



Farmington City Planning Commission

April 9, 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** **April 9, 2015**

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

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

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

1. Minutes
2. City Council Report

SUBDIVISION AND REZONE APPLICATIONS

3. Leslie Mascaro/Oakwood Homes - Applicant is requesting a recommendation for approval of final plat for the Avenues at the Station Phase II Subdivision consisting of 54 lots on 4.77 acres located at approximately 1100 West and Clark Lane in an RMU (Residential Mixed Use) zone. (S-5-15)
4. Scott Balling – Applicant is requesting a recommendation for final 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)
5. James Cheney (Public Hearing) -Applicant is requesting approval of a metes and bounds subdivision for the proposed Perry Subdivision consisting of 2 lots on .89 acres located at 1123 North Quail Wing Road, and a recommendation for rezone from an A (Agriculture) to an R (Residential) or LR (Large Residential) Zone related thereto. (S-13-15)

CONDITIONAL USE AND SITE PLAN APPLICATION

6. Mike Davey/BHD Architects (Public Hearing) - Applicant is requesting conditional use and site plan approval for the Farmington Crossing Warehouse on 3.93 acres located at approximately 975 North Shepard Church Road in a C (Commercial) PUD Zone. (C-2-15)

ZONE TEXT CHANGE APPLICATION

7. Farmington City (Public Hearing) – Applicant is requesting an amendment to Chapter 28 of the Zoning Ordinance as it relates to maximum height regulation for public and quasi-public buildings. (ZT-6-15)
8. Miscellaneous, correspondence, etc.
 - a. Jeppson flag lot/trail proposal (discussion item only).
 - b. Calendar item: Regional Park and Gym open house.
 - c. Other
9. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted April 3, 2015



Eric Anderson
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION MEETING
March 19, 2015**

STUDY SESSION

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

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

Eric Anderson said this item is recommending approval of Final Plat to meet the applicant’s deadline of April 1, 2015. The DRC has reviewed the Final Plat. The only outstanding issue is the easement width of Cabela’s Drive, but staff feels it will be resolved. When the Final Plat goes to City Council, the Council will also need to approve a street cross-section modification to resolve the easement issue. **Brett Anderson** asked if Condition #3 of the motion needs to be amended as the cross-section modification has not yet been approved. **Eric Anderson** said yes, it could be amended to read, “The “Cabela’s Drive” ROW shall be amended to reflect the cross-section that is to be considered by City Council.” **Eric Anderson** said the applicant has also provided site plans and elevations for the Commission to review although it is not part of the Final Plat requirements. **Val Halford** asked the approximate size of the Cabela’s store. **Scott Harwood** said approximately 70,000 sq. ft.

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

Eric Anderson said this item is a continuation of the public hearing that was previously held at the last Planning Commission meeting on March 5, 2015. The applicant provided option A and B as the Commission requested. Upon talking to the DRC, Central Davis Sewer expressed desire to keep the flag lot as they would like to relocate a sewer line that runs to the north of the proposed flag lot. Keeping the flag lot would allow them an easier way to access and maintain the sewer line since the width of the driveway on a flag lot is controlled by the ordinance and approved by the Planning Commission. **Alex Leeman** feels option B without the flag lot, as provided by the applicant, makes for an awkward shaped park; he does not like the option. **Brett Anderson** agreed because option A does include a flag lot but a nicer park. The Commissioners also discussed that they would still like each lot to have its own geotech report. There were concerns that with the new layout of lots, there could be new lots that may not have been tested.

#5. Scott Harwood/The Haws Companies – Requesting Approval for Pylon Sign Relocation

David Petersen said the applicant is proposing moving one of the previously approved pylon signs to the north. When the location of the sign was previously proposed, the applicant did not know the plans for the property. Now that plans have solidified, there are some location challenges with where the sign will be. Per the Development Agreement, it says relocation of the sign must be reviewed and approved by the Planning Commission. **David Petersen** also requested input regarding

proposed changes to the sign which includes increasing the top cabinet panel by 1' in height and 4' in width. Also, per the applicant's Development Agreement, if the changes are considered "substantial" it must be approved by the Planning Commission. If the changes are not substantial, it may be considered an administrative change.

REGULAR SESSION

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

#1. Minutes

Heather Barnum made a motion to approve the Minutes from the March 5, 2015 Planning Commission meeting. **Alex Leeman** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on March 17, 2015. The Parkwalk Downs Subdivision, which consists of 4 lots located off of 500 S. and 650 W., was approved. There were 4 plat amendments that were approved. The OTR Garage Width Amendment was also approved as it was recommended by the Planning Commission to the City Council.

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)

Eric Anderson said all outstanding concerns from Preliminary Plat have been resolved with the exception of the easements. An agreement for the easement, which will be on Cabela's Dr., Grand Ave. (or the promenade) and Market St., is being finalized. DRC has resolved all other issues. Staff recommends that the Planning Commission recommend the Final Plat for approval by the City Council.

Scott Harwood, 33 S Shadow Breeze Rd., Kaysville, asked for clarification on Condition #1 on the motion as it states the bond for public improvements needs to be in place prior to the plat recordation; however, THC's agreement with Cabela's is that the plat is recorded prior to conveying ownership of the property.

Brett Anderson asked **David Petersen** if the condition to the motion can be amended to ensure the bond is tied to the building permit and not the plat recordation as the applicant needs to first convey the property so Cabela's can post the bond. **David Petersen** said he is comfortable with that change to the condition.

Motion:

Alex Leeman made a motion 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. No building permit shall be issued until the plat is recorded and until a bond is posted for public improvements related to the site;
2. The “Cabela’s Drive” ROW shall be amended to reflect the cross-section will be considered by City Council for approval.

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 plan and allow for lot 1 to be owned and maintained by Cabela’s.

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 this item was a continuation from the public hearing held at the last Planning Commission meeting on March 5, 2015. At the last meeting, the Commission requested the applicant provide alternate Schematic Plans that would include sidewalks along the inner road and options with and without the flag lot. The applicant provided option A that includes a flag lot, sidewalks along the curb and a park in lots 12 and 15. Option B does not include a flag lot, but does include sidewalks along the curb and a park in lots 11 and 12. **David Petersen** pointed out that if the Commission were to choose option A, a sidewalk through the park may be included so the park may be entered from two access points, one from the cul-de-sac and the other from 700 S.

Bruce Robinson, representative from Symphony Homes, said he is available to answer questions. He said that they provided the plans as the Commission had requested; however, the initial Schematic Plan they submitted yielded the best park configuration. He also pointed out that the flag lot is necessary for the sewer line and allows for a manhole in the driveway so the line may be easily accessed.

Alex Leeman asked why the home on Lot 15 on option B was pushed to the right side of the lot. **Bruce Robinson** said there must be a buffer from the wetlands so pushing the home to the far side of the lot provides for that buffer.

Brett Anderson reopened the public hearing at 7:29 p.m.

Jeff Holman, 22 Virginia Cir., said he lives immediately west of the proposed flag lot. He expressed concern that flag lots should not be approved based on economic purposes. Based on the plans he reviewed, he does not feel the sewer line necessitates the flag lot. He feels the flag lot is a result of the current lot number and configuration. He feels option B is the best choice, but that the park could be slightly adapted to work better. He is appreciative of the park and feels the development will help the community, but would prefer not to have a flag lot.

Brett Anderson closed the public hearing at 7:31 p.m.

Eric Anderson explained the Central Davis Sewer District (CDS) would like to bring the sewer line/trunk line down from the north and into the cul-de-sac. Having the flag lot allows for access to the trunk with a man hole. Without the flag lot, the amount of access to the sewer line would be greatly reduced. **David Petersen** also added that in the event a truck needs to service the line through the man hole, the path must be paved. **Eric Anderson** continued that CDS feels strongly that the flag lot remains. He also stated that the ordinance controls the width of the driveway for the flag lot so there is specific placement for the sewer line to go.

Alex Leeman asked if the delineated wetlands must be fenced off from the park. **Bruce Robinson** said there does need to be a fence, but it can be a smaller one or a split rail fence. It will be included as it is part of the building permit.

Brett Anderson appreciated seeing both options, one with the flag lot and one without; however, he did not anticipate that CDS would be so highly in favor of the flag lot which he feels is a significant factor. He also asked if the sewer line will come straight down the driveway and will not cross onto another property as he was not clear based on the provided plans. **Bruce Robinson** explained what was provided was simply concept plans; they will work with CDS to finalize the sewer line placement. **David Petersen** said the placement will be more definitive at Preliminary Plat. **Brett Anderson** feels it is important to weigh in CDS's recommendation.

