



Farmington City Planning Commission

March 19, 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 19, 2015**

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

*Study Session: 6:30 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> 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 Harwood/The Haws Companies - Applicant is requesting a recommendation for approval of final 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)
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)

### **OTHER BUSINESS**

5. Scott Harwood/The Haws Companies - Applicant is requesting approval to relocate a pylon sign related to the Park Lane Commons Project, and city staff is requesting input regarding a possible substantial amendment to the Supplemental Development Agreement related to the project.
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 March 13, 2015

A handwritten signature in blue ink, consisting of a large, stylized 'E' followed by a horizontal line extending to the right.

Eric Anderson  
Associate City Planner

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

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**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 Balling – Requesting Preliminary Plat Approval for Kestrel Bay Townhomes**

**Eric Anderson** said this item is the Preliminary Plat for Kestrel Bay Townhomes located off of 620 South and the Frontage Road. The applicant received Final Plat approval on December 5, 2013, but was delayed by approval from FEMA regarding the flood plains. About a month ago, the applicant explained to staff some of the changes he would be making to the plans. Some of the changes include two-car garages, wrap around balconies on the end units and amending the plans from two buildings to one long townhome complex. **Eric Anderson** said staff felt the changes were significant enough that it needed to return for Preliminary Plat approval. Staff feels the proposed changes may not fit the look and feel of the surrounding neighborhood. **Kent Hinckley** reviewed the standards of a Planned Unit Development (PUD) as found in the ordinance; he does not feel this project meets those standards. All the Commissioners expressed concerns with the proposed Preliminary Plat and did not like that it was changed from a two building complex to a 10-unit, one building complex.

**David Petersen** briefly explained the history of this project. It is zoned R-8 which allows for 15 units per acre and would also allow for apartment complexes. The previous Commission and the surrounding neighbors preferred this project as it would be owner occupied townhomes. In regards to the previous PUD concern, **David Petersen** also explained that through a PUD, the applicant is able to deviate from the setback standards of the underlying zone.

**Item #4. Russell Wilson/Symphony Homes – Requesting Recommendation for Schematic Plan Approval for Pheasant Hollow Subdivision**

**Eric Anderson** said the applicant received Schematic Plan approval last May; however, they are now requesting 15 lots (10 per the yield plan plus an additional 5 TDR lots) with 2 lots that the applicant would turn into a park. He explained the applicant would not just be donating the land, but would be paying for the development and improvement of the park. **Kent Hinckley** asked if the City wanted another “pocket park.” **David Petersen** said that although the City Parks Department does not typically like “pocket parks,” the Mayor is in favor of this one. With the TDR, the land would not be transferred to another part of the City, like the regional park, but would remain in the neighborhood.

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**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**

**Heather Barnum** made a motion to approve the Minutes from the February 19, 2015 Planning Commission meeting. **Kent Hinckley** seconded the motion which was unanimously approved.

### **#2. City Council Report**

**Eric Anderson** gave a report from the City Council meeting on March 3, 2015. He said Brentwood Estates Final Plat, Oakwood Estates Phase VII Final Plan and Tuscany Grove Final Plat were all approved. Jeff Hawkes also presented concept drawings to the Council for an office park north of Station Park near Shepard Lane.

### **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)**

**Eric Anderson** said the applicant previously obtained Final PUD Master Plan and Final Plat approval on December 5, 2013. The applicant has changed the previously approved plans from two townhome structures into one 10-unit building. The applicant is also proposing to remove the drainage easement that was previously located between the two proposed buildings. There are also some changes with the driveway configurations and balconies on the outside units. **Eric Anderson** said staff provided two alternative motions for approval or tabling of the item, as shown in the staff report.

**Val Halford** asked if there were concerns regarding the removal of the drainage easement and where the drainage will then go if the easement is removed. **Eric Anderson** explained the City Engineer and Public Works asked the applicant to camera the drainage line as it appeared to be a vacated land drain. The applicant hired someone to video the line; based on the recording, the line does not appear to be serving anyone and is okay to be removed. As for his current drainage plans, **Eric Anderson** said to ask the applicant.

**Scott Balling**, 1995 N. 100 E., Centerville, provided the Commission with handouts that included the proposed “upgrades” to the townhomes, a document outlining the drainage easement and the right-of-way and an updated Preliminary Site Plan with included elevations. He explained more information regarding the drainage easement, as outlined in his handout. He explained there is no need for it anymore and has the recorded release of the drainage easement. He explained some of the upgrades that are included in the proposed units, including a two car garage on every unit, the middle units will be increased to 1500-1900 sq.ft. with an increase in unit width from 18’ to 24’ and end units with a covered, wrap-around porch. He also said, based on previous discussions in past Planning Commission meetings, there were concerns regarding driveways backing onto 620 South. Driveway configurations have changed to allow cars to be forward facing as they approach 620 South. They have also raised the price of the units and will be selling all of them (there had been previous

discussions about renting the units). With regards to **Val Halfords'** concerns with drainage of the project, there is a drain line stubbed in the southern corner of the property and a catch basin near unit 2.

**Val Halford** asked what the sell price of the units will be. **Scott Balling** said they are working to sell the units under \$250,000. **Heather Barnum** asked if they will sell all the units at once. **Scott Balling** said yes they will, but will first complete one unit as a model home. **Val Halford** asked the applicant who is his target market. **Scott Balling** said the original plan was for the units to be “starter homes,” but have since realized families of all stages of life are now interested as there is only one flight of stairs, a larger layout and the main living area on the same elevation as the garage.

**Brett Anderson** asked for further clarification on the long roofline as the plans looked like they have 3 levels of setbacks. **Scott Balling** said they plan to off-set each “building”, comprised of two units, by 6'. They plan to use hardiback materials on the exterior of the units which will give a variety of surfaces and colors. They would also like to upgrade the garage doors to have windows and will also include landscaping in areas around the front doors and other areas around the units.

**Brett Anderson** asked for more information about plans for the backyards. **Scott Balling** said they will include a visually solid barrier fence to keep surrounding residents' yards private, a concrete masonry wall along the Frontage Road for further privacy and a 12' by 12' covered patio.

**Rebecca Wayment opened the public hearing at 7:26 p.m.**

**Mike Nielsen**, 101 W. 620 S., said he owns the property east of the proposed development. He likes the upgrades that have been included, like the two car garage. He also likes that the units will be sold and not rented.

**Rebecca Wayment closed the public hearing at 7:28 p.m.**

**Bret Gallacher** feels much more comfortable with the provided elevations after seeing the updated plans and hearing the description of the project. He feels the 6' setbacks will help break up the long roof line. **Kent Hinckley** agreed; he feels staggering the roof line with the setbacks is a much better solution than one solid roof line. **Brett Anderson** also agreed; he also likes the two entries into the development to allow cars a forward access to 620 South. **Heather Barnum** agreed with the comments regarding the 6' setbacks and added the different finishes will also help break up the roof line and make it appear as more duplexes than one building.

