



Farmington City Planning Commission

July 2, 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 July 2, 2015

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

3. Scott Harwood / The Haws Companies (Public Hearing) – Applicant is requesting a recommendation for schematic approval for the Park Lane Commons Phase III Subdivision consisting of 3 lots on 9.77 acres located at approximately Market Street and Station Parkway in a GMU (General Mixed Use) zone. (S-16-15)

### ZONE TEXT CHANGE APPLICATION

4. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 28 of the Zoning Ordinance as it relates to the inclusion of pool houses in Section 11-28-060. (ZT-9-15)
5. Miscellaneous, correspondence, etc.
  - a. Other
6. 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 June 26, 2015

Eric Anderson  
Associate City Planner

**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 long range priorities related to city culinary water system 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, June 30, 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 Farmington Trails Committee Items

### **PUBLIC HEARINGS:**

7:20 Residences at Farmington Hills Schematic Plan and Preliminary PUD Master Plan

7:30 Elementary School #61 Schematic Subdivision

7:40 Residences at Station Parkway Subdivision Schematic Plan

### **NEW BUSINESS:**

7:50 Water Plan

8:05 Ordinance Adopting Emergency Water Conservation Measures for Culinary Water in the City

### **SUMMARY ACTION:**

8:15 Minute Motion Approving Summary Action List

1. Approval of Storm Water Bond Log for May
2. Storm Drain Impact Fee Facilities Plan

3. Storm Drain Impact Fee Analysis
4. Improvements Agreement for Fieldstone – Farmington Park
5. Amendment to City Manager Employment Agreement

**OLD BUSINESS:**

- 8:20 Agreement Amendment for Station Park regarding Drive up Windows
- 8:40 Resolution Supporting the HB362 Authorized 0.25% Local Option General Sales Tax Dedicated to Transportation
- 8:45 Jeppson Flag Lot

**GOVERNING BODY REPORTS:**

- 9:00 City Manager Report
1. Executive Summary for Planning Commission held on June 19, 2015
  2. Building Activity Report for May
- 9:05 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

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

DATED this 25th day of June, 2015.

**FARMINGTON CITY CORPORATION**

By:   
Holly Gadd, City Recorder

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

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



## Planning Commission/City Council Staff Report July 2, 2015

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### Item 3: Park Lane Commons Phase III Schematic Plan

Public Hearing:	Yes
Application No.:	S-16-15
Property Address:	Approximately Market Street and Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	9.77 Acres
Number of Parcels:	3
Property Owners:	The Haws Companies
Agent:	The Haws Companies

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

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#### **Background Information**

The applicant, The Haws Companies, is proposing to subdivide parcels E & H from the Park Lane Commons PMP that was approved in the spring of 2014. This subdivision will create three lots, the larger lot (Lot 303) is intended to be for a Western States Assisted Living Facility and will contain 4.53 acres. The smaller “out parcels” (Lot 301 and 302) are planned to be retained by The Haws Companies for further development. Although this is a simple three lot subdivision, there is ROW and easements being dedicated on Market Street, and along the southern edge of the property (that abuts the Evans property). Because there will be dedicated right-of-way, this subdivision 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 Western States site plan, however, we’ve included that site plan for your information.

The Evans family owns the property to the south of Park Lane Commons Phase III, and the applicant has expressed a willingness to build the whole of the road, but the Evans family is not ready to develop yet, so the applicant will need to build a temporary road on the southside of their project to City and Fire Department local road standards, complete with curb, gutter, and sidewalk, the temporary road will not have park strip at this time. When the Evans property does develop, the applicant will then need to relocate their portion of the road, including curb and gutter to the south, and complete their half of the road to City standards. In the meantime, the applicant will need to provide the public right-of-way on the plat in anticipation of the future road.

Lot 303 is where the assisted living facility is proposed to go (there is a site plan application currently under review by city staff), and because the financing of that project is being done through HUD, the applicant has additional federal requirements to meet as part of that, including two points of access on the lot where the facility is to be located. Due to this, there is a long “arm” that connects Lot 303 to Station Parkway. Staff initially regarded this as a flag lot, but on closer inspection, it does not meet the definition of a flag lot because the site has two frontages, the main one being off of Market Street; this arm is solely intended to meet HUD requirements and provides a second point of access that crosses through Lot 303 solely.

