



Farmington City Planning Commission

September 23, 2021



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

SHANE PACE
CITY MANAGER

PLANNING COMMISSION MEETING

Thursday September 23, 2021

Public Meeting - Farmington City Hall

160 S. Main Street, Farmington, Utah.

Field Trip/Study Session 6:00 p.m.

Regular Session: 7:00 p.m.

Farmington City Planning Commission meetings, including this meeting, are open to the public. If you wish to view the regular session online, the link to the live hearings 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 crowe@farmington.utah.gov by 5 p.m. on the day listed above.

- 7:00 1. Minutes Approval (9/9/2021)
 2. City Council Report

PROJECT MASTER PLAN

- 7:05 3. Maverik/Cassie Younger – Applicant is requesting consideration of a Project Master Plan application, accompanying Development Agreement, Schematic Subdivision plan, and Schematic Site Plan for a proposed Maverik convenience store, located at approximately 1100 W Park Lane (2.25 acres) in the RMU (Residential Mixed Use) and GMU (General Mixed Use) zone(s). (PMP-1-21)

OTHER BUSINESS

- 7:20 4. Miscellaneous, correspondence, etc.
 a. Nathan Miller (Public Hearing) – Applicant is requesting consideration for a request for special exception to allow access to a proposed building lot over an existing adjacent building lot (the proposed building lot is also a flag lot). The property is located at 340 N Flag Rock Drive in the LR-F (Large Residential – Foothill) zone
 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 September 21, 2021

Carly Rowe, Planning/Recording Secretary

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

1. Discussion with Wasatch – Parking Garage
2. Questions or concerns the City Council may have on agenda items.

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, September 21, 2021, at 7:00 p.m.** The meeting will be held at the Farmington City Hall & electronically over Zoom for the public, 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. 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

PRESENTATION:

7:05 Donation to First Responders of Farmington by Taylor Leavitt & family

PUBLIC HEARING:

7:15 Zone Text Amendment – Building Siting in the CMU Zone (ZT-18-21)

7:20 Schematic Subdivision and Project Master Plan/Development Agreement – Farmington Station Center Townhomes, and a Zone Text Amendment to modify the City's Regulatory Plan

OLD BUSINESS:

7:25 Internal Accessory Dwelling Units Zone Text Amendments (ZT-15-21)

GOVERNING BODY REPORTS:

7:35 City Manager Report

1. Building Report for August

7:40 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

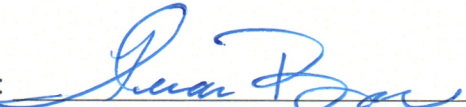
***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact Heidi Bouck, 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 September 16, 2021.

DATED this 16th day of September, 2021.

FARMINGTON CITY CORPORATION

By: 
Heidi Bouck, City Recorder

Posted September 16th 2021



Planning Commission Staff Report September 23, 2021

Item 3: Maverik – Project Master Plan (PMP)/Development Agreement (DA), Schematic Subdivision and Site Plan

Public Hearing:	No
Application No.:	PMP-1-21
Property Address:	Park Lane and 1100 West
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	2.5 acres
Number of Lots:	1
Property Owner:	E&H Land
Agent:	Cassie Younger - Maverik

Request: *Applicant is requesting a recommendation for schematic site plan, PMP/DA and Schematic Subdivision approval.*

Background Information

Maverik has been in process with the City for approximately a year, determining how to best place the gas station they've proposed for Park Lane and 1100 West. Many of the traditional aspects of gas station design do not align with Chapter 18 Mixed Use Development standards. For example, lot frontage percentage and parking. As a PMP, part of the larger Evan's PMP, the Maverik is asking to use section 11-28-140, to compromise with the City on the design development of the site. The Planning Commission tabled the item on February 18, 2021. The City Council approved the initial layout and concept on March 2, 2021, and tabled the PMP/DA, schematic subdivision and schematic site plan.

Suggested Motion

Move that that Planning Commission recommend approval for the Schematic Subdivision plan, PMP/DA, and Schematic Site Plan, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The initial layout was approved by the Planning Commission and City Council
2. The applicant has provided essential mixed use elements to their plan, including bringing the building to the frontage, a complete landscape plan, and a plaza for pedestrians and customers alike.

3. The gas station provides a relatively interconnected travel system for multiple modes of transportation, including bicycles and pedestrians.
4. The patio defines a public space, creating high quality public realm.
5. The public comment received by the City has been favorable to the Maverik.

Supplemental Information

1. Vicinity Map
2. PMP/DA
3. Schematic Plan
4. Site Plan



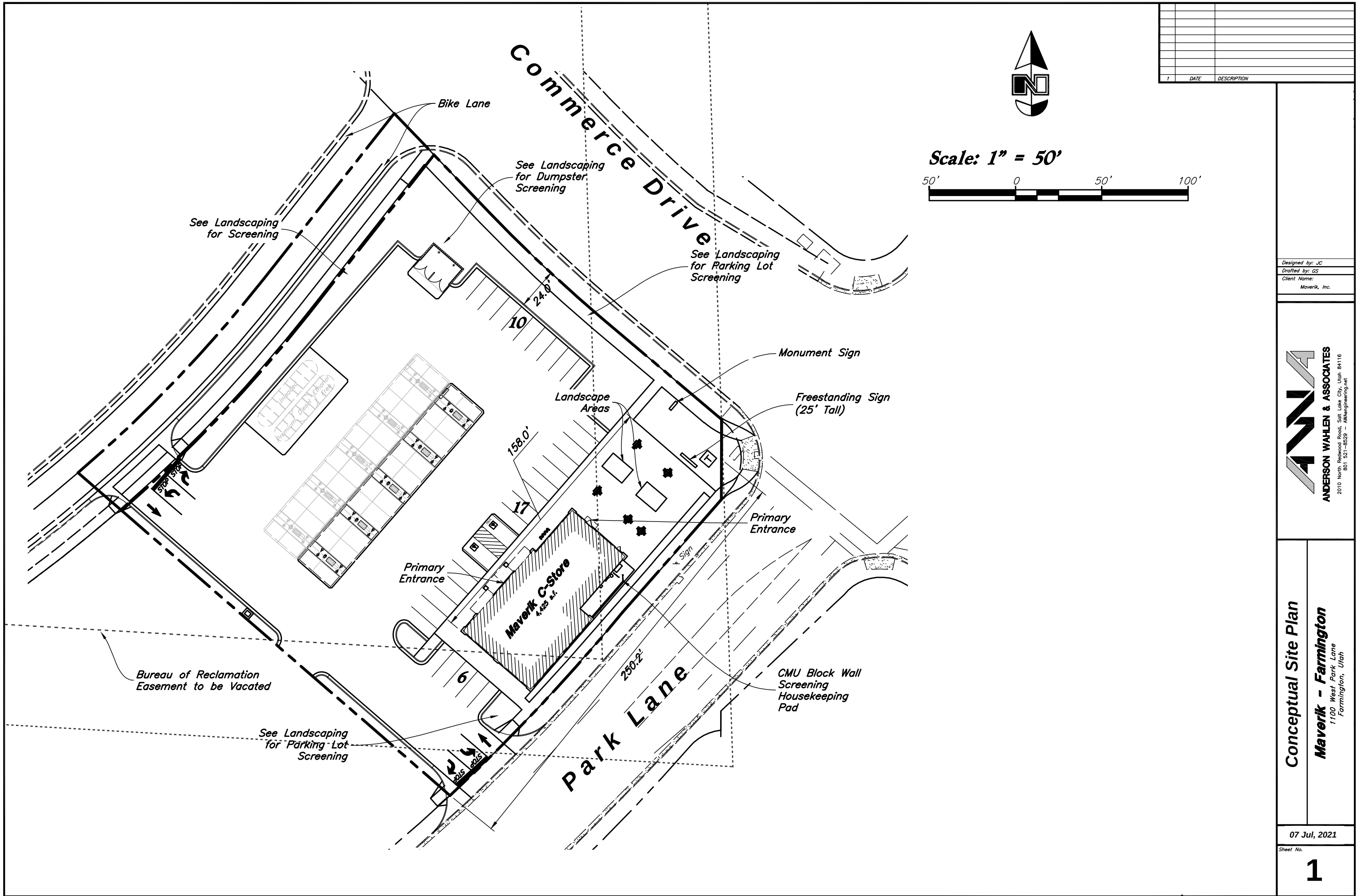


VICINITY MAP
Maverik

0 50 100 150 200 Feet

0 10 20 30 40 Meters

N
W FC E
S



1	DATE	DESCRIPTION



Not to Scale



Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.

