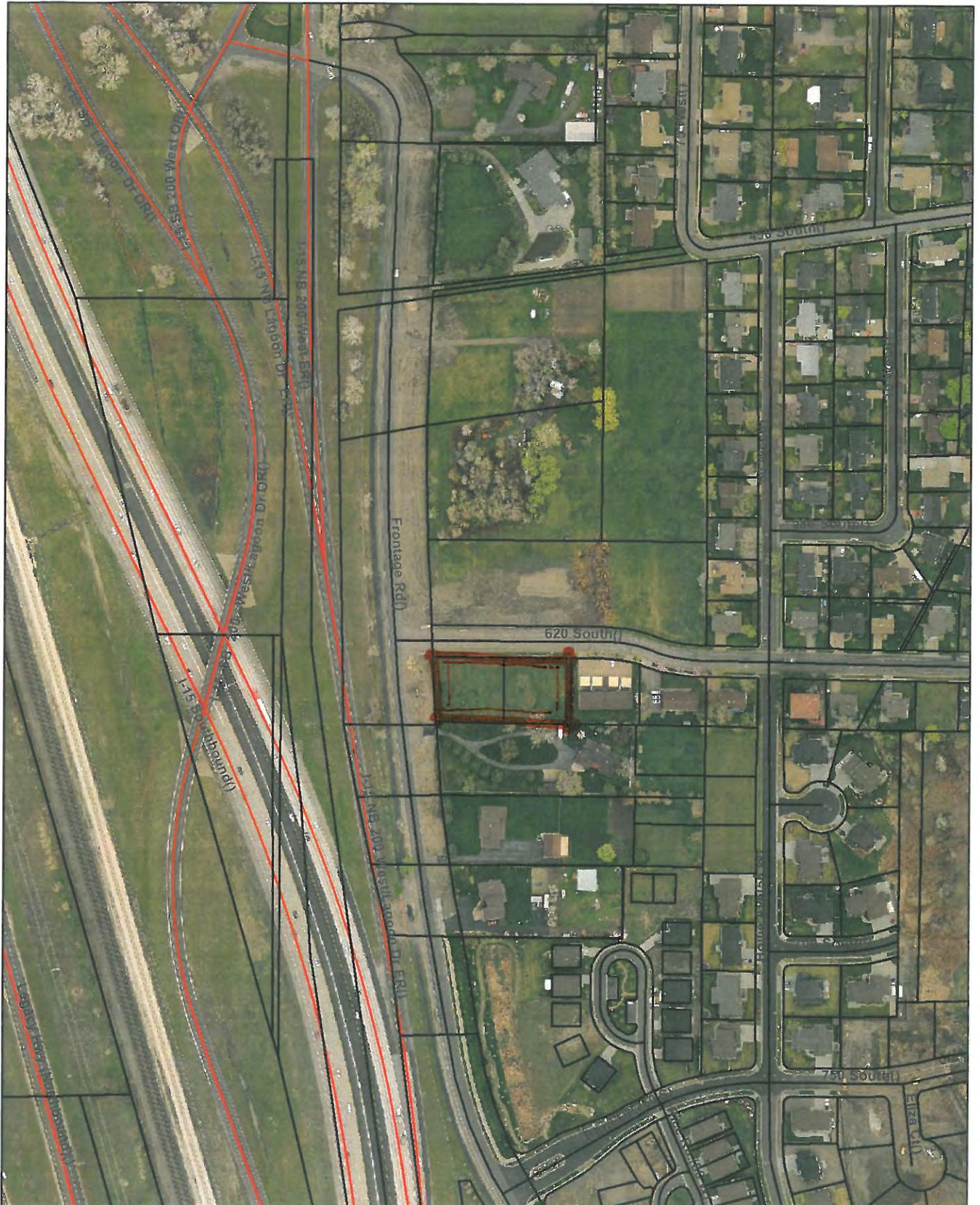
1. Vicinity Map
2. Kestrel Bay Townhomes Preliminary Plat
3. Existing Kestrel Bay Townhomes Final Plat/Final PUD Master Plan – Approved 1-7-2014
4. Proposed Kestrel Bay Townhomes Elevations
5. Existing Kestrel Bay Townhomes Elevations – Approved 1-7-2014

