



Farmington City Planning Commission

April 06, 2021

**NOTICE AND AGENDA OF SPECIAL MEETING
FOR THE FARMINGTON CITY**

PLANNING COMMISSION

**April 6, 2021 (Tuesday)
Farmington City Hall, 160 South Main, Farmington
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 also 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

SPECIAL EXCEPTION APPLICATIONS

1. David Livingston (Public Hearing) – Applicant is requesting consideration of a request for special exception to allow a garage to encroach on the front setback requirement. The property is located at 79 S 100 E in the OTR (Original Townsite Residential) zone. (M-4-21)

OTHER BUSINESS

2. Miscellaneous.

Motion to Adjourn

Posted April 5, 2020

David E. Petersen, AICP
Community Development Director



Planning Commission Staff Report April 6, 2021

Item 3: Special Exception – Livingston Front Setback

Public Hearing:	Yes
Application No.:	M-4-21
Property Address:	79 South 100 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	0.33
Number of Lots:	1
Property Owner:	David and Helen Livingston
Applicant:	David Livingston

Request: *Applicant is seeking a special exception to encroach in a front yard setback*

Background Information

The applicant is requesting a special exception to place a detached garage in a front yard setback, which is not allowed by ordinance 11-17-050 D1. The current historic home sits on a 0.33 acre parcel with minimal rear yard space, leaving limited options for the proposed detached garage placement. The garage would be on the north side of the existing home with a small extension of the current driveway to the east, leading to the garage. The owner's property shares a common boundary with the BR zone. As such, the proposed garage is a few feet from a commercial office building, which abuts the Livingston property's side and front property line much closer to the right-of-way (ROW), than the proposed garage

Suggested Motion

Move the Planning Commission approve the Livingston detached garage special exception subject to all applicable Farmington City ordinances and development standards, with the condition that if found necessary by the Planning Commission, the garage will go through review by the City's historic architect.

Findings for Approval:

1. Per 11-17-070 B and C of the zoning ordinance, the proposed garage is consistent and compatible with the current streetscape as the garage sits closer to the ROW than the

historic home, but not as close as the neighboring office building. Thus it is a “happy” medium for the streetscape.

2. The current parcel has minimal rear yard with extensive side and front yard, therefore placing the garage in the front setback is necessary for the proposal.
3. The activity is incidental to a principal use permitted in the OTR.
4. The front setback is a fixed dimension that can be adjusted as permitted by 11-3-045.
5. The addition of a garage in the front setback will not create unreasonable traffic hazards, as the building on the adjacent lot (albeit in a different zone), is closer to the street than the proposed garage.
6. Therefore, it can be assumed that the special exception will not be detrimental to the health, safety and welfare of persons residing or working in the vicinity.
7. The parcel is of sufficient size to accommodate the special exception.

Supplemental Information

1. Vicinity Map
2. Proposed detached garage site plan and elevations



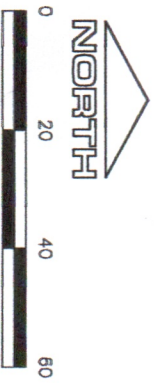
1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING

1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT (5%). R401.3
3. STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
4. GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
5. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
6. A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.

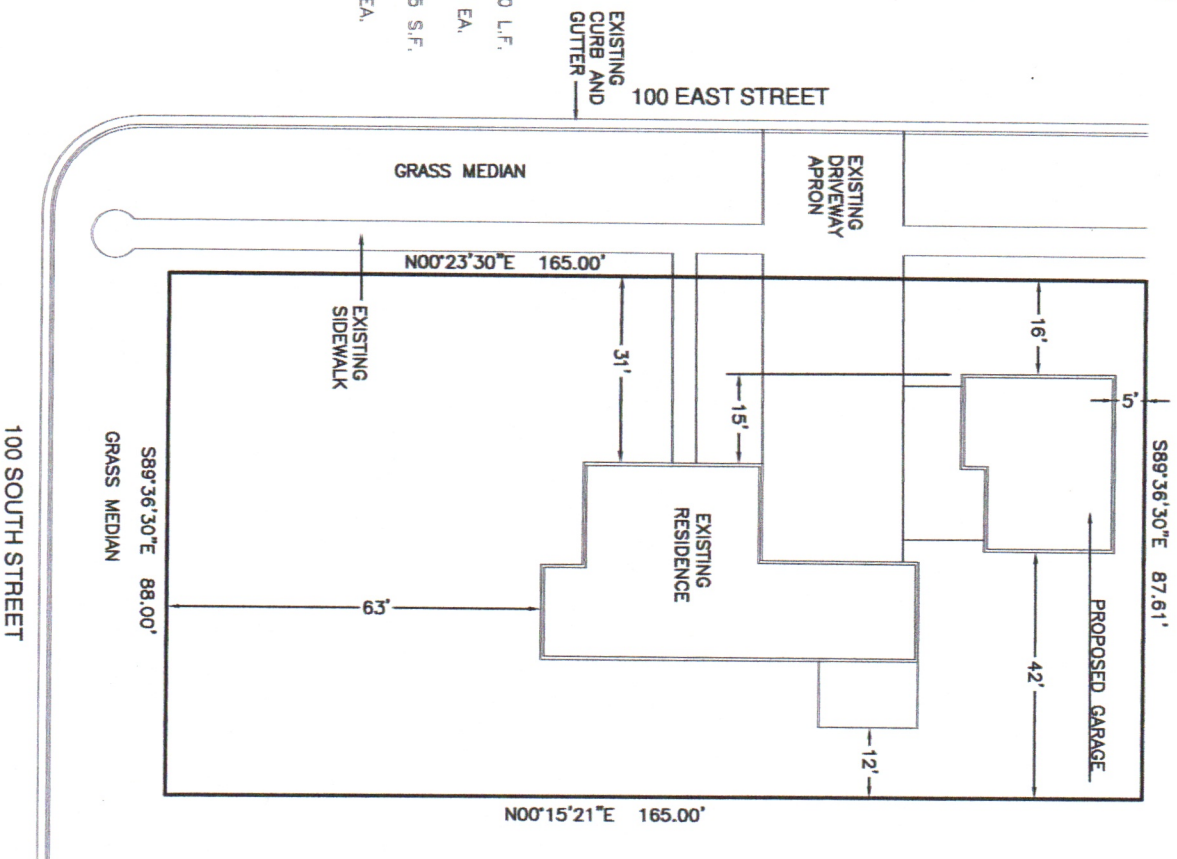
STORM WATER MANAGEMENT (BMP)