Alex Leeman also feels option A is the better option. He likes that the park will be more easily accessible for the public by having two access points, one from the cul-de-sac and one from 700 S. He also added he does not like the flag lot, but feels it is the better option.

Heather Barnum said based on the ordinance, a flag lot should only be allowed in circumstances that are not just for economic benefit. Now that CDS has weighed in for the need of the flag lot for the sewer line, she feels the flag lot is now in compliance with the ordinance.

Val Halford also agreed. He appreciated the effort Symphony Homes made to provide option B; however, he feels Lot 11 on option B is compromised and would greatly restrict the placement and size of the home. He prefers option A as well.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the proposed Schematic Plan Option A 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 configurations has changed, and an independent geotech engineer, working for the City, must also review the updated report.

Val Halford seconded the motion which was unanimously approved.

The Commission also wanted to note that Condition #6 still requires that each lot will obtain an independent geotech report. Since lot lines and lot numbers have changed since the first proposal, the Commission wanted to ensure each lot, under the proposed Schematic Plan Option A, will have its own 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.

OTHER BUSINESS

Item #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.

David Petersen passed out visuals of the locations of the previously approved pylon signs as well as the approved 5.1.1 Signage Plan as found in Project Specific Development Standards of the Development Agreement. The applicant is requesting to move the southerly sign north by approximately 150'; however, the provided Signage Plan states that if unforeseen circumstances result in the relocation of the sign, it must be presented before the Planning Commission for approval.

Heather Barnum asked if the Development Agreement stated a set distance between the two signs that must remain. **David Petersen** said no, a distance was not agreed upon.

David Petersen also stated the applicant is requesting an increase to the top cabinet of the sign by 4' in width and 1' in height. He asked for the Commission's input as to whether that is determined a substantial amendment or not. If the Commission deems the changes as "substantial," a noticed public hearing and recommendation by the Planning Commission and a noticed public hearing and decision by City Council must take place.

The Commissioners and staff discussed the new location of the sign. **David Petersen** said the placement of the sign will be approximately 150' to the north and will be more even with the red barn.

Scott Harwood, 33 S. Shadow Breeze Rd., Kaysville, said the request for the relocation is a result of the plans now in place for the expansion of the red barns recovery facility. The current location that was previously approved for the sign would place the sign in the middle of the traffic flow of the kids from the greenhouse to their residences. Moving the sign to the north would place the sign into the parking area, which is more practical as it will be out of the design of the campus. **Brett Anderson** feels this change would be considered an “unforeseen circumstance,” as stated in the Development Agreement as they did not know how the campus was going to be laid out. He agreed; the previously approved sign placement is no longer ideal.

Jeff Krantz, 1605 Gramercy Rd., Salt Lake City, is a representative from Yesco. With regards to the changes to the top cabinet of the pylon signs, he said they have been working to turn the design concepts into reality; however, in doing so, they chose to increase the Park Lane Commons wording at the top of the sign by 3”. The 3” increase in the lettering resulted in increasing the top cabinet by 4’ in width and 1’ in height. **Scott Harwood** said they are wanting to make the words bigger to increase the visibility and marketability of the sign. He said it is up to the Commission to determine if the changes to the top cabinet are substantial or not. He feels the change would be more administrative based on the six criteria items as found in Section 11.2.2 of the Development Agreement.

Heather Barnum asked for clarification on the currently approved measurements of the top cabinet. **Scott Harwood** said the top cabinet was 22’ in width, but will now be 26’. He also said the width of the tenant panels will remain the same at 20’ with the top cabinet being slightly wider.

The Commissioners and **David Petersen** discussed the terms of the agreement and whether this change is determined “substantial.” **David Petersen** pointed out that the Agreement states “Any amendment to this Agreement...” which is why he is requesting input from the Commission. **Alex Leeman** feels that the Agreement should be read from a “high level” as any amendment to the agreement would imply there is never a circumstance where a change may be viewed as an administrative amendment. **Heather Barnum** asked if there is a definition of an administrative amendment. **David Petersen** stated the definition for administrative amendment is, “All amendments that are not substantial are administrative.” **Brett Anderson** feels there is meant to be different types of amendments, but also agreed with **Alex Leeman** that the Agreement must be reviewed from a “high level.” **Brett Anderson** said he feels the slight increase in height and width would not qualify as a substantial amendment.

David Petersen advised the Commission that there are two items before them, the relocation of the sign and a recommendation if the requested changes are substantial or not, and staff will take that into advisement.

With regards to the relocation of the sign, **Brett Anderson** said he feels the changes were unforeseen as the applicant did not know how they were going to develop the campus. **Heather Barnum** said she prefers the sign be located away from the City; however, she does not like that the new location for the sign will obstruct the view of the barn.

The Commissioners agreed that they were comfortable voting on the relocation of the sign.

Motion for the Relocation of the Sign:

Alex Leeman made a motion that the Planning Commission approve the relocation of the sign as shown in the attached site plan, which will move the sign northwesterly along the freeway, subject

to the existing agreement. **Val Halford** seconded the motion. **Brett Anderson, Val Halford** and **Alex Leeman** approved the motion; **Heather Barnum** denied it. The motion passed.

With regards to “Substantial Amendment,” **Heather Barnum** stated she feels the change is substantial based on how the text is currently written. **Brett Anderson, Val Halford** and **Alex Leeman** feel the text should be read at a “high level” and in doing so, the change is too small to be considered substantial.

Heather Barnum suggested rewording the text for future agreements so an agreement will clearly define what is considered substantial as to avoid this problem in the future. **Val Halford** agreed; he does not want this to set a precedent, but would like future agreements’ wording amended.

ADJOURNMENT

Motion:

At 8:36 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

Brett Anderson
Vice Chair, Farmington City Planning Commission



Planning Commission Staff Report April 9, 2015

Item 3: Final Plat for the Station Avenues Phase II Subdivision

Public Hearing:	No
Application No.:	S-5-15
Property Address:	Southwest Corner of Clark Lane and 1100 West
General Plan Designation:	Transportation Mixed Use (TMU)
Zoning Designation:	RMU (Residential Mixed Use)
Area:	4.77 Acres
Number of Lots:	54
Property Owner:	Oakwood Homes
Agent:	Oakwood Homes

Request: *Applicant is requesting recommendation for approval of Final Plat for Station Avenues Phase II.*

Background Information

The Planning Commission reviewed the Schematic Plan at a public hearing on September 17, 2013, and recommended the plan for approval to the City Council, which they subsequently approved on October 1st. On November 14, 2013 the Planning Commission approved the Preliminary Plat for the whole project. On July 1, 2014, the City Council approved the Final Plat for Phase I and a development agreement for the conveyance of the project's storm-water into a city owned regional detention basin.

Now the Final Plat for Phase II is before the Planning Commission. Under normal circumstances, a schematic plan is far less detailed than what was required by staff of the applicant, the reason for this was twofold: first, the plan was hampered by a large petroleum/gas line running through the property that could have potentially affected the lot layouts and overall site plan significantly, as a result the applicant had to provide a detailed explanation. Second, because this constitutes the first development in the RMU zone, it became important that the plan, even at the schematic level show more refinement than what is normally requested. As a result, the Final Plat before you is very similar to what was proposed at both schematic plan and preliminary plat level, but is solely for Phase II.

Project Master Plan (PMP). The proposed project is subject to the development plan review process set forth in Chapter 18 of the Zoning Ordinance. As per Section 11-18-108 of this chapter, an approved PMP, which establishes a "framework for the development of large or phased projects" may be required as a prerequisite for this process. The PMP was approved concurrently with the Preliminary Plat on November 14, 2013.

Subdivision Process. Notwithstanding the forgoing, the developer must follow the subdivision process because each dwelling unit results in a building lot and the streets and trails as shown in red on the attached drawing must be dedicated as public rights of way. This subdivision process consists of three stages: 1) Schematic Plan; 2) Preliminary Plat; and 3) Final Plat. The final plat for phase II is now being presented for Planning Commission consideration, in so doing the Commission must ensure, among other things, that the proposed layout and description of public improvements (i.e. culinary water, storm drain, sanitary sewer, etc.) comply with the City's Master Plan, Zoning Ordinance, the Subdivision Ordinance, and other appropriate regulations. After a careful review of the plan, the City's Development Review Committee (DRC) is recommending final plat approval subject to the conditions set forth in the proposed motion.