***Motion:***

**Brett Anderson** made a motion that the Planning Commission approve the Kestrel Bay Townhomes PUD Preliminary Plat 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.

**Alex Leeman** seconded the motion which was unanimously approved.

Finding:

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.

Note: The Preliminary Plat approved was in reference to the drawings dated February 10, 2015 that were provided to the Planning Commission by the applicant during the meeting.

**Item #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)**

**Eric Anderson** said the applicant previously received Schematic Plan approval from City Council for a 12 lot conservation subdivision with a 10% open space provision on May 6, 2014. Since that time, the applicant has amended the Schematic Plan so the revision is now before the Commission. Based on the yield plan staff completed, the applicant is allotted 10 lots under a conventional subdivision; however, the applicant is proposing 15 lots. To obtain 15 lots, the applicant must request a TDR for 5 lots; however, the applicant plans preserve the delineated wetlands and leave 2 lots for a park. **Eric Anderson** said all lots meet the alternative lot size requirements based on the ordinance, except the flag lot, but that can be resolved. The proposed cul-de-sac does not have sidewalks or a park strip. He also said many of the residents previously expressed concern that the soil is not suitable for development. The applicant has obtained a geotech report which is more than what is required based on the ordinance. Based on that report, with mitigation, the land will likely be suitable for development. Staff is recommending approval. **Eric Anderson** also said if approved Finding #4 needs to have the words "potential soils issues" added to the end of the sentence.

**Brett Anderson** asked where the nearest park was to the proposed development. **David Petersen** showed the nearest park on the aerial view which is near the cemetery. He said that some of the land from the park has been used to increase the size of the cemetery so there is always a potential that the park may disappear long term. **Brett Anderson** said he feels this park would be beneficial to the neighbors. **Bret Gallacher** expressed concern with how small the park is as it is well under an acre once the wetlands are set aside.

**Kent Hinckley** asked what the ordinance requires for sidewalks and park strips. **Eric Anderson** said for a local road a 7 ½' park strip and 4' sidewalk is required; however, City Council has the authority to approve a street cross-section modification at the Schematic Plan phase.

**Russell Wilson**, 526 N. 400 W., is a representative from Symphony Homes. He said they have done extensive soils testing, plus additional testing and have tested each individual lot. He said the results showed it was better to have smaller lots as there would be less impact on the soil. Since the lots are smaller, they felt it was better not to have park strips or sidewalk as to allow for a larger building foot print. With regards to the park, they plan to improve it with a play facility, benches,

landscaping, and a grassy area. **Alex Leeman** suggested not having outdoor lighting as it will help prevent the park from being used past reasonable hours. **Russell Wilson** also said the lot sizes are comparable to the surrounding area, but was not sure of the square footage of these homes.

**Kent Hinckley** asked if the reason for no sidewalk was to make the homes bigger. **Russell Wilson** said yes, these homes will be slightly smaller than their usual product. With the average lot size being approximately 8,000 sq.ft., having a 7 ½' plus 4' for parking strip and sidewalk, the setbacks for the home are affected.

**Alex Leeman** suggested modifying the street cross-section to include the sidewalk without the park strip. **Eric Anderson** said Public Works does not want a sidewalk without the park strip as snow removal becomes a problem; however, the 7 ½' park strip size requirement may be modified.

The Commissioners and the applicant discussed different alternatives for having the sidewalk which included a sidewalk on half of the street or in front of a few lots. The Commissioners were concerned that with it being a cul-de-sac and a park, a sidewalk is important for safety measures.

**Rebecca Wayment opened the public hearing at 7:54 p.m.**

**Jeff Holman**, 22 Virginia Cir., lives just west of the proposed flag lot. He said that not having a sidewalk in the development is a concern. He also wanted to clarify that the Army Corps of Engineers requires wetlands to be undeveloped, unimproved and fenced. The area near the park is wetlands and these requirements would apply to it, making the park very small. He is concerned that the applicant is asking for 15 lots with 2 proposed lots for a park, but could later come back to build on it. Based on ordinance, **Jeff Holman** said flag lots are not permitted for economic purposes; however, he feels an economic gain is the only reason to include a flag lot in this development as they are trying to get as many lots in as possible.

**Jim Feichko**, 36 E. 620 S., lives near this proposed development. He purchased his home 3 years ago. Since that time, his home has had settling problems. He explained all the different areas of his home that have had damage caused by the settling. He explained the installation of helical piers around his home to help prevent the settling. He expressed major concern for the future home buyers of the proposed project as he feels the soil is not suitable for development.

**Dan Lanson**, 599 Glynhill Ct, lives directly north of the proposed development. He also expressed concern regarding the removal of the sidewalk. He said that he purchased his home from Symphony Homes 7 years ago and since that time, his home has sunk 4 1/2". He feels Symphony Homes knew about the problem prior to his purchase and will only provide small "fixes" to the problem, like shaving doors. He is very concerned about the oversight of the project since the development where his home is located, Continental Estates has homes, sidewalks and streets that are sinking.

**Dallas Bradbury**, 692 S. 100 E., shares the same concerns as already mentioned. He added that he is concerned with the traffic coming down 700 S. and how it may impact those traveling to the park. He also explained that many helical pier companies that are used, or may even be used by the applicant for the project, offer a 25 year or lifetime warranty. In the small print, the helical pier guarantee is void if the water changes or if there are high winds. He is concerned these warranties may be void as the water will change and there are high winds in Farmington. He expressed concern that it has been a dry year so the soils testing may not have been accurate. He is also concerned that drying these wetlands up for this project may also cause additional drying (and shrinking) of the property in the surrounding areas causing more damage to the homes surrounding the development.

**Ken Hamilton**, 24 W. 620 S., lives to the west of the development and has for 28 years. He explained some of the problems Symphony Homes had with their previous development, Continental Estates. He said he has pictures of caterpillars being stuck in over 20” of mud. He also remembers when the foundation of a home near his house was being dug. The next day the concrete could not be poured until 4’ of water was pumped from the hole. He feels that due to our dry winter, the wetlands may be drier now, but will soon fill up again with water. He does not feel Symphony Homes will be there to back residents up when the problems start to arise in the future for this development.

**Kim Farr**, 82 E. Continental Dr., shared with the Commission the plans for Pheasant Hollow Subdivision that was presented in 2008. The plans showed 10 big homes on larger lots. The current proposal is for 15 homes on smaller lots. Also from the 2008 plans, the wetlands encompassed more of the property than the 2015 plans. She expressed concern on why the previous plans included more wetlands.

**Rebecca Wayment closed the public hearing at 8:15 p.m. for this meeting, but continued it to March 19, 2015 Planning Commission meeting.**

**Russell Wilson** explained they will use helical piers on the home; they will include one on every corner of the home, but will also follow the recommendation set by the helical pier companies of one pier every 8’ which would result in over 20+ helical piers per home. With regards to the 2008 plans Mrs. Farr presented, he is not sure about the designated wetlands on it as the Army Corps of Engineers provided the current drawings of the delineated wetlands for the development.