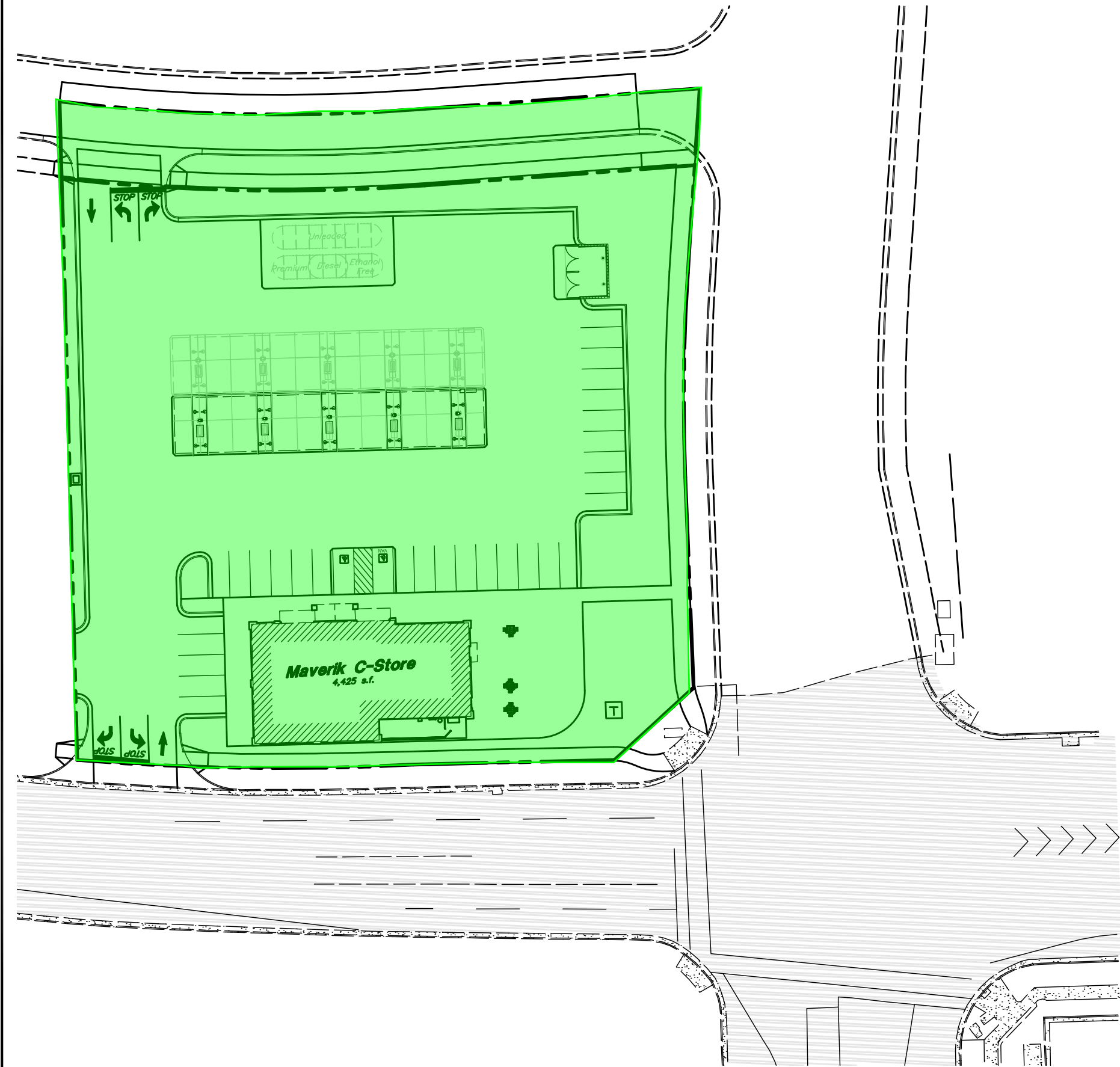
AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Existing Conditions
Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.

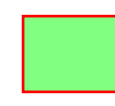
A



Scale: 1" = 50'



Conceptual Land Use



The entire site is
Gasoline/Service Station with
Convenience Retail Market

1	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-12175-FB-171x17



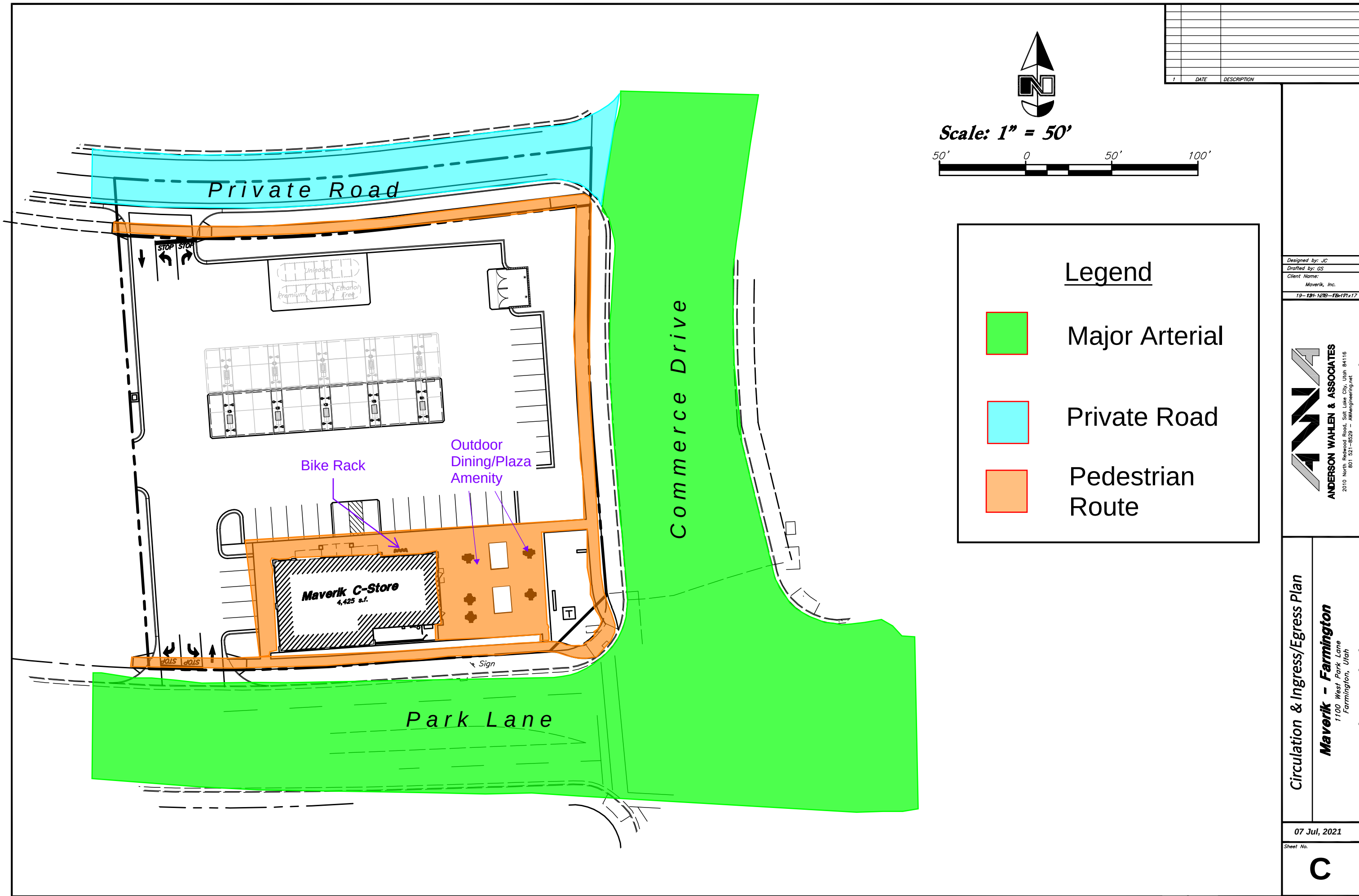
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 - ahwengineering.net