In order to conform with the lot design requirements found in Section 11-18-106 of the Zoning Ordinance, the applicant was required to establish a block face on the west side of Lot 303. On the regulating plan, this “frontage” was designated as a pedestrian connection. On the site plan, which is not under consideration tonight, but does affect this schematic plan, there is a public access proposed connecting the future promenade, to the Shepard Creek trail. There is further clarifying language provided as a condition for approval which will ensure that even though this is a private street, a no-build easement should be provided to delineate the block face, and an easement should be provided for public safety and access, as well as maintenance vehicle access.

### **Suggested Motion**

Move that the Planning Commission recommend approval of the schematic plan for the Park Lane Commons Phase III, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall provide an approved wetland delineation prior to or concurrent with Preliminary Plat approval;
2. The applicant shall rename “Remainder Parcel” to “Parcel A” on Preliminary Plat;
3. The applicant shall obtain all necessary secondary water shares from Weber Basin prior to consideration of Preliminary Plat;
4. The applicant shall dedicate 16.5’ of public right-of-way on the south boundary of their property on Preliminary Plat;
5. The applicant shall enter into an agreement to dedicate said right-of-way to ensure that future improvements and the future street will be built at that time that the Evans family develops;
6. The City Traffic Engineer shall review the proposed development at Preliminary Plat;
7. The applicant shall provide a trail easement along those portions of his property that abut Shepard Creek;
8. Along the west side of the property, the applicant shall provide a no-build easement to delineate the block face; and an easement shall be provided for public safety and pedestrian access, as well as maintenance vehicles.

### **Findings for Approval:**

1. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed Schematic Plan creates a needed east-west connection from Station Parkway to points west, and conforms to the Regulating Plan and that plan’s stated purpose of creating connectivity throughout the Mixed Use District.
3. Parcel A will preserve wetlands, and the portions of those properties that abut Shepard Creek will be preserved as open space, and a trail easement will be provided.

4. The applicant has performed a geotech report above and beyond the normal requirements as a way to address the soil issues.
5. The subdivision of this property will allow for Western States Assisted Living to develop, which is a good use in this location, and fills a need the City has to care for and house their elderly residents.
6. Lots 301 and 302 will be developed as part of the Park Lane Commons project master plan, and although we don't know what uses will be proposed there yet, when those applications do come, staff will review and approve them as part of the review process set forth in the development agreement with The Haws Company.