**Brett Anderson** asked if the helical pier companies warrant their work. **Russell Wilson** said yes; he also added that in addition to helical piers, each lot will also include a gravel bedding, a land drain and a foundation drain. **Brett Anderson** asked staff who address drainage and water issues and land settlement standards. **David Petersen** said it varies; the City may hire a soils engineer, but that engineer would provide the City with the soils report to review. During approval of the last Schematic Plan for this development, the motion included a condition that an independent geotech scientist review the applicant’s geotech reports, and that a soil report be prepared for each lot individually.

**Brett Anderson** explained to the public that the Planning Commission is constrained by the ordinance when making decisions on approving developments. It is the Planning Commission’s job to see that the developers meet the requirements as outlined in the ordinance.

**Kent Hinckley** asked staff what if the developer has done all that is asked with soil studies, professional consultants, and requirements based on the ordinance. What more can the Planning Commission do? **David Petersen** stated that if a developer provides all information, completed all required studies, meets all standards and the City denies the subdivision, the City is then liable for “inverse condemnation.” This type of liability is excluded from municipalities’ insurance and could cost the City millions of dollars.

**Rebecca Wayment** asked the actual size of the park without the wetlands included. **David Petersen** said approximately 1/3 of an acre. **Alex Leeman** asked if there is a requirement that the wetlands be fenced. **Heather Barnum** said yes, but it can be a chain link fence. **Russell Wilson** said they are okay with installing the fence per the requirement.

The Commissioners discussed the flag lot. Some felt that it was being included for economic gain as they feel the developer is trying to fit a larger number of lots in the development. **Heather**

**Barnum** suggested re-designing the development with fewer lots so there is not a need for the flag lot.

**Alex Leeman** asked if the drainage plans for the development could be reviewed during Preliminary Plat. He would also like to have an engineer to come and discuss the results of the geotech study with the Commission. **David Petersen** said the item could be tabled and a copy of the geotech report can be requested.

**Brett Anderson** said he appreciated the concerns that were presented regarding the water and the builder. **David Petersen** reminded the residents and the Commissioners that although the concerns are received and appreciated, the Planning Commission does not have authority over a contractual relationship between the builder and the home buyer. He said he hopes members of the public seek out all the information they can prior to buying a home.

**Kent Hinckley** stated his concerns with the development. He does not like flag lots and feels they should only be allowed under certain conditions. He is also concerned that sidewalks were not included. He feels the City is not receiving much out of the proposed park due to its size, but is fine if the City wants it.

**Heather Barnum** asked why the applicant is building the park. **David Petersen** said that although the park may be small, it still provides a gathering area for the kids and others. Parks of this size have been well received in other areas of the City.

**Bret Gallacher** said he feels bad for those that have disagreements with Symphony Homes; however, Symphony Homes has done all that has been asked of them by the Commission except for the sidewalks. He has a big concern with approving the development without sidewalks. **David Petersen** suggested tabling the item with the request to see sidewalks and explore the possibility of removing the flag lot.

**Rebecca Wayment** also agreed that she feels for those that expressed concern, but in the end, if the developer does all they can, it is their right to move forward with the development. She also feels sidewalks are a necessity, especially because she feels the trails system is important to the interconnectivity of the City. She stated she does not like the flag lot and would like to see a layout that does not include it.

**Heather Barnum** would also like to table the item to allow the developer time to address the sidewalks and the flag lot.

It was discussed if the item should be tabled or continued. **Rebecca Wayment** wanted the public the opportunity to review the revisions and voice their opinion so the item will be continued.

***Motion:***

**Heather Barnum** made a motion that the Planning Commission continue the public hearing and the item to March 19, 2015 to give the applicant time to address the sidewalk and flag lot concerns. **Bret Gallacher** seconded the motion which was unanimously approved.

**ZONE TEXT CHANGE**

**Item #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)**

**David Petersen** said, based on the last Planning Commission meeting's discussion, he reviewed the item with the Historic Preservation Commission. The Preservation Commission did not like compromising the current 33% front facing garage standard. The Preservation Commission offered a compromise that for every percentage increase to the standard, the garage would be recessed a foot and a half. Under that proposed standard, to obtain a 40% front facing garage standard, the garage would be recessed 10 ½'. **David Petersen** said if the garage is recessed 50% or more the length of the home, it can be as large as a resident may want; however, the narrow lots do not have a way to accommodate this. **David Petersen** said the choices before the Commission would be to leave the standard as is at 33% (narrow lots just could not accommodate a two car garage), amend the standard up to 40% or recess the garage to obtain a higher percentage standard.

**David Petersen** said he also reviewed the Americans with Disabilities Act (ADA) standards, but the standards seemed to apply for more covered parking and loading areas than for garages.

**Heather Barnum** asked if the garage could be turned to the side instead of having it flush with the front of the house. **David Petersen** said the Historic Preservation Commission did not have a problem with that; however, it would not be possible with the 70' wide lot.

**Bret Gallacher** asked staff what their recommendation would be based on the options provided. **David Petersen** said he would prefer recessing the garage 1' for every 1% standard increase.

**Rebecca Wayment re-opened the public hearing at 9:10 p.m.**

**Julie Ballantyne**, 22 W. Joy Dr., explained they have tried many different options; however, most are not realistic. They have floor plans that would work with a 7% increase to the standard, but they can also accommodate a setback garage in exchange for a percentage increase.

**Rebecca Wayment closed the public hearing for this meeting at 9:11 p.m.**

**Heather Barnum** said she liked the idea of going with some of the Historic Preservation Commission's recommendation as they have the task of preserving the look and feel of Farmington's downtown. She feels the 1' for 1% is a good compromise as it still preserves what the Preservation Commission is trying to accomplish.

**Rebecca Wayment, Brett Anderson and Kent Hinckley** agree that 1' for 1% is an appropriate compromise.

***Motion:***

**Kent Hinckley** made a motion 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% 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 foot from the front plane of the home, and change both side setbacks to 10 feet. **Val Halford** seconded the motion which was unanimously approved.

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 eve/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' wide, and the Zoning Ordinance allows for lots down to 70' 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 two-car garage even with the front plane of the home and meet the 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 characters of the built environment of the downtown area.

**OTHER BUSINESS**

**Eric Anderson** explained to the Commission that a possible application may be coming to the City for the HHI Building located on Main Street for a tow truck driving school. It would only require two tow trucks to be stored in the back of the property at night. The Commissioners discussed this option and how its use would be reviewed based on the permitted and conditional uses found in the ordinance for the BR zone. The Commissioners were comfortable looking more into the possible application.

