



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

August 18, 2022



PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday August 18, 2022

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 PM in Conference Room 3 followed by the regular session at 7 PM in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at 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.

SUMMARY ACTION *(no public hearing on these items)*

1. Approval of August 04, 2022 Minutes
2. Farmington City – Applicant is requesting a recommendation of an amendment/additional text to Chapter 11-10, Agricultural Zones, to clarify which Commercial Recreation uses are permitted and to increase the amount of allowed lot coverage after review of special exception by the Planning Commission. (ZT-3-22)
3. Natalie and Phillip Hunter – Applicant is requesting Final Plat approval for the proposed Hunter Subdivision, located at 1605 S 200 E in the LR-F (Large Residential – Foothill) zone. (S-2-22)
4. Phil Holland/Holland Group – Applicant is requesting Final Plat approval and Final PUD Master Plan approval for the proposed Juniper Estates subdivision, located at 419 S 650 W in the AE (Agricultural Estates) zone. (S-1-22)
5. Phil Holland/H Group Burke LLC – Applicant is requesting Preliminary Plat approval for the proposed Burke Lane subdivision, located at 1451 Burke Lane in the OMU (Office Mixed Use) zone. (S-10-22)
6. Telt Properties LLC – Applicant is requesting Site Plan approval for the proposed One Solar building, located at 819 N Lagoon Dr (2.01 acres) in the CMU (Commercial Mixed Use) zone. (SP-4-22)

PROJECT MASTER PLAN / ZONING AMENDMENTS

7. Evergreen Development/Farmington City (Public Hearing) – Applicant is requesting recommendation of approval for Project Master Plan and Development Agreement for the proposed Retreat at Farmington Station project, located at approximately 675 N 1525 W in the OMU (Office Mixed use) zone, on approximately 25.2 acres. (PMP-2-22)
8. Farmington City (Public Hearing) – Applicant is requesting recommendation to rezone the property located at S 1525 W (Parcel 080590045) from AE (Agricultural Estates) to OMU (Office Mixed Use). (Z-11-22)

CONDITIONAL USE PERMIT / SPECIAL EXCEPTION APPLICATION

9. Farmington City (Public Hearing) – Applicant is requesting Conditional Use approval for a proposed wellhouse on the property located at approximately 1615 N Main St in the NMU (Neighborhood Mixed Use) zone. (C-10-22)
10. Natalie and Phillip Hunter (Public Hearing) – Applicant is requesting Special Exception approval for a shared driveway, for the proposed Hunter Subdivision, located at 1605 S 200 E in the LR-F (Large Residential – Foothill) zone. (M-13-22)

OTHER BUSINESS

11. Miscellaneous, correspondence, etc.
 - a. August 16, 2022 City Council Report
 - b. Utah Land Use Institute on August 26, 2022
 - c. Utah APA Conference on September 8 and 9, 2022
 - d. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act 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 on August 12, 2022 Carly Rowe, Planning Secretary



Planning Commission Staff Report August 18, 2022

Item 3: Zone Text Amendment—Amendments to Chapter 11-10, Agricultural Zones, to clarify which Commercial Recreation uses are permitted and to increase the amount of allowed lot coverage after review of a special exception by the Planning Commission. Continued from 8/4/22.

Public Hearing: Yes
Application No.: ZT-5-22
Applicant: Farmington City

Request: City Staff is requesting a recommendation to amend the Zoning Ordinance to allow for flexibility in locating parking and the ability to build flat roof architecture on commercial buildings.

Background Information

Update: This item was tabled at the last Planning Commission meeting with direction to make changes to the proposed text in order to reduce the potentially allowed indoor recreation type facilities and to ensure that total lot coverage allowance can be reasonably controlled so as not to allow facilities that are undesirable in use and or scale.

Rather than striking the word ‘outdoor’ under the ‘Commercial outdoor recreation’ category, a new category has been created to more narrowly define what use is desired.

Also, the language has been updated per the recommendation of the planning commission to allow ‘up to’ an additional 25% lot coverage.

To ensure that the size of buildings doesn’t create something unanticipated....

of properties in A, AE zone... Largest Lot, average lot...

8/4/22 Report: Since April of this year the Planning Commission has off and on discussed options for addressing a property owner’s interest in building a structure to cover additional tennis courts near the south west border of the city.

The commission has shown interest in the before mentioned proposal, but has determined in these previous meetings that a temporary building is still subject to lot coverage restrictions, a rezone is

not an appropriate means of accommodating the request, and allowing extra coverage for a temporary structure isn't in the city's best interest. Based on these initial findings and direction from the Planning Commission the owner of the tennis courts that has initiated this conversation has determined that they are able and willing to do a permanent building over their desired additional courts.

The actual consideration for this specific project would require a return to the planning commission with an application to revise their existing conditional use permit. Before that can happen, the ordinance needs to allow for the request, thus the reason for the proposed zone text amendment.

The proposed zoned text change modifies the table of uses slightly to conform with previous decisions that indoor facilities are acceptable. The text amendment also allows the Planning Commission to consider additional lot coverage through the Special Exception process.