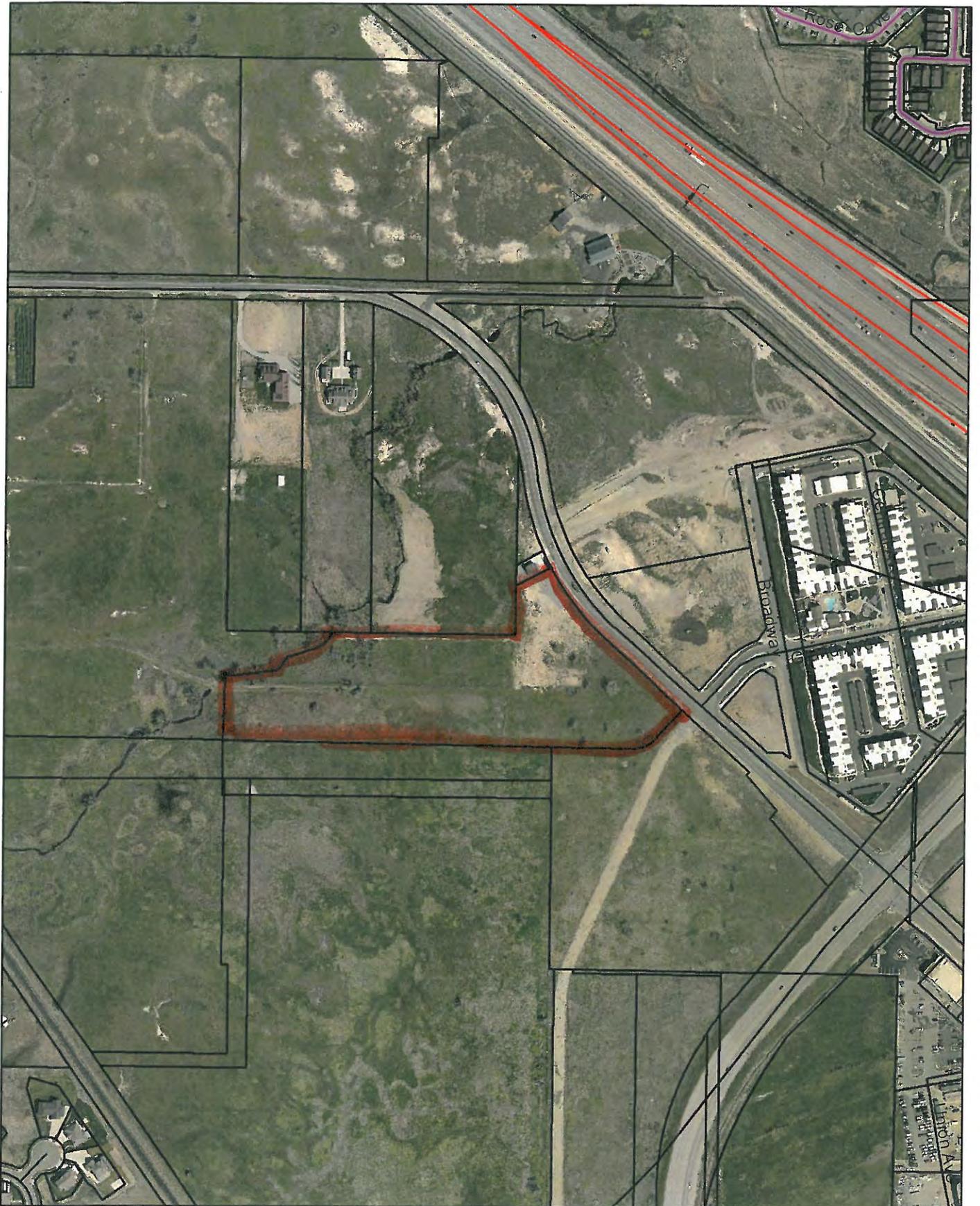
**Supplementary Information**

1. Vicinity Map.
2. Schematic Subdivision Plan.
3. Overall Site Plan for Western States Assisted Living.

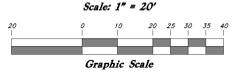
**Applicable Ordinances**

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 18 – Mixed Use Districts
3. Title 12, Chapter 6 – Major Subdivisions
4. Title 12, Chapter 7 – General Requirements For All Subdivisions

# Farmington City







### Legend

(Note: All items may not appear on drawings)

- |                     |   |                          |   |                     |   |        |   |
|---------------------|---|--------------------------|---|---------------------|---|--------|---|
| San. Sewer Manhole  | ○ | Light Pole               | ⊙ | Finish Grade        | — | 93.374 | — |
| Water Manhole       | ○ | Flowline of ditch        | — | Exist. Grade        | — | 93.276 | — |
| Storm Drain Manhole | ○ | Overhead Power Line      | — | Ridge Line          | — | R      | — |
| Cleanout            | ○ | Corrugated Metal Pipe    | — | Direction of Flow   | — |        | — |
| Electrical Manhole  | ○ | Concrete Pipe            | — | Existing Asphalt    | — |        | — |
| Catch Basins        | ○ | Reinforced Concrete Pipe | — | New Asphalt         | — |        | — |
| Exit, Fire Hydrant  | ○ | Castile Iron             | — | Heavy Duty Asphalt  | — |        | — |
| Fire Hydrant        | ○ | Polyvinyl Chloride       | — | Existing Concrete   | — |        | — |
| Exit, Water Valve   | ○ | PVC                      | — | New Concrete        | — |        | — |
| Water Valve         | ○ | TE                       | — | Spill Curb & Gutter | — |        | — |
| Sanitary Sewer      | — | CL                       | — | Demo Tree           | — |        | — |
| Culinary Water      | — | FL                       | — |                     |   |        |   |
| Gas Line            | — | TC                       | — |                     |   |        |   |
| Irrigation Line     | — | TW                       | — |                     |   |        |   |
| Storm Drain         | — | TL                       | — |                     |   |        |   |
| Telephone Line      | — | TL                       | — |                     |   |        |   |
| Secondary Waterline | — | TL                       | — |                     |   |        |   |
| Power Line          | — | TL                       | — |                     |   |        |   |
| Fire Line           | — | TL                       | — |                     |   |        |   |
| Land Drain          | — | TL                       | — |                     |   |        |   |
| Power pole w/guy    | — | TL                       | — |                     |   |        |   |

