



Farmington City Planning Commission

June 6, 2019



F A R M I N G T O N C I T Y

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **June 6th, 2019**

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

- 7:00 1. Minutes
 2. City Council Report

SUBDIVISION

- 7:10 3. Alan Cottle/ Cottle Capital Group, LLC (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision consisting of 2 lots (lot split) on approximately 1.11 acres located at 1034 W 500 S in an AE (Agricultural Estates) zone. (S-8-19)

CONDITONAL USE

- 7:20 4. Stephen Flanders (Public Hearing) - Applicant is requesting conditional use approval for a round accessory building as part of S & S Shortline Train Park at 575 N 1525 W in the A (Agriculture) zone. (C-7-19)

OTHER

- 7:30 5. Miscellaneous, correspondence, etc.
 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
May 31, 2019

Meagan Booth
City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
MAY 23, 2019

STUDY SESSION:

Present: Planning Commissioners Connie Deianni, Amy Shumway, Greg Wall, Roger Child, Rulon Homer, Russ Workman, Shawn Beus; Community Development Director David Petersen, Associate Planner Megan Booth, Recording Secretary Brittney Whitecar

Excused: Planning Commissioner Mike Plaizier

Subdivision:

3. Hayley Pratt/Hamlet Development - Applicant is requesting a recommendation for schematic plan approval for the Flatrock subdivision consisting of up to 64 lots located on about 32 acres of property at approximately 600 South 1525 West. (S-3-19)

Hamlet homes is proposing a change from 64 lots down to 49 to decrease the need for TDRs. They added a stub road on the north side of the development to allow for an additional future road connection. There is now an HOA maintained park included in the plans..

Amy Shumway expressed concern about the location of the park. It is on 1525 West and under power lines. She worries about kids playing at the very end of the subdivision along a busy street. **David Petersen** said that UDOT is looking for trail connections along West Davis Corridor. He said that this park location may lend itself nicely to a trail connection, which would be great.

Greg Wall asked if the open space under the power lines will be public space. **David Petersen** said no, it will be HOA maintained and owned.

Conditional Use:

4. Sydney King/Good Spray Car Wash (Public Hearing) - Applicant is requesting conditional use approval to modify previous approved expansion plans for a car wash located at 1358 North US Highway 89 on .86 acres in a C (Commercial) zone. (C-2-19)

Connie Deianni said that this carwash has already been approved. At this time the focus is approving the changes that they have made to their plan since that time.

David Petersen said they want to modify the plan, which shifts the building and relocates the vacuums to draw more attention from the public and place the vacuums in such a way that they are not accessible without using the carwash. Neighbors may be concerned about the change due to noise and other common issues with car washes adjacent to residential space.

Zone Text Amendment:

5. Farmington City - Applicant is requesting a recommendation to amend location standards for accessory buildings as set forth in Chapters 10, 11, and 13 of the Zoning Ord. (ZT-1-19)

No comments were made regarding this item.

Other:

6. Miscellaneous, correspondence, etc.

Dave Petersen said he was approached by the owners of the land just East of the Burger King on Shepard Lane. They want to demolish the building at 810 W. Shepard Lane and put some condos or apartments there and on the parcel to the north which is currently empty. They have a few designs in mind including a 2 story building above pedestal parking – making the structure between 2 and 3 stories. This would require a PUD in the zone.

Greg Wall expressed that he doesn't feel that 3 stories is appropriate since there are single story homes lining the lot to the North.

Connie Deianni said she thinks that pedestal parking is an aesthetic issue and she would prefer an alternative option.

David Petersen said that the key here might be design. This could look very nice, or stick out poorly. He would like to see what the developer has in mind from an aesthetic point of view.

Greg Wall was concerned about the density. 24 units per acre exceeds the commonly accepted units per acre capacity and doesn't allow for any open space on the lot.

REGULAR SESSION:

Present: Planning Commissioners Connie Deianni, Amy Shumway, Greg Wall, Mike Plaizier, Roger Child, Rulon Homer, Russ Workman, Shawn Beus; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar

Excused: Commissioner Mike Plaizier

Connie Deianni opened the public meeting at 7:09 p.m.

Motion approving minutes from the May 9th, 2019 Planning Commission Meeting:

Russ Workman motioned to approve the minutes with one change to page 8, amending South Davis Corridor to read West Davis Corridor. **Shawn Beus** seconded the motion, which was unanimously approved.

City Council Report

Meagan Booth reviewed the May 21st City Council meeting. Keith Johnson stated that after a bid, Farmington City will contract with Kilgore Construction for city road improvements for the 2020 year.

Brigham Mellor presented on behalf of the Farmington City Taxing Entity Committee, who will have a meeting on Wednesday, May 22nd at 2:00 p.m. at City Hall.

David Petersen presented regarding the North Cottonwood Subdivision. City Council approved the preliminary plat with the condition that sidewalks must be included on both sides of the street.

Subdivision:

3. Hayley Pratt/Hamlet Development - Applicant is requesting a recommendation for schematic plan approval for the Flatrock subdivision consisting of up to 64 lots located on about 32 acres of property at approximately 600 South 1525 West. (S-3-19)

Dave Petersen showed the aerial view of the subdivision and explained the schematic plan. The TDRs are still an issue that will be worked out. A connection to the Buffalo Ranch Trail is still in the works as well.

Nick Mingo 3980 S. 700 E., Millcreek UT is the engineer on the subdivision. They've increased lot sizes, added an HOA maintained park, and added some green space per recommendation from staff and the planning commission.

Shawn Beus asked if the trail still cuts through the UDOT property to the West. **Nick Mingo** said yes, it is on the west end and connects to the Buffalo Ranch Trail.

Amy Shumway stated that she sees an issue with an HOA park being planned right along 1525 West as it may present itself as a public park and become a safety issue. She expressed that it may be more convenient for residents if the park were more centralized in the subdivision. **Nick Mingo** said that he respectfully disagrees, as parks are common along busy roads and parents should generally supervise their children at parks.

Rulon Homer asked if the HOA open space under the power lines would be maintained. **Nick Mingo** said yes, it will be maintained to look like a pasture or grassy area.

Shawn Beus stated that he likes the idea of the park or open space along 1525 West as it makes the subdivision seem open and inviting.

Rulon Homer asked for clarification about the lots at the end of the subdivision as they appear on the plat to be partly within the open space. Do they lose buildable space due to the power lines?

Greg Wall said that he appreciates that the developer heeded the Planning Commission's advice from last meeting to decrease lot numbers, add stub streets for future access, and add a park. He asked if there is an easement over the drainage ditch. **Nick Mingo** said yes and the HOA will maintain it. The issue of drainage will need to be addressed with city staff before final plat approval.

Rulon Homer asked what their motivation was for designing the lots the sizes as they are currently shown on the plans. **Nick Mingo** said that he followed the Planning Commission's advice to decrease lot size and this is what they were able to come up with.