**ADJOURNMENT**

***Motion:***

At 9:32 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

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**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 Master Plan of the Park and Gym 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 17, 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 Festival Days Theme, Logo and Grand Marshal Recommendation

### **PUBLIC HEARINGS:**

7:15 Plat Amendments for:

- a) Shepard Heights
- b) Parkland Subdivision Plat A
- c) Hidden Meadows Subdivision
- d) Hidden Meadows Subdivision No. 3

7:20 OTR Garage Width Amendment

### **DISCUSSIONS:**

7:30 Approval of Park Master Plan and Gym Design and the Priority List of Items to Build in the Park and the Budget Sources and uses of Funds for the Park and Gym and other Related Projects.

**SUMMARY ACTION:**

8:30 Minute Motion Approving Summary Action List

1. Two-Two Year Extensions for the Lease with CRS Engineers
2. Parkwalk Downs Final Plat
3. Approval of Minutes from March 3, 2015
4. Ratification and Approval of the Storm Water Bond Log
5. Arbor Day Proclamation

**GOVERNING BODY REPORTS:**

8:35 City Manager Report

1. Executive Summary for Planning Commission held on March 5, 2015
2. Building Activity Report for February
3. Special Meeting Date for March 24<sup>th</sup> or March 31<sup>st</sup>
4. Emergency Management Institute Training

8:45 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

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

DATED this 12th day of March, 2015.

**FARMINGTON CITY CORPORATION**

By: Holly Gadd  
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 19, 2015

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### Item 3: Park Lane Commons Ph. II (Cabela's Subdivision) Final Plat

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

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

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#### **Background Information**

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

This final plat was received on March 13<sup>th</sup>, at 4:00 p.m. (or one hour before the packet went out). As of the time that this packet was finalized, the DRC had not yet reviewed this plat. However, staff is confident that the DRC will have reviewed this latest iteration prior to the Planning Commission meeting, and therefore some added conditions, not in the staff report, are expected to be considered as part of this application.

#### **Suggested Motion**

Move that the Planning Commission recommend that the City Council approve the final plat for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development

standards and obtaining final site plan or development design approval from staff and the following conditions:

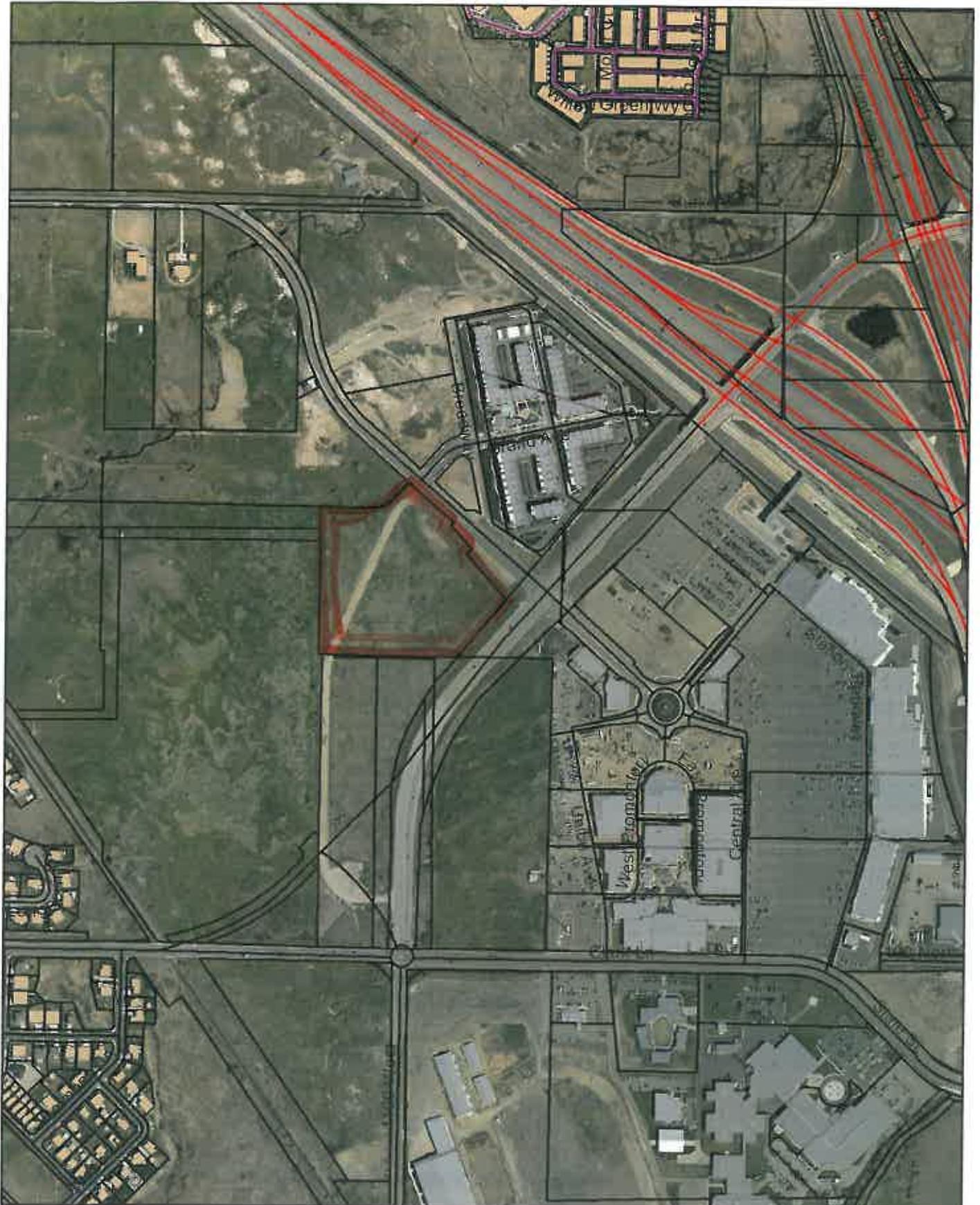
1. The plat shall not be recorded until Cabela's posts a bond for public improvements related to the site;
2. No building permit shall be issued until the plat is recorded;
3. The "Cabela's Drive" ROW shall be amended to reflect the cross-section that was approved by City Council.