### SITE DATA TABLE

PARCEL E (LOT 5)  
**PARKING STALLS**  
 STANDARD STALLS PROVIDED 97  
 ADA ACCESSIBLE STALLS 4  
 TOTAL # PARKING STALLS 101  
 TOTAL SITE AREA..... 190,139 SF (4.365 Acres)

**A. BUILDING AREA**  
 LEGACY ASSISTED LIVING..... 86,937 SF (45.72%)  
 (INCLUDES INTERIOR COURTYARDS)  
 TOTAL BUILDING AREA 86,937 SF (45.72%)

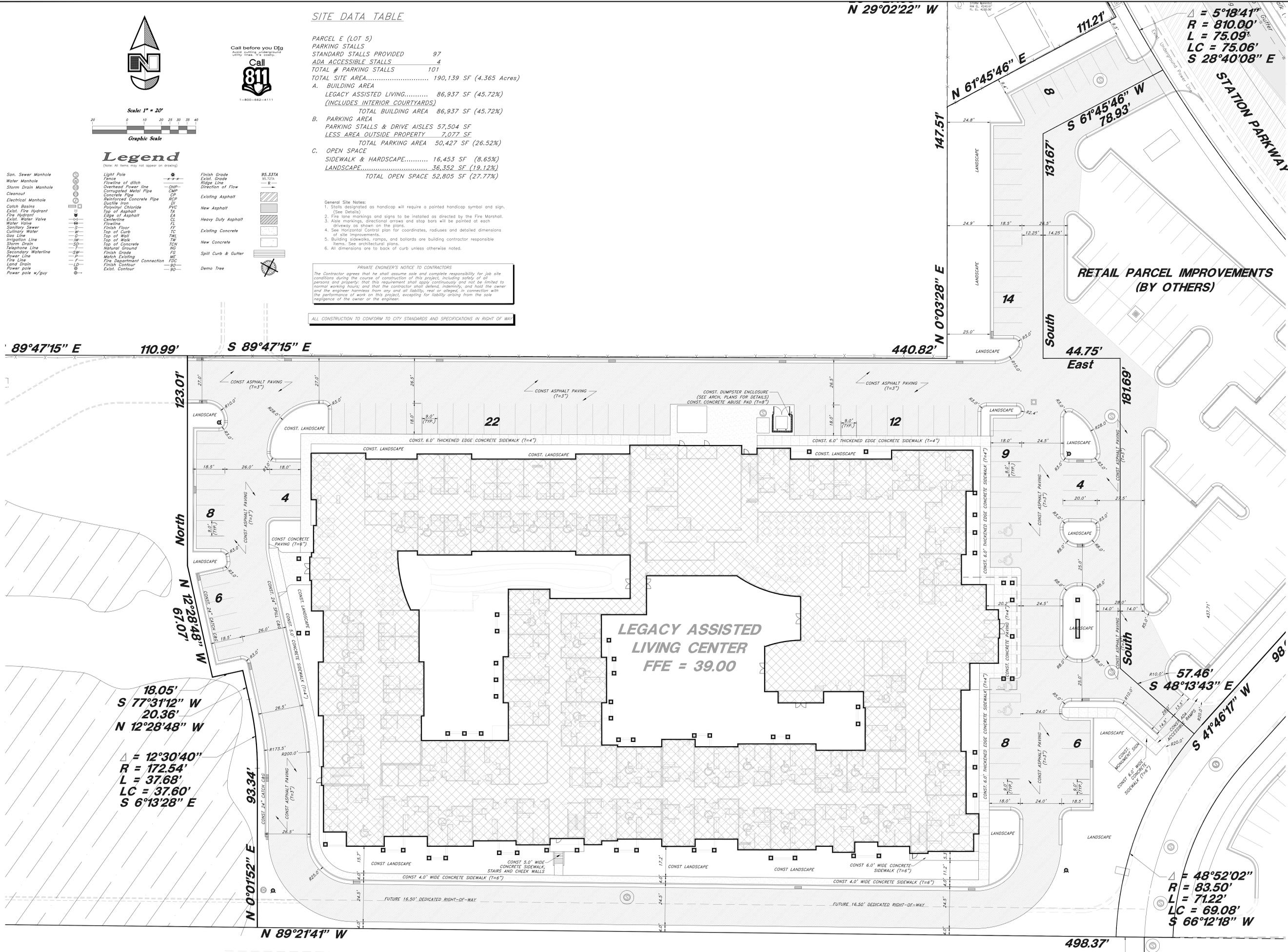
**B. PARKING AREA**  
 PARKING STALLS & DRIVE AISLES 57,504 SF  
 LESS AREA OUTSIDE PROPERTY 7,077 SF  
 TOTAL PARKING AREA 50,427 SF (26.52%)