The last remaining issue for this development involves storm water. The applicant has entered into a development agreement to use a future detention basin to the west of the D&RG Trail (UTA ROW); this detention basin will be a project improvement. Until the detention basin is built, however, a temporary detention basin will need to be built within the project to detain storm water. The applicant is proposing that a temporary detention basin be built on the southern end of the future Phase III, just north of Phase I. The city engineer is requesting that before the plat is recorded, the applicant will record a storm drain easement; this has been included as a condition of approval.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the Final Plat for the proposed Phase II of the Station Avenues subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Subject to all public improvement drawings, grading and drainage plans, being reviewed and approved by members of the DRC;
2. The applicant must record a storm drain easement prior to plat recordation.

Findings for Approval:

1. The property is identified as mixed-use on the General Plan, and the proposed final plat is consistent with that designation.
2. The DRC has reviewed the plan and the last significant unresolved issues which may impact the overall layout of the plan which are set forth as conditions of approval.
3. The proposed final plat is consistent with the regulating and other street, block size, and building form standards in the ordinance.
4. Specific to the final plat only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
5. The PMP was approved concurrently to Preliminary Plat on 11-14-2013.
6. The placement of public improvements in relation to gas lines which traverse the property have been approved by the City Engineer, public works, Central Davis Sewer and shall be acceptable to the respective gas companies, which acceptance has been received by the City in writing.

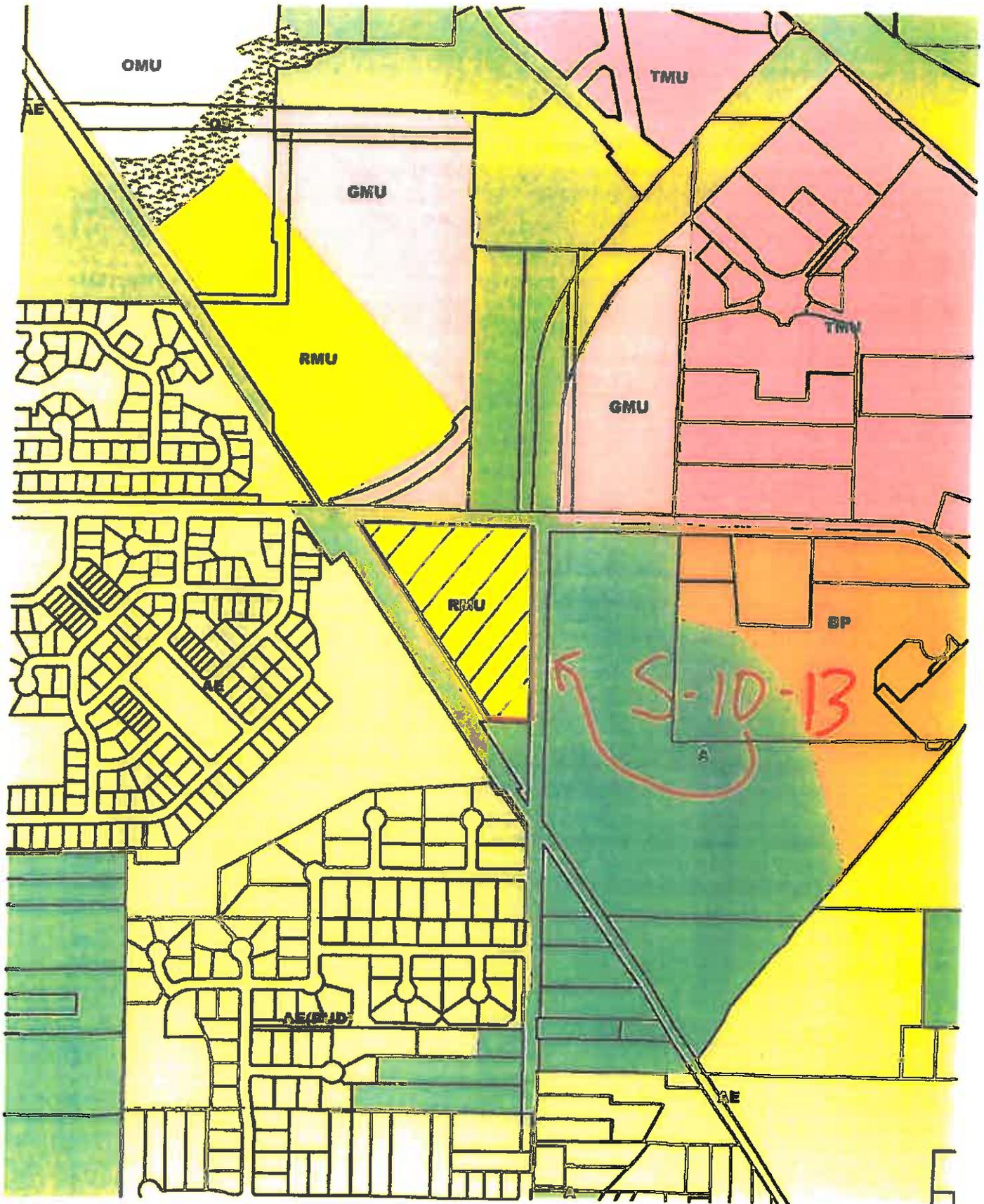
Supplemental Information

1. Vicinity/ Zoning Map
2. Final Plat
3. Landscape Plan

4. Elevations
5. Regulating Plan
6. Preliminary Plat – Approved 11-14-2013

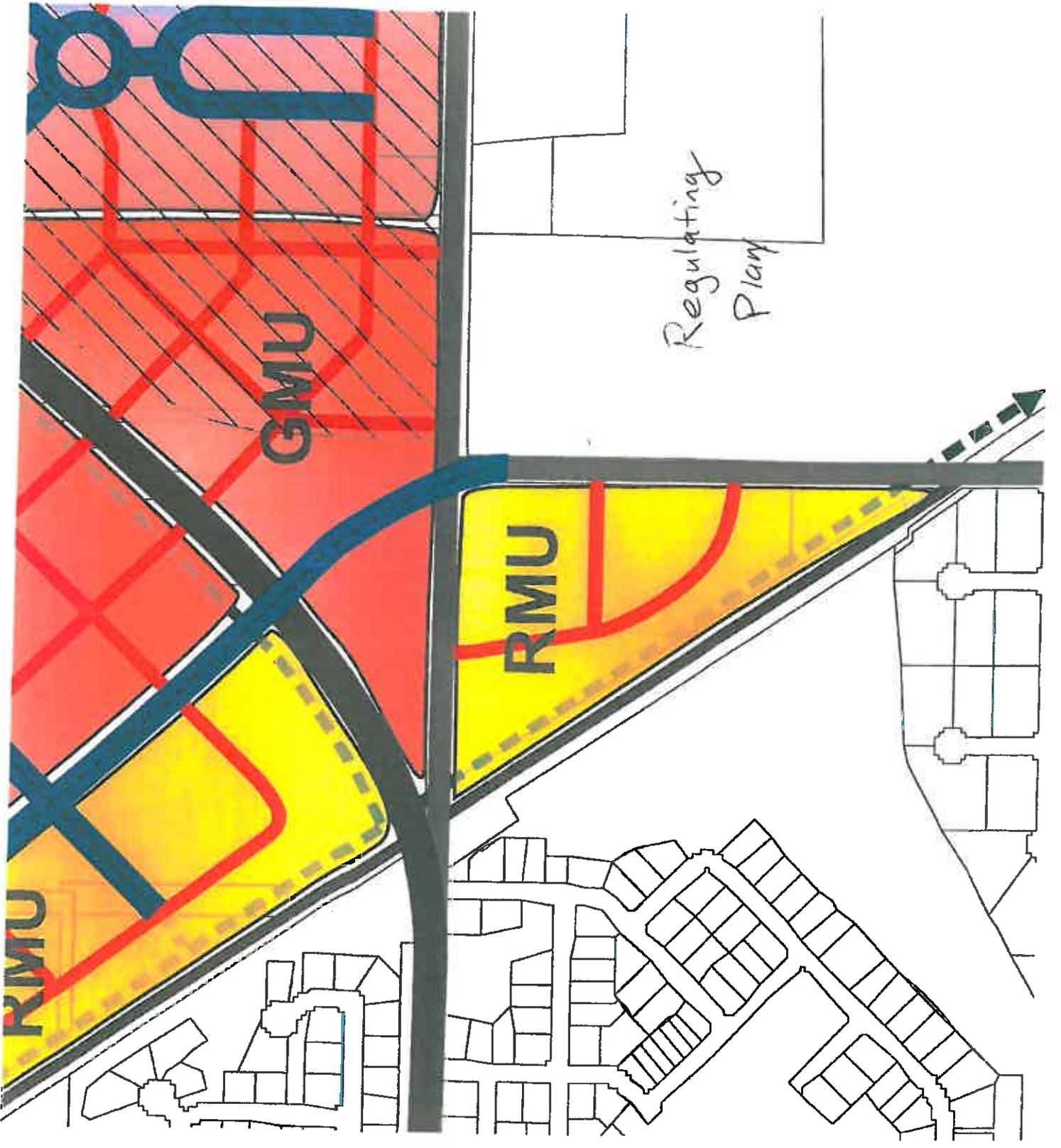
Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions.
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 18 – Mixed Use Districts.
4. Title 11, Chapter 32 – Off-street Parking, Loading, and Access.