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

**Supplementary Information**

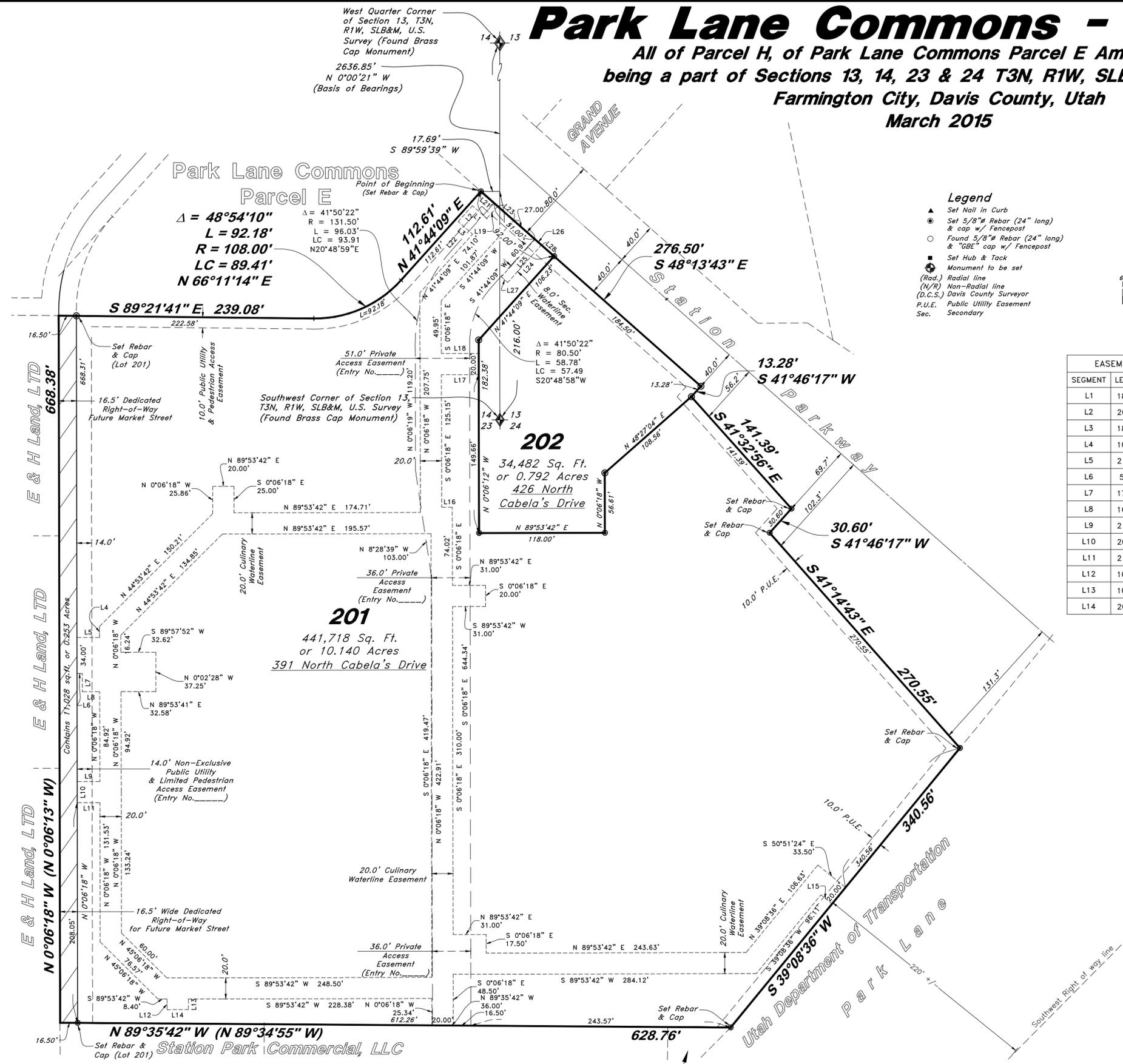
1. Vicinity Map.
2. Final Plat.
3. Overall Site Plan.
4. Elevations.

# Farmington City

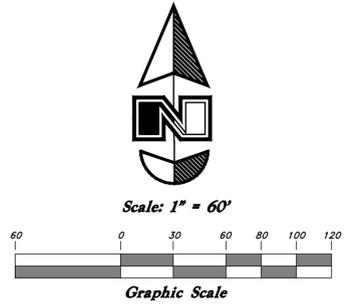


# Park Lane Commons - Phase 2

All of Parcel H, of Park Lane Commons Parcel E Amended and H, being a part of Sections 13, 14, 23 & 24 T3N, R1W, SLB&M, U.S. Survey Farmington City, Davis County, Utah  
March 2015



- Legend**
- ▲ Set Nail in Curb
  - Set 5/8" Rebar (24" long) & cap w/ Fencepost
  - Found 5/8" Rebar (24" long) & "GBE" cap w/ Fencepost
  - Set Hub & Tack
  - ⊕ Monument to be set
  - (Rad.) Radial line
  - (N/R) Non-Radial line
  - (D.C.S.) Davis County Surveyor
  - P.U.E. Public Utility Easement
  - Sec. Secondary



EASEMENT LINE DATA		
SEGMENT	LENGTH	BEARING
L1	18.00'	S 48°15'51" E
L2	20.00'	N 41°44'09" E
L3	18.00'	N 48°15'51" W
L4	10.56'	N 0°06'18" W
L5	21.25'	N 89°53'42" E
L6	5.00'	S 89°53'42" W
L7	17.25'	N 0°06'18" W
L8	16.25'	S 89°53'41" W
L9	21.25'	N 89°53'42" E
L10	20.00'	N 0°06'18" W
L11	21.25'	S 89°53'42" W
L12	10.00'	N 0°06'18" W
L13	10.00'	S 0°06'18" E
L14	20.00'	S 89°53'42" W

EASEMENT LINE DATA		
SEGMENT	LENGTH	BEARING
L15	13.54'	N 50°51'24" W
L16	10.00'	N 89°53'42" E
L17	35.00'	S 89°53'48" W
L18	35.00'	N 89°53'48" E
L19	15.42'	N 41°44'09" E
L21	16.58'	N 48°13'43" W
L22	60.97'	N 41°44'09" E
L23	20.00'	S 48°15'51" E
L24	47.48'	N 41°44'09" E
L25	47.48'	S 41°44'09" W
L26	8.00'	N 48°13'43" W
L27	8.00'	S 48°15'51" E
L28	15.92'	N 48°13'43" W