Michael Brodsky of Hamlet Homes said that they want to make the 1525 West entrance very appealing. His opinion is that he could do some landscaping to divide the park from the street, but enclosing the park may cause visibility issues, affecting safety.

Motion:

Shawn Beus moved that the Planning Commission recommend that the City Council approve the schematic plan for the Flatrock Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions. **Russ Workman** seconded the motion. **Amy Shumway** disapproved due to the park location. The item was approved by majority vote.

Conditions:

1. The City Council, through a vote of not less than four (4) members shall approve the TDR transaction and the waiver of open space proposed by the applicant.
2. The developer shall submit a maintenance plan providing for and addressing the means for permanent maintenance of the conservation land within the proposed conservation subdivision with the preliminary plat per 11-12-160 of the Zoning Ordinance.
3. All outstanding comments from the DRC for schematic plan shall be addressed on the preliminary plat.
4. No new development activity shall be permitted on property proposed for development as a conservation subdivision prior to final plat. For purpose of this section, "development activity" shall include any disturbance or alteration of the property in any way, shall not include continuation of any currently existing permitted use of the property.
5. The City Council must rezone the property to AE.
6. Update the schematic plan to show a trail connection from the most westerly cul-de-sac to Buffalo Ranch Trail.

Findings:

1. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
2. The proposed development will provide single family residential developments similar to those of surrounding subdivisions further north of the project.
3. The proposed subdivision will provide trail access to the Buffalo Ranches Trail as part of a larger continuous and integrated open space system which also creates recreational opportunities and pedestrian access.
4. The property is in close proximity to the WDC, and as such it is better to provide open space for the City's regional park via cash donation than at this location.
5. The initial proposal of the 64 lots results in a density of 2.05 units an acre, meanwhile 49 lots provides a density of 1.53 units/acre (or under 2.0 units/acre) which is more consistent with the General Plan.

Conditional Use:

4. **Sydney King/Good Spray Car Wash (Public Hearing) - Applicant is requesting conditional use approval to modify previous approved expansion plans for a car wash located at 1358 North US Highway 89 on .86 acres in a C (Commercial) zone. (C-2-19)**

David Petersen showed the carwash location via aerial view. The Planning Commission approved the carwash earlier this year, but changes have been made by the applicant that are relevant enough to open for public hearing. He said that a noise study has been done which proved that the noise level is not increased by the proposed changes.

Sydney King Maple Ridge Dr., Bountiful UT, said that the change was suggested by her bankers. The new plan is designed to deter people from using the vacuums without using the carwash and increase traffic flow.

Connie Deianni asked if Sydney has discussed with any of the business owners to the East the idea of moving the building 10 to 20 feet closer to them. **Sydney King** said she has not.

Connie Deianni asked if any emails or calls have been received from the public since the sandwich board notice was placed on the lot. **Dave Petersen** said no, the department has not received any concerns.

Connie Deianni said she is worried about blocking the public's visibility to see the businesses to the East, but if this carwash brings more traffic to the shopping center, that may counteract the problem.

Public Hearing:

Connie Deianni opened the public hearing at 7:50 p.m.

Jodie Patterson, 1432 N 900 West, Farmington, UT asked if the new design will change any of the access points on public roads or change the parking lot design. The commission spoke amongst each other and said that it would not. **Jodi Patterson** said the operating hours of the carwash are 8:00 AM to 10:00 PM and asked if that includes the vacuums. She asked if people with carwash passes would be able to use the facility outside of operating hours. **Jodi Patterson** also asked what the notice radius was for this item. **Dave Petersen** said 300 feet is the standard public notice radius, which reached beyond Jodie's home 3 or 4 lots.

Sydney King addressed the operating hours question brought up by Jodie. She said that all facilities are turned off at 10:00 p.m. because equipment needs to be manned by employees. Nobody can use the carwash outside of the hours of operation.

Connie Deianni asked if Sydney knew the reason for the potholes that are all over the parking lot. **Sydney King** said she did not know but she has been facing the issue since the beginning. She thinks proper concrete was not used when the parking lot was developed. **Dave Petersen** said that Smith's Food King is responsible for most of the parking lot, but Sydney's carwash is responsible for the parts on her parcel, which extend several feet from the actual carwash on all sides.

Motion:

Russ Workman motioned to approve the modification to the previously approved conditional use subject to all applicable Farmington City ordinances and building standards; and the same conditions that existed previously by the Commission. **Rulon Homer** seconded the motion, which was unanimously approved.

Conditions:

1. The applicant shall provide a grease trap interceptor subject to approval by Central Davis Sewer District;
2. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
3. The hours of operation are limited to 8 a.m. to 10 p.m.;
4. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
5. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes.
6. The decibel level must be quieter than the previous use.

Findings for Approval:

1. 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.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. 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.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking as set forth in Section 11-32-040 of the Zoning Ordinance.
8. The proposed use is an expansion of an existing conditional use permit and is updating and enhancing on the existing facility

Zone Text Amendment:

5. Farmington City - Applicant is requesting a recommendation to amend location standards for accessory buildings as set forth in Chapters 10, 11, and 13 of the Zoning Ord. (ZT-1-19)

David Petersen reviewed the current setbacks for ADU's and introduced a few changes. He proposed allowing ADUs in side yards but only should they occupy 33% of the side yard space or less. ADUs must be subordinate to the size of the main building and the roof overhang must be far from the property line as not to allow eaves to drip onto neighboring property.

David Petersen addressed the height of ADU's. Near the property line, the building height cannot exceed 10' in height, but may go up to 15' if further from the property line.

Russ Workman asked if ADU's may be placed in the front yard if the home meets certain setbacks, per the discussion with applicant Scott Prince in the May 9th, 2019 meeting.

Motion:

Greg Wall moved that the Planning Commission recommend approval for the proposed text amendment herein related to accessory buildings regarding Chapters 10,11, and 13 of the zoning ordinances. **Rulon Homer** seconded the motion, which was unanimously approved.

Findings:

As presented by the changes to Chapters 10,11 and 13:

Chapter 10
AGRICULTURAL ZONES

11-10-040: LOT AND SETBACK STANDARDS:

- C. Lot Coverage: Not more than twenty five percent (25%) of the gross area of a lot shall be covered by the main building, accessory buildings or other structures in the A Zone and lots

greater than 0.75 acre in size in the AE Zone, and not more than ten percent (10%) of the gross area of a lot for the AA Zone. On lots less than 0.75 acre in size, the lot coverage requirements for accessory buildings and structures set forth in [chapter 11](#) of this title shall apply.

H. Accessory Buildings and Structures:

1. Accessory buildings, except those listed in subsection H2 of this section, shall be located in the rear yard, shall be separated from the main building by a distance in compliance with applicable Building Codes, shall be at least five feet (5') from all property lines, **shall not encroach on any recorded easement**, and shall be fifteen feet (15') from a dwelling on an adjacent lot. ~~Accessory buildings shall not be built over utility easements that may run along the side and rear property lines.~~

Notwithstanding the foregoing, the City may approve accessory buildings consistent with standards for the same as set forth in Chapter 11 of this Title so long as such buildings are subordinate in height and area to the main building, are no taller than fifteen feet (15') in height (except as allowed in Chapter 11), and comply with lot coverage standards herein.

2. No farm animal structure, hay barn, stable, silo, coop, corral or other similar building or structure which is accessory to the agricultural use of land may be located closer than ten feet (10') to any side or rear boundary line or fifty feet (50') to any public street or to any dwelling on adjacent properties. This provision shall not apply to pastures.
- ~~3. A detached accessory building, or other architecturally compatible structure as approved by the Planning Commission after a public hearing is held, may be located in the side or side corner yard of a lot, providing that a separation is maintained from the residence in compliance with applicable Building Codes, and all front, side corner and side setbacks are provided as specified in this section and the rear setback is provided as specified in subsection H1 of this section. In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building.~~
4. Equipment or materials stored or located in accessory buildings, yards or structures in AE Zones shall be permitted only for the personal use of the occupants of the property. No such storage or use related to a nonagricultural commercial business shall be allowed.
5. Accessory buildings which contain or constitute an accessory dwelling unit shall, without exception, be subordinate in height and area to the main building. (Ord. 2018-18, 5-15-2018)

11-10-050: MAXIMUM BUILDING HEIGHT:

- A. Main Buildings: Main buildings shall not exceed twenty seven feet (27') in height. (Ord. 2000-15, 4-19-2000)
- B. Accessory Buildings: The height of accessory buildings and structures shall not exceed twenty five feet (25') unless an increased height is approved by the Planning Commission after review of a conditional use application filed by the property owner. No fee shall be assessed for such application.

Chapter 11

SINGLE-FAMILY RESIDENTIAL ZONES

11-11-060: ACCESSORY BUILDINGS AND STRUCTURES:

~~A. Location: Accessory buildings, except those listed in subsection B of this section, shall be located to the rear of the dwelling, shall be separated from the main building by a distance in compliance with applicable building codes, shall not encroach on any recorded easement, shall not occupy more than twenty five percent (25%) of the rear yard, and shall be located at least fifteen feet (15') from any dwelling on an adjacent lot. Such buildings may be located within one foot (1') of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building. (Ord. 2014-07, 3-4-2014)~~

A. Location: Accessory buildings, except those listed in subsection B of this section:

1. Shall be separated from the main building by a distance in compliance with applicable building codes;
2. Cannot encroach on any recorded easement;

- D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage. (Ord. 2005-11, 4-6-2005)

11-11-070: BUILDING HEIGHT:

A. Main Buildings:

1. Main buildings shall not exceed twenty seven feet (27') in height;
2. No dwelling or structure shall contain less than one story.

B. Accessory Buildings or Structures (except fences):

1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a conditional use application filed by the property owner. No fee shall be assessed for such application.
2. Accessory buildings within one foot (1') of a side property line located in the side yard or front yard shall be limited to ten feet (10') in height and an increase in height of one (1') may be allowed for each additional foot setback from the side property, but not to exceed the maximum height for such buildings unless as otherwise provided herein.
3. Accessory buildings shall, without exception, be subordinate in height to the main building.
3. Must be located at least fifteen feet (15') from any dwelling on an adjacent lot;
4. Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the rear yard or thirty three percent (33%) of the side yard;
5. Accessory buildings shall, without exception, be subordinate in area to the main building.
6. Any eave, or part of an Accessory building, shall not overhang or extend past a property line.
7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is an architectural and integral part of the main building and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.

- B. Animal Shelters And Similar Structures: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property. (Ord. 2015-16, 5-26-2015)

- C. ~~Alternative Locations: An accessory building A detached garage, or other architecturally compatible structure as approved by the planning commission after a public hearing, may be located in the side yard or side corner of a lot; providing, that a separation is maintained from the residence in compliance with applicable building codes, and all front, side corner and side setbacks are provided as specified in section 11-11-050 of this chapter, and the rear setback is specified in subsection A of this section. In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building. (Ord. 2016-14, 6-7-2016)~~

- D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage. (Ord. 2005-11, 4-6-2005)

11-11-070: BUILDING HEIGHT:

A. Main Buildings:

1. Main buildings shall not exceed twenty seven feet (27') in height;
2. No dwelling or structure shall contain less than one story.

B. Accessory Buildings or Structures (except fences):

1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a conditional use application filed by the property owner. No fee shall be assessed for such application.
2. Accessory buildings within one foot (1') of a side property line located in the side yard or front yard shall be limited to ten feet (10') in height and an increase in height of one (1') may be allowed for each additional foot setback from the side property, but not to exceed the maximum height for such buildings unless as otherwise provided herein.
3. Accessory buildings shall, without exception, be subordinate in height to the main building.

Chapter 13

MULTIPLE-FAMILY RESIDENTIAL ZONES

11-13-050: ACCESSORY BUILDINGS AND STRUCTURES:

- ~~A. Location: Accessory buildings, except for those listed in subsection B of this section, may be located within one foot (1') of the side or rear property line; provided, they are at least six feet (6') to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, and are located at least fifteen feet (15') from any dwelling on an adjacent lot. Accessory buildings shall, without exception, be subordinate in height and area to the main building. (Ord. 2005-11, 4-6-2005)~~

A. Location: Accessory buildings, except those listed in subsection B of this section:

1. Shall be separated from the main building by a distance in compliance with applicable building codes;
2. Cannot encroach on any recorded easement;

3. Must be located at least fifteen feet (15') from any dwelling on an adjacent lot;
 4. Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the rear yard or thirty three percent (33%) of the side yard;
 5. Accessory buildings shall, without exception, be subordinate in area to the main building.
 6. Any eave, or part of an Accessory building, shall not overhang or extend past a property line.
 7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is an architectural and integral part of the main building and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.
- B. Animal Shelters And Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property. (Ord. 2015-16, 5-26-2015)
- C. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage. (Ord. 2005-11, 4-6-2005)

11-13-060: BUILDING HEIGHT:

- A. Main Buildings:
1. Main buildings shall not exceed twenty seven feet (27') in height.
 2. No dwelling structure shall contain less than one story.
- B. Accessory Buildings Or Structures (except fences):
1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a conditional use application filed by the property owner (no fee shall be assessed for such application). (Ord. 2005-11, 4-6-2005)
 2. Accessory buildings within one foot (1') of a side property line located in the side yard or front yard shall be limited to ten feet (10') in height and an increase in height of one (1') may be allowed for each additional foot setback from the side property line, but not to exceed the maximum height for such buildings unless as otherwise provided herein.
 3. Accessory buildings shall, without exception, be subordinate in height to the main building.

Other:

6. Miscellaneous, correspondence, etc.
7. Motion to Adjourn

Adjournment

At 8:23 p.m., **Shawn Beus** motioned to adjourn. **Russ Workman** seconded the motion and the meeting was adjourned.

Connie Deianni,
Planning Commission Chair

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 a tour of the business park. 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 4, 2019, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

7:05 Rezone and Schematic Plan for Flatrock Ranch located at 600 South 1525 West

NEW BUSINESS:

7:15 Cottle TDR and Trail Easement Agreement located at 1034 West 500 South

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

7:30 Minute Motion Approving Summary Action List

1. Approval of Minutes from May 21, 2019
2. Professional Services Agreement with Shums Coda Associates
3. Vote Centers for Upcoming Elections

GOVERNING BODY REPORTS:

7:35 City Manager Report

1. Fire Monthly Activity Report for April

7:40 Mayor Talbot & City Council Reports

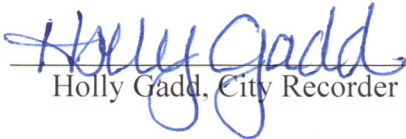
ADJOURN

CLOSED SESSION

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

DATED this 30th day of May, 2019.

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.

Posted 05/31/2019



Planning Commission Staff Report

June 6, 2019

Item 3: Cottle Metes and Bounds Subdivision

Public Hearing:	Yes
Application No.:	S-8-19
Property Address:	1034 West 500 South
General Plan Designation:	RR (Rural Residential Density)
Zoning Designation:	AE – Agriculture Estates
Area:	2.23 acres
Number of Lots:	2
Property Owner:	Alan Cottle/Cottle Capital Group, LLC

Request: Approval of a metes and bounds subdivision consisting of 2 lots.

Background Information

The property owner desires to subdivide an un-platted 1.11 acre property fronting the north side of 500 South Street adjacent to the east side of Farmington Creek. The conventional minimum lot size in the AE zone is one acre; however, the alternative lot size section of Chapter 10 (11-10-030 B) allows Mr. Cottle to obtain two half acres lots, one which is a TDR Lot. The minimum lot width for such lots in this zone is 75 feet, and the narrowest width of the two lots is 90 feet, which meets this standard. The TDR lot enables the Applicant to deed a trail easement to the City extending the Farmington Creek Trail from the Creekside Manor Subdivision, as shown on its recently approved preliminary plat, to 500 South Street.

Suggested Motion

Move that the Planning Commission approve the proposed subdivision by metes and bounds subject to all applicable Farmington City ordinances and development standards and the following:

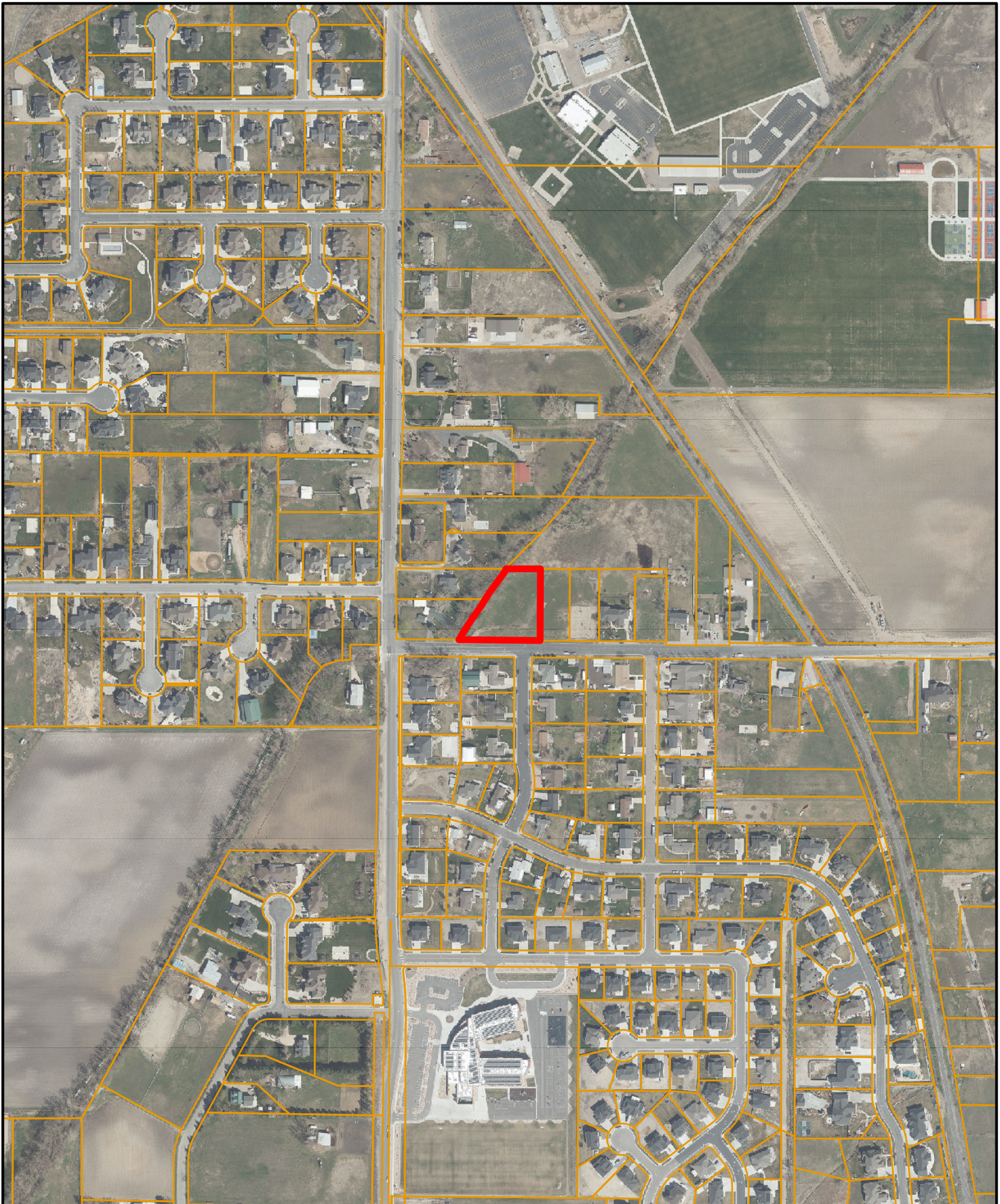
1. The applicant shall deed a trail easement, acceptable to the City, adjacent to Farmington Creek the entire south to north distance of the property.
2. The owner must meet the requirements set forth in 12-4-060 of the Subdivision Ordinance.

Findings:

1. The City Council, by agreement, previously approved a TDR transaction this site.
2. The subdivision will extend the Farmington Creek Trail as part of a larger continuous and integrated open space system which also creates recreational opportunities and pedestrian access.
3. The minimum area and dimensions of both parcels conform to the requirements of the zoning ordinance for the district in which the subdivision is located.

Supplemental Information

1. Vicinity Map
2. Subdivision Plan

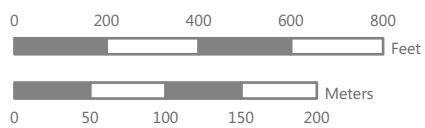


VICINITY MAP

1034 West 500 south

Map: 5/20/2019 10:00:00 AM 10/20/2019 10:00:00 AM

Date: 5/20/2019



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

PARCEL ID 08-077-0074

N89°55'05"E 557.21'
N89°55'05"E 457.21'
N89°55'05"E 340.05'

(N89°55'05"E 333.18' BY REC)

N22°48'11"E 11.30'

N89°55'05"E 117.16'

PARCEL ID: 08-077-0074
AREA = 1.098 ACRES

N0°02'06"W 242.64'
S0°02'06"E 242.64'

N89°48'10"W 275.78'

N31°24'52"E 63.65'

N34°24'43"E 77.46'

N31°08'21"E 45.23'

N35°55'47"E 91.59'

WEST LOT
597
ACRES

501
ACRES

APPROXIMATE
EUD COURSE
EASEMENT
FROM TOP OF
STAKE

ALAN COTTE
801-612-2100

**LEGAL DESCRIPTIONS
PREPARED FOR
FARMINGTON CREEK
COTTLE HOMES
FARMINGTON CITY, UTAH
(May 23, 2019)
18-176**

WESTERN PARCEL

A part of the Northwest Quarter of Section 25, Township 3 North, Range 1 West of the Salt Lake Base and Meridian. Beginning at a point at the centerline of Farmington Creek and on the North line of the Northwest Quarter of said Section 25 located North 89°55'05" East, a distance of 340.05 feet (333.18 feet by record) from the Northwest Corner of said Section 25 and running thence North 89°55'05" East a distance of 27.16 feet; thence South 00°02'07" East a distance of 242.20 feet to the North Right-of-Way line of 500 South Street; thence North 89°48'10" West a distance of 185.78 feet along said North Right-of-Way line to the centerline of said Farmington Creek; thence along said centerline the following five (5) courses: (1) North 31°24'52" East, a distance of 63.65 feet; (2) North 34°24'43" East, a distance of 77.46 feet; (3) North 31°08'21" East, a distance of 45.23 feet; (4) North 35°55'47" East a distance of 91.59 feet; (5) North 22°48'11" East 11.30 feet to the Point of Beginning.

Containing 0.597 acres.

EASTERN PARCEL

A part of the Northwest Quarter of Section 25, Township 3 North, Range 1 West of the Salt Lake Base and Meridian. Beginning at a point on the North line of the Northwest Quarter of said Section 25 located North 89°55'05" East, a distance of 367.21 feet from the Northwest Corner of said Section 25 and running thence North 89°55'05" East a distance of 90.00 feet; thence South 00°02'06" East a distance of 242.64 feet to the North Right-of-Way line of 500 South Street; thence North 89°48'10" West a distance of 90.00 feet along said North Right-of-Way line; thence North 00°02'07" West a distance of 242.20 feet to the point of beginning.

Containing 0.501 acres.



Planning Commission Staff Report

June 6, 2019

Item : Conditional Use Permit for S & S Shortline Railroad

Public Hearing:	Yes
Application No.:	C-7-19
Property Address:	575 N 1525 W
Zoning Designation:	A: Agriculture
General Plan Designation:	LDR: Low Density Residential
Area:	8.05 Acres
Number of Lots:	1
Property Owner:	Stephen Flanders
Agent:	Michael Flanders

Request: *Conditional use approval for a train storage building.*

Background Information

Stephen Flanders, owner, of the S&S Shortline Railroad Park and Museum located in the northwest area of Farmington at 575 N 1525 W. The use was approved by Davis County before the property was annexed into Farmington City. The property is zoned A (Agricultural Estates) and such uses are a conditional use in this zone. The applicant is also proposing a round accessory storage building (6,059 square feet) to store miniature trains used as part of the park. Under such circumstances, a conditional use application is appropriate for changes to an existing site.

Suggested Motion

Move that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
2. Operating hours from 7:00 am-10:00 pm which is consistent with the original Conditional Use Permit.

Findings for Approval

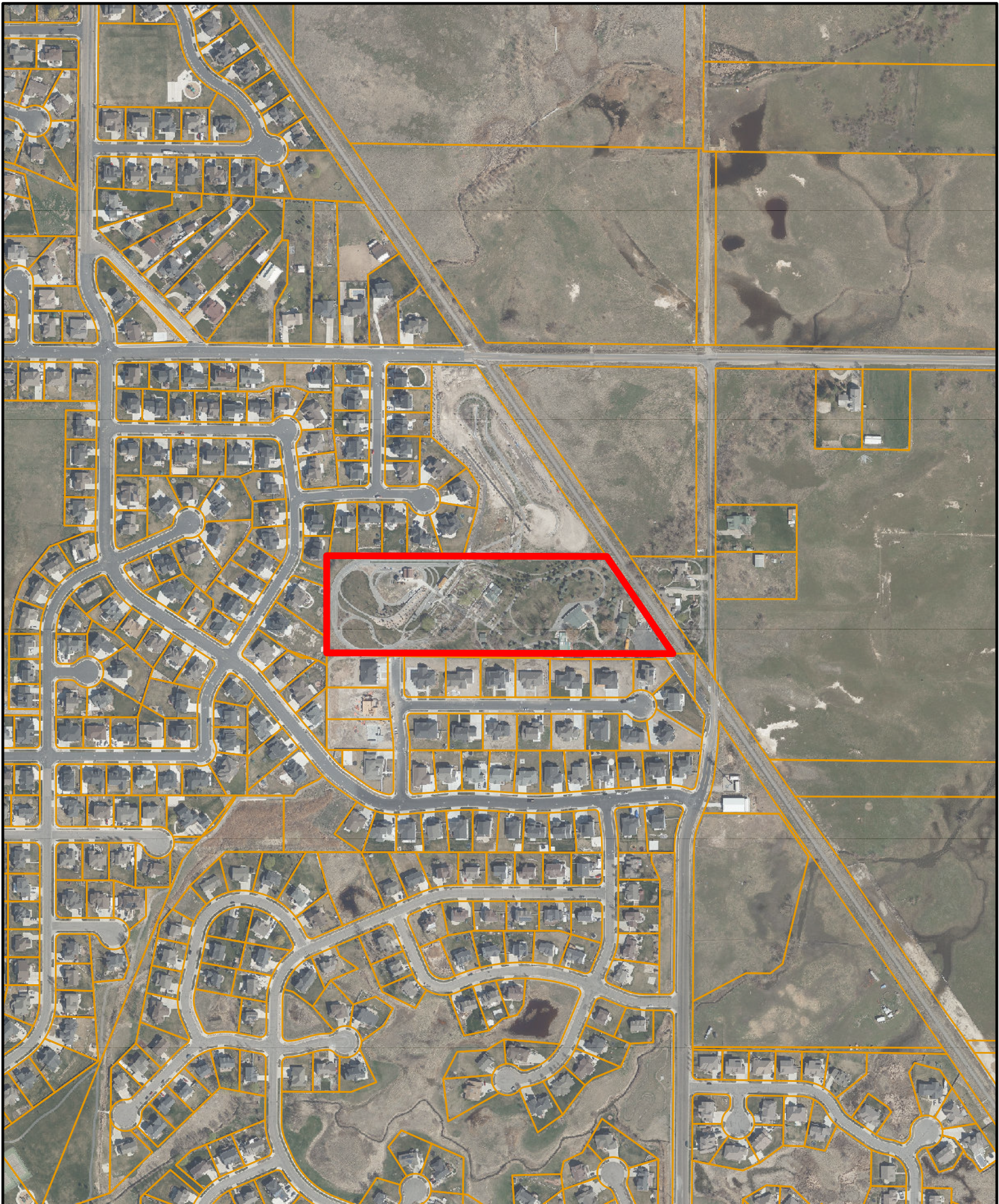
1. The original conditional use permit was approved by Davis County on June 6, 2002.
2. The home and existing use was approved and annexed into Farmington City.
3. The proposed use of the particular location is established and desirable and provides a service which contributes to the general well-being of the community.
4. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use. Including lot coverage requirements and height requirements
5. The applicant must apply for a Building Permit with the City and meet all Building Code Requirements required by the Building Official.
6. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
7. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

Supplemental Information

1. Vicinity Map
2. Narrative Description of Proposed Use
3. Minutes from Davis County Planning Commission Meeting: June 6, 2002
4. Site Plan
5. Elevations

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 10 – Agriculture Zones



 FARMINGTON	VICINITY MAP Parcel 08-059-0010	0 200 400 600 800 Feet 0 50 100 150 200 Meters		Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.
---	---	--	---	--

S&S Shortline Brief History

A Round House Construction Overview

Steve Flanders has long had a hobby that included locomotives, railroads and train cars. Back in 1995 he purchased his first 1-1/2" scale steam engine and railroad cars, and began building his railroad in 1997. This was just a small circle to begin, then expanded bit by bit over the years. In 2000, the Flanders were able to purchase an additional 10 archers that would serve as his horse pasture as well as allow expansion to his railroad.

Over the years, he has built a number of locomotives and rail cars that run on this railroad. With his growing fleet of equipment, there is a need for more storage space to store the locomotives and rail cars. The Flanders are proposing the construction of a round house, that will allow additional storage, and will function as a Round House, that will be a beautiful addition to the railroad.

The details and design of this Round House have been presented to Farmington City for a building permit, and a conditional use permit. We hope that the City and the City Council will see how this building will function as additional storage, as well as create a beautiful addition to the railroad.

If there are any questions about this building, please contact Steve Flanders at 801-589-4793 – He will be happy to answer any questions!

Thank you for taking the time to review this information!

Sincerely

Steve Flanders
Farmington Resident
801-589-4793

DAVIS COUNTY PLANNING COMMISSION

June 6, 2002

The Davis County Planning Commission met in Room 230 of the Davis County Courthouse, 28 East State Street, Farmington, Utah on June 6, 2002. Members present were Calvin Barlow, Vice-Chairman; Commissioner Michael J. Cragun, Larry Davis, DeeEll Fifield, and David Fjeldsted.

Staff Present: Aric Jensen and Marsha Brant.

Visitors: Earl and Della Payne, Stan Moss, Anne Martinez, Jennifer Jacobson, Troy Herold, Steve Flanders, Brian Knowlton.

The meeting was called to order at 6:00 p.m. by Calvin Barlow, Vice-Chairman.

The Pledge Of Allegiance was led by David Fjeldsted.

Minutes of the May 2, 2002 meeting were approved with a correction noted by Commissioner Cragun to change the date on Page 2, last line to June 2, 2002. Larry Davis seconded the motion. Each voted "aye"; motion carried.

Moss Hollow Subdivision

This proposal being made by Mr. Stan Moss is for an additional 1.09 acre lot at the end of an existing private right-of-way. The proposed property boundaries are not square. Staff's concern is simply that it is an odd configuration. However, Mr. Moss would like to leave it as it is drawn because his children would share that piece and perhaps build some type of storage facility they would both share. But in the county's best interest, perhaps a more "square" configuration would be better. The County does have control over the way property is subdivided thus preventing a potential safety hazard. Mr. Moss explained that in dividing up the property, his intent was to give each child an equal amount of "buildable" property and that is why the lot is drawn with the "flag" at the back of the lot.

Letters from the Mutton Hollow Water District and the North Davis Sewer District have been received allowing connections to their respective services

DeeEll Fifield made a motion to approve the Moss Hollow Subdivision with the condition that the fire hydrant be located within the 250 foot requirement of any potential dwelling. After an unanimous "aye" vote to the second from Larry Davis, this motion carried.

Payne Rezone from A-5 to A-1

This property is located in west Syracuse. The proposal is to rezone 24.59 acres from A-5 to A-1 which will allow the division of the property into one-acre lots. Properties adjoining this property are all A-1.

Mr. Payne explained that he is nearing 80 years of age. He has three sons in California, and one in Idaho. One son in California has expressed the desire to return to take care of his aging parents and would like a lot on which to build a home.

A motion to approve the Earl S. and Della Payne and Kenneth Payne rezone of 24.59 acres from A-5 to A-1 was made by David Fjeldsted. This motion unanimously carried with a second from Larry Davis.

Jacobson Preschool

Aric Jensen explained that Mrs. Jacobson would like approval for a Conditional Use Permit to conduct a preschool in the basement of her home. There is an adjacent restroom and a kitchenette facility in the basement. There is also an outside entrance into this part of the basement. A circular driveway would allow vehicles to exit into the street in a forward motion. The yard is not yet fully fenced. Classes will be held Tuesday, Wednesday, and Thursday from 9:30 a.m. until 11:30 a.m., and on Tuesday and Thursday from 1:00 p.m. to 3:00 p.m. A maximum of 8 children would attend each class. A Business License would need be to obtained from the County.

A motion to approve the Conditional Use Permit for a preschool at the residence of Jennifer Jacobson with class times as indicated and that no class time be spent in the yard until it is totally fenced was made by Larry Davis. Commissioner Cragun seconded the motion which carried with an unanimous "aye" vote.

Cingular Wireless Communications Tower

This proposal is for a Conditional Use Permit for a communication tower on County property located above the Public Works building in Fruit Heights. The proposal is for a 90-foot tower, but staff would like that tower to be a 100-foot tower, so they could co-locate two additional antennas.

A motion was made by DeeEll Fifield to open a public hearing for public comments. Motion was seconded by Larry Davis. All voted aye. There were no comments from those present and the public hearing was closed.

Commissioner Cragun made a motion to approve the Conditional Use Application for Cingular Wireless submitted by Karatcom, Inc. for a monopole wireless communications tower to be located near the Public Works Department with the condition that the pole be 100 feet allowing additional co-locations. After a unanimous "aye" vote to the second from DeeEll Fifield, this motion carried.

David Fjeldsted made a motion to close the public hearing. Commissioner Cragun seconded the motion. All voted aye.

Commissioner Cragun made a motion to open a public hearing regarding the Jacobson Preschool. DeeEll Fifield seconded the motion. All voted aye.

Having no public comment, David Fjeldsted made a motion to close the public hearing for the Jacobson Preschool. Commissioner Cragun seconded the motion. All voted aye.

Flanders Train Museum

Commissioner Cragun moved to open a public hearing regarding the Conditional Use Application for the Flanders Train Museum. The motion was seconded by Larry Davis. All voted aye.

In introducing this item, Aric explained that Mr. Flanders owns property in the northwest area of Farmington. His home is located on the property and, as a hobby, he has built a rather elaborate miniature railroad with bridges, tunnels, and water features around and behind his home. He has acquired another piece of property which is on the other side of the D&RG railroad tracks, which runs along one edge of his property. On the back of this property is an existing storage area where he repairs and stores trains. Another storage area is under construction and he eventually will have a museum to house his memorabilia to display for public viewing. He also has plans for an additional track which would accommodate a bigger train, something similar to Lagoon's train. He is also proposing to build public restrooms with parking on site.

Aric further explained Mr. Flanders' home is within Farmington City limits, and the site being discussed tonight is under a petition for annexation. Farmington City is okay with this application moving forward in the County.

Mr. Steven Flanders explained he has been collecting memorabilia for about 30 years. Mr. Flanders was able to retire about two months ago, and now has more time to devote to his life-long hobby. Many people contact him to see his trains. He said on weekends his doorbell rings constantly, so he would like to develop this into a museum/educational service. Mr. Flanders' intent is not to make money. He may charge a small fee for rides on the train to offset operational costs. A number of organizations make regular visits. Cub Scout Troops from the area conduct their Pack meetings at this site and Senior Citizen groups tour the facility regularly. He intends to pattern development of this after a park in Scottsdale, Arizona, which is a city park

with trees, picnic tables, etc. where families enjoy family reunions and get-togethers. They support their park with a \$1.00 fee to ride the train.

Brian Knowlton introduced himself as Mr. Flander's friend. Mr. Knowlton is also a developer/builder who explained applying for this Conditional Use Permit is just the first step as Mr. Flanders pursues this project.

Commissioner Cragun moved to close the public hearing. Motion was seconded by David Fjeldsted. All voted "aye."

David Fjeldsted made a motion to approve the Conditional Use Permit Application for the educational, service/recreational activity with the condition that the hours of operation be from 7:00 a.m. to 10:00 pm.

Ames Construction Excavation

A public hearing was open at our last meeting of May 2, 2002, and it was continued to this date.

The Ames Construction Excavation application is now open for public comment.

Having no comment from the public, a motion was made by Commissioner Cragun to close the public hearing. David Fjeldsted seconded the motion All voted "aye." Motion carried.

Commissioner Cragun moved to table the Ames Construction Application until the applicants return. After a unanimous "aye" vote to the second from DeeEll Fifield, the motion carried.

General and Pending Business

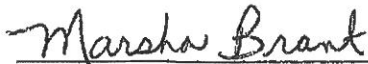
Because the July meeting falls on the fourth of July, it was decided that July 18, 2002 would be a better date for the majority of the Planning Commission members for the July meeting.

The summer party will be held June 11, 2002. Golf will begin at 4:00 p.m. followed by a catered dinner at the Nichols Park north of the Davis County Golf Course.

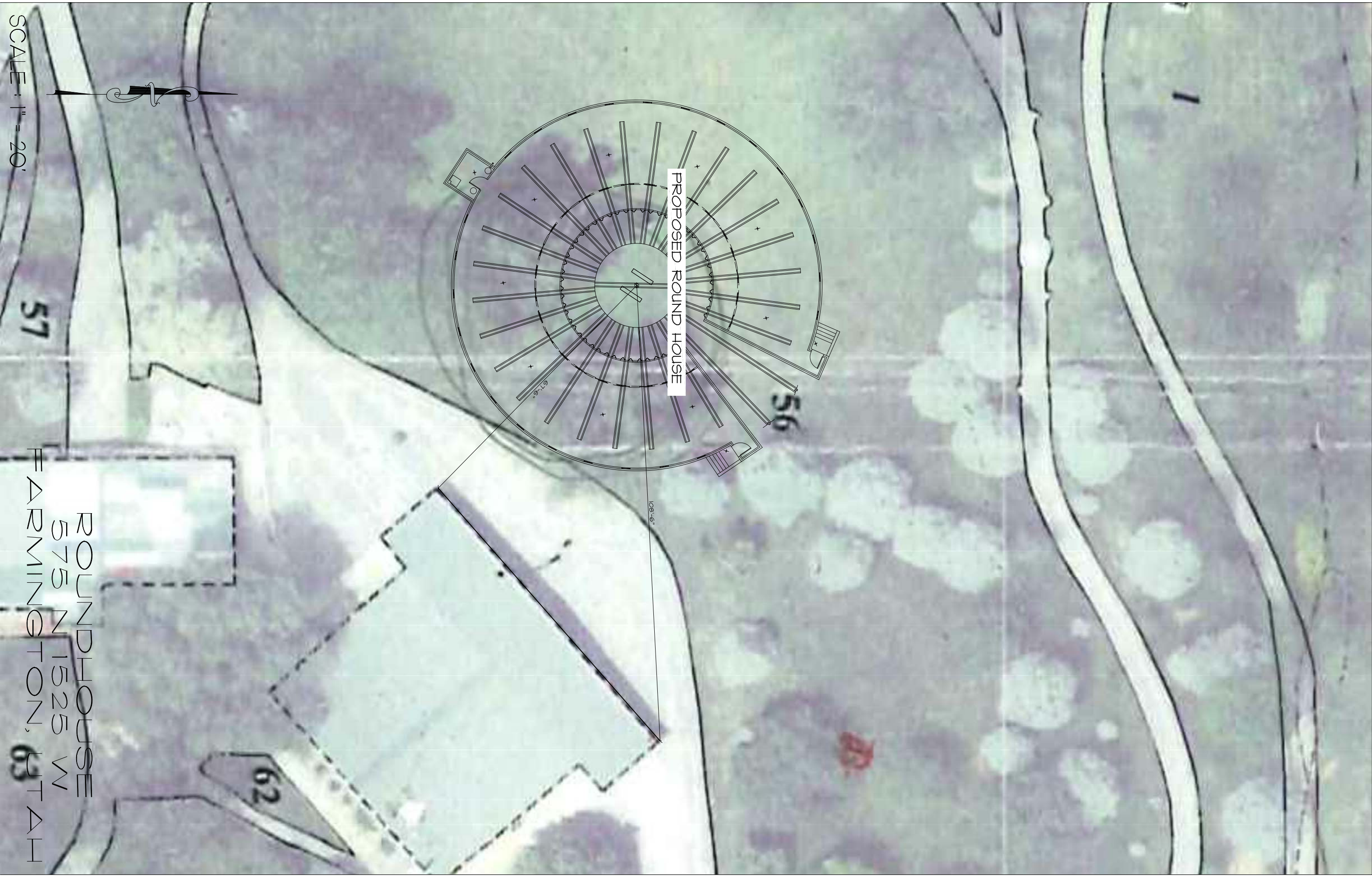
Having no further business, a motion was made by Commissioner Cragun to adjourn. Motion was seconded by DeeEll Fifield. All voted "aye." Meeting adjourned at 7:20 p.m.



Calvin Barlow, Acting Chairman



Marsha Brant, Secretary



PROPOSED ROUND HOUSE

56

57

62

SCALE : 1" = 20'

ROUNDHOUSE
575 N 1525 W
ARMINGTON, UT 84141

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
Windows to have 20" min. clear width and 24" min. clear height.
Bedroom windows to be a min. of 5.7 sq. ft.
Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

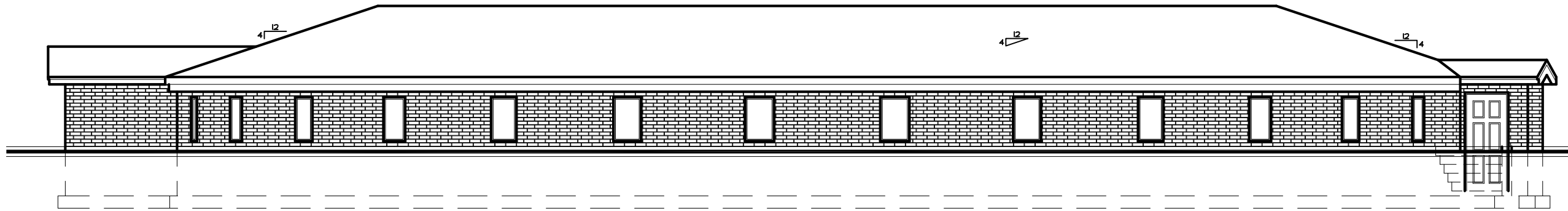
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%).
R4013 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

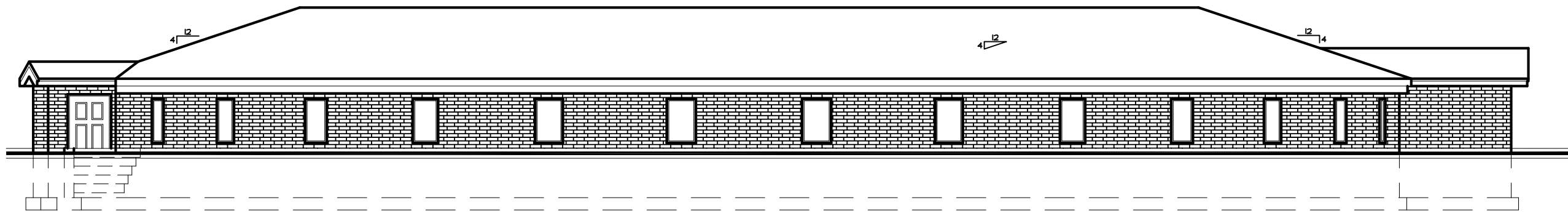
VALIDITY OF PERMIT:

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

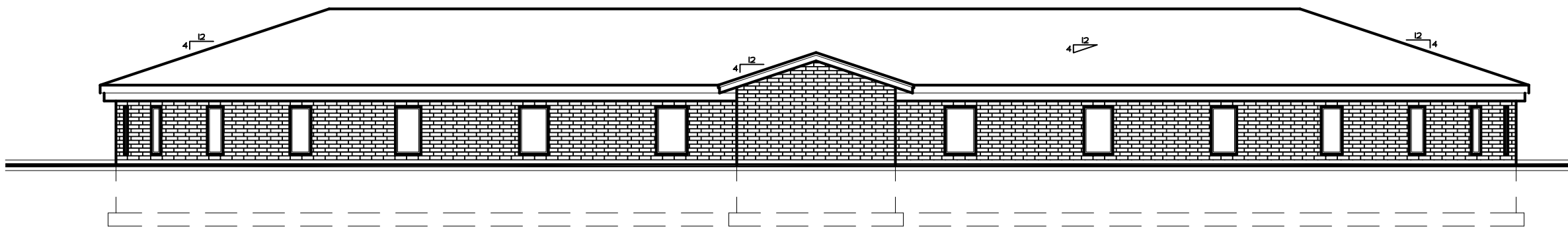
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



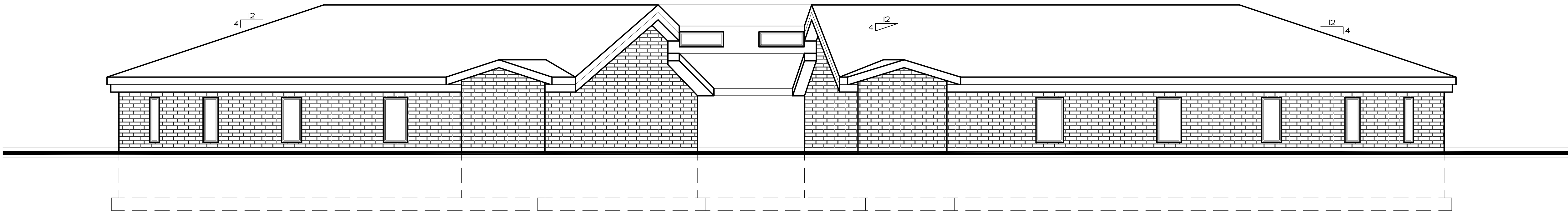
REAR ELEVATION
SCALE 1/8"



LEFT ELEVATION
SCALE 1/8"



RIGHT ELEVATION
SCALE 1/8"



FRONT ELEVATION
SCALE 1/4"

PLANNED FOR:
STEVEN FLANDERS
475 N 1525 W
FARMINGTON, UTAH

DATE:
APR. 26 19

SHEET:
1

PLAN NUMBER
ROUND HOUSE