Planning Commission Staff Report April 9, 2015

Item 4: Final Plat for the Kestrel Bay Townhomes PUD Subdivision

Public Hearing:	No
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 a recommendation for final plat approval for the Kestrel Bay Townhomes PUD Subdivision.

Background Information

The applicant, Scott Balling, is requesting final 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 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.

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. At the March 5th PC meeting, the Commission approved the preliminary plat with the elevations as proposed by the applicant; however, the elevations approved were handed out at the meeting. Those elevations have been included in the packet tonight.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the Kestrel Bay Townhomes PUD Final 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 plat recordation;
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 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. Although the project has deviated slightly from the approved final plat and final PUD master plan, it is consistent with the Final PUD Master Plan for the area.

Supplemental Information

1. Vicinity Map
2. Kestrel Bay Townhomes Final 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



Kestrel Bay Townhomes

A Planned Unit Development Being a Part of the Northwest Quarter of Section 30, T.3N, R.1E, S.L.B. & M. Farmington City, Davis County, Utah

Sheet 1 of 2

Kestrel Bay Estates



Boundary Description
All as shown on the plat of the Survey of Farmington City, Davis County, Utah, recorded in the Official Plat of Deeds, Book 107, Page 107.

Surveyor's Certificate

I, Scott Gilling, a Registered Land Surveyor holding Certificate No. 102190, do hereby certify that the Survey of Farmington City, Davis County, Utah, recorded in the Official Plat of Deeds, Book 107, Page 107, is a true and correct copy of the original survey as shown on the plat of the Survey of Farmington City, Davis County, Utah, recorded in the Official Plat of Deeds, Book 107, Page 107, and that the same has been correctly surveyed and placed on the plat of the Survey of Farmington City, Davis County, Utah, recorded in the Official Plat of Deeds, Book 107, Page 107.

March 10th, 2015
Scott Gilling, Surveyor

Owner's Dedication

I, David J. Balling, do hereby dedicate to the City of Farmington, Utah, the following described property, to-wit: the four townhome units located at the intersection of 50 West Street and 50 East Street, Farmington, Utah, for the use and enjoyment of the public as a park and recreation area. This dedication is made for the use and enjoyment of the public and shall not be subject to any conditions, covenants, or restrictions of any kind. This dedication shall be subject to the approval of the Farmington City Council.

Acknowledgement

On this day of March, 2015, the undersigned, David J. Balling, signed the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public: _____
My Commission Expires: _____

Consent to Record

We, the undersigned Trustees for a certain Trust, do hereby consent to the recording of this plat in Davis County, Utah, and do hereby acknowledge the recording of this plat.

Acknowledgement

On this day of March, 2015, the undersigned, David J. Balling, signed the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Narrative

My Commission Expires: _____
I, David J. Balling, do hereby certify that the Survey of Farmington City, Davis County, Utah, recorded in the Official Plat of Deeds, Book 107, Page 107, is a true and correct copy of the original survey as shown on the plat of the Survey of Farmington City, Davis County, Utah, recorded in the Official Plat of Deeds, Book 107, Page 107, and that the same has been correctly surveyed and placed on the plat of the Survey of Farmington City, Davis County, Utah, recorded in the Official Plat of Deeds, Book 107, Page 107.

Farmington City Council Approval

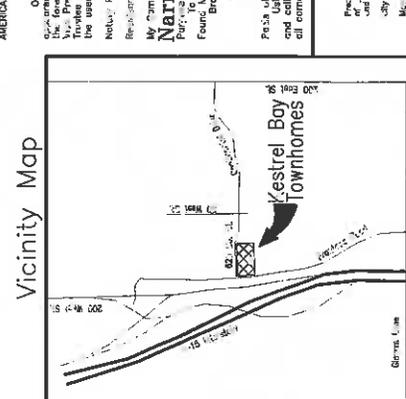
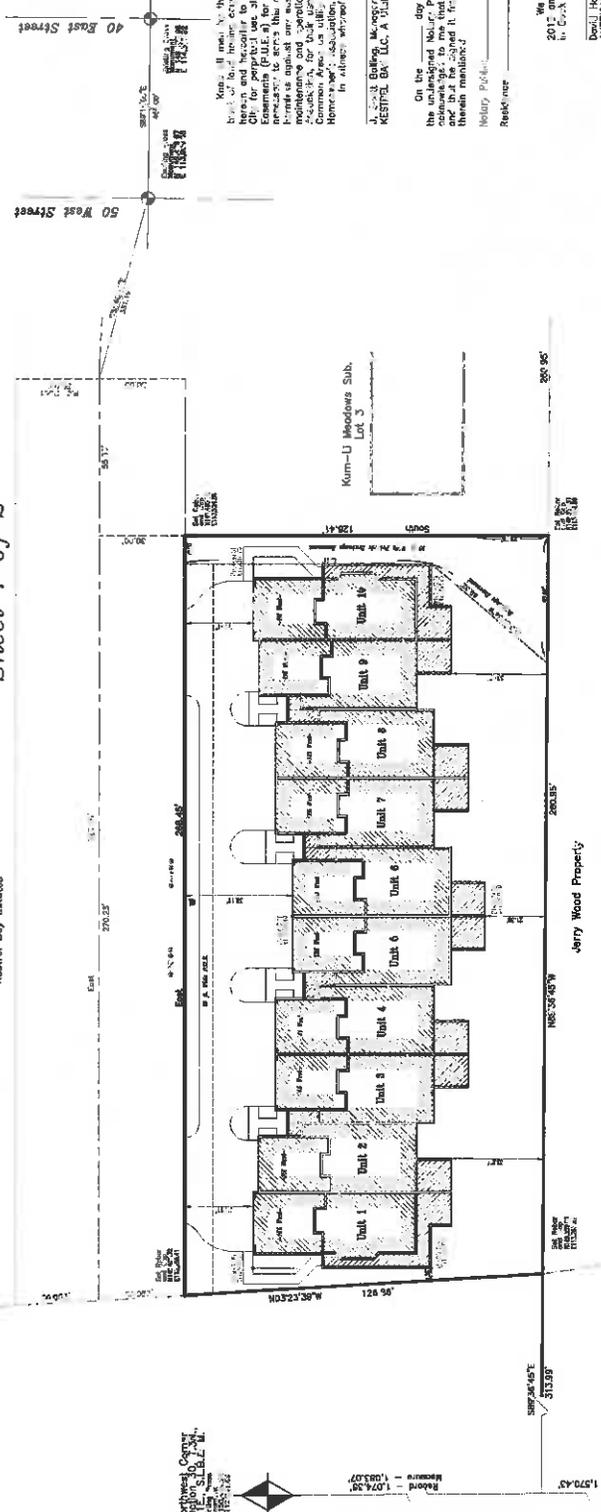
Presented to the City Council of Farmington, Utah, this day of March, 2015, at which time the resolution was adopted as follows:

City Recorder: _____
Mayor: _____

Davis County Recorder

File for Record and Record this day of March, 2015
at _____ in Davis County, Utah

By: _____
Davis County Recorder



Notes

- All lots shown on this plat are public utility easements.
- Many lots in Farmington are subject to a public utility easement.
- The City of Farmington is responsible for the maintenance of the public utility easements.
- The City of Farmington is responsible for the maintenance of the public utility easements.
- The City of Farmington is responsible for the maintenance of the public utility easements.
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- The City of Farmington is responsible for the maintenance of the public utility easements.
- The City of Farmington is responsible for the maintenance of the public utility easements.