**GREAT BASIN ENGINEERING, INC.**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

Sheet 1 of 2

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_

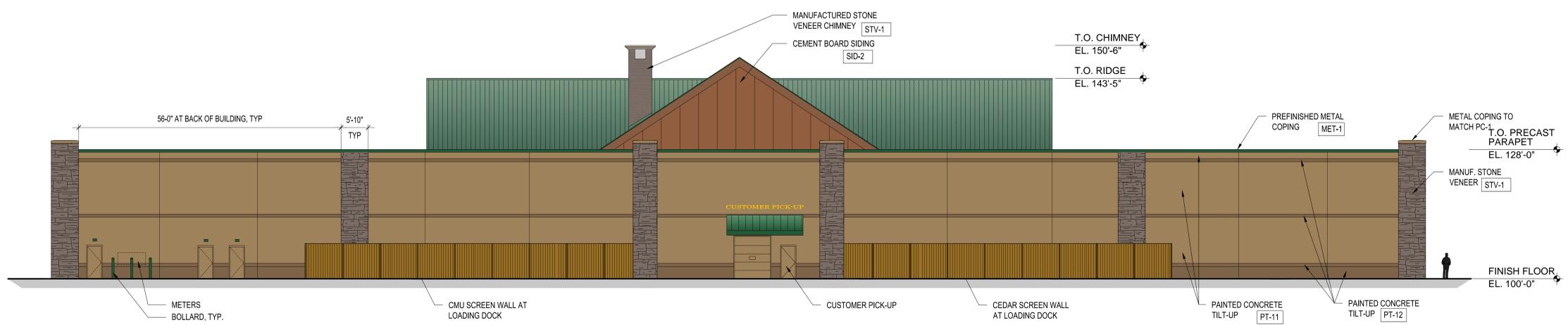
\_\_\_\_\_  
 DAVIS COUNTY RECORDER

BY: \_\_\_\_\_  
 \_\_\_\_\_ DEPUTY





1 FRONT ELEVATION  
NO SCALE



2 BACK ELEVATION  
NO SCALE

MATERIALS LEGEND	
[STV-1]	STONE VENEER: BOULDER CREEK STONE PRODUCTS, "CABELA'S BLEND" SP050-11
[PC-1]	PRECAST - EL DORADO, 'EARTH'
[WD-1]	PINE TRIM, STAIN - SIKKENS BUTTERNUT #072
[WD-13]	NATURAL WAVY-EDGED SIDING, 15/16" x 15". STAIN - SIKKENS BUTTERNUT #072
[WD-16]	ROUGH SAWN CEDAR. STAIN - SIKKENS BUTTERNUT #072
[MET-1]	METAL FINISH - VALSPAR FLUORON PREMIER EAST GEORGIA GREEN SL5A208
[SID-2]	VERTICAL BOARD & BATTEN - HARDIE BOARD FIBER CEMENT SIDING. PAINT - MATCH VALSPAR 'COWBOY SUEDE' 2011-6

28'-5"		
1-3/16"	<b>Cabela's</b>	227 SF
8'-0"	WORLD'S FOREMOST OUTFITTER	29 SF
27'-10"		
31'-2 1/2"		
2'-0"	HUNTING - FISHING	62 SF
23'-3 1/2"		
2'-0"	OUTDOOR GEAR	47 SF
FRONT ELEVATION		365 SF
16'-8"		
10'-0"	CUSTOMER PICK-UP	14.5 SF
BACK ELEVATION		14.5 SF
TOTAL AREA OF BUILDING SIGNS - ALL SIDES		379.5 SF

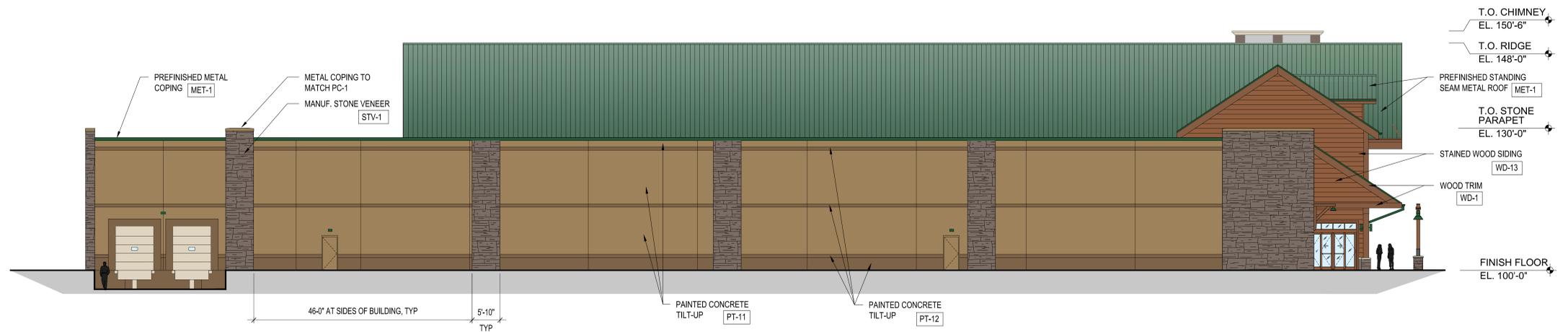
preliminary  
not for construction



CABELA'S RETAIL | PRELIMINARY DRAWINGS FARMINGTON, UT



MARCH 12, 2015



3 SIDE ELEVATION  
NO SCALE



4 SIDE ELEVATION  
NO SCALE

MATERIALS LEGEND	
[STV-1]	STONE VENEER: BOULDER CREEK STONE PRODUCTS, "CABELA'S BLEND" SP050-11
[PC-1]	PRECAST - EL DORADO, 'EARTH'
[WD-1]	PINE TRIM, STAIN - SIKKENS BUTTERNUT #072
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[SID-2]	VERTICAL BOARD & BATTEN - HARDIE BOARD FIBER CEMENT SIDING. PAINT - MATCH VALSPAR 'COWBOY SUEDE' 2011-6

preliminary  
not for construction



CABELA'S RETAIL | PRELIMINARY DRAWINGS FARMINGTON, UT



MARCH 12, 2015



## Planning Commission Staff Report March 19, 2015

---

### 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 Planning Commission considered this request at a public hearing on March 5, 2015, but did not take action. However, they continued the public hearing to March 19<sup>th</sup> to give the applicant time to address sidewalk and flag lot concerns. The commission discussed whether the flag lot is justified when considered under Section 12-7-030(10) which dictates that flag lots shall not be permitted solely on the basis of economic benefit, among other things. Also, the commission discussed the proposed cul-de-sac in the subdivision not having parkstrip or sidewalk, and felt that there needs to be sidewalk on at least one side of the street, especially if the cul-de-sac leads to a city park. Lastly, there was some question whether a 16,000 s.f. park would really benefit the City in this location. The applicant was directed to create some alternate plans addressing the issues the commission raised.

The applicant has provided these alternative plans and they are before you tonight as follows:

Alternative A: The flag lot stem will be revised to be 28' wide. A five foot wide sidewalk has been added against the curb in the cul-de-sac, but not in the bulb. The sidewalk is in an easement and the front set-back will be measured 25' from the back of curb. Lastly, building envelopes are shown on all of the lots except for the two lots being donated to the City.

Alternative B: The new plan does not have a flag lot and the park location/layout is different. This plan shows a five foot sidewalk against the curb in the cul-de-sac (not in the bulb) and the 25' front set-back

measured from back of curb. Building envelopes are shown on all of the lots except for the two lots to be donated.

Since the March 5<sup>th</sup> PC meeting, staff discussed the flag lot at DRC and Jill Houston, the representative of Central Davis Sewer District stated that the proposed flag lot would allow the CDS to relocate the sewer line that runs to the north of the proposed flag lot, and the flag lot would help CDS in accessing and maintaining that line.

***Note: the following is the background information from the 3.5.15 staff report, for your reference.***

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. The applicant will provide an updated wetland delineation approved by the US Army Corp;
6. 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 soil issues.