TEMPORARY CONSTRUCTION:

- | | | |
|----------------------------|---|----------|
| SILT FENCE |  | 170 L.F. |
| GRAVEL BAGS BARRIER |  | 20 EA. |
| STABILIZED CONST. ENTRANCE |  | 425 S.F. |
| CONCRETE WASTE MANAGEMENT |  | 1 EA. |



SCALE: 1" = 20'



DEVELOPER:

MR. DAVID LIVINGSTON
139 NORTH MAIN STREET
FARMINGTON, UTAH 84025
PHONE: 1-760-580-4524

LEGAL DESCRIPTION:

THE S 165 FT OF LOT 3, BLK 1,
PLAT A, FARMINGTON TS SURVEY,
CONT. 0.618 ACRES LESS &
EXCEPT THAT PPTY CONV IN QC
DEED RECORDED 06/10/2020 AS
E# 3259771 BK 7531 PG 2255
0.33 ACRES

PARCEL NUMBER

07-031-0102

SITE ADDRESS:

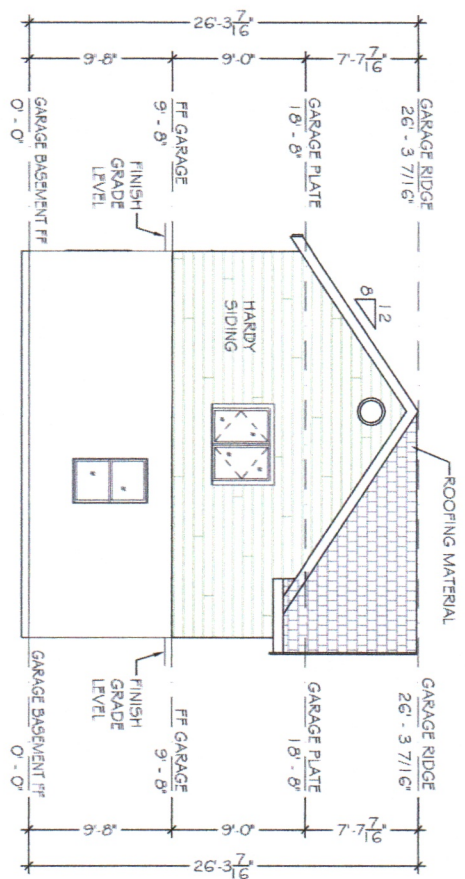
79 SOUTH 100 EAST
FARMINGTON, UT 84025

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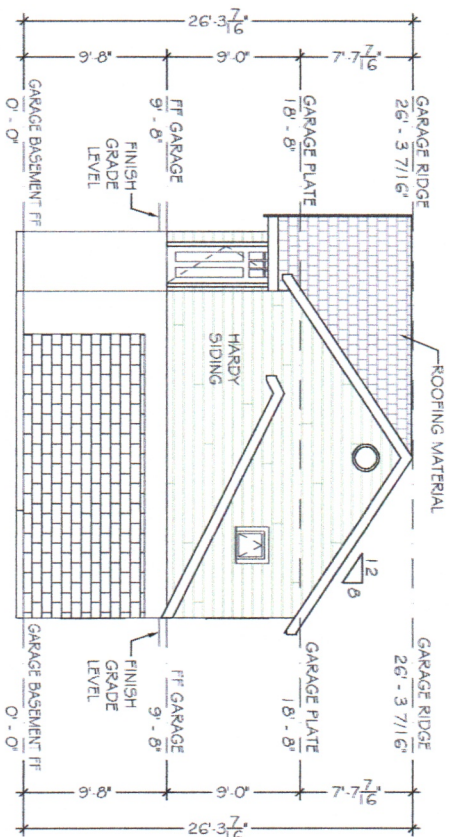
SITE AND STORM WATER PLAN

P-1

1 OF 1 SHEETS



SOUTH ELEVATION



NORTH ELEVATION

No.	Description	Date

LIVINGSTON GARAGE
 79 SOUTH 100 EAST
 FARMINGTON UT 84025