Conceptual Land Use

Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.
B



1	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name: Maverik, Inc.
19-121-121B-18x17x17

ANNA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.6225 - alhengineering.net

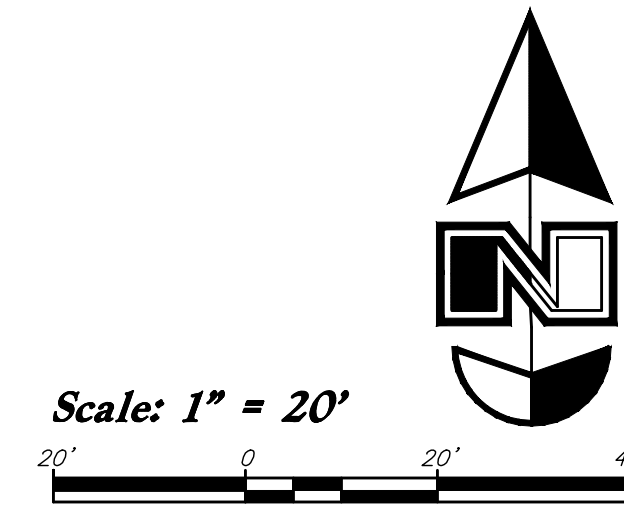
Circulation & Ingress/Egress Plan

Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.

C



1. *All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.*
2. *Coordinate all utility connections to building with plumbing plans and building contractor.*
3. *Verify depth and location of all existing utilities prior to constructing any new utility lines. Have a Civil Engineer or any discrepancies or conflicts prior to any connections being made.*
4. *All catch basin and inlet box grates are to be bicycle proof.*
5. *Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.*
6. *Gas lines, telephone lines, and cable TV lines are not a part of these plans.*
7. *Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.*
8. *Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to make any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.*
9. *Contractor shall install a 24" concrete collar around all storm drain inlets located within asphalt. Contractor shall install a 12" concrete collar around all other manholes, valves, cleanouts, & any other structures located within the asphalt.*

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)

2. *Copper Pipe (Up to 3 inches diameter): Type "K."*

Water Main Lines and Fire Lines

1. *Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200*

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

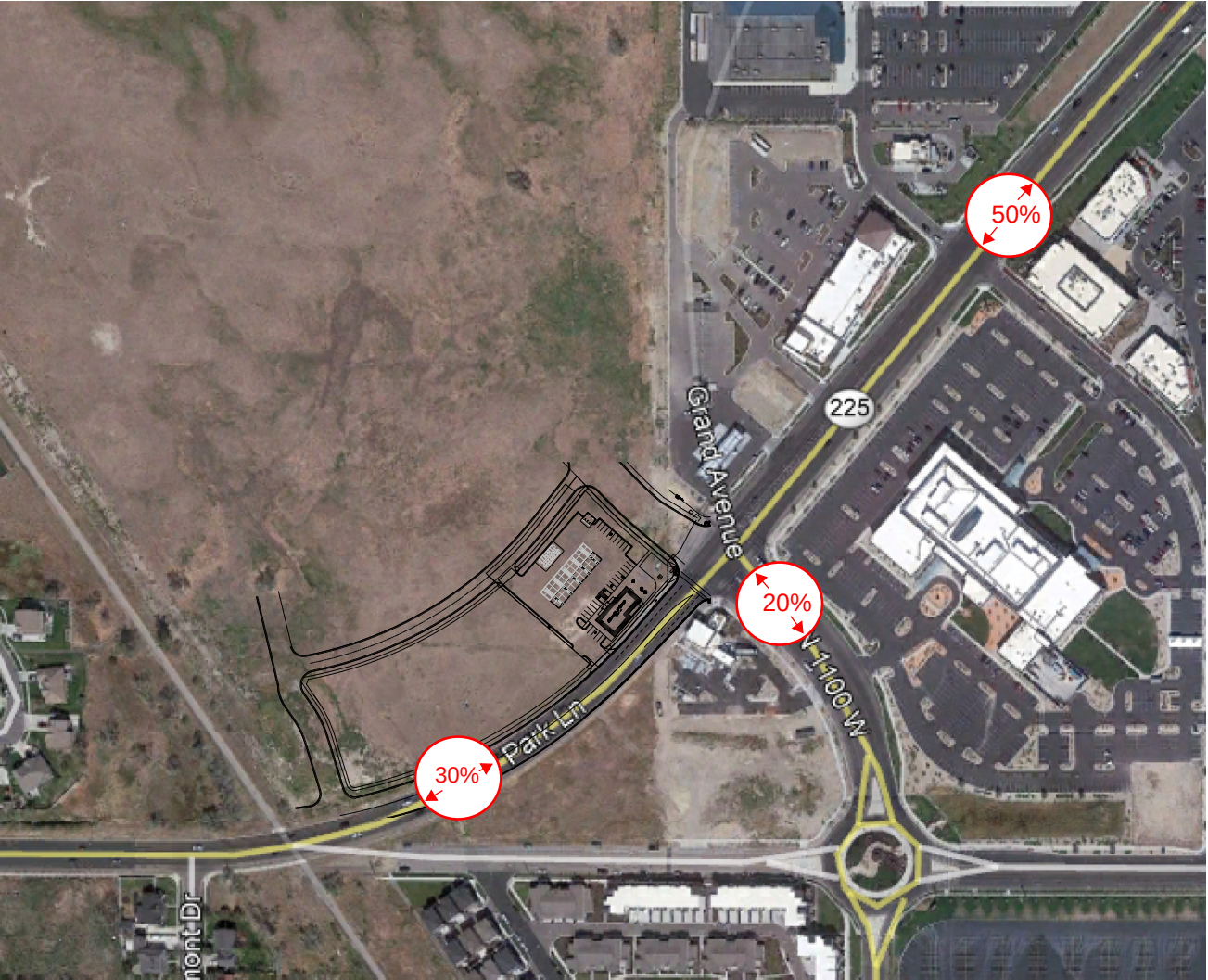
***All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure***