Legend

- Property Line
- Property Line (Easement)

March, 2015
Scale: 1" = 20'
Balling Engineering
323 Box 800
Farmington, UT 84403
Phone: (801) 298-7257
Email: balling@ballingeng.com

Central Davis Sewer District Approval
Approved by the Central Davis Sewer District on this day of March, 2015.
Date: _____
City Engineer: _____
Farmington City Engineer: _____

Farmington City Planning Commission Approval
Approved by the Planning Commission of Farmington City, Utah on this day of March, 2015.
Chairman: _____

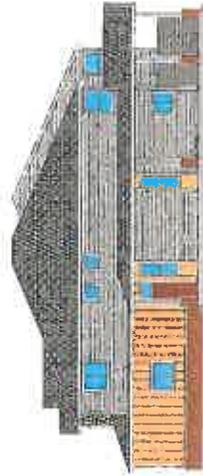
Benchland Water District
Approved by the Benchland Water District on this day of March, 2015.
District Manager: _____

Farmington City Engineer's Approval
Approved by the Farmington City Engineer on this day of March, 2015.
City Engineer: _____
Farmington City Engineer: _____

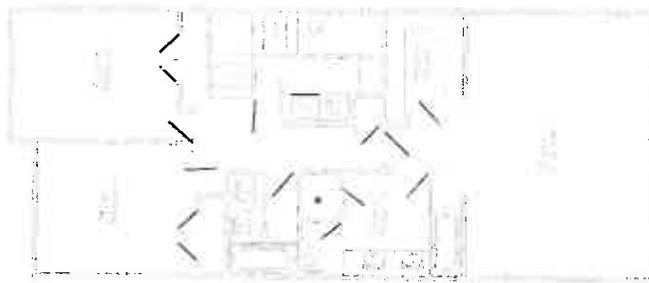
Farmington City Attorney's Approval
Approved by the Farmington City Attorney on this day of March, 2015.
City Attorney: _____
Farmington City Attorney: _____



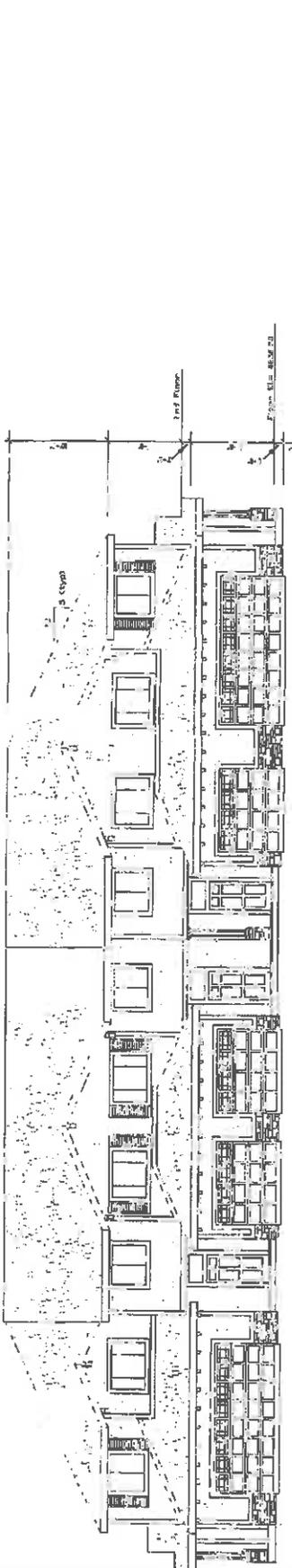
Front Elevation (Mirrored)



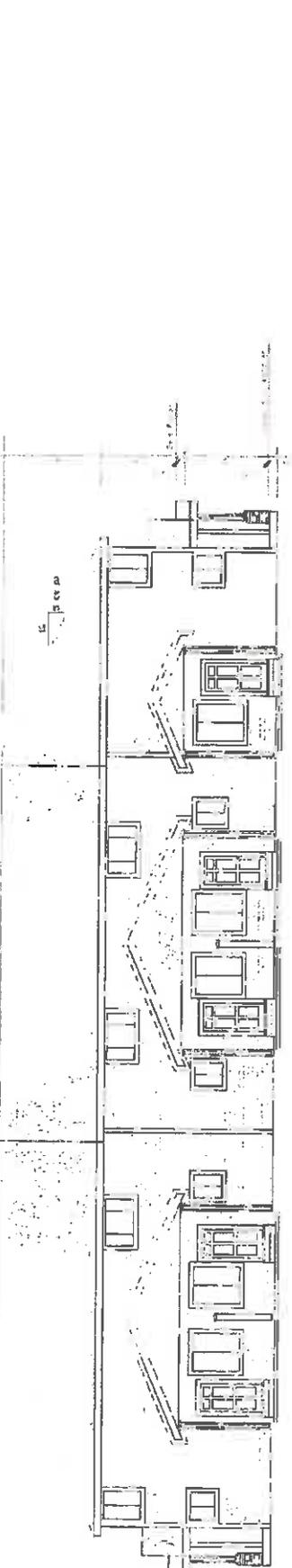
Side Elevation
West (or Screen)
East (Mirror Image)



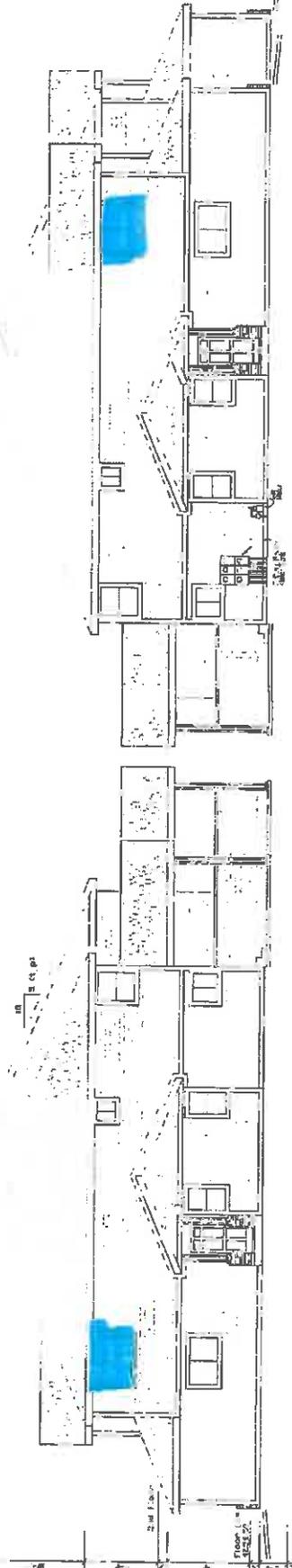
Revisions	
By	Description



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"



Planning Commission Staff Report April 9, 2015

Item 5: Cheney Metes and Bounds Subdivision and Re-zone

Public Hearing:	Yes
Application No.:	S-13-15
Property Address:	1123 North Quail Wing Road
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	R or LR Zone is proposed
Area:	0.89 acres
Number of Lots:	2
Property Owner:	Wayne Brent & Linda T. Perry
Agent:	James Cheney

Request: Applicant is requesting approval of a meets and bounds subdivision consisting of 2 lots, and a recommendation for a rezone from A (Agriculture) to R (Residential) or LR (Large Residential) related thereto.

Background Information

The property owner desires to subdivide his un-platted 0.89 acre property into two lots. But it is zoned Agriculture, and the minimum lot size in the A zone is 1 acre. Nevertheless, this particular A zone is an isolated district, and the area around it is master planned and zoned for low density single family residential. Accordingly, it should be rezoned consistent with this designation. The lot size proposed is equal to or greater than most lots in the vicinity. Presently, their home is located on the southerly portion of the existing parcel.

Suggested Motion

Move that the Planning Commission approve the proposed lot split by metes and bounds, and recommend that the City Council rezone the property from A to R, subject to the following:

1. The property must be rezoned to R prior to recordation of the survey implementing the metes and bounds lot split.
2. No building permit shall be issued until the survey is recorded.