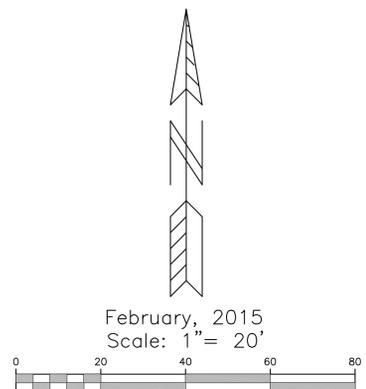
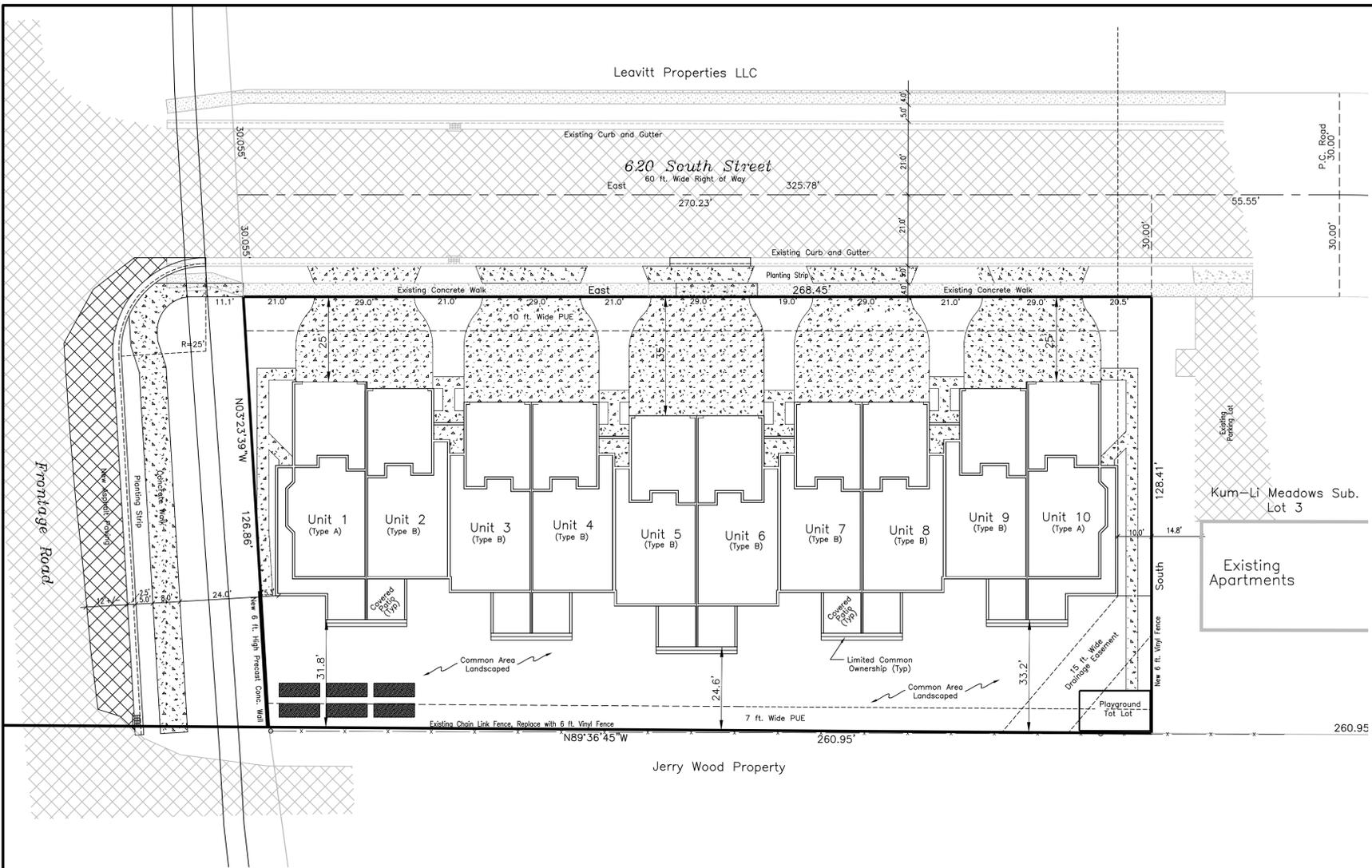
Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 13 – Multiple Family Residential Zones



Farmington City





Legal Description

All of Lots 1 and 2 of Kum-Li Meadows Subdivision in Farmington City, Davis County, Utah.

Legend

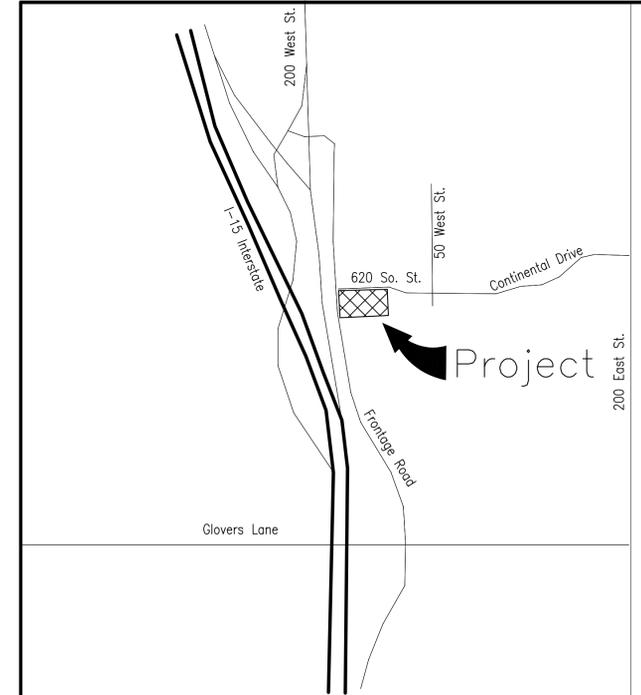
	Private Ownership	12,664 sq.ft.	37.5%
	Limited Common Ownership Landscaped Portion	6,548 sq.ft. 1,008 sq.ft.	19.4% 3.0%
	Common Ownership (All Landscaped)	14,540 sq.ft.	43.0%
	Total	33,752 sq.ft.	100%
	Landscaped	15,548 sq.ft.	46.1%
	Existing Asphalt Area		
	New Asphalt Area		
	Existing Concrete Surface		
	New Concrete Surface		
	Curb and Gutter		
	New Concrete Decorative Wall		
	Fence Line		
	Boundary Line		