1	DATE	DESCRIPTION



Not to Scale



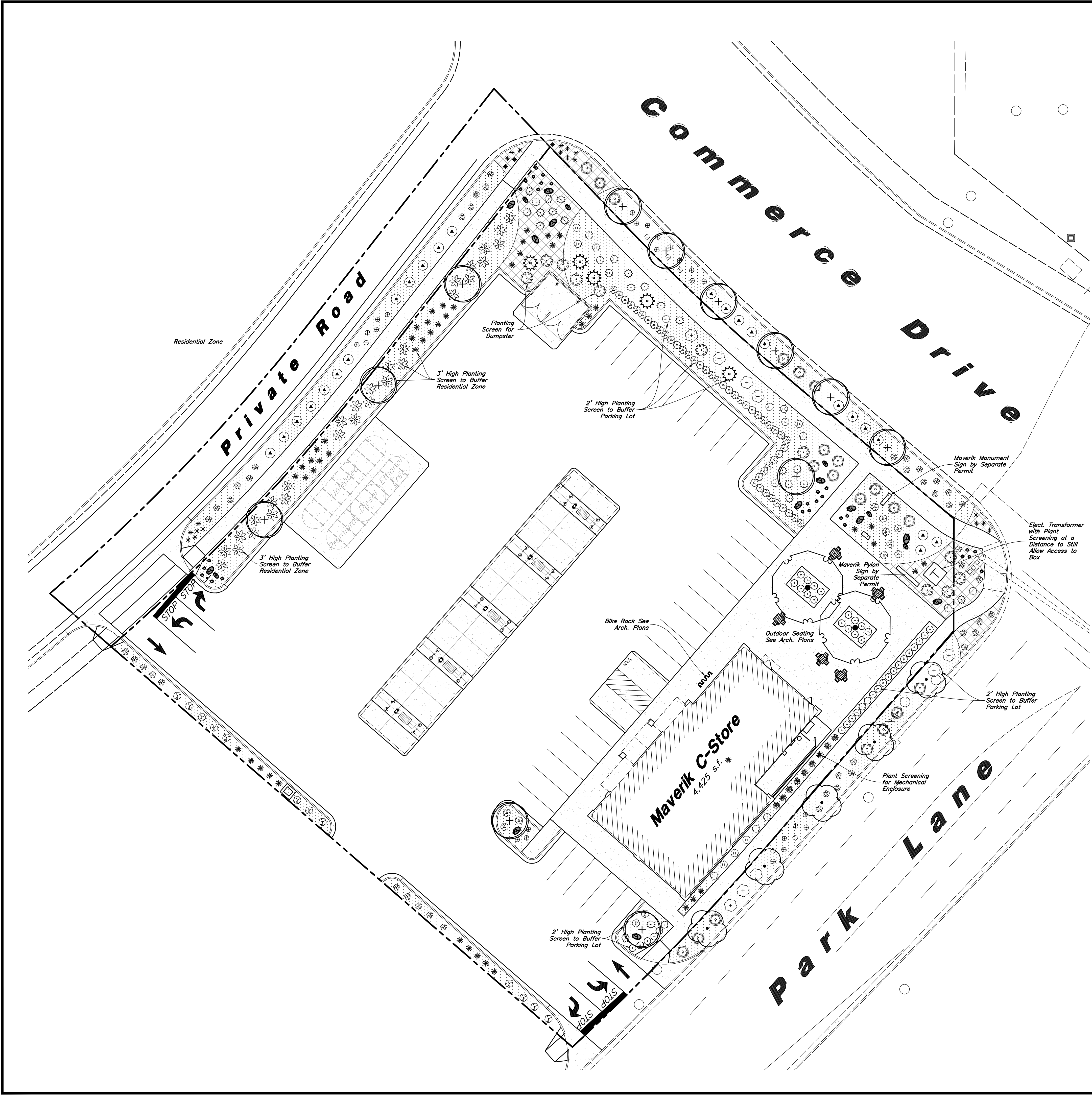
Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-191-1210-1B-171x17

ANNA
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2010 North Redwood Road, Salt Lake City, Utah 84116
801.521-8529 - AWengineering.net

Trip Distribution
Maverik - Farmington
1100 West Park Lane
Farmington, Utah

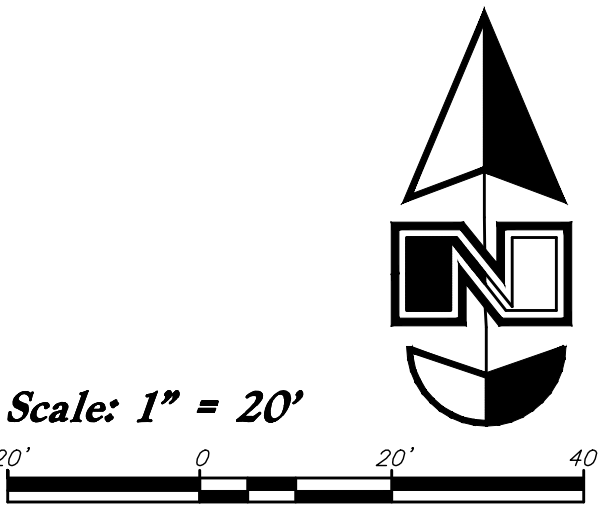
07 Jul, 2021

Sheet No.
G



Landscape Data
Zone: General Mixed Use (GMU)
Site Area = 66,969 s.f. (1.54 ac.)
Landscape Area Required = 10,045 s.f. (15%)
Landscape Area Provided = 10,985 s.f. (16.4%)
Street Trees: 1 Tree per 40 l.f. *
Commerce Drive = 6 Trees Required & Provided
Park Lane = 5 Trees Required & Provided

*** Street Frontage Calculation Doesn't Include Driveways;
No Trees Added in Park Strip Along Private Road**



- Landscape Notes:**
- All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip for Shrub Areas. See Sheet L2.1 for Layout and L2.2 for Irrigation Details and Notes.
 - See Sheet L1.2 for Landscape Details and Notes.
 - Adjust Plant Material as Needed to Provide Easy Access to Existing/New Utilities and Irrigation Boxes.
 - All New Landscape Shall be Maintained by Owner.
 - Decorative Stone (Gray Color Stone) Shall be Used to Satisfy the "Farmington Rock" Requirement.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	12	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Caliper
	5	Picea pungens glauca 'Blue Totem' / Blue Totem Spruce	6' Min. Ht.
	5	Pyrus calleryana 'Jack' / Jack Flowering Pear	2" Caliper
	2	Ulmus parvifolia / Lacebark Elm	2" Caliper
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	29	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	24	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	21	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	26	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
	18	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal
	11	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	9	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn	5 gal
	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	56	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	45	Rosa x 'Meigalpia' / Red Drift Rose	2 gal
	40	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal
	14	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	49	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
	30	Helliotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	28	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	22	Nepeta x faassenii 'Dropmore' / Catmint	1 gal

Material Schedule

- Decorative Stone #1 - Install Stone Over Dewitt Pro5 Weed Barrier at a Four (4) Inch Depth; Stone Shall be Installed in Specified Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2" Diameter From Copper Canyon Staker Parson Pit (385-239-0804) Detail: 3/L1.2
- Decorative Stone #2 - Install Stone Over Dewitt Pro5 Weed Barrier at a Three (3) Inch Depth; Stone Shall be Installed in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" Diameter Wasatch Gray Stone From Staker Parson Lehi Pit (385-239-0804); Back Shall be Used to Satisfy the "Farmington Rock" Requirement Detail: 3/L1.2
- 3-4' Dia. Min. Landscape Boulder - Boulders Shall be Angular, Earth Tone/Tan Color and Shall Match Decorative Stone #1; All Boulders Shall be Recessed 3 Inches into Ground and Washed Upon Completion Detail: 4/L1.2