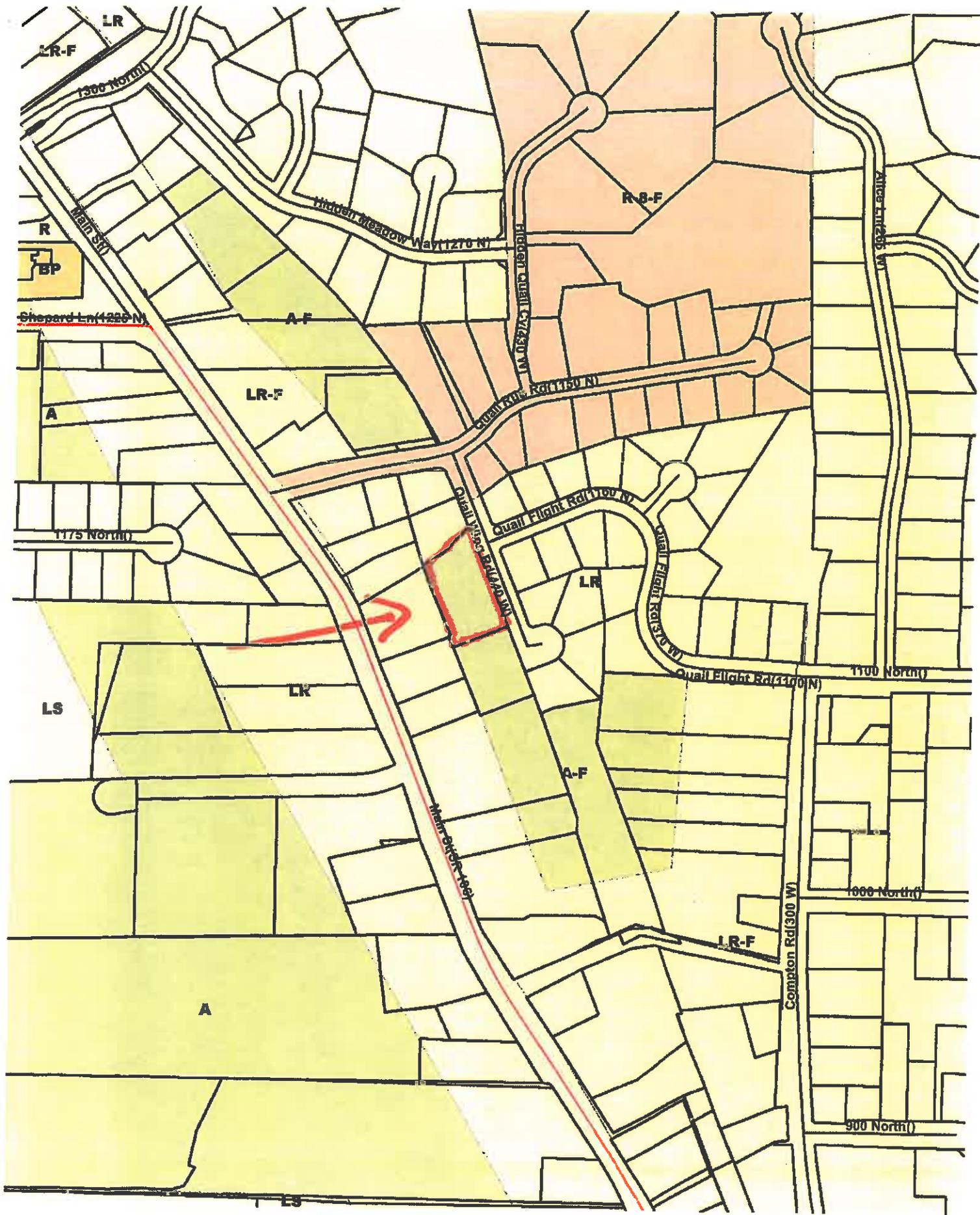
3. The applicant must provide sidewalk the entire north to south length of the property as it abuts the public r.o.w.

Findings for Approval

1. The zone designation of R is consistent with the General Plan.
2. The existing isolated A zone is a result of past annexations and the property should be rezoned to a low density single family designation.
3. The proposed areas of the lots of 17,630 s.f. and 22,085 s.f. are equal to or greater in size than other lots in the neighborhood.
4. The required sidewalk represents a logical extension of the sidewalk that butts the south boundary of the property.
5. Except for sidewalk, all other improvements (ie. curb gutter, asphalt, etc.) are next to the site.

Supplemental Information

1. Vicinity/Zoning Map.
2. Aerial map.
3. Subdivision plan.



**PRELIMINARY
NOT FOR CONSTRUCTION**



NOTE:
THE SOUTH LINE IS MERELY A GUESS AT THIS POINT. THE DEED IS NOT VERY CLEAR AND THE RESEARCH HAS NOT BEEN DONE TO DETERMINE THE TRUE BOUNDARY LINE LOCATION. ####



<p>DATE: _____</p>	<p>BY: _____</p>	<p>PROJECT: _____</p>	<p>SCALE: _____</p>	<p>DATE: _____</p>	<p>BY: _____</p>	<p>PROJECT: _____</p>	<p>SCALE: _____</p>	<p>DATE: _____</p>	<p>BY: _____</p>	<p>PROJECT: _____</p>	<p>SCALE: _____</p>	<p>DATE: _____</p>	<p>BY: _____</p>	<p>PROJECT: _____</p>	<p>SCALE: _____</p>
<p>CALDWELL RICHARDS SORENSEN POWER TO INVESTIGATE</p>															
<p>PRELIMINARY EXHIBIT RESEARCH SCALE PHONE</p>															
<p>#####</p>															



Planning Commission Staff Report April 9, 2015

Item 6: Conditional Use and Site Plan for Farmington Crossing Warehouse

Public Hearing:	Yes
Application No.:	C-2-15
Property Address:	975 North Shepard Church Road
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	C – PUD (Commercial – Planned Unit Development)
Area:	3.93 acres
Number of Lots:	1
Property Owner:	Church of Jesus Christ of Latter-day Saints
Agent:	BHD Architects

Request: Applicant is requesting approval of a conditional use permit and a site plan for the construction of an LDS Church on property created by the Farmington Crossing PUD Subdivision at 975 North Shepard Church Road.

Background Information

In 2004, Garbett Homes completed the entitlement process and began construction of Farmington Crossing. As part of this PUD development, the subdivision was intended to create the lot on which this current CUP proposal is located as well as establish a general road pattern in the area. The applicants are now working on the conditional use and site plan for the LDS Chapel that was originally discussed for the property.

The site plan for the proposed church is a standard site plan for such facilities. There is proposed to be substantial parking on the site as well as landscaping sufficient for the site and the requirements of the ordinance. The elevations of the building are shown as exhibits that are attached here. The DRC has reviewed these plans and all issues have been resolved satisfactorily. All improvements to and adjacent to the site, including roads, were installed as part of the Farmington Crossing PUD project by Garbett Homes.

Suggested Motion

Move that the Planning Commission approve a conditional use permit and site plan for the placement of an LDS Church on property located at 975 North Shepard Church Road with the following conditions:

1. The applicant completes all requirements for site plan approvals as well as all on-site and off-site improvements requirements to comply with City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, and Weber Basin Water District;
2. All landscaping shall be installed as shown on the approved site plan;
3. All lights shall be full cut-off lights and shall not shine onto adjacent residential properties;
4. The irrigation system for watering the landscape shall use secondary water and obtain approval from Weber Basin Water District;
5. Applicant will need approval from Davis County to discharge storm-water into the County facility;
6. All City Engineer comments on the improvement drawings will be amended prior to a pre-construction meeting;
7. If a public easement for the waterline within the private roads is not already in place, the applicant will either obtain those easements or show them on the plans;
8. "Farmington Rock" must be an element on the building or in the landscape.

Findings for Approval

1. The use requested is listed as a conditional use within the C zone.
2. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
3. The proposed use shall comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development.
6. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
7. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surrounding property; and
 - c. A need for essential municipal services which cannot be reasonably met.