Summary

Total Area 33,752 sq.ft. 0.775 Acres
 Allowable Density in R-8 Zone = 15 units/acre
 Gross Allowable Number of Units = (0.775)(15) = 11.6 units
 10% Required Open Space Area = 3,375 sq.ft.
 8% Additional Open Space Required for 0.4 Additional Units
 (.08)(33,752) = 2,700 sq.ft.
 Required Open Space for 12 units = (0.18)(33,752) = 6,075 sq.ft.
 Open Space on Site = 15,548 sq.ft. = 2.6 Times Required Amount

Preliminary Plat
Not to be Recorded

Vicinity Map

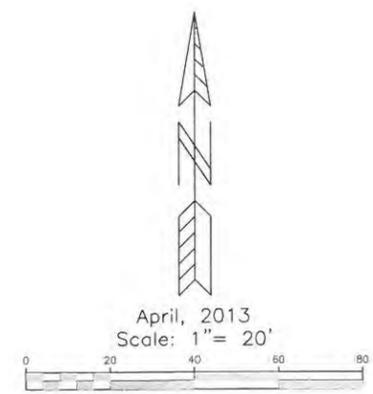
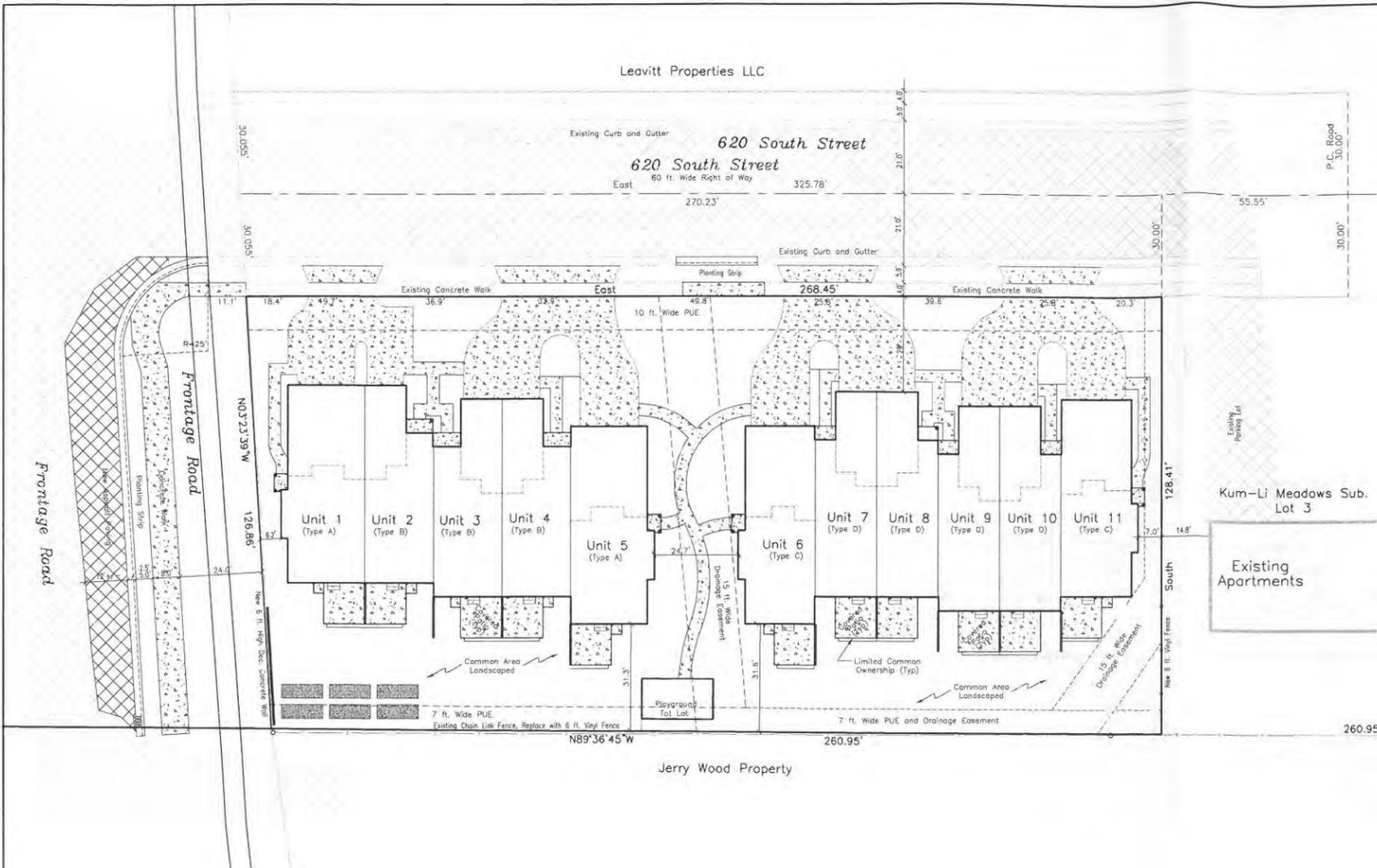


Balling Engineering
 Civil Engineering * Surveying * Planning
 Phone: (801) 295-7237
 Fax: (801) 299-0419
 Email: iscottballing@gmail.com

Kestrel Bay Townhomes (P.U.D.)
 Preliminary Site Plan
 For Scott and David Balling
 (801) 589-7305

Revisions	
Date	Description
7-28-12	
02-03-15	

C101
 Sheet 4 of 34



Legal Description

All of Lots 1 and 2 of Kum-Li Meadows Subdivision in Farmington City, Davis County, Utah.



Balling Engineering
 Civil Engineering * Surveying * Planning
 Phone: (801) 295-7237
 Fax: (801) 299-0419
 Email: scott@ballinginc.com
 323 East Pages Lane
 P.O. Box 805
 Centerville, Utah 84014

Kestrel Bay Townhomes (P.U.D.)
PUD Master Plan
 Preliminary Site Plan
 For Scott and David Balling
 (801) 589-7305

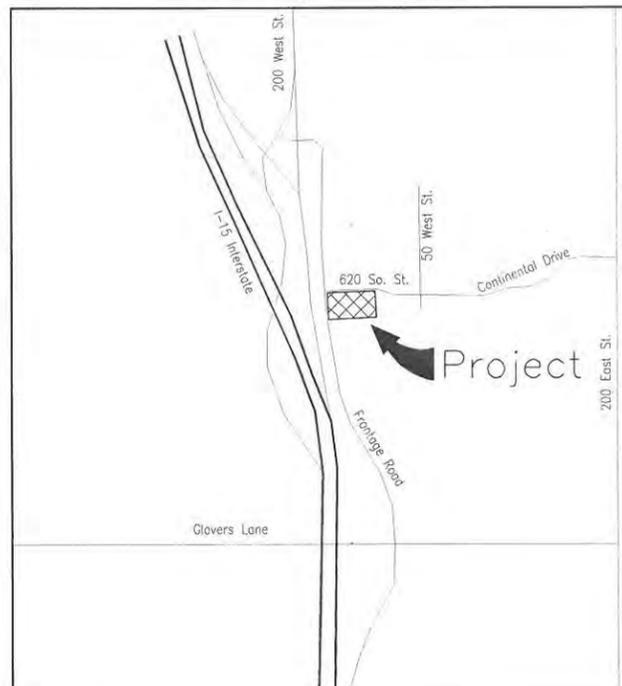
Legend

	Private Ownership	12,664 sq.ft.	37.5%
	Limited Common Ownership Landscaped Portion	6,548 sq.ft. 1,008 sq.ft.	19.4% 3.0%
	Common Ownership (All Landscaped)	14,540 sq.ft.	43.0%
	Total Landscaped	33,752 sq.ft. 15,548 sq.ft.	100% 46.1%
	Existing Asphalt Area		
	New Asphalt Area		
	Existing Concrete Surface		
	New Concrete Surface		
	Curb and Gutter		
	New Concrete Decorative Wall		
	Fence Line		
	Boundary Line		

Summary

Total Area 33,752 sq.ft. 0.775 Acres
 Allowable Density in R-8 Zone = 15 units/acre
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 Required Open Space for 12 units = (0.18)(33,752) = 6,075 sq.ft.
 Open Space on Site = 15,548 sq.ft. = 2.6 Times Required Amount

Vicinity Map



Preliminary Plat
 Not to be Recorded

Revisions		Date	Description	By
		3-29-13	Latest Review Submittal	JSB
Surveyor	D.K. Balling			
Date Surveyed	7-28-12			
Drafting	J. S. Balling			
Checked By	J. S. Balling			
Submittal Date	4-15-13			
File Number				



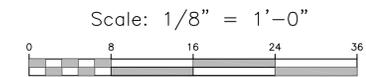
Front Elevation (North)



Back Elevation (South)



Side Elevation
West (as Shown)
East (Mirror Image)



Balling Engineering
Civil Engineering * Surveying * Planning
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: iscottballing@gmail.com

Kestrel Bay Townhomes
Building Elevations
XXXfor Eddie Marsing
1958 North Main St.
Centerville, Utah
Phone: (801) 295-9890

Revisions	
Date	Description

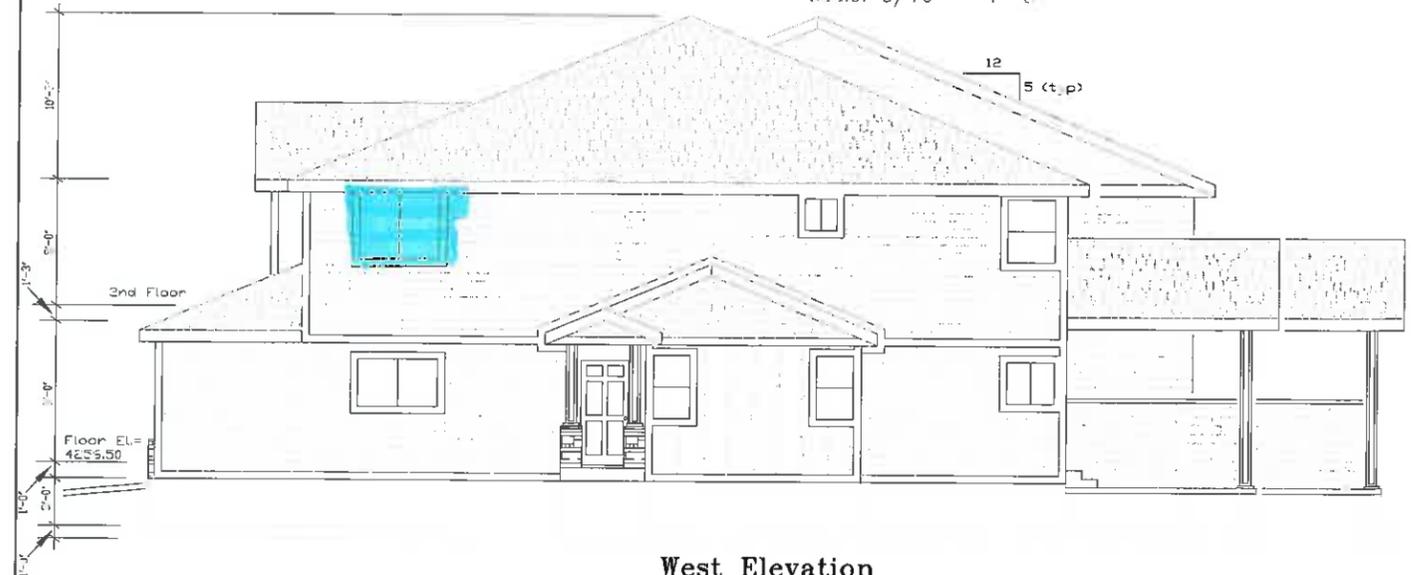
Surveyor	J.S. Belling
Date Surveyed	N/A
Drafting	J. S. Belling
Checked By	J. S. Belling
Submittal Date	2-26-15
File Number	



North Elevation
Scale: 3/16" = 1'-0"



South Elevation
Scale: 3/16" = 1'-0"



West Elevation
Scale: 3/16" = 1'-0"



East Elevation
Scale: 3/16" = 1'-0"

Revisions			
Date	Description	By	
7-28-13		D.K. Balling	Surveyor
		J. C. Balling	Drafting
		J. C. Balling	Checked By
4-15-13			Submitted Date
			File Number



Planning Commission Staff Report April 3, 2014

Item 4: Schematic Plan for the Pheasant Hollow Subdivision

Public Hearing:	Yes
Application No.:	S-2-14
Property Address:	Approximately 700 South 50 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	R (Residential)
Area:	4.55 acres
Number of Lots:	15
Property Owner:	Symphony Homes
Agent:	Russell Wilson

Request: *Applicant is requesting a recommendation for Schematic Plan approval for the Pheasant Hollow Subdivision.*

Background Information

The applicant, Symphony Homes, is requesting a recommendation for Schematic Plan approval for a 15-lot subdivision on property located at approximately 700 South and 50 East. The subdivision as proposed would consist of fifteen lots on 4.55 acres of property. The underlying zone for this property is an R zone.

Currently, 700 South has an unfinished gap between 200 East and 50 West. The proposed development would bridge this gap and create a local road connector between these two segments. The finished road would add to the connectivity between 200 East and the Frontage Road, particularly, it would alleviate some of the east to west traffic of 620 South.

There are delineated wetlands over a significant portion of the property, and these wetlands are constrained land that will either have to be mitigated or not built on. The yield plan shows that 10 lots can be constructed, in spite of the limitations caused by the wetlands. The R zone requires a minimum lot size of 16,000 s.f. in the yield plan, or the same requirements of a conventional subdivision.

Previously, the applicant received schematic plan approval from the City Council on May 6, 2014. The previous schematic plan was for a conservation subdivision and had 12 lots with a 10% open space provision. However, the applicant has since revised their plan under the new

alternative lot size provision in Chapter 11 of the Zoning Ordinance. In order to get the increased density, the applicant will need to complete a transfer of development rights (TDR) transaction with the City for 5 additional lots. The applicant is proposing that the designated wetlands on the western portion of the property be preserved, and that lots 12 and 15 be conveyed to the City, as park space. The applicant is also proposing to improve the approximate .88 acre park on behalf of the City. This notwithstanding, the applicant will need approval of the TDR from City Council, and approval of the improved park space as part of the TDR transaction. The total transaction, and monetary amount related thereto, if approved by City Council, will have to be completed through negotiations with the City Manager.

There is also some question as to the necessity for a flag lot (lot 10) in the corner of this property. Section 12-7-030(10) states:

“Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit.”

The Planning Commission is tasked with determining whether the flag lot meets these criteria for approval. Additionally, the flag lot as it is currently configured does not meet the standards set forth in 12-7-030(10), particularly as it relates to the required stem width of 28'. The applicant designed the stem according to the old standards where the required width was 20'. However, staff is confident that the applicant can bring the flag lot into compliance at preliminary plat, but staff has included this requirement as a condition for approval.

The road that runs through the center of the subdivision (the cul-de-sac) does not have side treatments, including sidewalk or park strip, as is required of a local road. The applicant is requesting flexibility on the design of the road. However, the applicant will need to receive City Council approval to modify the street-cross section and remove the requirement to provide sidewalk and park strip.