**Supplemental Information**

1. Vicinity Map
2. Existing Pheasant Hollow Schematic Plan (Approved May 6, 2014)
3. Proposed Pheasant Hollow Schematic Plan (3-17-15)
4. Alternative Schematic Plan A
5. Alternative Schematic Plan B
6. Proposed Pheasant Hollow Schematic Plan With Park Illustrated
7. Sensitive Land Designation Map (i.e. Wetland Delineation)
8. 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



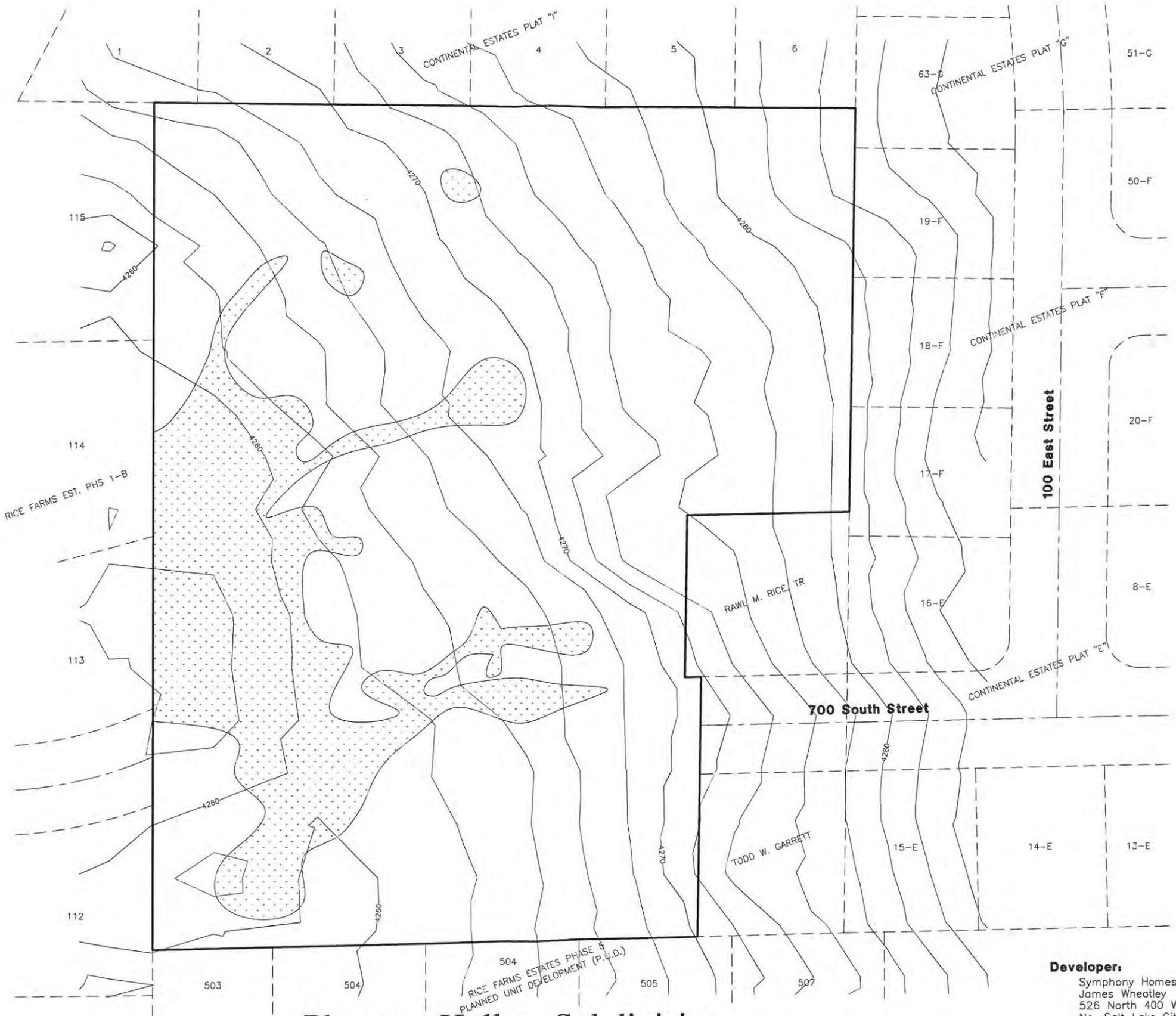
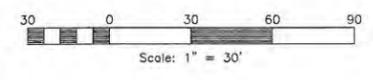












**Legend**  
 = SENSITIVE AREA (WETLAND, 0.87 ACRES)

# 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

**Reeve & Associates, Inc.**  
  
 800 CHAMBERS STREET, SUITE 114, OGDEN, UTAH 84403  
 TEL: (801) 671-1100 FAX: (801) 671-7868 www.reeve-associates.com  
 CIVIL ENGINEERS & SURVEYORS UTAH LICENSE # 19850-00000000

REVISIONS	DESCRIPTION
DATE	

**Pheasant Hollow Subdivision**  
 PART OF THE NW 1/4 OF SECTION 30, T.3N., R.1E., S.12B. & 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 19, 2015

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### Item 5: Park Lane Commons Pylon Sign Relocation, etc.

Public Hearing:	No
Application No.:	Part of PMP-3-13
Property Address:	Approximately 1125 West 700 North
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	N/A
Number of Parcels:	1
Property Owners:	Red Barn Farms
Agent:	Scott Harwood

Request: Approval to change the location of a pylon sign related to the Park Lane Commons Project; and city staff is requesting input regarding a possible substantial amendment to the Supplemental Development Agreement related to the project.

---

#### **Background Information**

##### Location of Sign

As per the Supplemental Development Agreement for the Park Lane Commons Project between Farmington City and Farmington Square LLC (or THC (The Haws Companies)), and dated June 23, 2014, the applicant received approval for two large pylon signs adjacent to UP Tracks/I-15. THC now desires to change the location of the southerly most sign. In an email to Farmington City, dated March 9, 2015, the applicant states:

Now that we have solidified what is happening in the area where we originally showed the sign, and looking at the improvements within the Red Barn Farms Recovery Campus - the original location we had shown creates some location challenges and we would like to request the location be moved further north. The original location puts this sign right in front of the Greenhouse door and will be in the middle of kids coming back and forth from their residences into the Greenhouse to work. There will be a lot of activity and happenings with gatherings in this area for the Recovery Facility, and this sign after meeting and consulting with YESCO will be better suited pushed a little north into the corner where we have shown it so that it is on the back side of the fencing for the Recovery Facility and out of the way of everything happening in this area. I feel now

that we have context of what is happening in this area we can work with the Planning Commission on a request to move this further north.

#### Possible Substantial Amendment

Regarding the size of the top most sign cabinet of the pylon sign, Scott Harwood of THC wrote the following:

Top Cabinet that shows Park Lane Commons - After consulting with YESCO we increased the height of this panel by 1' and the width by approx. 4' in order to make sure the visibility from I-15 is seen. I definitely see this as an "Administrative Amendment" rather than a "Substantial Amendment" as per the Development Agreement. The wording, font, look & feel is exactly the same just a slight increase in size for this top panel.