Supplemental Information

1. Site Plan for Proposed Facility
2. Landscape Plan
3. Elevations

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 16 – General Commercial Zone
3. Title 11, Chapter 8 – Conditional Uses
4. Title 11, Chapter 32 – Off-street Parking, Loading, and Access

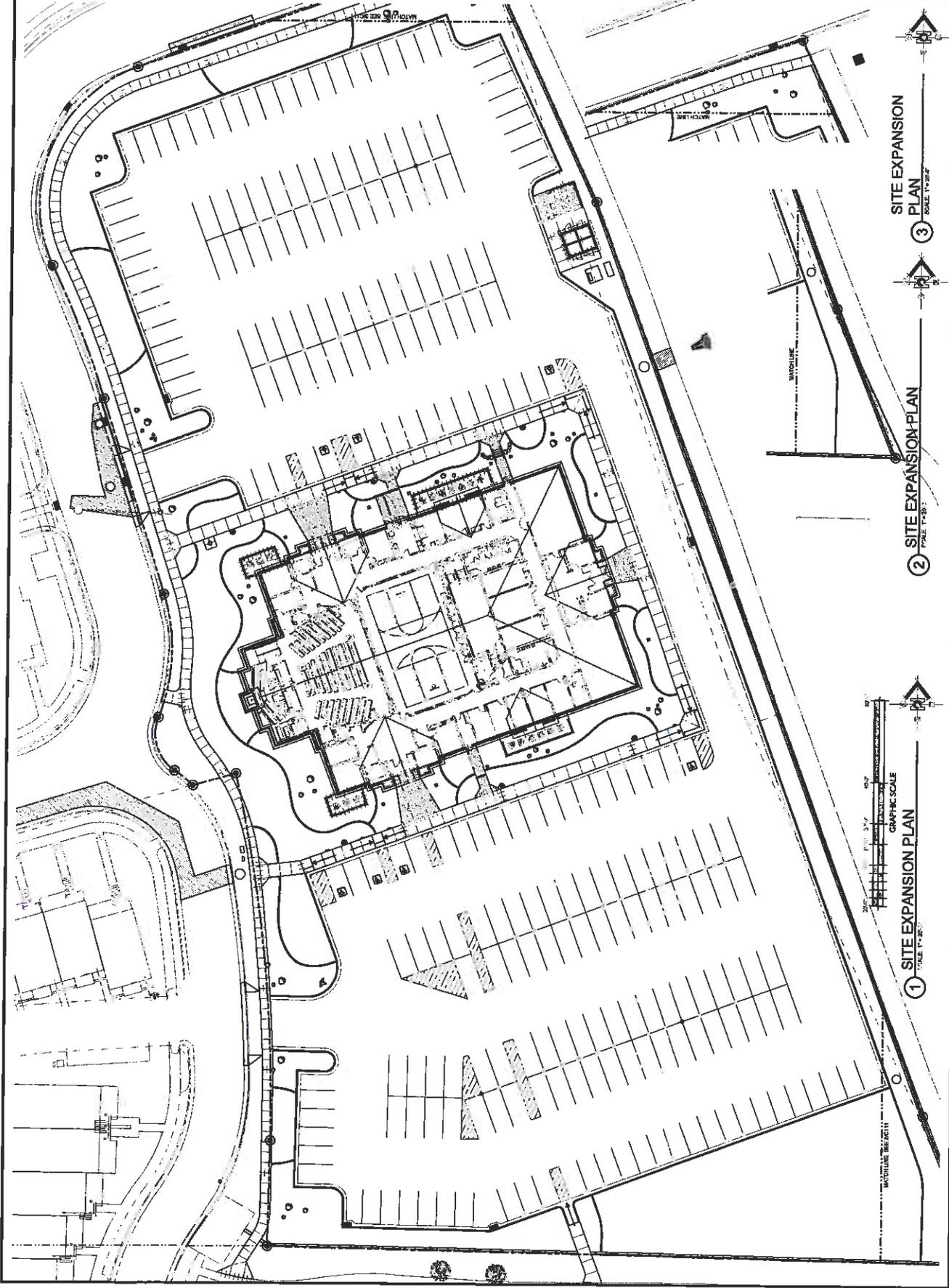
Farmington City





DATE: 05/11/2011
DRAWN BY: [Name]
CHECKED BY: [Name]

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/11/2011
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



SITE EXPANSION PLAN

3

2 SITE EXPANSION PLAN

1 SITE EXPANSION PLAN

GRAPHIC SCALE

TREE LEGEND

Symbol	Plant Type	Scientific Name / Common Name	Flowering Size	Height	Width	Notes
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	
	Deciduous	Prunella virginiana (Wooded Sage)	2' - 4'	10'	10'	

SHRUB LEGEND

Symbol	Type	Scientific Name / Common Name	Flowering Size	Height	Width	Notes
	Evergreen	Juniperus horizontalis (Creeping Juniper)	5' - 6'	12'	6'	
	Evergreen	Juniperus horizontalis (Creeping Juniper)	5' - 6'	12'	6'	
	Evergreen	Juniperus horizontalis (Creeping Juniper)	5' - 6'	12'	6'	
	Deciduous	Spirea alba (White Spirea)	5' - 6'	12'	6'	
	Deciduous	Spirea alba (White Spirea)	5' - 6'	12'	6'	
	Deciduous	Spirea alba (White Spirea)	5' - 6'	12'	6'	
	Deciduous	Spirea alba (White Spirea)	5' - 6'	12'	6'	
	Deciduous	Spirea alba (White Spirea)	5' - 6'	12'	6'	
	Deciduous	Spirea alba (White Spirea)	5' - 6'	12'	6'	
	Deciduous	Spirea alba (White Spirea)	5' - 6'	12'	6'	

GRASS & PERENNIAL LEGEND

Symbol	Type	Scientific Name / Common Name	Flowering Size	Height	Width	Notes
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	
	Grass	Stachys recta (Red-top)	5' - 6'	12'	6'	