At the Planning Commission meeting on April 3, 2014, many neighbors expressed concerns with soils within the development and foundation settling of homes within the Continental Estates Phase I. In response to this concern, the Planning Commission added a condition that in addition to the geotech report that is already required at Preliminary Plat, the applicant must provide individual soils reports on a lot-by-lot basis to more fully address any potential issues related to poor soils in conjunction with the issuance of a building permit for each lot. The applicant did perform a geotech report for each lot (of the original schematic plan) and that report was reviewed by the City's geotech engineer (a consultant for the City).

Following that Planning Commission meeting, some concerned residents have begun a “Petition to Stop Houses in Mud”. One citizen in particular is pushing to have two additional conditions placed on the motion. The first is that an investigation be made into the failure of the homes built by Symphony Homes in Continental Estates Phase I and the second is that a third-party geotech scientist review all geotech reports. While the first condition may have bearing on the application under review, such an investigation may prove superfluous as the cause of the Continental Estates Phase I failures is well documented and already known, as are the steps taken by the City and the applicant to remedy the situation. The second condition is far too

onerous and cumbersome for the applicant to complete as we are already requiring a second geotech report for each lot, this condition already goes above and beyond what is required in the normal subdivision process. Additionally, requiring a third party to perform a review of the first overall geotech report and then a review of each of the individual lot-by-lot geotech reports is a burden that is far beyond what is necessary. An overall geotech report of the subdivision and a second geotech report for each individual lot is more than sufficient.

Suggested Motion

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

1. The City Manager determines what just compensation is for the 5 lot TDR transaction, and the City Council approves the TDR prior to preliminary plat;
2. The applicant must receive City Council approval to modify the street cross-section for the cul-de-sac prior to preliminary plat;
3. The applicant must bring the flag lot in compliance to Section 12-7-030(10) and the City Council must approve the flag lot as part of their review of the schematic plan;
4. Any outstanding issues raised by the DRC at Schematic Plan that have not been addressed, must be addressed at preliminary plat;
5. In addition to the soils report previously submitted, the applicant must update and provide a soils for each individual lot where the lot configuration has changed, and an independent geotech engineer, working for the City must also review the updated report.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. The proposed Schematic Plan creates a needed east-west connection from 200 East to the Frontage Road.
3. The fully improved pocket park that would be provided to the City would preserve wetlands, and provide the City and surrounding residents with open space and recreational opportunities.
4. The applicant has performed a geotech report above and beyond the normal requirements as a way to address the

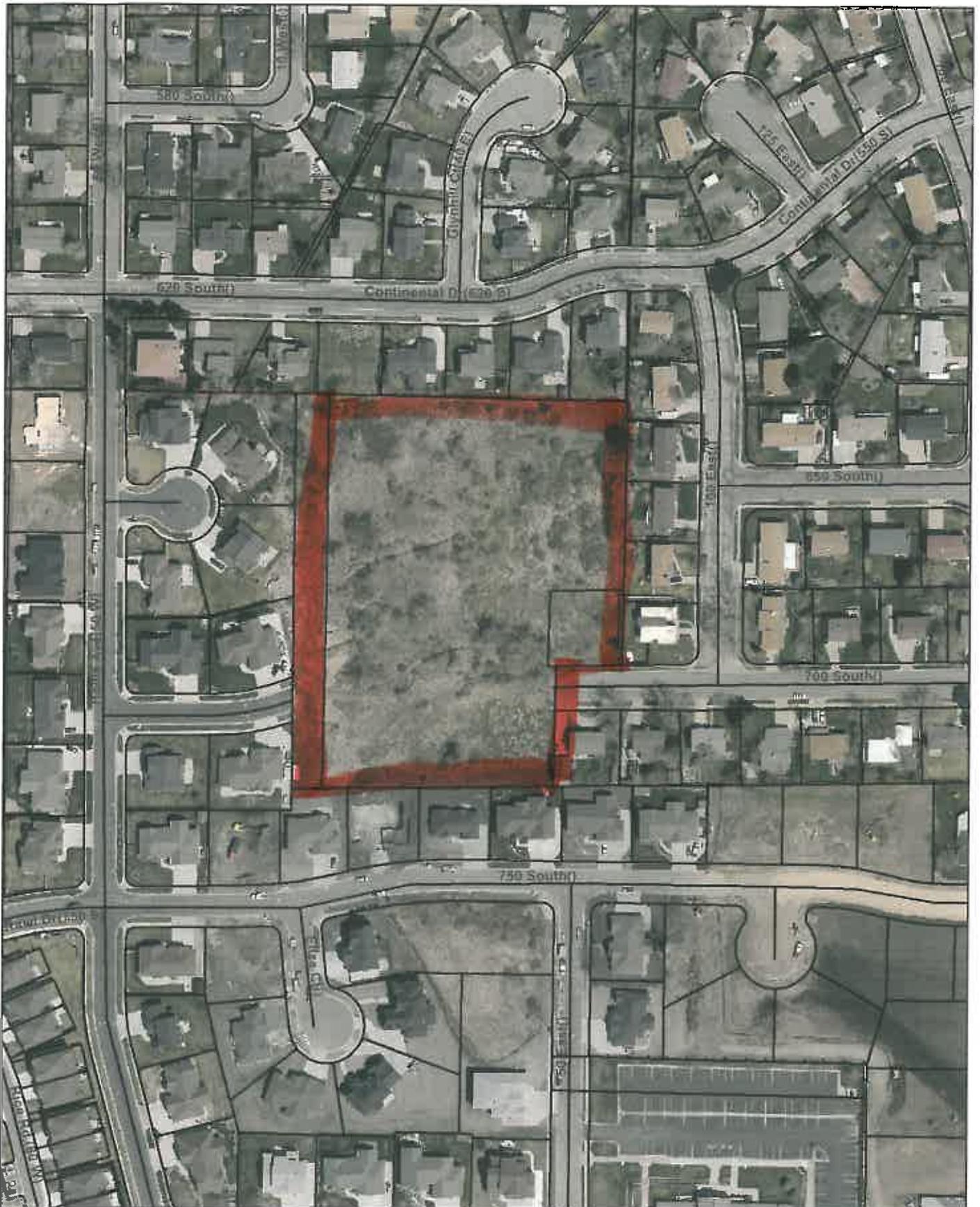
Supplemental Information

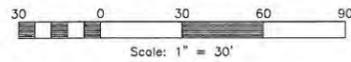
1. Vicinity Map
2. Existing Pheasant Hollow Schematic Plan (Approved May 6, 2014)
3. Proposed Pheasant Hollow Schematic Plan
4. Proposed Pheasant Hollow Schematic Plan With Park Illustrated
5. Yield Plan
6. Sensitive Land Designation Map (i.e. Wetland Delineation)
7. Section 12-7-030(10) – Flag Lots

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 11 – Single Family Residential Zones

Farmington City





Legend

= SENSITIVE AREA (WETLAND, 0.87 ACRES)

Pheasant Hollow Subdivision

Farmington City, Davis County, Utah

Developer:

Symphony Homes
James Wheatley
526 North 400 West
No. Salt Lake City, UT 84054
(801) 298-8555



REVISIONS	DESCRIPTION
DATE	

Pheasant Hollow Subdivision
PART OF THE NW 1/4 OF SECTION 30, T.3N., R.1E., S.1B. & M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Sensitive Area Designation Plan

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: FEB. 26, 2014
Name: PHEASANT HOLLOW SUBDIVISION
Number: 1884-29

example, phase two would be numbered 201, 202, 203, etc.

(9) Except for group dwellings and planned unit developments, as specifically authorized by this Title and the Zoning Ordinance, not more than one dwelling unit shall occupy any one lot.

(10) Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit. Such lots shall meet the following criteria:

- (a) The stem of the lot shall be not less than twenty feet (20') in width and shall not exceed one hundred fifty feet (150') in length;
- (b) The stem of the lot shall serve one lot only and shall have direct access to a dedicated and improved street;
- (c) The nearest fire hydrant shall be located no further than one hundred fifty feet (150') from the nearest corner of the proposed building on the lot; and
- (d) The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The stem area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made by the Zoning Administrator at the time a building permit is requested and shall be based on the orientation of the proposed home on the lot.
- (e) The number of flag lots shall not exceed ten percent (10%) of the total lots in the subdivision unless it is determined by the City that the property could not reasonably be developed otherwise.

(11) On lots with available access only onto a Major Arterial, Minor Arterial or Major Collector Street, a circular drive or some other type of vehicular maneuvering area shall be provided to enable vehicles to enter traffic moving forward rather than backing. The minimum depth of such lots shall be not less than one hundred ten feet (110').

12-7-040 Streets.

(1) All streets shall be designated and constructed with the appropriate street classification requirements specified herein:

STREET CLASSIFICATION



Planning Commission Staff Report March 5, 2015

Item 5: Zone Text Change—Garage Width Standards in the Original Townsite Residential (OTR) Zone

Public Hearing:	Yes
Application No.:	ZT-3-15
Property Address:	Central Farmington
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	240 + acres
Number of Lots:	n/a
Property Owner:	n/a
Applicant:	Farmington City

Applicant is requesting a recommendation to modify the garage width standards in Chapter 17 of the Zoning Ordinance.

Background Information

The Planning Commission considered this request on February 19, 2015, but instead of taking action they approved a motion to continue their review to allow time for staff to research ADA compliance issues and to meet and obtain a recommendation from the City's Historic Preservation Commission.

The Historic Preservation Commission recommends that the City keep the 33% front facing garage standard for all lots over 85 feet in width, and that the City allow a garage to occupy up to 40% of the front face of the home for lots 70 to 85 feet in width if for every percentage point increase in garage width as a percentage of the whole, the owner causes the garage to be set back (or recessed) 1.5 feet from the front plane of the home. Their recommendation is further set forth on a table attached to this report.

As of this writing, no ADA information is forthcoming; however, the Historic Commissions recommends that one should be able to receive a special exception for covered walkways, carports, ramps, etc., that encroach into setback areas, but not for garages that exceed the one bay minimum.