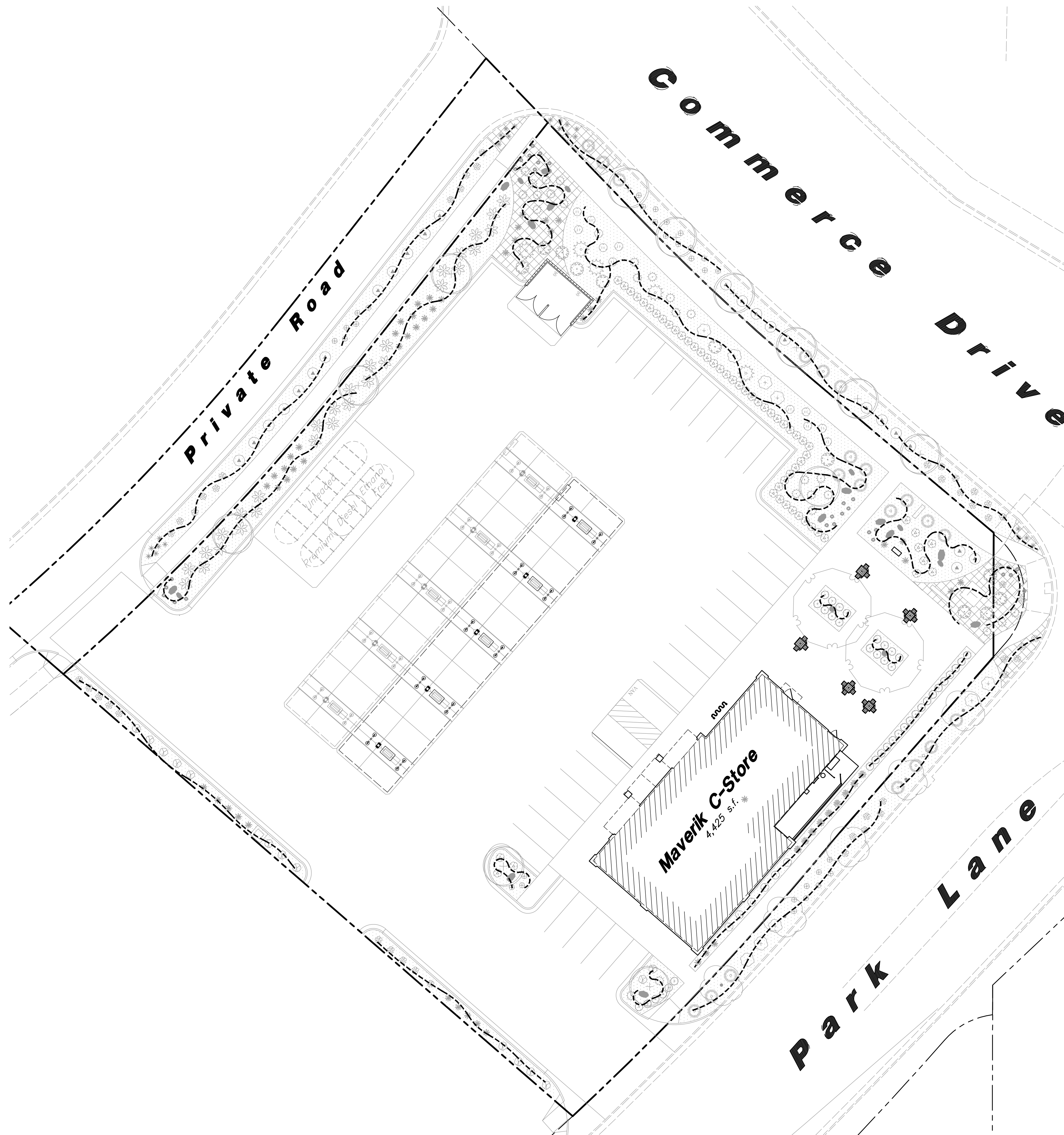
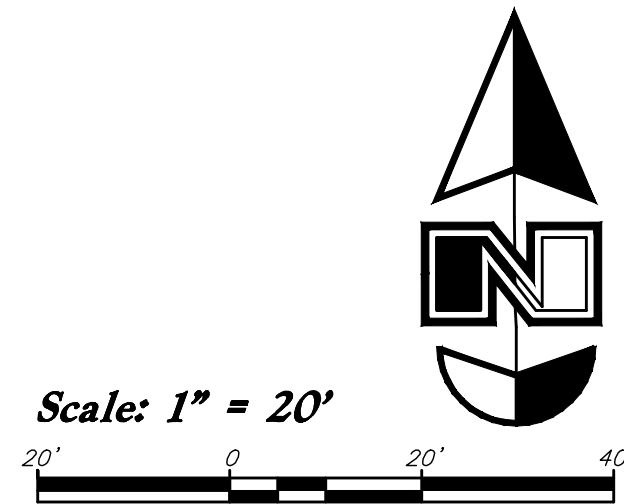
Designed by: JC
Drafted by: GS
Client Name: Maverik Inc.
19-121 LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road - Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net

Landscape Plan
Maverik, Inc. Store
1100 West Park Lane
Farmington City, Utah

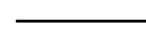
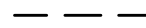
Preliminary

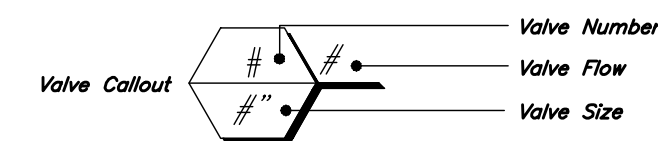
13 Apr, 2021
SHEET NO.
L1.1



Irrigation Notes:

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Schedule				
Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	1/L2.2
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	2/L2.2
	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	5/L2.2
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	6/L2.2
	Rain Bird XBS-700 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDGFCAP	1/2" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 cdy/Hr.) - 1 Perennial, 3 Shrub, 2 Ornamental Grass, 4 Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		4&11/L2.2
P.O.C. Components				
	Matco-Norca 759	Brass Globe Shut Off Valve	1 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	9/L2.2
	Wilkins 975XL Series	Reduce Pressure Backflow Assembly	1 Inch Size; Backflow shall be Properly Installed and Tested to Meet County Requirements, and Meet all State and Local Health Safety Laws and Ordinances; Install in GuardShack Enclosure (#GS-1) on Floured Concrete Pad with Frost Guard (#G-1) & 2 Locks (GS-AWPKA); Enclosure Color to be Woodland Tan	10/L2.2
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	3/L2.2
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	3/L2.2
Controller				
	Rain Bird ESP4MEI	4 Station Base Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	7/L2.2
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	8/L2.2



Designed by: JC
Drafted by: GS
Client Name:
Maverik Inc.
19-121 IR



ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 — AWEngineering.net

Irrigation Plan

Maverik, Inc. Store

Preliminary

13 Apr, 2021

SHEET NO.