MISC. LEGEND

Symbol	Description
	1" x 2" x 4" concrete curb
	2" x 4" x 8" concrete curb
	4" x 8" x 16" concrete curb
	6" x 12" x 24" concrete curb
	8" x 16" x 32" concrete curb
	10" x 20" x 40" concrete curb
	12" x 24" x 48" concrete curb
	14" x 28" x 56" concrete curb
	16" x 32" x 64" concrete curb
	18" x 36" x 72" concrete curb
	20" x 40" x 80" concrete curb
	22" x 44" x 88" concrete curb
	24" x 48" x 96" concrete curb
	26" x 52" x 104" concrete curb
	28" x 56" x 112" concrete curb
	30" x 60" x 120" concrete curb
	32" x 64" x 128" concrete curb
	34" x 68" x 136" concrete curb
	36" x 72" x 144" concrete curb
	38" x 76" x 152" concrete curb
	40" x 80" x 160" concrete curb
	42" x 84" x 168" concrete curb
	44" x 88" x 176" concrete curb
	46" x 92" x 184" concrete curb
	48" x 96" x 192" concrete curb
	50" x 100" x 200" concrete curb
	52" x 104" x 208" concrete curb
	54" x 108" x 216" concrete curb
	56" x 112" x 224" concrete curb
	58" x 116" x 232" concrete curb
	60" x 120" x 240" concrete curb
	62" x 124" x 248" concrete curb
	64" x 128" x 256" concrete curb
	66" x 132" x 264" concrete curb
	68" x 136" x 272" concrete curb
	70" x 140" x 280" concrete curb
	72" x 144" x 288" concrete curb
	74" x 148" x 296" concrete curb
	76" x 152" x 304" concrete curb
	78" x 156" x 312" concrete curb
	80" x 160" x 320" concrete curb
	82" x 164" x 328" concrete curb
	84" x 168" x 336" concrete curb
	86" x 172" x 344" concrete curb
	88" x 176" x 352" concrete curb
	90" x 180" x 360" concrete curb
	92" x 184" x 368" concrete curb
	94" x 188" x 376" concrete curb
	96" x 192" x 384" concrete curb
	98" x 196" x 392" concrete curb
	100" x 200" x 400" concrete curb
	102" x 204" x 408" concrete curb
	104" x 208" x 416" concrete curb
	106" x 212" x 424" concrete curb
	108" x 216" x 432" concrete curb
	110" x 220" x 440" concrete curb
	112" x 224" x 448" concrete curb
	114" x 228" x 456" concrete curb
	116" x 232" x 464" concrete curb
	118" x 236" x 472" concrete curb
	120" x 240" x 480" concrete curb
	122" x 244" x 488" concrete curb
	124" x 248" x 496" concrete curb
	126" x 252" x 504" concrete curb
	128" x 256" x 512" concrete curb
	130" x 260" x 520" concrete curb
	132" x 264" x 528" concrete curb
	134" x 268" x 536" concrete curb
	136" x 272" x 544" concrete curb
	138" x 276" x 552" concrete curb
	140" x 280" x 560" concrete curb
	142" x 284" x 568" concrete curb
	144" x 288" x 576" concrete curb
	146" x 292" x 584" concrete curb
	148" x 296" x 592" concrete curb
	150" x 300" x 600" concrete curb
	152" x 304" x 608" concrete curb
	154" x 308" x 616" concrete curb
	156" x 312" x 624" concrete curb
	158" x 316" x 632" concrete curb
	160" x 320" x 640" concrete curb
	162" x 324" x 648" concrete curb
	164" x 328" x 656" concrete curb
	166" x 332" x 664" concrete curb
	168" x 336" x 672" concrete curb
	170" x 340" x 680" concrete curb
	172" x 344" x 688" concrete curb
	174" x 348" x 696" concrete curb
	176" x 352" x 704" concrete curb
	178" x 356" x 712" concrete curb
	180" x 360" x 720" concrete curb
	182" x 364" x 728" concrete curb
	184" x 368" x 736" concrete curb
	186" x 372" x 744" concrete curb
	188" x 376" x 752" concrete curb
	190" x 380" x 760" concrete curb
	192" x 384" x 768" concrete curb
	194" x 388" x 776" concrete curb
	196" x 392" x 784" concrete curb
	198" x 396" x 792" concrete curb
	200" x 400" x 800" concrete curb
	202" x 404" x 808" concrete curb
	204" x 408" x 816" concrete curb
	206" x 412" x 824" concrete curb
	208" x 416" x 832" concrete curb
	210" x 420" x 840" concrete curb
	212" x 424" x 848" concrete curb
	214" x 428" x 856" concrete curb
	216" x 432" x 864" concrete curb
	218" x 436" x 872" concrete curb
	220" x 440" x 880" concrete curb
	222" x 444" x 888" concrete curb
	224" x 448" x 896" concrete curb
	226" x 452" x 904" concrete curb
	228" x 456" x 912" concrete curb
	230" x 460" x 920" concrete curb
	232" x 464" x 928" concrete curb
	234" x 468" x 936" concrete curb
	236" x 472" x 944" concrete curb
	238" x 476" x 952" concrete curb
	240" x 480" x 960" concrete curb
	242" x 484" x 968" concrete curb
	244" x 488" x 976" concrete curb
	246" x 492" x 984" concrete curb
	248" x 496" x 992" concrete curb
	250" x 500" x 1000" concrete curb
	252" x 504" x 1008" concrete curb
	254" x 508" x 1016" concrete curb
	256" x 512" x 1024" concrete curb
	258" x 516" x 1032" concrete curb
	260" x 520" x 1040" concrete curb
	262" x 524" x 1048" concrete curb
	264" x 528" x 1056" concrete curb
	266" x 532" x 1064" concrete curb
	268" x 536" x 1072" concrete curb
	270" x 540" x 1080" concrete curb
	272" x 544" x 1088" concrete curb
	274" x 548" x 1096" concrete curb
	276" x 552" x 1104" concrete curb
	278" x 556" x 1112" concrete curb
	280" x 560" x 1120" concrete curb
	282" x 564" x 1128" concrete curb
	284" x 568" x 1136" concrete curb
	286" x 572" x 1144" concrete curb
	288" x 576" x 1152" concrete curb
	290" x 580" x 1160" concrete curb
	292" x 584" x 1168" concrete curb
	294" x 588" x 1176" concrete curb
	296" x 592" x 1184" concrete curb
	298" x 596" x 1192" concrete curb
	300" x 600" x 1200" concrete curb
	302" x 604" x 1208" concrete curb
	304" x 608" x 1216" concrete curb
	306" x 612" x 1224" concrete curb
	308" x 616" x 1232" concrete curb
	310" x 620" x 1240" concrete curb
	312" x 624" x 1248" concrete curb
	314" x 628" x 1256" concrete curb
	316" x 632" x 1264" concrete curb
	318" x 636" x 1272" concrete curb
	320" x 640" x 1280" concrete curb
	322" x 644" x 1288" concrete curb
	324" x 648" x 1296" concrete curb
	326" x 652" x 1304" concrete curb
	328" x 656" x 1312" concrete curb
	330" x 660" x 1320" concrete curb
	332" x 664" x 1328" concrete curb
	334" x 668" x 1336" concrete curb
	336" x 672" x 1344" concrete curb
	338" x 676" x 1352" concrete curb
	340" x 680" x 1360" concrete curb
	342" x 684" x 1368" concrete curb
	344" x 688" x 1376" concrete curb
	346" x 692" x 1384" concrete curb
	348" x 696" x 1392" concrete curb
	350" x 700" x 1400" concrete curb
	352" x 704" x 1408" concrete curb
	354" x 708" x 1416" concrete curb
	356" x 712" x 1424" concrete curb
	358" x 716" x 1432" concrete curb
	360" x 720" x 1440" concrete curb
	362" x 724" x 1448" concrete curb
	364" x 728" x 1456" concrete curb
	366" x 732" x 1464" concrete curb
	368" x 736" x 1472" concrete curb
	370" x 740" x 1480" concrete curb
	372" x 744" x 1488" concrete curb
	374" x 748" x 1496" concrete curb
	376" x 752" x 1504" concrete curb
	378" x 756" x 1512" concrete curb
	380" x 760" x 1520" concrete curb
	382" x 764" x 1528" concrete curb
	384" x 768" x 1536" concrete curb
	386" x 772" x 1544" concrete curb
	388" x 776" x 1552" concrete curb
	390" x 780" x 1560" concrete curb
	392" x 784" x 1568" concrete curb
	394" x 788" x 1576" concrete curb
	396" x 792" x 1584" concrete curb
	398" x 796" x 1592" concrete curb
	400" x 800" x 1600" concrete curb
	402" x 804" x 1608" concrete curb
	404" x 808" x 1616" concrete curb
	406" x 812" x 1624" concrete curb
	408" x 816" x 1632" concrete curb
	410" x 820" x 1640" concrete curb
	412" x 824" x 1648" concrete curb
	414" x 828" x 1656" concrete curb
	416" x 832" x 1664" concrete curb
	418" x 836" x 1672" concrete curb



Planning Commission Staff Report April 9, 2015

Item 7: Zoning Ordinance Height Amendment for Public Uses Related to Setbacks

Public Hearing:	Yes
Application No.:	ZT-6-15
Property Address:	n/a
General Plan Designation:	n/a
Zoning Designation:	n/a
Area:	n/a
Number of Lots:	n/a
Property Owner:	n/a
Applicant:	Farmington City

Request: Applicant is requesting an amendment to Chapter 28 of the Zoning Ordinance as it relates to setbacks regarding the height of public buildings, and certain quasi-public buildings.

Background Information

Public uses are allowed as a permitted or conditional use in almost every zone in the City. Many zones limit the height of main buildings to 27 feet even though many proposed public buildings, or portions thereof, now and in the future will likely exceed that height. Notwithstanding this, Section 11-28-090(b) of the Zoning Ordinance provides an exception which allows for greater height if such buildings are set back greater distances from property lines. However, as time has passed since the City adopted this exception language, it has become more appropriate to construct buildings closer to the street with parking situated to the rear or to the side of such buildings.

A new elementary school, the new high school, and the City's proposed gymnasium, may all have setbacks which do not currently meet the requirements of the Zoning Ordinance, even though they will likely be customarily appropriate for the proposed sites on which they may be located.

Suggested Motion

Move that the Planning Commission recommend that the City amend Section 11-28-090(b) as follows:

Public, and Quasi-public utility, buildings authorized in a zone may be erected to a height not exceeding sixty (60) feet if the building is set back from each otherwise

established setback line at least one (1) foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected. These standards may be reviewed by the Planning Commission in conjunction with a conditional use application and may be adjusted either up or down.

Findings for Approval

1. The Planning Commission should have flexibility to modify set-back requirements for public buildings, especially related to height, to better address the needs of a particular site and to make parking less conspicuous for nearby residential uses.
2. The City is anticipating applications for several public buildings over the next few years, and these applicants may need the flexibility to fit a site in a way that is best for the use and neighborhood.