The following are paragraphs from the 2.19.15 PC Staff Report:

The street and parcel layout of Farmington's original townsite, which includes most of the downtown area, was established in the 19th Century. Later, in the late 1950's, and the 1960's, the City adopted zoning regulations to address the needs of post WW II suburban subdivisions. Unfortunately, the City applied these same regulations to the original townsite even though they were inconsistent with the built environment of this area. In 2002 The City adopted new standards more compatible with decades old development, and then rezoned approximately 240 acres and identified the new district as the Original Townsite Residential (OTR) Zone. It is not an historic district, but its purpose is to guide growth such that it is harmonious with, and enhances, the neighborhood character exemplified by the downtown area.

In 2001 - 2002, in preparation for the new zone, City staff conducted inventories, among other things, of the housing stock to help quantify qualitative attributes which help establish the look and feel of downtown as compared to more modern areas of the City. Garage and garage placement were identified as significant characteristics which distinguished the ambiance of downtown from the rest of the community. One inventory revealed that 25% of the housing stock had rear detached garages, 5% were attached but recessed, 6% were located in side corner yards, 10% were to the side of the structure but flush with the front plane of the home, 26% of the homes had no garage at all, and only in 10% of the circumstances did the garage only slightly project past the front plane of the main structure. Meanwhile, in one of our typical present day subdivisions the garages of almost 77% of all homes projected past the front plane of the home, and some significantly.

In keeping with what already existed in the area, the new ordinance allowed attached garages if they were recessed (or detached) to the rear of the home, and only permitted garages which were flush with the front of the home if considered as a conditional use. And in no circumstance were garages allowed beyond the front plane of the main structure. Later the conditional use requirement was repealed but other the placement standards remained. And still later the City adopted a standard which allowed attached garages to the side of a home so long as such garages comprised no more than 33% of the front façade.

Notwithstanding the forgoing, some lots in the OTR zone maybe reduced to 70 feet in width, and it is impossible for one to have an attached two car garage to the side of the home and meet the 33 percent standard because such lots are not wide enough.

Suggested Alternative Motions

A. Move that the Planning Commission recommend that the City Council approve a change to the attached garage percentage standards for narrower lots less than 85 feet in width from 33 up to 40 percent, and change both side setbacks to 10 feet.

- OR -

B. Move that the Planning Commission recommend that the City Council change attached garage percentage standards for narrower lots less than 85 feet in width from 33 up to 40 percent so long as for every percentage point increase in garage width as a percentage of the whole over 33%, the owner causes the garage to be set back (or recessed) 1.5 feet from the front plane of the home, and change both side setbacks to 10 feet.

Findings:

1. Farmington's original town site is characterized by an extremely diverse array of housing styles representative of each decade dating back to the 1850's. This adds to the fine architectural grain and unique sense of place indicative of this area.
2. Historically, and even today, very few attached front facing garages (which often dominate the front façade of a residential dwelling) exist in central Farmington as compared to other more recently developed areas of the community.
3. These and other urban design attributes create an inviting place for walking/pedestrian activities in the downtown core, including all the social, environmental, and public health benefits which accompany such activities.
4. In support of the foregoing, a previous Planning Commission recommended that attached garages even/flush with the main part of the home (not encroaching into the front yard) shall not exceed 33% of the entire front plane of the dwelling (which includes the garage).
5. A large number of lots in the original town site are less than 85 feet wide, and the Zoning Ordinance allows for lots down to 70 feet in width.
6. A two car garage is a typical size found in residential neighborhoods.
7. Lots less than 85 feet in width cannot accommodate an attached 2 car garage even with the front plane of the home and meet 33% standard.

8. Increasing the garage standard up to 40 % as a percentage of the entire front for dwellings on narrower lots (under certain conditions set forth herein) will better accommodate two car garages, but at the same time aide in preserving the ambiance of downtown. It represents an acceptable compromise for two competing issues: 1) the owner's desire for garage space, and 2) maintaining and preserving the characteristics of the built environment of the downtown area.

Supplemental Information

1. Proposed Changes to Section 11-17-050(4) and Section 11-17-040(1)
2. Additional information will be presented at Planning Commission meeting.

Applicable Ordinances

1. Chapter 11 – OTR Zone

Proposed Changes to Section 11-17-050(4) and Section 11-17-040(1) regarding garage width and side setback standards (ZT-3-15).

Planning Commission, March 5, 2015

11-17-050 Accessory Buildings and Structures (Including Attached or Detached Garages).

(4) All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

- (a) Under no circumstance shall any garage encroach into the front yard, or any other yard, except side yards and the rear yard, of the building lot;
- (b) [Option A] Attached garages constructed even with the front setback line, or that are setback (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than 33% of the front plane of the home on lots greater than 85 feet in width, and up to 40% on lots less than 85 feet in width,

OR

[Option B] Attached garages constructed even with the front setback line, or that are setback (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than 33% of the front plane of the home on lots greater than 85 feet in width, and up to 40% on lots less than 85 feet in width if for every percentage point over 33 % the garage is set back (or recessed) an additional 1.5 feet behind the front plane of the home,

- (c) All garages, unless otherwise provided herein, shall be considered as a Permitted Use.
- (d) Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.

11-17-040 Minimum Lot and Setback Standards.

(1) The following shall be the minimum lot areas, widths, and main building setbacks in the OTR Zone:

Zone	Lot Area	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
OTR	10,000 s.f. for each single-family	85'	95'	30'	10' min., total 22'	20'	30'