L2.1

KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.10 PRE-FINISHED METAL EAVE FLASHING BY ROOF MANUFACTURER, MIDNIGHT BRONZE
- 05.15 STEEL AWNING, COLOR P-9, SEE DETAILS 4 & 5 ON SHEET A5.13 AND SCHEDULE ON SHEET A6.03
- 06.08 FIBER CEMENT BOARD & BATTEN SIDING, COBBLESTONE
- 06.10 FIBER CEMENT BOARD & BATTEN SIDING, AGED PEWTER
- 06.15 STACKED FIBER CEMENT TRIM BOARDS, COBBLESTONE
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE. COLOR TO MATCH SIDING BB-1



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

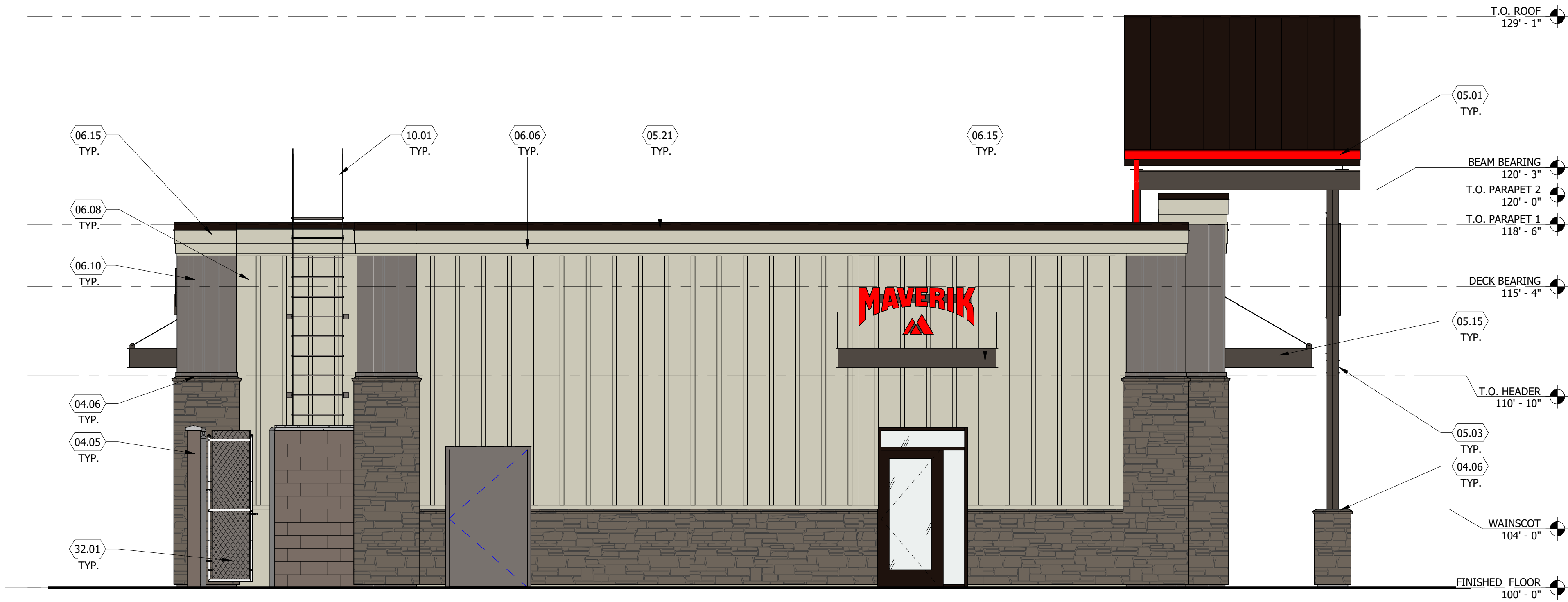
Prototype Version: 40_L_RR_0319
Building Square Footage: 4,425 SF



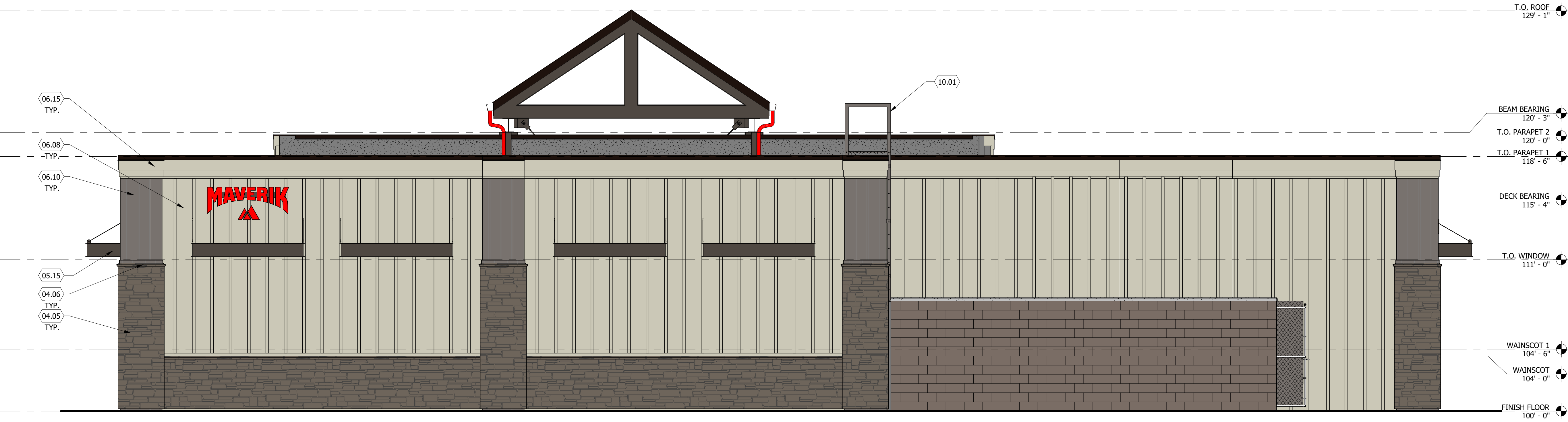
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRITTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.15 STEEL AWNING, COLOR P-9, SEE DETAILS 4 & 5 ON SHEET A5.13 AND SCHEDULE ON SHEET A6.03
- 05.21 PRE-FINISHED METAL COPING, COLOR C-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.08 FIBER CEMENT BOARD & BATTEN SIDING, COBBLESTONE
- 06.10 FIBER CEMENT BOARD & BATTEN SIDING, AGED PEWTER
- 06.15 STACKED FIBER CEMENT TRIM BOARDS, COBBLESTONE
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE. COLOR TO MATCH SIDING BB-1
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_0319
Building Square Footage: 4,425 SF



185 S. State Street
Salt Lake City, Utah 84111



1 FRONT RIGHT BUILDING PERSPECTIVE
SCALE:



2 REAR RIGHT BUILDING PERSPECTIVE
SCALE:

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_0319
Building Square Footage: 4,425 SF SF



185 S. State Street
Salt Lake City, Utah 84111



Planning Commission Staff Report September 23, 2021

Item 4a: Special Exception Application and Plat Amendment/Flag Lot Recommendation Request

Public Hearing:	Yes
Application No.:	M-3-21 and S-9-21
Property Address:	340 Flag Rock Drive
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	2.83 Acres
Number of Lots:	2
Property Owner:	Nathan and Kamela Miller
Agent:	Nathan and Kamela Miller

Applicant is requesting special exception to allow access to a proposed building lot over an adjacent building lot and a recommendation for subdivision approval, or plat amendment related thereto (lot split/flag lot).

Background Information

The applicant, Nathan Miller, is requesting that Farmington City approve a proposed subdivision by subdividing Lot 111 of the Residences of Farmington Hills into two lots. The final plat for Lot 111 was recorded on January 9, 2018, and approvals for the schematic plan and preliminary plat have long since expired. As such, Mr. Miller's request constitutes a new and separate subdivision application. "Development of individual residential lots located in an approved subdivision shall comply with conditions, standards and requirements established through the subdivision approval process," (first sentence, Section 11-30-030 D. of Chapter 30 of the Zoning Ordinance [Foothill Development Standards]).

It is proposed that both lots front Flag Rock Drive (375 East), but due to the steep topography it is not possible for the applicant to provide direct access to a public street for the easterly lot, which is a flag lot, and not exceed the maximum 14% slope required by City ordinance for driveways (Section 11-30-050 G. 5. And 11-32-060 A.4). However, as per Section 11-32-060 A. 5. of the Zoning Ordinance the applicant is requesting a special exception to the direct access standard. This section states:

Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of section [11-3-045](#) of this title and the grant of a special exception, direct access for a building lot may include access over one

adjacent building lot, provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the city, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.

Nathan Miller is requesting to use a driveway on adjacent property (Lot 110), which abuts the east side of Lot 111, to obtain access to the proposed flag lot. A fire hydrant now exists on Lot 110.

This application was placed on the May 6, 2021, Planning Commission Agenda, but minutes from that meeting state: "The applicant has requested that the City remove this item to allow him additional time to prepare for a future Planning Commission agenda. The public will be notified in the event of another Public Hearing".

Suggested Motion

Move the Planning Commission deny the application for a special exception to obtain direct access for a proposed building lot over one adjacent building lot and recommend the City Council deny the application and request for a subdivision or plat amendment/flag lot.

Findings:

1. A special exception to provide access to the easterly lot to the public street to establish a building lot and enable the construction of a single-family dwelling is detrimental to the health, safety or general welfare of persons residing or working in the vicinity because acceptable water flow (and pressure) is not available to ensure adequate fire protection to the proposed lot.

The property owner of Lot 110, or his predecessor owner, installed a fire hydrant on this lot. After completion of this improvement, it came to the attention of the City that the fire hydrant does not meet acceptable water flow and water pressure standards to provide adequate fire protection.

Section 11-2-045 E.2.a.

The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

- a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

Section 11-30-050 F.1.

Fire Protection:

1. All developed areas shall have an approved water supply which meets minimum firefighting requirements.
2. The applicant provided a study for the proposed subdivision to show the existing areas with slopes greater than 30%, and the usable area as well. [Note: a great deal of grading has already occurred on the westerly portions of Lot 111]. However, the contours of the slope study show that the necessary usable land may not exist for the proposed easterly or flag lot.

Section 11-30-020

USABLE LAND: Land included within a lot, no part of which has a slope exceeding thirty percent (30%).

Section 11-30-040 F.1.

Single-family dwelling structures shall be located only upon areas constituting usable land, which area shall be fully contiguous and shall be at least five thousand (5,000) square feet in size. The planning commission may require usable areas larger than five thousand (5,000) square feet to ensure that dwelling structures can be located acceptable distances from geological hazards.

Section 11-2-045 E.2.c.

The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

- c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

3. The Zoning Ordinance states that driveway slopes cannot exceed 14%. Preliminary measurements show that the driveway extending across Lot 110, which the applicant intends as the access way to the potential flag lot, is greater than 14%.

Section 11-32-060 A.4 [and Section 11-3-050 G.5]

Driveways shall not exceed a slope of fourteen (14%).

4. The applicant did not provide acceptable reports and plans for review by the City required as set forth in Section 11-30-050 of the Zoning Ordinance. A summary is as follows:
 - A. Drainage and Erosion Control Plan
Issues still remain.
 - B. Grading Plan
The applicant did not submit a slope study for the requested subdivision or plat amendment/flag lot. It is not known if the potential grading for the potential subdivision or plat amendment/flag lot shown on the drawings encroaches into steep slope areas in violation of Section 11-30-040 F. of the Zoning Ordinance.
 - C. Revegetation Plan
Not submitted.
 - D. Geology Report
The applicant is relying on the original geotechnical report prepared for the overall subdivision--The Residences of Farmington Hills. However, the Miller application constitutes a new subdivision, and the previous conditions may have changed, including, among other things, slope stability for a possible house on the proposed flag lot.
 - E. Soil Characteristics Report
The applicant is relying on a report prepared for another subdivision--The Residences of Farmington Hills (see "D" above).
 - F. Fire Protection
The City cannot provide water to the new subdivision or plat amendment/flag lot as per comments received from Public Works.
 - G. Streets and Ways

Issues still remain.

Supplementary Information

1. Vicinity Map
2. Information from property owner
3. Slope study by applicant with redlines by City staff
4. Section 11-3-045 of the Zoning Ordinance

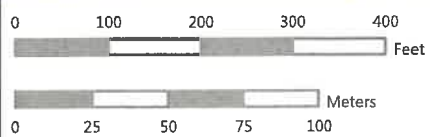
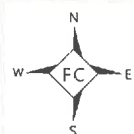
Applicable Ordinances

1. Title 11, Chapter 11 – Single-Family Residential Zones
2. Title 11, Chapter 30 – Foothill Development Standards



VICINITY MAP

Parcel 07-325-0111



SPECIAL EXCEPTION APPLICATION ATTACHMENT

Property legal description: Lot 111, Residences at Farmington Hills Phase 1, according to the official plat thereof as recorded in the Office of the Davis County Recorder.

Parcel no. 07-325-0111

Application item no. 1 – Description of the proposed special exception: A special exception is being sought in conjunction with our request to subdivide the above-referenced lot. Pursuant to Ord. 11-32-060 A.5. we are requesting a special exception to allow driveway access over one adjacent lot. As required by city ordinance, the building lot would have frontage on a public street, an access easement has been recorded (see attached), and the dwelling unit would front or be exposed to the public street.

See Exhibit A of the letter dated February 1, 2021, showing the proposed lot subdivision and the proposed easement access to the proposed building envelope of the upper portion of Lot 111.

Application item no. 2 – Plot Plan: See attached. See Exhibit A of the letter dated February 1, 2021, for the building envelopes of the proposed future residences.

Property owner signatures:



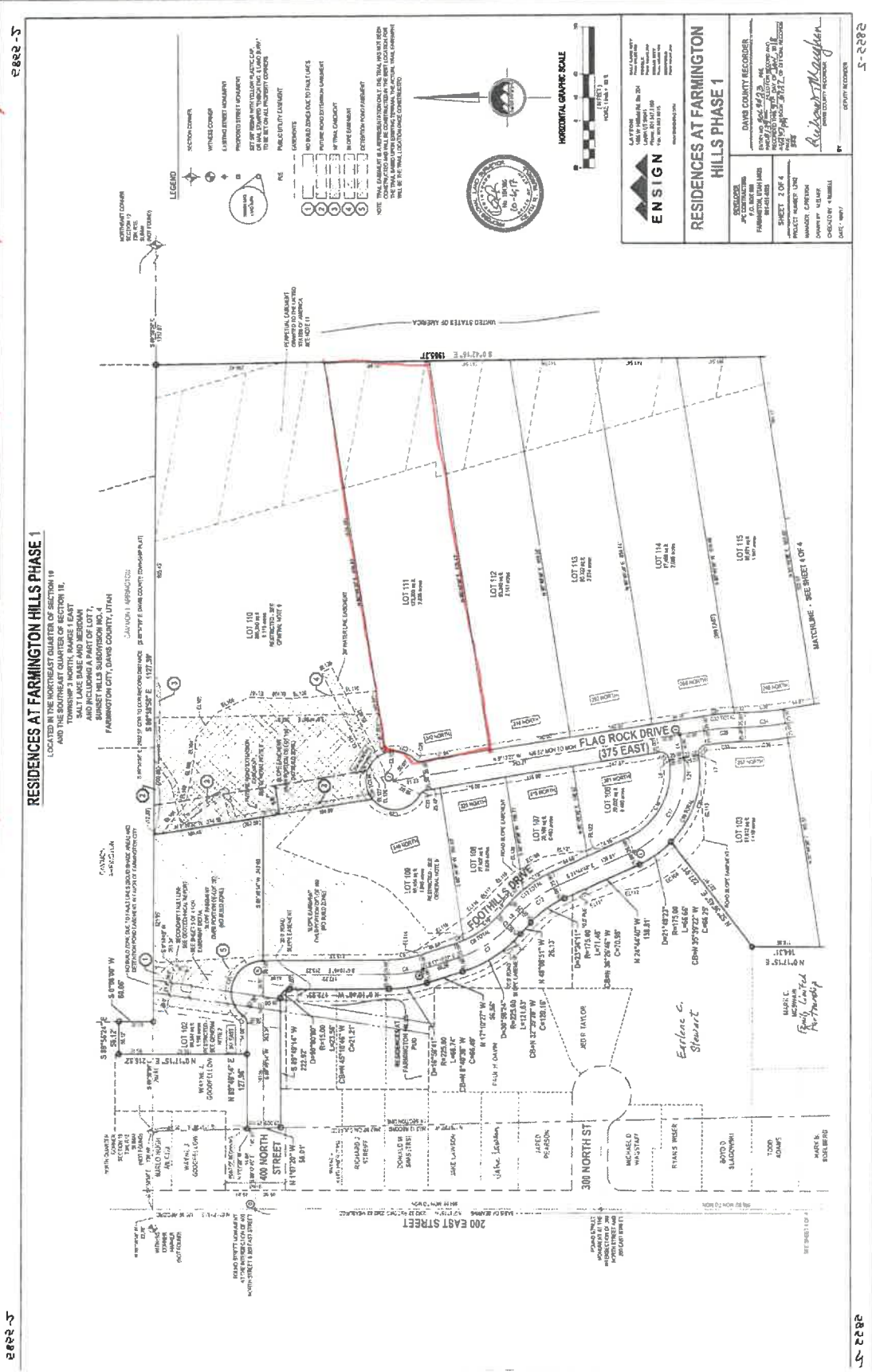
Nathan Miller



Kamela Miller

Applicants: Nathan and Kaseela Miller
Site address: 340 Flaming Rock Drive

Property location is marked, no existing buildings. See location map for details.



Lot 111 Farmington Hill Lot Subdivision



2/1/2021, 12:12:20 PM

Parcel
Farmington City Boundary

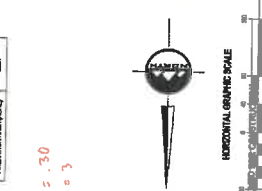
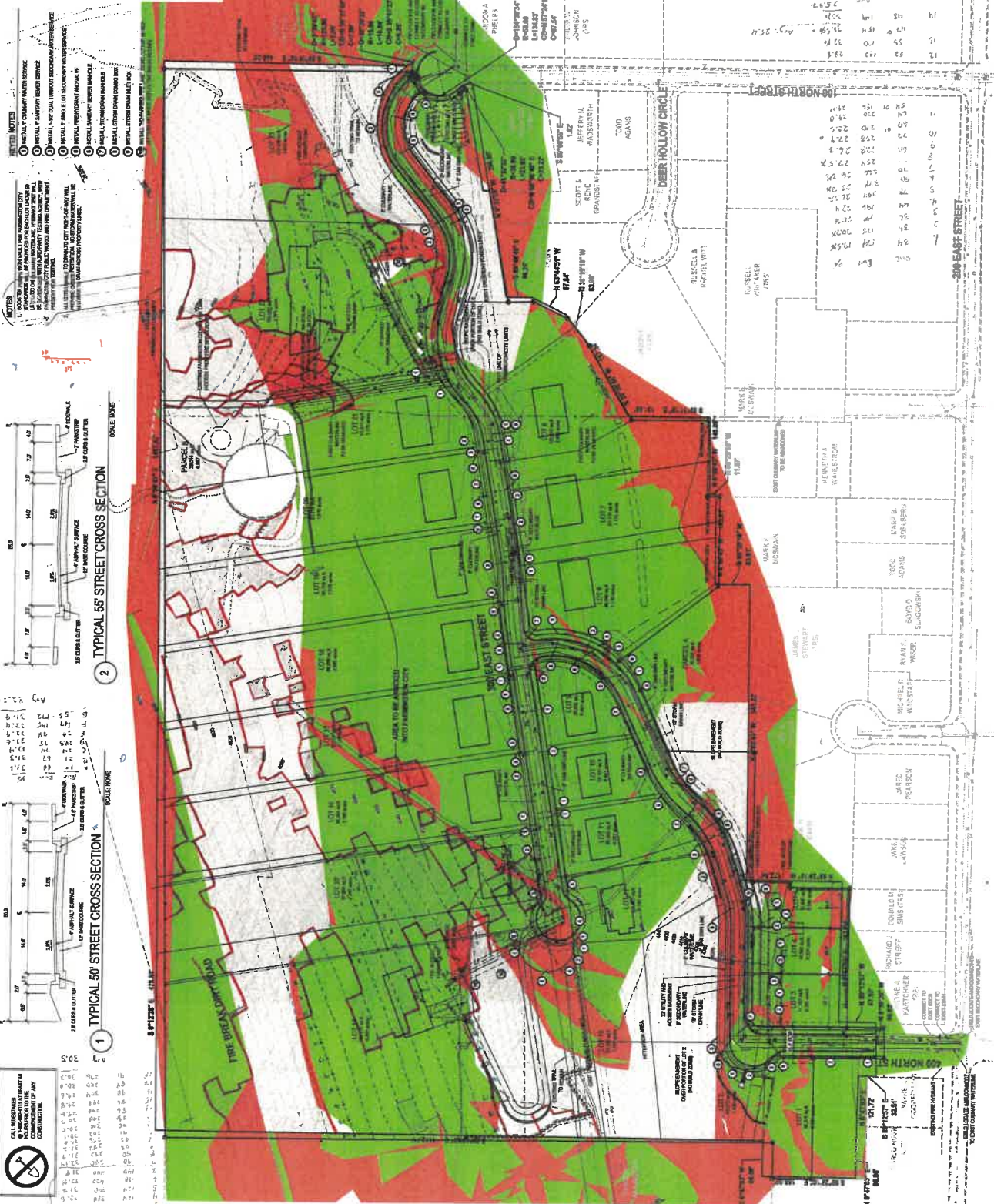
Address Points

1:1,128



GeoEye, Maxar, Microsoft

Farmington City
Maxar, Microsoft I



11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;
3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;
4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or
5. Additional dwelling units to provide housing for moderate-income households, subject to written agreement by the city at the sole discretion of the City Council.

A special exception requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section.

C. Initiation: A property owner, or the owner's agent, may request a special exception to the provisions of this title in accordance with the procedures set forth herein.

D. Procedure: An application for a special exception shall be considered and processed as follows:

1. A complete application shall be submitted to the Zoning Administrator in a form established by the City along with any fee established by the City's fee schedule. The application shall include at least the following information:
 - a. The name, address and telephone number of the applicant and the applicant's agent, if any.
 - b. The address and parcel identification of the subject property.
 - c. The zone, zone boundaries and present use of the subject property.
 - d. A complete description of the proposed special exception.
 - e. A plot plan showing the following:
 - (1) Applicant's name;
 - (2) Site address;
 - (3) Property boundaries and dimensions;
 - (4) Layout of existing and proposed buildings, parking, landscaping and utilities; and

(5) Adjoining property lines and uses within one hundred feet (100') of the subject property.

f. Such other and further information or documentation as the Zoning Administrator may deem necessary for a full and proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission. Notice of public hearings shall be given as required by law and according to policies established by the commission. The Planning Commission shall take action on the application within a reasonable time after the filing of a complete application.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator.

4. The Planning Commission shall hold a public hearing and thereafter shall approve, approve with conditions or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform to the special exception to approval standards.

5. After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all special exceptions shall be maintained in the Office of the Zoning Administrator.

E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

b. Will not create unreasonable traffic hazards;

c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

F. Effect Of Approval: A special exception shall not authorize the establishment of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any approvals or permits that may be required by this title or other applicable provisions of this Code.

G. Amendments: The procedure for amending a special exception shall be the same as the original procedure set forth in this section.

H. Expiration: Subject to an extension of time, a special exception which is not exercised within one hundred eighty (180) days shall expire and have no further force or effect