**C. OPEN SPACE**  
 SIDEWALK & HARDSCAPE..... 16,453 SF (8.65%)  
 LANDSCAPE..... 36,352 SF (19.12%)  
 TOTAL OPEN SPACE 52,805 SF (27.77%)

- General Site Notes:
1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details).
  2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
  3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
  4. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
  5. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
  6. All dimensions are to face of curb unless otherwise noted.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



N 29°02'22" W

$\Delta = 5°18'41"$   
 $R = 810.00'$   
 $L = 75.09'$   
 $LC = 75.06'$   
 $S 28°40'08" E$

147.51'

N 0°03'28" E

440.82'

181.69'

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## Planning Commission Staff Report July 2, 2015

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### Item 4: Zoning Ordinance Amendment to Chapter 28

Public Hearing:	Yes
Application No.:	ZT-9-15
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 that pool houses be included in Chapter 28 under Section 11-28-060 of the Zoning Ordinance.

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#### **Background Information**

Currently, the ordinance is silent on pool houses as accessory buildings as it relates to side corner setbacks. We have recently had an application to build a pool house 15' from the side property line, and the request is reasonable and would enhance not only the property, but also the neighborhood. However, staff is required to look at pool houses as simply being accessory buildings, and such buildings are not allowed in the side yard in residential zones. However, the proposed pool house would be 15' away from the property line and would be screened from the street. Staff wants to clarify the Zoning Ordinance to allow for some flexibility when considering pool houses, specifically as it relates to side corners.

#### **Suggested Motion**

Move that the Planning Commission recommend that the City amend Chapter 28 of the Zoning Ordinance as follows:

#### **11-28-060 Location of Recreational Pools and Tennis Courts.**

(a) Private Recreational Pool. Any private recreational pool not completely enclosed within a building having solid walls shall be set back at least five (5) feet from the rear and side

property lines and at least thirty (30) feet from the front property line. The private recreational pool shall be not less than twenty (20) feet from any neighbor's dwelling. **Any detached accessory buildings related to an unenclosed pool shall meet setback requirements and standards for such buildings, except the side corner setback may be reduced to fifteen (15) feet.** Any recreational pool shall be completely surrounded by a fence or wall having a height of at least six (6) feet. In lieu of fencing on hot tubs, spas or jacuzzis, security covers may be provided. Fences or walls that are not solid shall have intermediate rails or an ornamental pattern such that a sphere four (4) inches in diameter cannot pass through. Gates shall be equipped with self-closing and self-latching devices. No loudspeaker device which can be heard beyond the property lines of the premises on which any recreational pool has been installed may be operated in connection with such pool, nor may any lighting be installed in connection with such pool which shall throw any direct rays beyond such property lines.

#### Findings for Approval

1. Pool houses are not separated from accessory buildings, and this zone text amendment does not change that, however, it allows for more flexibility in the setback standard for pool houses where it makes sense and certain design considerations can be used to mitigate potentially negative affects.
2. Limiting this to the side corner further clarifies the zoning ordinance as it relates to the single family residential zones.