Section 11.2.2 of the Agreement includes the following criteria related to Substantial Amendments:

Any amendment to this Agreement that alters or modifies the Term of this Agreement, the permitted uses, the approved density or intensity of use, the text of the Agreement itself, the requirement of any amenity described herein that is available to the public, or provisions of the Agreement or any approved mechanism that imposes financial obligations on Developer or property owners within the Property shall be deemed a "Substantial Amendment" and shall require a noticed public hearing and recommendation by the Planning Commission and a noticed public hearing and decision by the City Council prior to the execution of such an amendment.

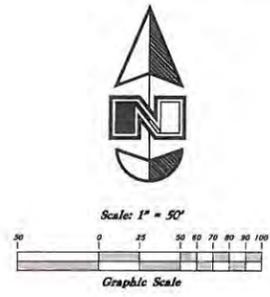
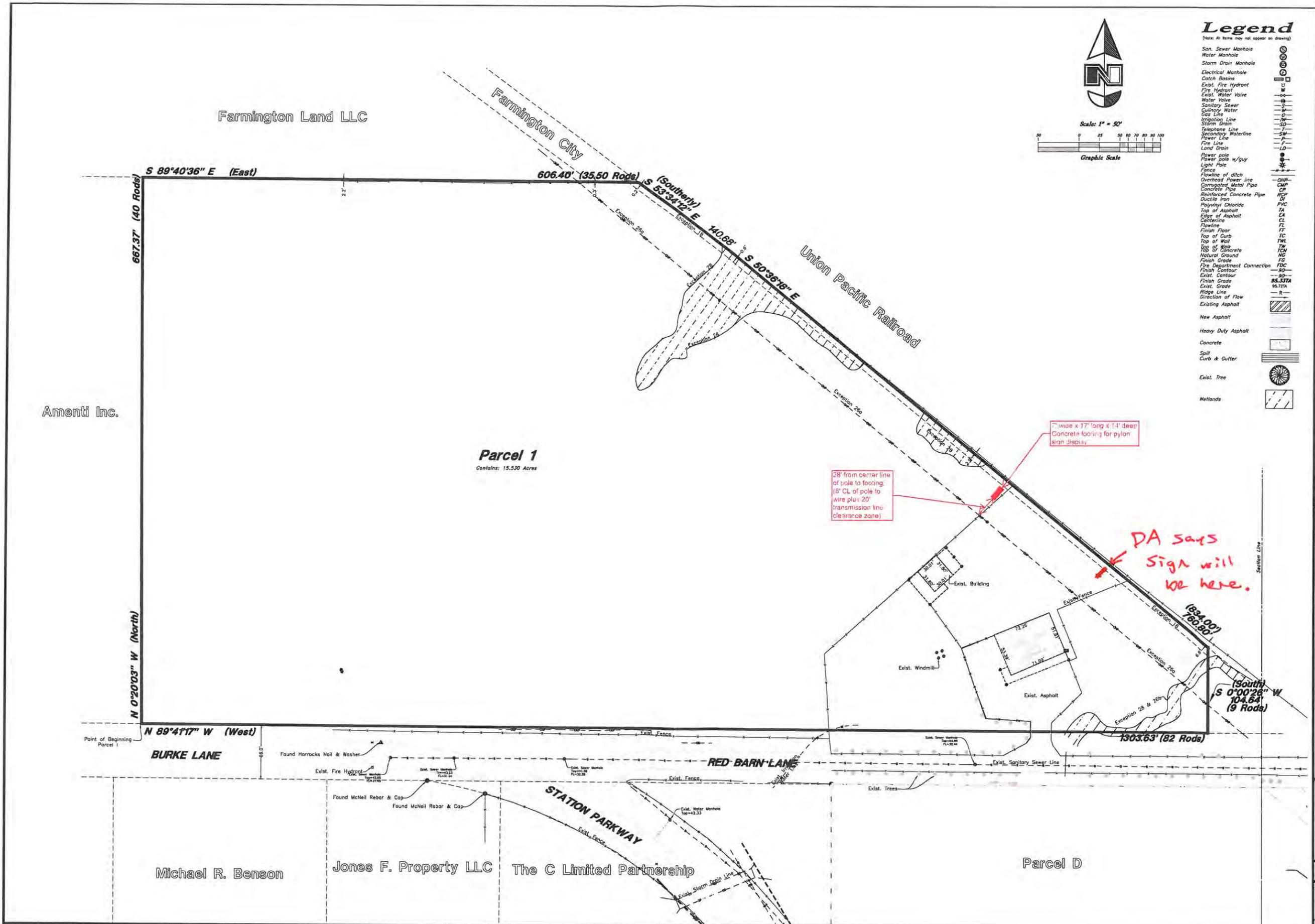
Do the modifications to the sign proposed by the applicant (the attached redline drawings of the proposed sign show the currently approved dimensions of the top cabinet) meet any of the standards necessary for a substantial amendment?

#### Supplementary Information

1. Proposed Sign Elevation.
2. Redline mark up of the sign elevation by City staff.
3. Sign relocation site plan (the attached redlined drawing shows the approximate location of sign as per the development Agreement).
4. Renderings of the sign as viewed by southbound and northbound I-15 traffic.







**Legend**

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Quinary Water
  - Gas Line
  - Irrigation Line
  - Storm Line
  - Telephone Line
  - Secondary Waterline
  - Power Line
  - Fire Line
  - Land Drain
  - Power pole
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Ductile Iron
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Culvert
  - Flowline
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - Top of Concrete
  - Natural Ground
  - Finish Grade
  - Fire Department Connection
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Heavy Duty Asphalt
  - Concrete
  - Spill
  - Curb & Gutter
  - Exist. Tree
  - Wetlands

NO.	DATE	DESCRIPTION
1	1-9-2014	Changes due to updated Title Report
REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 MAIN (801)394-4515, S.L.C. (801)521-0222, FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**ALTA-ACSM Land Title Survey**

**Red Barn Recovery**

475 North Station Parkway, Utah  
 Farmington City, Davis County, Utah  
 A part of Section 15, 14, 23, & 24, 13N, 11W, SE&M, U.S. Survey

24 Dec, 2013

SHEET NO.

**A5**

13N900 - ALTA



# NORTH BOUND I-15



## YESCO DESIGN

1605 South Gramercy Rd.  
Salt Lake City, UT 84104  
801.487.8481

[www.yesco.com](http://www.yesco.com)

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.  
The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

### Revisions

No.	Date / Description
1	
2	
3	
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6	
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20	

### Approval

Client Sign / Date

Landlord Sign / Date

### Project Info.

FARMINGTON, UT.

Acct. Exec: JEFF KRANTZ

Designer: CHRISTIAN

Date: 11-12-2014

**PARK LANE COMMONS  
42107 R11**

scale: as noted

# ART 3.0

File Name: