



Farmington City Planning Commission

October 22, 2020



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING

October 22, 2020

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

Study Session: 6:30 p.m.

Regular Session: 7:00 p.m.

Farmington City Planning Commission meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, if necessary, members of the public wishing to attend this meeting are encouraged to view the meeting online. In the event this occurs, the link to view the hearings live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. In-person attendance is also an alternative, but any in-person attendance/gathering will meet the latest governmental restrictions related to the COVID-19 virus. If you wish to email a comment for any of the listed public hearings, you may do so at crowe@farmington.utah.gov by 5 p.m. on the day of.

7:00 1. City Council Report

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATIONS

7:05 2. Clark Skeen/Quantronix, Inc. (Public Hearing) – Applicant is requesting a metes and bounds subdivision (lot split) creating two parcels on approximately 1.92 acres of property located at 380 S 200 W in the BP (Business Park) zone. (S-20-20)

CONDITIONAL USE PERMIT

7:10 3. Robert and Melissa Butler (Public Hearing) – Applicant is requesting a conditional use permit to increase the height of a proposed detached garage from 15' to approximately 19', located at 136 South Bonanza Road in the AE (Agricultural Estates) zone, and to establish a home occupation office in this building. (C-8-20)

ZONING TEXT AMENDMENTS

7:25 4. Farmington City (Public Hearing) – Applicant is requesting an amendment on clarification regarding density standards for Apartment Dwelling Groups (Section 11-13-080) and modifying the definition of Planned Dwelling Group (Section 11-2-020). (ZT-16-20)

7:35 5. Farmington City (Public Hearing) – Applicant is requesting an amendment regarding lot width standards in the OMU zone (Section 11-18-060 B). (ZT-17-20)

7:40 6. Farmington City (Public Hearing) – Applicant is requesting amendments to Section 11-18-040 of the Zoning Ordinance, and other sections, regarding regulating plan standards. (ZT-18-20)

OTHER BUSINESS

7:50 7. Miscellaneous, correspondence, etc.

- a. Kevin and Patricia Tanis (Public Hearing) – Applicant is requesting a special exception for a driveway width expansion at their home located at 397 South Buffalo Ranch Road (2065 West) in the AA (Agricultural Very Low Density) zone. (M-8-20)
- b. Other

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 October 16, 2020

Carly Rowe
Planning/Recording Secretary

WORK SESSION: A work session will be held at 6:00 p.m. in Community Room, First Floor, of the Farmington City Hall, 160 South Main Street. The public is welcome to attend. The agenda for the work session will be as follows:

1. Business Park Discussion
2. Questions or concerns the City Council may have on agenda items

ELECTRONIC AND IN-PERSON 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, October 20, 2020, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. In-person attendance is also an alternative, but any in-person attendance/gathering will meet the latest governmental restrictions related to the COVID virus. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at hbouck@farmington.utah.gov.

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 North Farmington Station

- a. Zone Change
- b. Project Master Plan (PMP)/Development Agreement

NEW BUSINESS:

8:00 Consideration for Adoption of a Resolution of the City Council of Farmington City, Utah, Authorizing the Issuance and Sale of not more than \$4,500,000 Aggregate Principal Amount of Sales and Franchise Tax Revenue Refunding Bonds, Series 2020; and Related Matters

Minute motion adjourning to the Redevelopment Agency meeting.
(See RDA Agenda)

GOVERNING BODY REPORTS:

8:30 City Manager Report

1. Fire Monthly Activity Report for September
2. Building Activity Report for September

8:40 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

***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 due to a disability, please contact Heidi Bouck, Deputy City Recorder at 801-939-9209, at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on October 15, 2020.

DATED this 15th day of October, 2020.

FARMINGTON CITY CORPORATION

By: 
Heidi Bouck, Deputy City Recorder



Planning Commission Staff Report

October 22, 2020

Item 2: Quantronix Inc. Subdivision by Metes and Bounds

Public Hearing:	Yes
Application No.:	S-20-20
Property Address:	380 S 200 W
General Plan Designation:	O/BP (Office/Business Park)
Zoning Designation:	BP (Business Park)
Area:	1.917 acres
Number of Lots:	1: 2 proposed
Property Owner:	Quantronix, Inc. – Clark Skeen
Agent:	Clark Skeen

Applicant is requesting a metes and bounds subdivision creating two parcels in the BP zone.

Background Information

The applicant, Quantronix Inc., is requesting to subdivide their property by metes and bounds, splitting one lot into two. Currently, there are two existing structures on the site, an office building and a warehouse. Access to the new lot will be provided from an existing access point on 200 West. To gain access to a second parcel from a single access point, an easement from the existing point will need a recommendation for a special exception. In this special exception would be included another access easement from a second existing access point to the north. The area of the new westerly lot will be 0.90 acres (minimum is 0.50). At its narrowest point, this lot will be 204.27 feet in width (minimum is 100 feet).

Suggested Motion

Move that the Planning Commission recommend approval for the Quantronix Inc. Metes and Bounds subdivision subject to all applicable Farmington City ordinances and development standards, and the following condition:

1. The applicant shall provide reciprocal access easements to the westerly lot across two parcels now identified by the following Davis County Tax ID #'s: 08-087-0135 and 08-087-0173

Findings for Approval:

1. The area to be divided is immediately adjacent to existing streets and utilities and will not require any extensions.
2. There are no mapped lines for proposed streets and will not require dedication of any land for street or public purposes.
3. The proposed lot conforms to the City's zoning and general plan designations.

4. No remnant parcels will be created in the lot split.
5. No land immediately adjacent has been subdivided by metes and bounds within the last 5 years.
6. The subdivision will not create any non-conforming setbacks or building height issues for either of the two buildings that currently occupy the site.

Supplementary Information

1. Vicinity Map
2. Site Plan/Proposed Subdivision





FARMINGTON

VICINITY MAP

Quatronix Metes and Bounds

0 50 100 150 200 Feet

0 10 20 30 40 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.

Record Descriptions

PARCEL 1:
Beginning at a point 590.73 feet North and 22 feet West from the Southeast Corner of Section 24, Township 3 North, Range 1 West, Salt Lake Meridian; said point being on an existing fence line; thence South 89°40'30" West 250.10 feet along said fence line to the Easterly line of the property quit claimed by the Utah Department of Transportation by Quit Claim Deed recorded as Entry No. 541846 in Book 786 at Page 665 of official records; thence South 14°45'48" East 59.06 feet along said Easterly line; thence South 47°15'30" East 58 feet along said Easterly line; thence Southerly 134 feet along the arc of a 888.51 foot radius curve to the right; thence East 61.34 feet, more or less; thence Northerly to the West line of a street; thence North 00°11' West 89.38 feet to the point of beginning.

PARCEL 1A:
A Right-of-Way for ingress and egress, in common with Grantor's and their assigns, over and across the following:
Beginning on the West line of Walker Lane at a point 25.0 feet East and 620.93 feet North of the Southeast Corner of said Section 24 and running thence North 25.0 feet along said lane; thence West 75.0 feet; thence South to the North line of said property; thence East 28.0 feet; thence North 25.0 feet, more or less, to an angle corner in the property of State Road Commission; thence East 47.0 feet, more or less, to the West line of said Walker Lane and to the point of beginning.

PARCEL 2:
Beginning at a point 386.92 feet North and West 119.88 feet from the Southeast Corner of Section 24, Township 3 North, Range 1 West, Salt Lake Meridian and running thence South 38°56'48" West 94.69 feet; thence North 41°32'22" West 263.341 feet; thence North 34°30'39" West 93.34 feet; thence East 133.19 feet; thence South 14°35'45" East 58.0 feet; thence South 47°15'33" East 57.97 feet; thence Southeasterly 142.8 feet along the arc of a 888.51 foot radius curve to the right to the point of beginning.

PARCEL 3:
Beginning at the Southeast Corner of the Grantor's land, said point being the Southwest Corner of the property conveyed in a Deed recorded July 31, 1987 as Entry No. 795225 in Book 1184 at Page 622 of official records, which point is North (Deed reads South) 00°07'50" West (Deed reads East) 610.92 feet along the section line; thence South 89°49'00" West 24.15 feet; thence South 00°11'00" East 20.06 feet; thence South 89°40'30" West 204.27 feet from the Southeast Corner of Section 24, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°40'30" West 178.14 feet to the State Road Commission property; thence North 34°30'39" West 120.89 feet along said line; thence North 89°40'30" East 246.41 feet to the Easterly line of said Grantor's property; thence South 00°07'50" East 100.00 feet to the point of beginning.

2011 Overall As Surveyed Description

A part of the Southeast Quarter of Section 24, Township 3 North, Range 1 West, Salt Lake Base and Meridian in Davis County, Utah:

Beginning at a nail with illegible tag shiner located 590.84 feet North 0°07'50" West along the Section Line; and 24.01 feet South 89°40'30" West from the Southeast Corner of said Section 24; and running thence North 89°40'30" East 3.48 feet to the West Line of Walker Lane; thence South 0°11'00" East 89.38 feet along said West Line; thence South 17°49'32" West 120.30 feet; thence West 61.34 feet; thence South 38°56'48" West 94.69 feet to the State Road Commission Property; thence along said Property the following two courses: North 41°32'22" West 263.67 feet; and North 34°30'39" West 215.54 feet; thence North 89°40'30" East 246.40 feet; thence South 0°07'50" East 100.00 feet; thence North 89°40'30" East 204.27 feet to the point of beginning.

Contains 86,512 sq ft
or 1.986 acres

New Parcel Descriptions

Parcel A

A part of the Southeast Quarter of Section 24, Township 3 North, Range 1 West, Salt Lake Base and Meridian in Davis County, Utah:

Beginning at a point located 590.84 feet North 0°07'50" West along the Section Line; and 228.28 feet South 89°40'30" West from the Southeast Corner of said Section 24; and running thence South 0°07'50" East 89.14 feet; thence South 24°42'35" West 67.67 feet; thence South 48°56'44" West 24.69 feet to the State Road Commission Property; thence along said Property Line the following two courses: North 41°32'22" West 117.33 feet; and North 34°30'39" West 215.54 feet; thence North 89°40'30" East 246.40 feet; thence South 0°07'50" East 100.00 feet to the point of beginning.

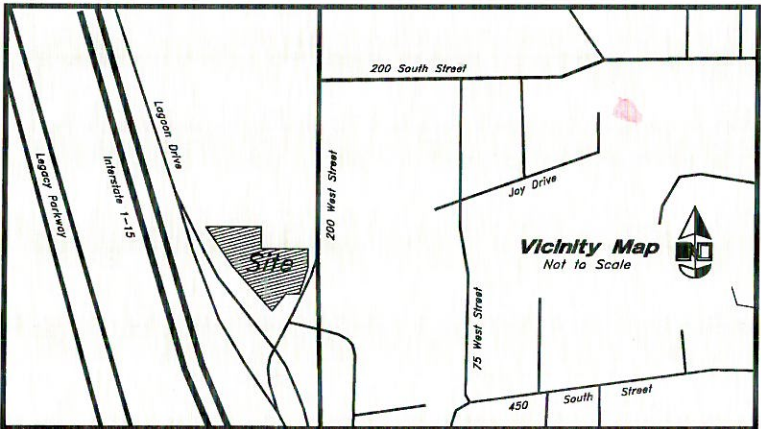
Contains 39,184 sq ft
or 0.900 acre

Parcel B

A part of the Southeast Quarter of Section 24, Township 3 North, Range 1 West, Salt Lake Base and Meridian in Davis County, Utah:

Beginning at a nail with illegible tag shiner located 590.84 feet North 0°07'50" West along the Section Line; and 24.01 feet South 89°40'30" West from the Southeast Corner of said Section 24; and running thence North 89°40'30" East 3.48 feet to the West Line of Walker Lane; thence South 0°11'00" East 89.38 feet along said West Line; thence South 17°49'32" West 120.30 feet; thence West 61.34 feet; thence South 38°56'48" West 94.69 feet to the State Road Commission Property; thence North 41°32'22" West 146.34 feet along said Property Line; thence North 48°56'44" East 24.69 feet; thence North 24°42'35" East 67.67 feet; thence North 0°07'50" West 89.14 feet; thence North 89°40'30" East 204.27 feet to the point of beginning.

Contains 47,328 sq ft
or 1.086 acres



Narrative

This Survey was requested by Cubiscan to the Split this property into 2 Parcels.

This Survey retraces and honors a previous 2011 Survey by Great Basin Engineering - South

A line between monuments found for the Southeast Corner and the East Quarter Corner of Section 24 was assigned the Davis County Survey bearing of North 0°7'50" West as the Basis of Bearings.

The 2011 overall boundary description was determined prior to the engineering of the site. The Record descriptions were analyzed as they were intended to fit together since individually errors of closure were found up to 7 feet and some of the record courses contain no bearings or distances and were also interpreted as they exist in place on the ground. The North Line of Record Parcel 1 was found to match the South Line of a 2004 Survey as monumented onsite by a nail and illegible tag and the West Line of Record Parcel 3 was monumented by existing rebars with caps set along the highway right-of-way line. The Parcel 1A Right-of-way as access to the site from Walker Lane actually exists as a nice curvy entrance and was not addressed by the 2011 overall boundary.

Property Corners Will placed with this Survey as construction strategies are finalized.

Certification

I Bruce D. Pimper a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of Anderson Wahlen & Associates; that this Lot Split in Farmington City, Davis County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Davis County Recorder's Office and from a survey made on the ground.

Date:

PRELIMINARY
BRUCE D. PIMPER
STATE OF UTAH
Professional Land Surveyor
No. 362256

22 Sep, 2020

SHEET NO.

1

of 2

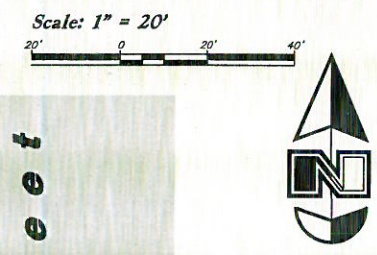
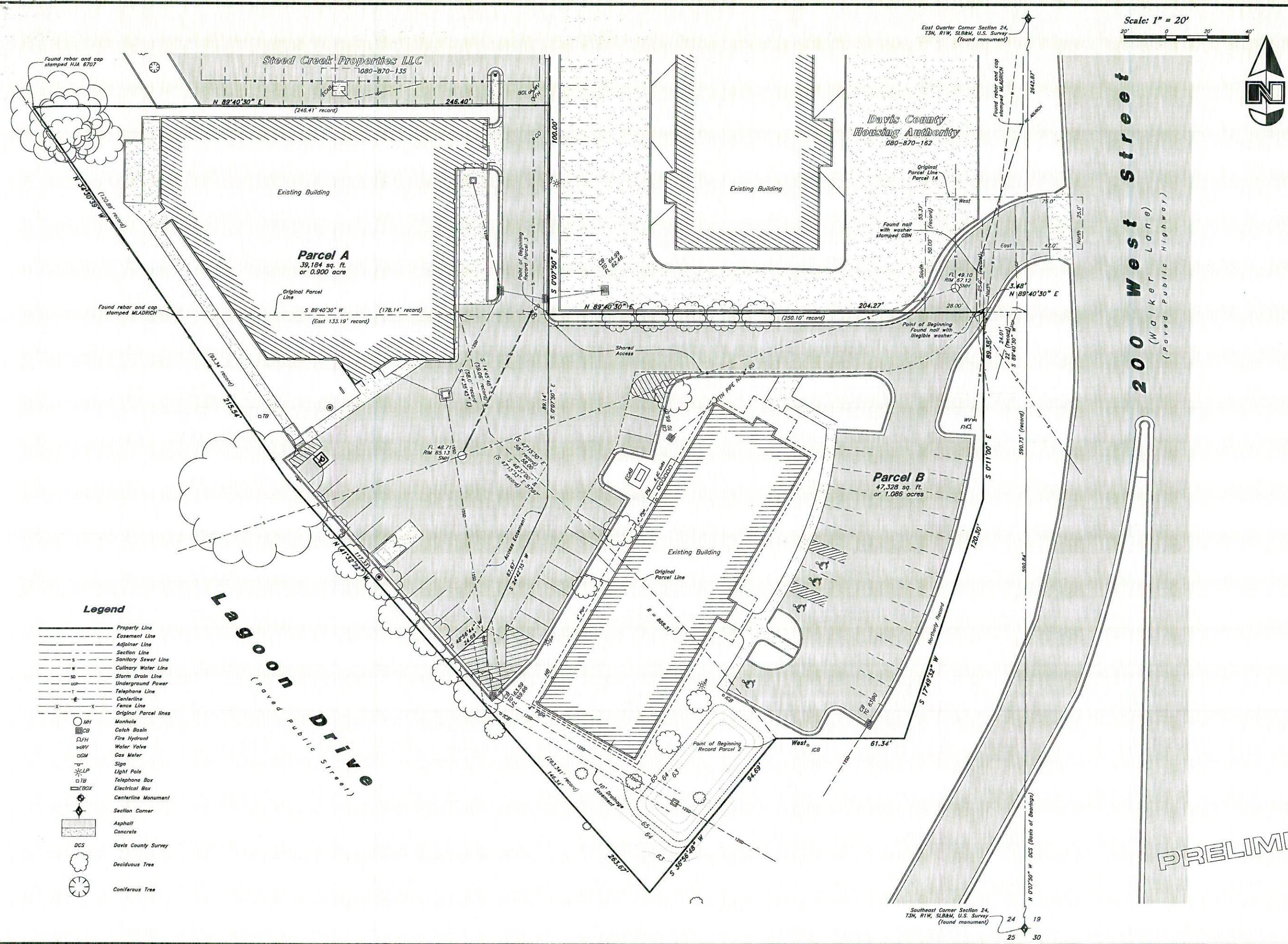


ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-6529 - info@andersonwahlen.com

Boundary Survey

Cubiscan

380 South 200 West
Farmington, Davis County, Utah
A Part of the Southeast Quarter of Section 24, T3N, R1W, S16&M, U.S.



- Legend**
- Property Line
 - Easement Line
 - Adjoiner Line
 - Section Line
 - Sanitary Sewer Line
 - Culinary Water Line
 - Storm Drain Line
 - Underground Power
 - Telephone Line
 - Centerline
 - Fence Line
 - Original Parcel lines
 - MH Manhole
 - CB Catch Basin
 - DFH Fire Hydrant
 - WV Water Valve
 - GM Gas Meter
 - Sign
 - LP Light Pole
 - TB Telephone Box
 - EBX Electrical Box
 - Centerline Monument
 - Section Corner
 - Asphalt
 - Concrete
 - DCS Davis County Survey
 - Deciduous Tree
 - Coniferous Tree

Designed by: BOP
Drafted by: TC
Client Name: Cubiscon
20-162Lot Split

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - www.andersonwahlengroup.com

Boundary Survey
Cubiscon
380 South 200 West
Farmington, Davis County, Utah
A Part of the Southeast Quarter of Section 24, T3N, R1W, SL&M, U.S. Survey

BRUCE D. PIMPER
STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
194116

22 Sep, 2020
SHEET NO.
2
of 2



Planning Commission Staff Report October 22, 2020

Item 3: Butler Garage/Home Occupation Conditional Use

Public Hearing:	Yes
Application No.:	C-8-20
Property Address:	136 S Bonanza Rd
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	0.54 Acres
Number of Lots:	1
Property Owner:	Robert and Melissa Butler
Agent:	Robert and Melissa Butler

Applicant is requesting a conditional use permit to exceed the maximum building height for a detached garage in the AE zone; and to establish a home occupation in the building.

Background Information

The applicant plans to build a two-story detached garage on their property at 136 S Bonanza Road. This would include, among other things, miscellaneous/gathering space, with office, storage, and bathroom. The applicants are home-based business owners. There are two reasons the applicant is requesting a conditional use permit.

1. The garage is located in the side yard, and as such, cannot exceed 15' in height without conditional use approval by the Planning Commission. The applicant is proposing a building approximately 19 feet in height (Section 11-10-040 H).
2. The applicant is proposing to expand their home occupation from their dwelling to include a portion of the garage and cannot do so without approval from the Planning Commission (Section 11-35-040).

Suggested Motion

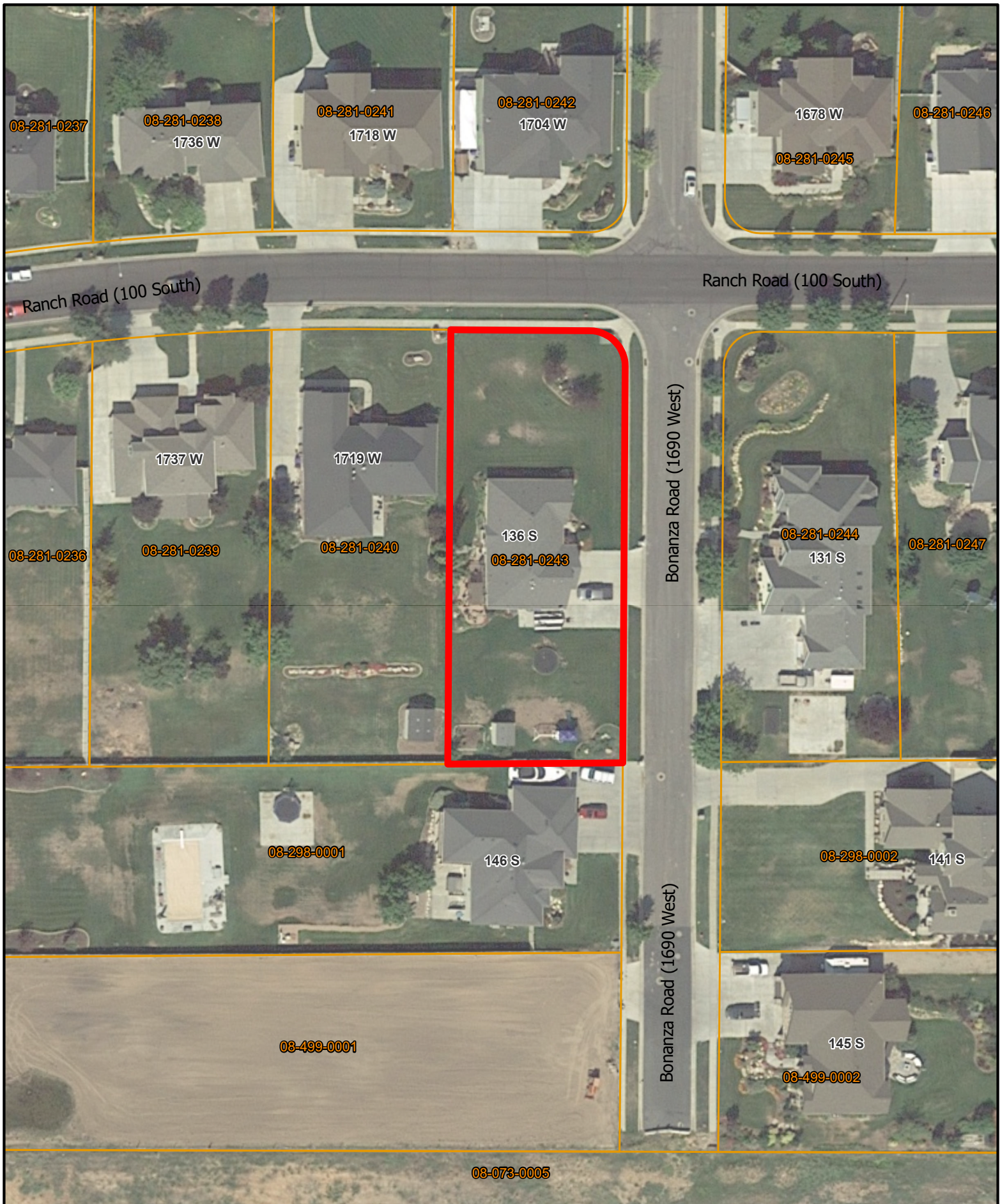
Move that the Planning Commission grant conditional approval to increase the building height and for a home occupation office as requested, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The rear yard of the applicant's property is only in depth and cannot accommodate the proposed garage otherwise no request is necessary for a building 19 feet in height in the AE zone. The maximum height for accessory building located in the rear yard is 25 feet.
2. Working from home would decrease emissions during daily commutes and is seen as an adaptation to support efforts to slow COVID-19.

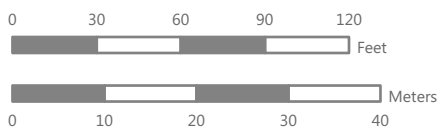
Supplementary Information

1. Vicinity Map
2. Site Plan
3. Elevations
4. Applicant request letter



VICINITY MAP **136 S Bonanza Rd**

Date: 10/10/2020



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.

Detached Garage

136 Bonanza Road, Farmington, Utah



A. GENERAL NOTES

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE CURRENT ADOPTED EDITION OF THE IRC AND ALL STATE AND LOCAL CODES.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND NOTES ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY CONSTRUCTION.
- SEE STRUCTURAL CALCULATIONS AND PLANS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND/OR REQUIREMENTS FROM ENGINEER OF RECORD SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.
- ALL TRIM, FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC. ARE TO BE SELECTED BY THE OWNER.
- ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRATOR.

B. EXCAVATION, BACKFILL, AND GRADING

- ALL EXCAVATIONS FOR FOOTINGS SHALL BE PLACED ON NATURAL, UNDISTURBED SOIL.
- ALL FOOTING SHALL BE PLACED BELOW THE FROST LINE OF THE LOCALITY.
- THE TOP OF THE FOUNDATION SHALL BE PLACED A MINIMUM OF 6" ABOVE FINISHED GRADE.
- FINISH GRADING SHALL SLOPE AWAY FROM ALL BUILDING FOUNDATIONS. GRADE SHALL SLOPE AWAY 6" FOR THE FIRST 10' AWAY FROM THE BUILDING.

C. MOISTURE PROTECTION

- INSTALL (1) LAYER OF GRADE 'D' (15 LB.) FELT UNDER ASPHALT ROOF SHINGLES.
- INSTALL (1) LAYER OF GRADE 'D' (15 LB.) TYVEK HOUSEWRAP OVER ALL EXTERIOR WALLS.
- INSTALL (2) LAYERS OF GRADE 'D' (15 LB.) FELT UNDER SYNTHETIC STUCCO SYSTEM.
- ALL EXPOSED BEAMS TO BE FLASHED AND CAULKED OR MUST BE PRESERVATIVE TREATED OR NATURAL DECAY RESISTANT SPECIES

D. CONCRETE

- ALL MATERIALS, MIXING, FORMING AND REINFORCEMENT SHALL COMPLY WITH ACI 318, ACI 347 PUBLICATION APPLICABLE ASTM PUBLICATIONS AND LOCAL CODES.
- INSTALL FOUNDATION AND FOOTING REINFORCEMENT AS FOLLOWS
- REINFORCEMENT SCHEDULE AS NOTED ON FOUNDATION PLAN AND PER STATE AMENDMENT OR ENGINEER OF RECORD.

E. WINDOWS

- ALL WINDOWS SHALL BE U-35 OR BETTER, ALUMINUM OR VINYL, THERMAL BREAK TYPE.
- ALL WINDOW TOPS SHALL BE AT DOOR HEADER HEIGHT, I.E. 6'-8" (UNLESS OTHERWISE NOTED).
- WINDOWS LOCATED 24" OR CLOSER TO ANY EXTERIOR DOOR MUST BE TEMPERED.
- HABITABLE ROOMS REQUIRE 8% LIGHT, AND 5% VENTILATION.
- ALL WINDOWS IN SLEEPING ROOMS SHALL HAVE SILLS LOCATED NO MORE THAN 44" ABOVE FLOOR WITH AN OPERABLE OPENING NOT LESS THAN 5.7 SQ. FT. THE WINDOW HEIGHT SHALL NOT BE LESS THAN 24", WITH A NET CLEAR WIDTH OF NO LESS THAN 20".
- BASEMENTS, SLEEPING ROOMS AND HABITABLE ATTICS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW.
- WINDOW WELLS SERVING AS REQUIRED EGRESS WINDOWS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF STANDARD EGRESS WINDOW AND:
 - WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQ. FT. MIN.
 - GUARDRAILS OR GRATES PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED NOT TO HINDER EGRESS.
 - 44" MAX. DEPTH OR PROVIDE STEPS OR LADDER RUNGS. LADDER MUST BE MIN. 12" WIDE, 3" FROM WELL WITH RUNGS NO MORE THAN 18" APART.
 - 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE STARTED ABOVE (I.E. FLOOR CANTILEVERS).

F. VENTILATION

- VENTILATION SHALL BE PROVIDED IN ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED TO PROVIDE CROSS VENTILATION PER I.R.C 408.1, 408.2 OR SECTION 408 IRC.
- ATTICS WILL HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQ. FT. OF LIVING SPACE FOR GABLE VENTS, 1/300 FOR GABLE/EAVE COMBO'S.
- ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR VENTILATION TO OUTSIDE.
- THERE SHALL BE NO GAS CONNECTIONS ALLOWED IN ANY ROOMS USED FOR SLEEPING OR IN ANY CORRIDORS LEADING TO OR THROUGH ANY SLEEPING ROOM.
- ALL DUCTS IN UNCONDITIONED SPACES I.E.(ATTIC, CRAWLSPACE) WILL BE INSULATED TO AN R8 MINIMUM.
- DRYER VENT TO TERMINATE AT A LOCATION MORE THAN 3' FROM ANY OPENINGS BACK INTO THE HOME.
- ALLOW FOR .35 AIR CHANGES PER HOUR IN ALL THEATER/SPORT COURT SPACES
- BATHROOM EXHAUST FAN DUCTS MUST CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. FLEXIBLE DUCTS ARE ALLOWED FOR BATHROOM EXHAUST FANS, BUT MUST BE TESTED TO UL 181 AND INSTALLED IN ACCORDANCE WITH THE LISTING. IRC CH 16 ALSO CANNOT TERMINATE IN SOFFIT, ATTIC CRAWL SPACE OR RIDGE VENTS.
- DUCTS USED FOR KITCHEN RANGE, DRYER, BATHROOM & LAUNDRY ROOM VENTILATION SHALL HAVE A SMOOTH, NONCOMBUSTIBLE, NON-ABSORBENT SURFACE. DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.
- THE MINIMUM DIAMETER OF A DRYER EXHAUST DUCT SHALL BE PER MANUFACTURERS RECOMMENDATION, BUT AT LEAST THE DIAMETER OF THE OUTLET. MAXIMUM LENGTH IS 25' TO BE REDUCED 2 1/2' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.

G. STAIRWAYS & RAILINGS

- A FLIGHT OF STAIRS SHALL NOT HAVE MORE THAN 12'-0" OF VERTICAL RISE BETWEEN FLOOR LEVELS OR LANDINGS.
- ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION PER IRC R303.6.
- MAX. RISE = 7 3/4" AND MIN. TREAD = 10". MIN. HEADROOM = 6'-8" AND MIN. WIDTH = 36".
- EVERY STAIRWAY LANDING SHALL BE AS LONG AS ITS WIDTH, (UNLESS OTHERWISE NOTED).
- ANY DOOR OPENING AT THE TOP OF ANY INTERIOR FLIGHT OF STAIRS MUST SWING AWAY FROM THE STAIRS.
- ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" SHEET ROCK.
- HANDRAILS ARE REQUIRED AT ALL STAIRWAYS THAT HAVE MORE THAN 2 RISERS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OFTHE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
- TOPS OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE STAIR TREADS.
- GUARDRAILS SHALL BE AT A MINIMUM OF 36" ABOVE FLOOR. HANDRAILS TO BE BETWEEN 1 1/4" TO 2 5/8" IN SIZE.
- HANDRAILS DEEPER THAN 2 1/4" SHALL HAVE FINGER GROOVES 3/4" X 1/4" DEEP. THE FULL LENGTH OF ONE SIDE OF THE RAIL.
- BALUSTERS FOR HANDRAILS AND GUARDRAILS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.
- HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE & SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL & HANDRAIL

H. PLUMBING

- PLUMBING SYSTEMS ARE DESIGN BUILD. THE CONTRACTOR SHALL CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE REQUIRED PLUMBING SERVICES TO ALL FIXTURES AS INDICATED ON PLANS AND AS REQUIRED BY BUILDING CODES AND OWNER.
- ALL PLUMBING VENTS THROUGH THE ROOF SHALL BE A MIN. 3" PIPE.
- AN EXPANSION TANK SHALL BE INSTALLED ON THE WATER SUPPLY LINE TO THE WATER HEATER WITH AN ANTI-SCALD DEVICE SHALL BE INSTALLED.
- ALL BASEMENT FIXTURES MUST PASS THROUGH A BACKWATER VALVE. UPPER LEVELS MUST CONNECT TO THE MAIN DRAIN LINE AFTER THE BACKWATER VALVE (P3008).
- TOILETS SHALL HAVE A 1.6 GAL. PER FLUSH.
- SHOWER HEAD SHALL HAVE A FLOWRATE OF 2.5 GPM AT 80 PSI.
- SINK FAUCETS SHALL HAVE A FLOWRATE OF 2.2 GPM AT 60 PSI.
- PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVES.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED AT THE UPPER AND LOWER THIRDS OF THE APPLIANCE.

I. MECHANICAL

- MECHANICAL SYSTEMS ARE DESIGN-BUILD U.N.O. THE CONTRACTOR SHALL CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
- MECHANICAL CHASE CONSTRUCTION TO BE ONE HOUR FIRE RATED AS REQUIRED BY IRC.
- INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, UNHEATED GARAGES, AND ANY OTHER COLD AREAS WITH R-8 MIN. (IEEC 503.3.3.3)
- GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH IN DIAMETER.

J. ELECTRICAL

- PROVIDE AN UFER GROUND ELECTRODE ENCASED IN CONCRETE LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH.
- GROUND-FAULT CIRCUIT-INTERUPPTOR PROTECTION SHALL BE INSTALLED AT ALL RECEPTACLES LOCATED IN BATHROOMS, GARAGES, CRAWLSPACES WHERE THE SPACE IS AT OR BELOW GRADE LEVEL, LOCATIONS THAT SERVICE A COUNTERTOP, LAUNDRY AREAS, AND AREAS WHERE THE RECEPTACLE IS LOCATED WITHIN 6'-0" OF A SINK.
- GROUND-FAULT CIRCUIT INTERUPPTERS SHALL BE INSTALLED IN A READILY ACCESSIBLE AREA.
- ALL RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" AWAY FROM A RECEPTABLE OUTLET.
- COUNTER SPACES WIDER THAN 12" SHALL HAVE A RECEPTACLE OUTLET.
- RECEPTACLE OUTLETS THAT SERVICE A COUNTER SPACE SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" AWAY FROM A RECEPTACLE OUTLET.
- FOR KITCHEN ISLAND COUNTERTOP SPACES WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION 12" OR GREATER PROVIDE (1) RECEPTACLE OUTLET.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA (IN THE IMMEDIATE VICINITY OF THE BEDROOMS), ON EACH FLOOR (INCLUDING BASEMENTS AND HABITABLE ATTICS).
- RECEPTACLE OUTLETS SHALL BE TAMPER PROOF. ALL SMOKE ALARMS SHALL BE WIRED IN SERIES.
- ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 & 20 AMP OUTLETS IN LIVING SPACES SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER.

PROJECT CONTACTS

PROJECT DESIGNER:

ESAI DESIGN CO
4026 N 850 E
PROVO, UTAH 84604

CONTACT:
MELVIN RODRIGUEZ
801.362.6658
MELVIN@ESAIDESIGNS.COM

STRUCTURAL ENGINEER:

BLAZER ENGINEERING
1683 PACKSADDLE CIR
BLUFFDALE, UTAH 84065

CONTACT:
TOM DRAPER
801.696.9279
TDRAPER@BLAZERENGINEERING.COM

CODES:

- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONSL FUEL GAS CODE
- 2017 NATIONAL ELECTRICAL CODE

AREA SCHEDULE	
NAME	AREA
Main Floor	1600 SF
Upper Floor	771 SF
Grand total: 2	2371 SF

SHEET INDEX	
NO.	SHEET NAME
Architectural	
A 0.0	Cover
A 1.0	Elevations
A 1.1	Elevations
A 2.0	Footing & Foundation Plan
A 3.0	Main Floor Plan
A 4.0	Upper Floor Plan

ESAI
DESIGN
CO.

ESAI DESIGN CO.

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801.362.6658
contact@esaidesigns.com

Detached Garage

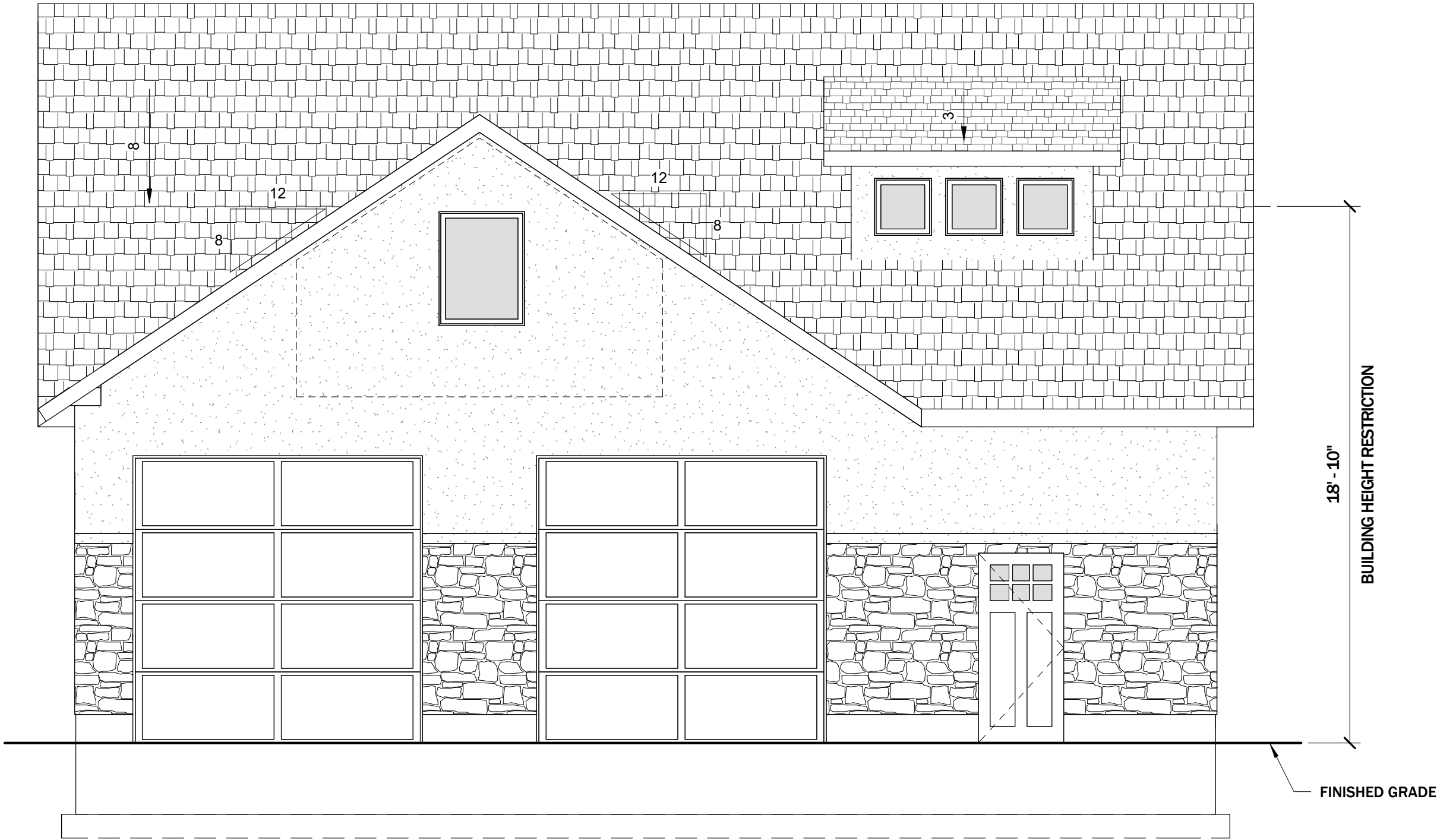
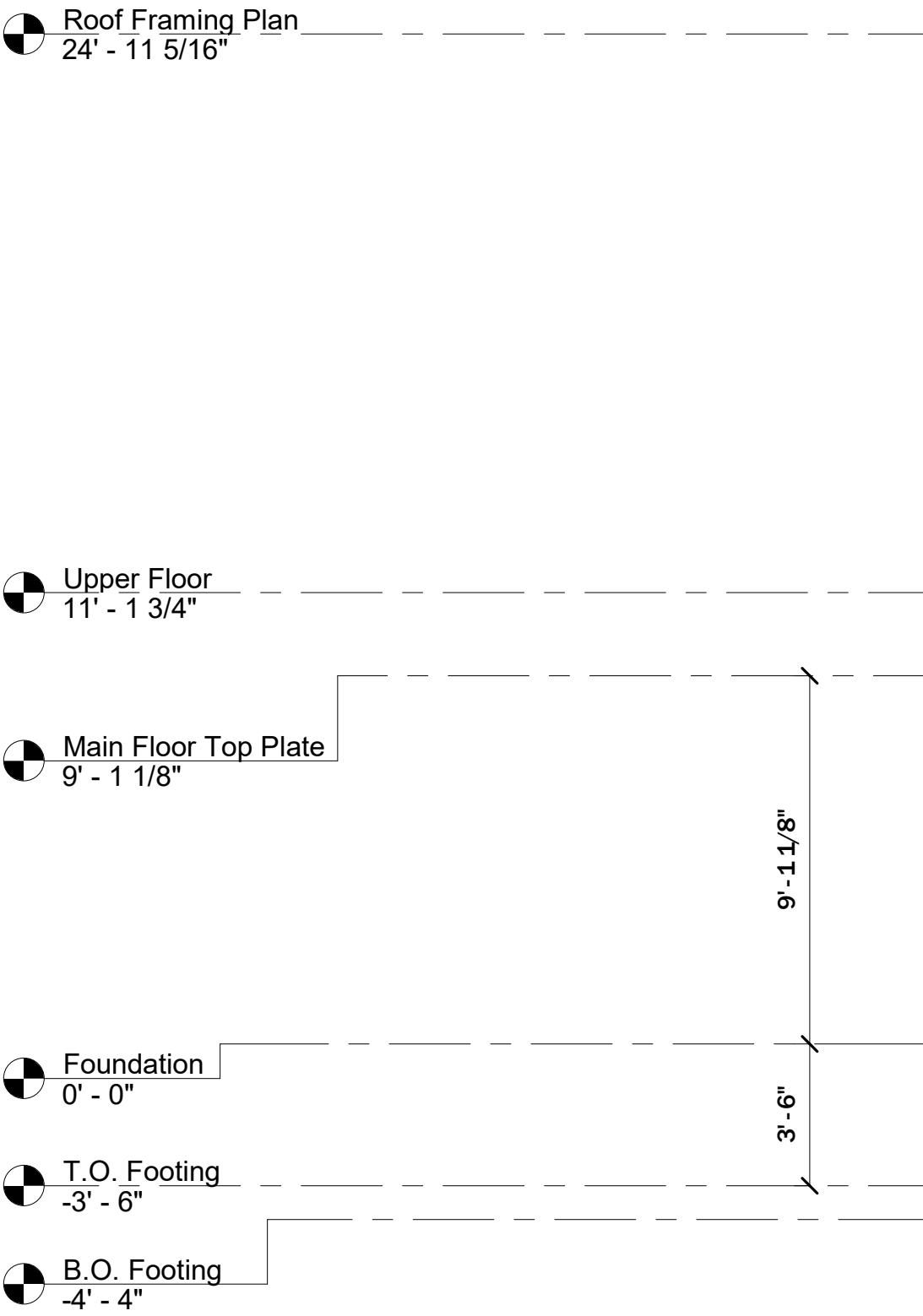
136 Bonanza Road Farmington, Utah

Stamp

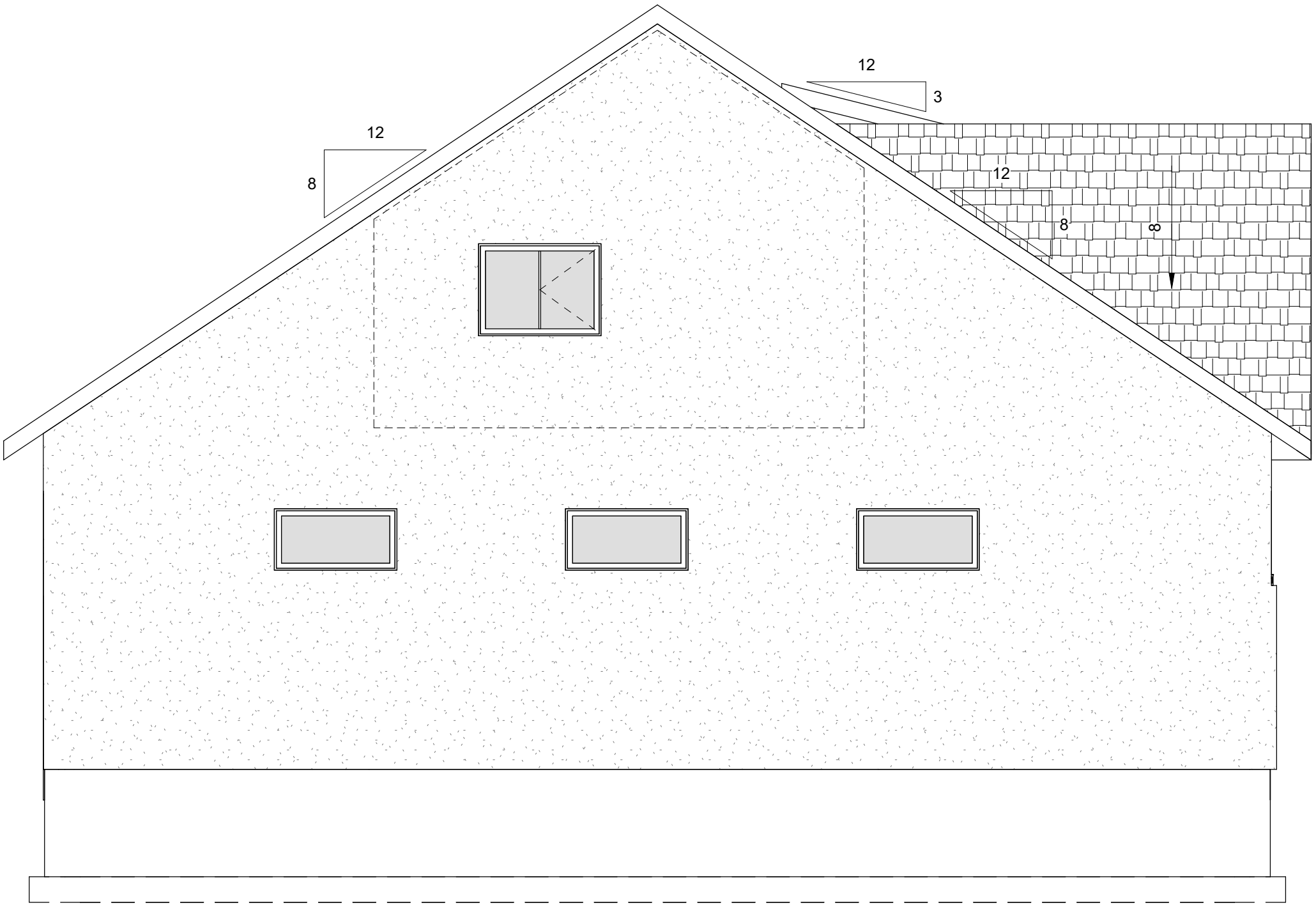
Cover

A 0.0

1/4" = 1'-0"



1 FRONT
1/4" = 1'-0"



2 LEFT
1/4" = 1'-0"

TYPICAL HEADER HEIGHT (U.N.O.)

8'-0" PLATE HEIGHT - 6'-8" HEADER HEIGHT

9'-0" PLATE HEIGHT - 8'-0" HEADER HEIGHT

10'-0" PLATE HEIGHT - 8'-0" HEADER HEIGHT

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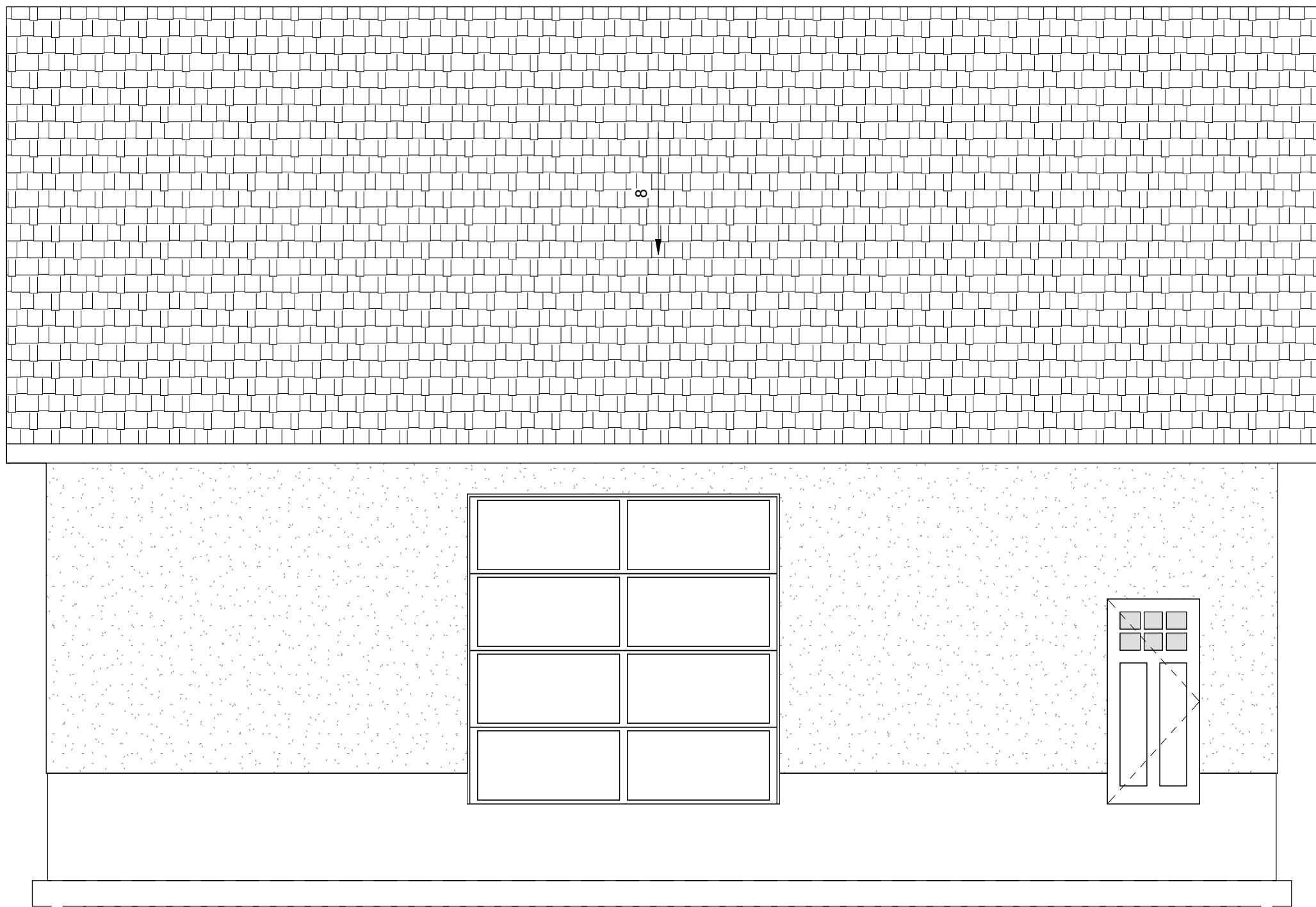
Detached Garage

136 Bonanza Road Farmington, Utah

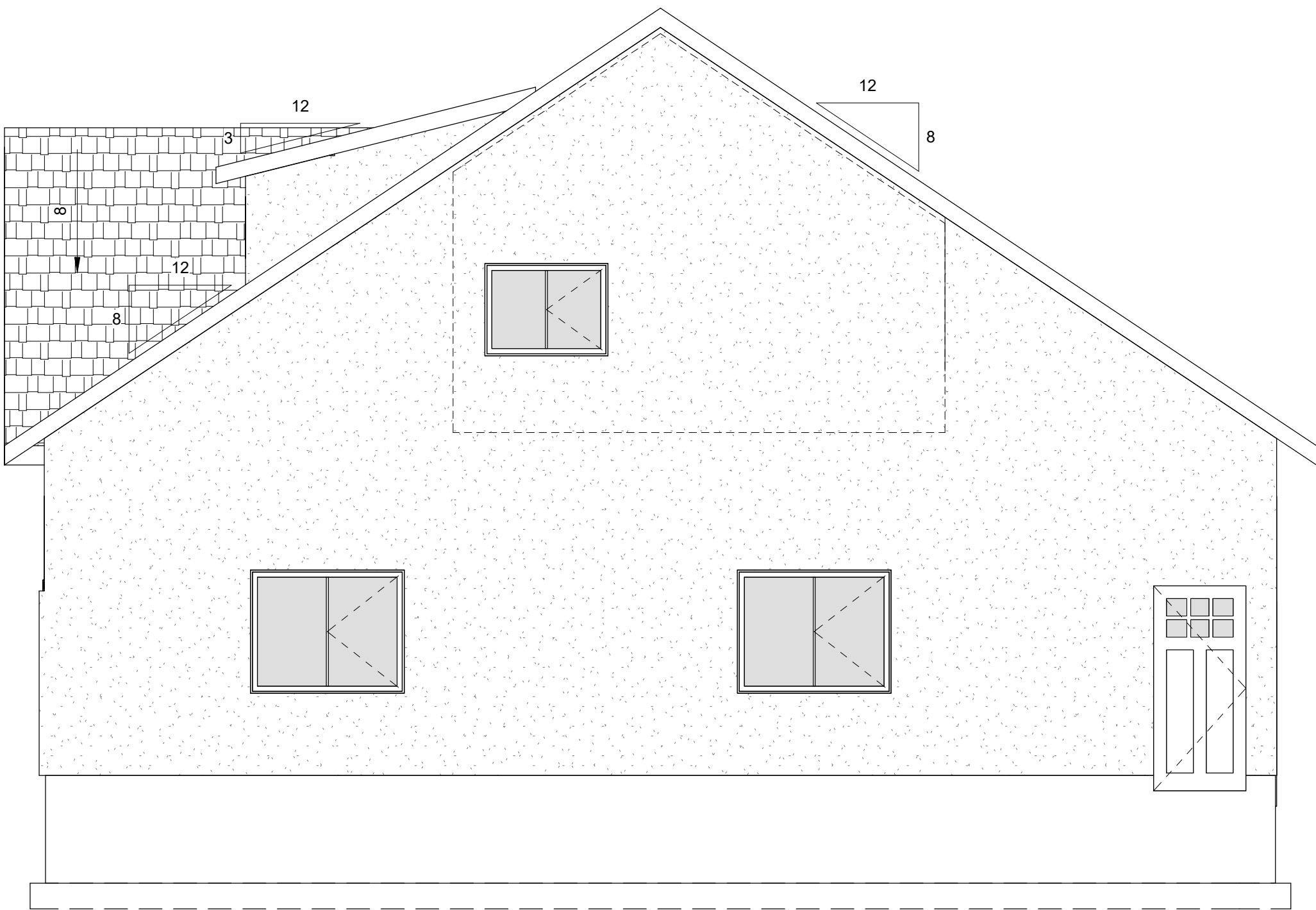
Stamp

Elevations

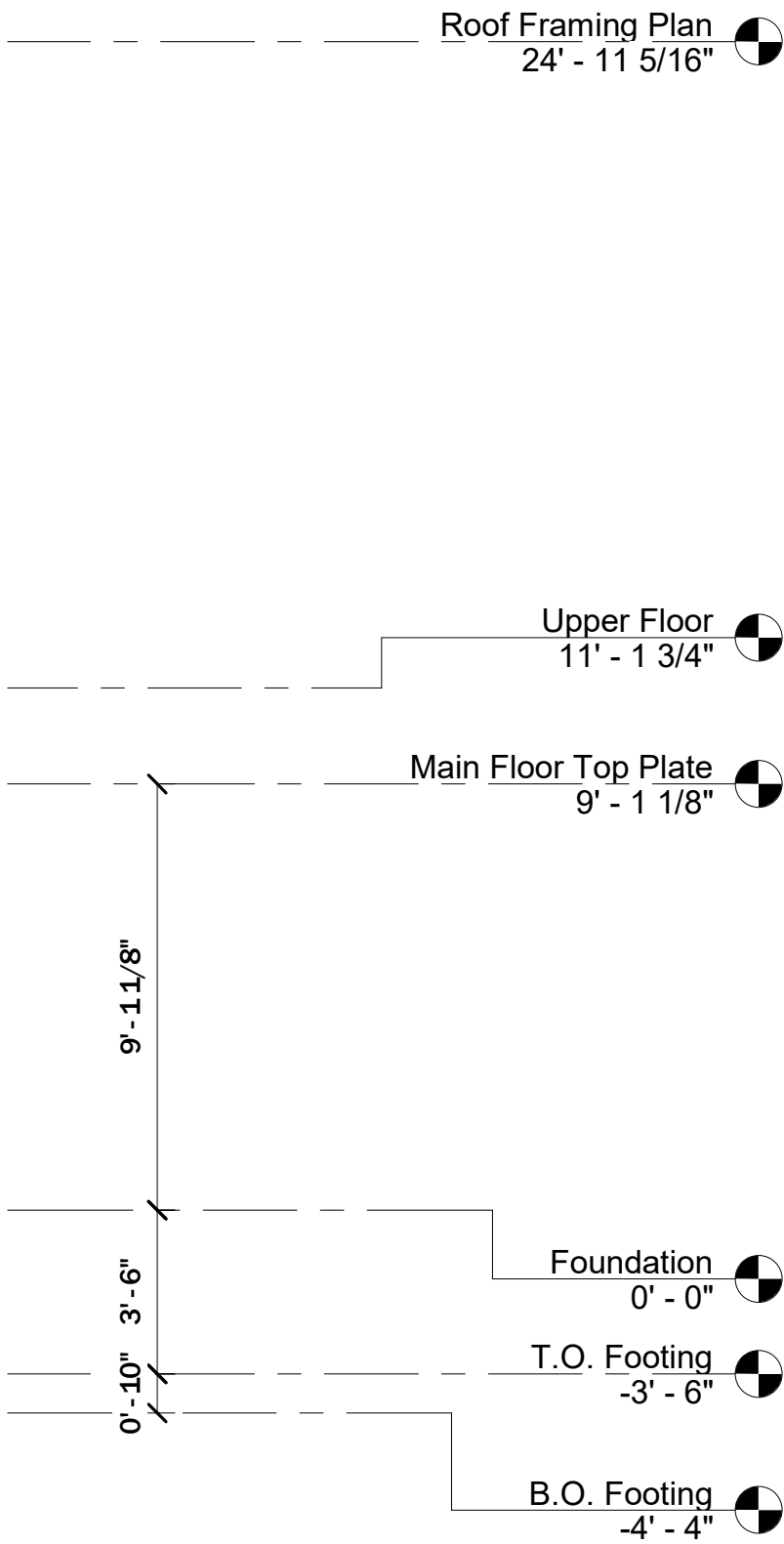
A 1.0
1/4" = 1'-0"



1 REAR
1/4" = 1'-0"



2 RIGHT
1/4" = 1'-0"



TYPICAL HEADER HEIGHT (U.N.O.)
8'-0" PLATE HEIGHT - 6'-8" HEADER HEIGHT
9'-0" PLATE HEIGHT - 8'-0" HEADER HEIGHT
10'-0" PLATE HEIGHT - 8'-0" HEADER HEIGHT

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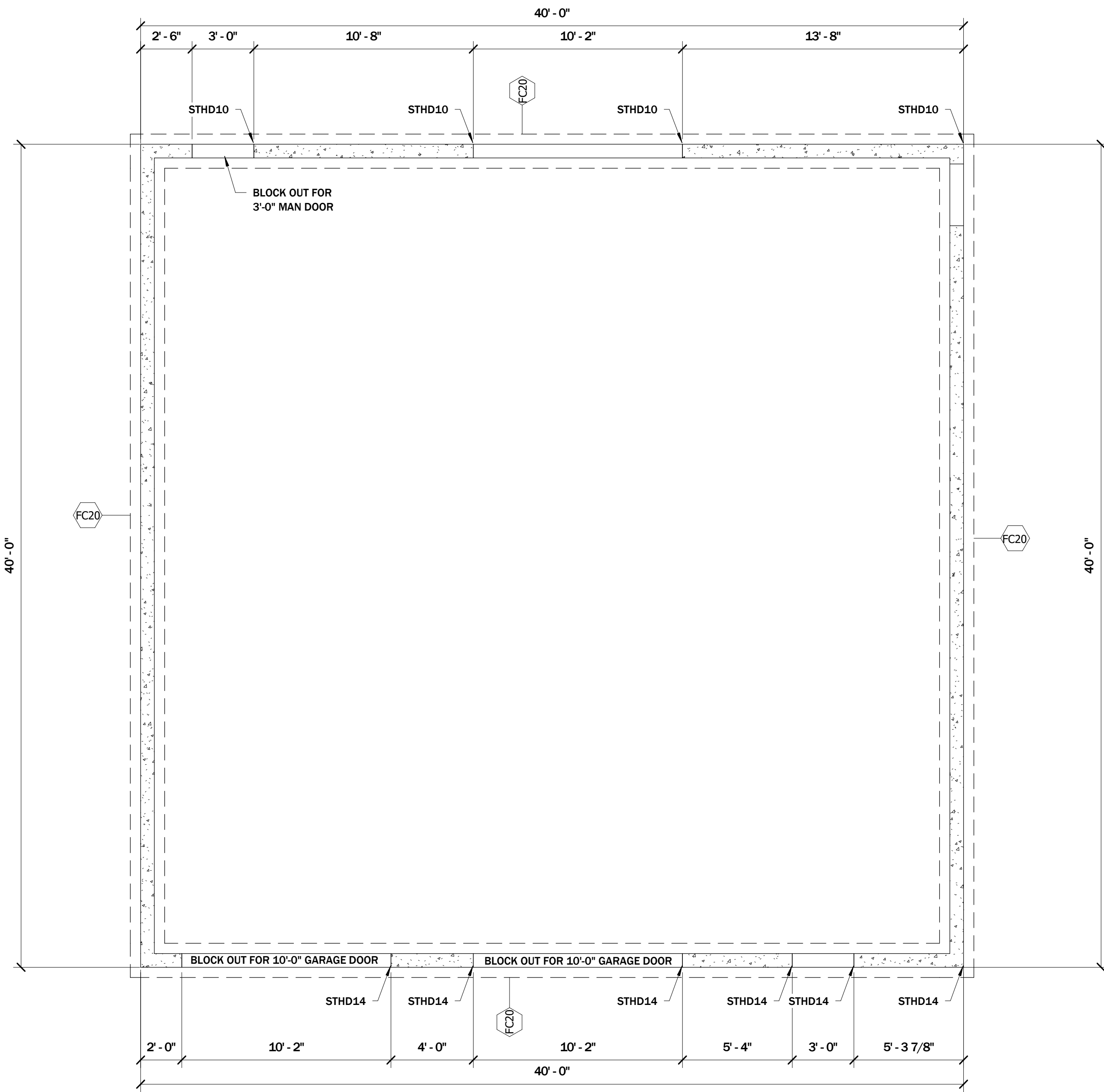
4026 N 850 E Provo, Utah 84604
801.362.6656
contact@esai-designs.com

Detached Garage
136 Bonanza Road Farmington, Utah

Stamp

Elevations

A 1.1
1/4" = 1'-0"



Footing & Foundation Plan

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801.302.6656
contact@esai designs.com

Detached Garage

136 Bonanza Road Farmington, Utah

Stamp

A 2.0

1/4" = 1'-0"

136 Bonanza Road Farmington, Utah

A 3.0
1/4" = 1'-0"

1. 24" BASE CABINETS w/ SOLID SURFACE COUNTERTOP
2. 12" UPPER CABINETS
3. DOUBLE SINK w/ DISPOSAL & SPRAYER
4. RANGE/COOK TOP w/ HOOD ABOVE
5. KITCHEN ISLAND w/ 12" SNACK BAR HANGOVER w/ SOLID SURFACE COUNTERTOP
6. REFRIGERATOR
7. DISHWASHER
8. 1.6 GAL./PER FLUSH TOILET
9. GARDEN TUB
10. SHOWER w/ 2.5 GPM SHOWER HEAD
11. 24" BASE CABINET w/ VANITY SINK
12. TUB/SHOWER COMBO
13. FLUE CHASE
14. BENCH w/ HOOKS
15. 12" DEEP SHELVING
16. NEWEL POST & HANDRAIL PER OWNER. BALUSTER SPACING SHALL BE SO A 4" SPHERE CANNOT PASS THROUGH. TOP OF RAILING TO BE 36" MIN. ABOVE FLOOR
17. PROVIDE 1.3" - 1.8" THICK SOLID CORE OR 20 MIN. FIRE RATED DOOR.
18. WASHER/DRYER (VENT DRYER TO EXTERIOR W/ 4" DIA. VENT)
19. ATTIC ACCESS
20. FREEZELESS, BACKFLOW PREVENTION HOSE BIB.

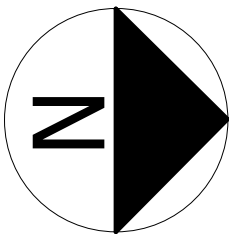
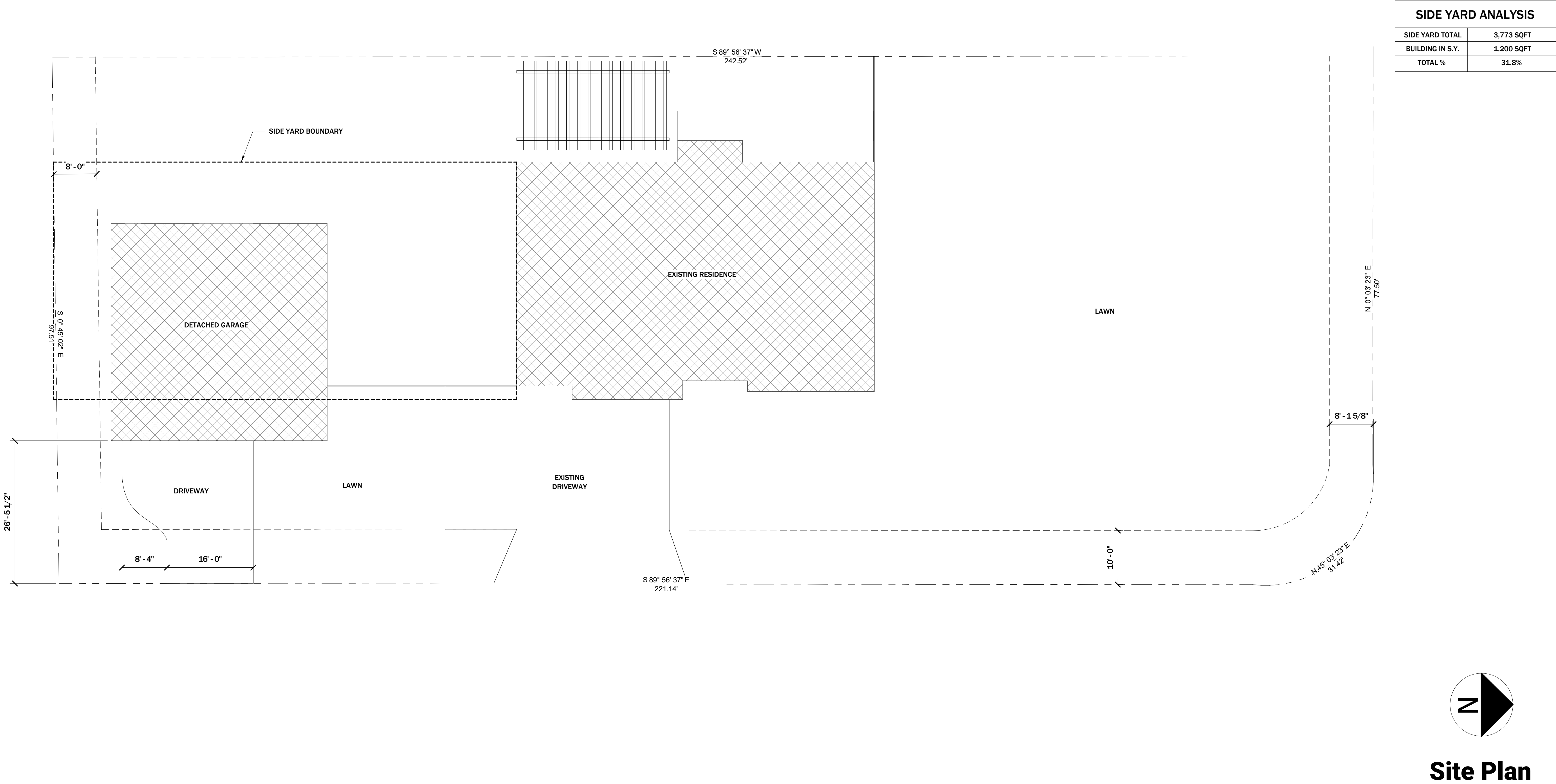
1. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING U.N.O. CONTRACTOR TO VERIFY ALL DIMENSIONS
2. IT IS RESPONSIBILITY OF CONTRACTOR AND EACH SUB-CONTRACTOR TO CHECK AND UNDERSTAND ALL DIMENSIONS, NOTES, AND ANY OTHER ASPECTS OF THIS PROJECT THAT ARE APPLICABLE OF THEIR TRADE PRIOR TO CONSTRUCTION.
3. EXTERIOR WALL FRAMING TO BE 2x6, INTERIOR WALL FRAMING TO BE 2x4 U.N.O.
4. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILING, WALLS, BEAMS, ETC
5. PROVIDE 1/2" GYPSUM BOARD AT ENCLOSED SPACE UNDER STAIRS.
6. PROVIDE INSULATION ON WATER LINES INSTALLED IN EXTERIOR WALLS TO PREVENT FREEZING.
7. ALL CONCRETE STEPS TO HAVE A MINIMUM RUN OF 11"
8. PROVIDE 36" x 36" MIN. LANDING w/ 1 1/2" MAX. (7 3/4" IF DOOR SWINGS INTO THE RESIDENCE), DROP BETWEEN THRESHOLD AND LANDING.
9. PROVIDE 20 MIN. RATED DOOR w/ CLOSER FOR THE DOOR BETWEEN GARAGE AND THE HOUSE.
10. PROVIDE MIN. 36" TALL GUARDRAIL w/ VERT BALUSTERS SPACE SUCH THAT A 4" DIA. BALL CAN NOT PASS THROUGH AT ALL BALCONIES, PORCHES OR ANY RAISE FLOOR SURFACES 30" ABOVE THE FLOOR OR GRADE.
11. EXTERIOR DECKS OR BALCONIES, PORCHES, SPECIALLY THEIR GIRDERS, BEAMS, JOISTS AND DECKING SHALL BE OF A NATURALLY DURABLE OR PRESSURE-TREATED WOOD
12. FASTENERS AND CONNECTORS FOR PRESSURE-PRESERVATIVE WOOD SHALL BE HOT DIPPED ZINC COATED (ASTM A 653 TYPE G185 ZINC COATED) OR STAINLESS STEEL
13. PROVIDE FLASHING OVER ALL EXPOSED WOOD CONNECTIONS AND ANY WOOD PROJECTIONS FROM THE HOME.



Main Floor Plan

PLAN NOTES

- IT IS RESPONSIBILITY OF CONTRACTOR AND EACH SUB-CONTRACTOR TO CHECK AND UNDERSTAND ALL DIMENSIONS, NOTES, AND ANY OTHER ASPECTS OF THIS PROJECT THAT ARE APPLICABLE OT THEIR TRADE PRIOR TO CONSTRUCTION.
- DRIVEWAY SHALL BE GRADED SUCH THAT WATER DRAINING OFF THE DRIVE DOES NOT FLOW ONTO THE ROAD AND IS DIVERTED INTO A ROADSIDE DITCH OR GUTTER
- DRIVEWAY FLARES TO BE 2'-0" MIN.
- FINAL GRADES TO BE 6" OF FALL FOR THE FIRST 10'-0" AWAY FROM THE HOME.
- PROVIDE 1" WATER LINE SERVICE TO HOUSE.
- ROCK WALL CRITERIA: ROCK WALL TIERS NOT TO EXCEED 4' HIGH VERT. FOR EVERY 4' RISE PROVIDE 5' HORIZONTAL RUN
- LOT IS TO BE GRADED AND LANDSCAPED IN A MANNER THAT WILL PREVENT WATER RUNOFF FROM ADVERSELY AFFECTING ADJOINING PROPERTY LINES.
- PROVIDE METALLIC WATER SERVICE & CONCRETE ENCASED ELECTRODE PER 2011 NEC.
- ALL CONSTRUCTION TO COMPLY w/ THE 2012 INTERNATIONAL BUILDING CODE.
- STORM DRAINAGE TO FLOW TO APPROVED STORM DRAIN SYSTEM.
- PROVIDE ROAD BASE RAMP TO PROTECT PAVED ROAD, CURB AND SIDEWALK AS REQUIRED.
- SILT FENCE TO BE INSTALLED ON ALL DOWNHILL PROPERTY LINES PRIOR TO CONSTRUCTION.
- DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY THE CITY INSPECTOR.
- A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALLS THAT ARE HIGHER THAN 4 FEET, ONCE CONSTRUCTED.
- SETBACKS ARE DETERMINED BY LOCAL ZONING ORDINANCES.
- PROPERTY LINES AND SETBACKS VARY IN RELATIONSHIP TO THE STREET, SIDEWALK, ETC.
- VERIFY WITH BUILDING DEPARTMENT AND/OR SURVEYOR FOR ACCURATE PLACEMENT OF STRUCTURE.
- SOME JURISDICTIONS REQUIRE MIN. DISTANCES BETWEEN ADJACENT STRUCTURES WHICH WILL OVERRIDE A SETBACK. VERIFY w/ LOCAL BUILDING / ZONING DEPARTMENT.
- VERIFY ALL HEIGHT RESTRICTIONS W/ LOCAL BUILDING / ZONING DEPPARTMENT.



Site Plan

July 28, 2020

FARMINGTON CITY

FARMINGTON, UT 84025

To Whom It May Concern:

We, Robert and Melissa Butler, are applying for a permit to build a garage/office space on our property at 136 South Bonanza Rd Farmington, Utah 84025. The intent for the space is to be used for additional storage for recreation vehicles, office space, additional bathroom and gathering space above. We currently have a hardware business and a health and wellness business. Due to us having a homebased business, we need to be able to work from home. All the current challenges with COVID have complicated this and will continue to with children being at home needing space for education as well. We need the space to provide a professional atmosphere to conduct business. We have a showroom and warehouse located in North Salt Lake where face to face and operational business is conducted for our hardware business. All office and paperwork related operations are currently being done at home in our kitchen due to lack of space.

The setup of our lot does not offer us a way to add on to the back of our home and we do not see moving as an option nor do we ever intend to. We have discussed our plans with all neighbors, and they are aware of our desire and intent.

Thank you,

Robert and Melissa Butler



Planning Commission Staff Report October 22, 2020

Item 4: Zone Text Amendment for Apartment and Planned Dwelling Groups

Public Hearing:	Yes
Application No.:	ZT-16-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Property Owner:	NA
Applicant:	Farmington City

Applicant is requesting zone text amendments to sections 11-13-080 (Apartment Dwelling Groups) and 11-2-020 (Planned Dwelling Groups).

Suggested Alternative Motions

- A. Move that the Planning Commission recommend approval for zone text amendments to better clarify sections 11-13-080 (Apartment Dwelling Groups) and 11-2-020 (Planned Dwelling Groups) subject to all applicable Farmington City ordinances and development standards. See below for proposed amendments:

11-2-020: DEFINITIONS

PLANNED DWELLING GROUP: A group of two (2) or more detached buildings located on one building lot arranged in a harmonious and spacious configuration, **the density of which is determined by the base density standards set forth in chapter 27 of this title.**

11-13-080: APARTMENT DWELLING GROUPS

The following provisions shall apply to the development of **apartment** ~~planned~~-dwelling groups in the city:

- A. **An apartment dwelling group is a planned dwelling group as defined in section 11-2-020 of this title.**

OR

- B. Move that the Planning Commission recommends that the City Council repeal section 11-13-080 regarding Apartment Dwelling Groups because the PUD process set forth in Chapter 27 of the Zoning Ordinance enables the possibility of similar developments. The Apartment Dwelling Group standards are no longer necessary and it is not when the City used this section, if ever, to approve a two-family or multi-family development.



Planning Commission Staff Report October 22, 2020

Item 5: Zone Text Amendment—Lot Width Standards in the OMU Zone

Public Hearing: Yes
 Application No.: ZT-17-20
 Property Address: NA
 General Plan Designation: NA
 Zoning Designation: NA
 Area: NA
 Number of Lots:
 Property Owner: NA
 Applicant: Farmington City

Applicant is requesting an amendment to lot width standards in the OMU zone (Section 11-18-060 B.)

Suggested Motion

Move that the Planning Commission recommend approval to amend lot width standards as follows to better encourage mixed use development in the OMU zone:

Section 11-18-060

	Lot Width (In Feet)			
	Minimum	Local Roads Maximum	Minimum	Collector/Arterial Roads Maximum
RMU	32	120	32	200 (300 for nonresidential)
GMU	25	150 (250 for nonresidential)	50	200 (300 for nonresidential)
OMU	25	~~300~~ 200	~~50~~ 25	No maximum ~~200~~ (300 for nonresidential)
TMU	25	200	25	300
OS	25	No maximum	25	No maximum



Planning Commission Staff Report October 22, 2020

Item 6: Zone Text Amendment—Regulating Plan Standards and Other Sections

Public Hearing:	Yes
Application No.:	ZT-18-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Property Owner:	NA
Applicant:	Farmington City

Request: applicant is requesting amendments to regulating plan standards and other sections in the Zoning Ordinance.

Background Information

Previously the primary use in the OMU (Office Mixed Use) zone was office. Now with the adoption/consideration of recent PMPs (Project Master Plans), including a possible future remote transit hub, the character of OMU area may change to a more S.M.A.R.T (Sustainable, Mixed Use, Attractive, Realistic, Transit-Oriented) community. The block perimeter and block face lengths in such nationally and internationally recognized areas can be as small as 800 and 200 feet respectively. Meanwhile, the existing antiquated OMU block perimeter and block face lengths (2800 and 700 feet) are obsolete for SMART developments and the evolving OMU zone. Moreover, it is not yet understood how the proposed/approved realignment of “Commerce Drive” and the addition of “Digital Drive” will dictate the block size of the local street network.

Suggested Motion

Move that the Planning Commission table consideration of the request to allow time to better understand the new block size/face for the OMU zone which will encourage the best mixed-use/walkable community possible for Farmington.



Planning Commission Staff Report

October 22, 2020

Item 7a: Tanis Driveway Special Exception

Public Hearing:	Yes
Application No.:	M-8-20
Property Address:	397 S Buffalo Ranch Rd
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AA (Agriculture Very Low Density)
Area:	0.72 Acres
Number of Lots:	1
Property Owner:	Kevin and Patricia Tanis
Agent:	Kevin and Patricia Tanis

Applicant is requesting a special exception to widen a driveway (curb cut).

Background Information

The applicant has requested a special exception for driveway width. The driveway in question has been poured and is approximately 44 feet in width. The applicant is now requesting to increase the curb cut to the full width of the driveway, an additional ~10 feet.

Suggested Motion

Move that the Planning Commission recommend approval for the Tanis Driveway Special Exception subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The curb cut addition could limit damage to the existing curb and to the applicant's property.
2. The driveway has been poured already.
3. The curb cut will not create additional traffic hazards
4. The curb cut is located on a site of sufficient size to accommodate the extra width.

Supplementary Information

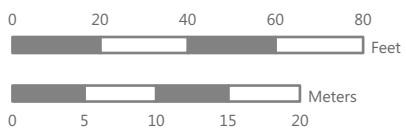
1. Vicinity Map
2. Application showing:
 - a. length of curb cut
 - b. applicant request letter



VICINITY MAP

397 S Buffalo Ranch Rd

Date: 10/10/2020



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.

Hello,

My name is Kevin Tanis at 397 S Buffalo Ranch Road, Farmington, UT, 84025

I currently have an RV pad that I currently have to drive my 40ft Motorhome that weights 32,000lb over the curb to drive up onto my RV pad to park the motorhome along side of our home. Becasue I have to back up over the curb the Motorhomes hydraulic leveling Jacks hit the curb or the transmission pan of the engine also has contacted the curb. these 2 compnents of my motorhome are very expensive as well as they do damage to the curb. Currently the only way I can access my RV pad on the side of my house is to go over the curb. I would like to extend my driveway cut which is currently 3 car wide to 4 car wide so I can easily acces the RV pad without doing any damage to my motorhome or the curbing.

we would sub contract the work out to a bonded and insured contractor for the cutting and for new approach pour with the proper 4" gravel base and a 6-8" thick new approach to match the current approcah thickness.

feel free to contact me at

801 510 9193 Kevin Tanis or by email at kevint@warp9racing.com

801 726 4820 Patricia Tanis by galant2424@yahoo.com

or my subcontractor at

My Fathers Creation Concrete LLC

385 227 4522 Sedric or by email at myfatherscreationllc@gmail.com

S Buffalo Ranch Rd

Buffalo Ranch Rd

driveway cut to extend

new approach poured

RV Pad for motorhome