Recommended Motion

Move that the Planning Commission make a recommendation to the City Council to approve the proposed zone text amendment allowing the Planning Commission to consider additional lot coverage in the Agricultural zones.

Findings

1. Allowing additional lot coverage for structures may help facilitate desirable use of property in the agricultural zoning districts that is not currently permitted.
2. The additional lot coverage for a structure would permit a reasonable use of land that is fitting with the purpose of the Agricultural zoning districts.

Supplementary Information

1. Draft Ordinance

Draft Ordinance (proposed changes in red)

11-10-020: SCHEDULE OF USES:

The following table identifies permitted uses by the letter "P" and conditional uses by the letter "C". The letter "X" indicates that the use is not allowed. Uses not listed shall not be allowed, except as provided in subsection 11-4-050F of this title:

Use	Agricultural Zones		
	AA	A	AE
Use	Agricultural Zones		
	AA	A	AE
Accessory dwelling unit	C	C	C
Accessory living quarters	C	X	X
Agriculture	P	P	P
Boarding kennel	X	C	X
Class A animals (small animals)	P	P	P
Class B animals (large animals)	P	P	P
Class C animals (commercial farming)	P	P	C
Class D animals (dangerous animals)	X	X	X
Commercial outdoor-recreation, minor (i.e., family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.)	C	C	C
Daycare, preschool	X	C	C
Fruit and vegetable stands for sale of produce grown on the premises	P	P	P
Greenhouse/garden center (retail or wholesale) less than 5 acres	C	C	C
Home occupations complying with provisions of the home occupation chapter of this title, except as specified in section 11-35-040 of this title	P	P	P
Home occupations specified in section 11-35-040 of this title	C	C	C
<u>Indoor Sports Court for Commercial or Private use (gymnasium, basketball, tennis, etc.)</u>	<u>C</u>	<u>C</u>	<u>X</u>
Internal accessory dwelling unit	P	P	P
Private school, public school or hospital	X	C	C
Public uses	X	C	C
Public utility installations (not including lines and rights-of-way)	C	C	C
Quasi-public uses	X	C	C
Radio, television and telephone transmission and relay towers and facilities, except as specified in section 11-28-190 of this title	C	C	C
Residential facilities for the elderly	X	C	C
Residential facilities for the disabled	P	P	P
Signs complying with title 15 of this Code	P	P	P
Single-family dwelling	P	P	P
Sportsman's kennel (3 to 5 dogs for noncommercial use)	C	C	C
Trails and parks	C	C	C
Uses customarily accessory to a listed conditional use	C	C	C
Uses customarily accessory to a listed permitted use	P	P	P
Veterinary clinic	C	C	C

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. Per section 11-3-045, the Planning Commission may consider a special exception to allow up to an additional 25% or 21,780 square feet of lot coverage, whichever is less.



Planning Commission Staff Report August 18, 2022

Item 3: Hunter Subdivision – Final Plat

Public Hearing:	Yes
Application No.:	S-2-22
Property Address:	605 South 200 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential-Foothill)
Area:	1.62 Acres
Property Owner:	Phillip and Natalie Hunter

Applicant is requesting a final plat approval for a two-lot subdivision.

Background Information

The subject property, located on the east side of 200 East Street, has an existing home that the applicant is proposing to demolish in order to divide the existing lot into 2 lots. The proposed subdivision works as a minor subdivision as it is less than 10 lots and does not require the dedication of any public right of way or the extension of any new streets or utilities.

Often the City considers applications for lot splits of “un-platted” property as subdivisions by metes and bounds per the standards set forth in Chapter 4 of the Subdivision Ordinance. However, the buildable area of the subject parcel is limited due to the presence of slopes greater than 30% and fault lines---and a subdivision plat better shows the location of such constraints than a survey alone could do, which benefits existing and future property owners, and the City.

Moreover, as 200 East Street is a UDOT right of way, the applicant has worked with UDOT to work out access into the property. As proposed, each lot has frontage against the right-of-way, but in order to minimize the number of approaches onto 200 East Street and also due to the steeper slopes a single driveway is being proposed that would accommodate both lots. A subdivision plat will show the location of a shared access driveway whereas a metes and bounds survey will not.

Schematic Subdivision Plan. On June 9, 2022, The Planning Commission reviewed and recommended that the City Council approve the schematic subdivision plan for the proposed Hunter Subdivision, and the Council approved the same on June 21, 2022 subject to the three conditions set forth below:

Hunters Subdivision Conditions of Approval, June 21, 2022		
Condition		Status
a.	The applicant apply for a special exception per FCC 11-32-060 (5) which allows for a lot which has frontage on a street do obtain its access over one adjacent building lot.	See item 10 of this the 8.18.22 Planning Commission agenda
b.	The Final Plat shall indicate areas with slopes of 30% and greater which shall be labeled as 'non-buildable area'.	Complete
c.	The Final Plat shall include the 'Fault Hazard Setback Zone' which has been identified in the geotechnical report produced for this project.	Complete

Suggested Motion

Move that that Planning Commission approve the final plat and the Hunter Subdivision subject to all applicable Farmington City development standards and ordinances and the following:

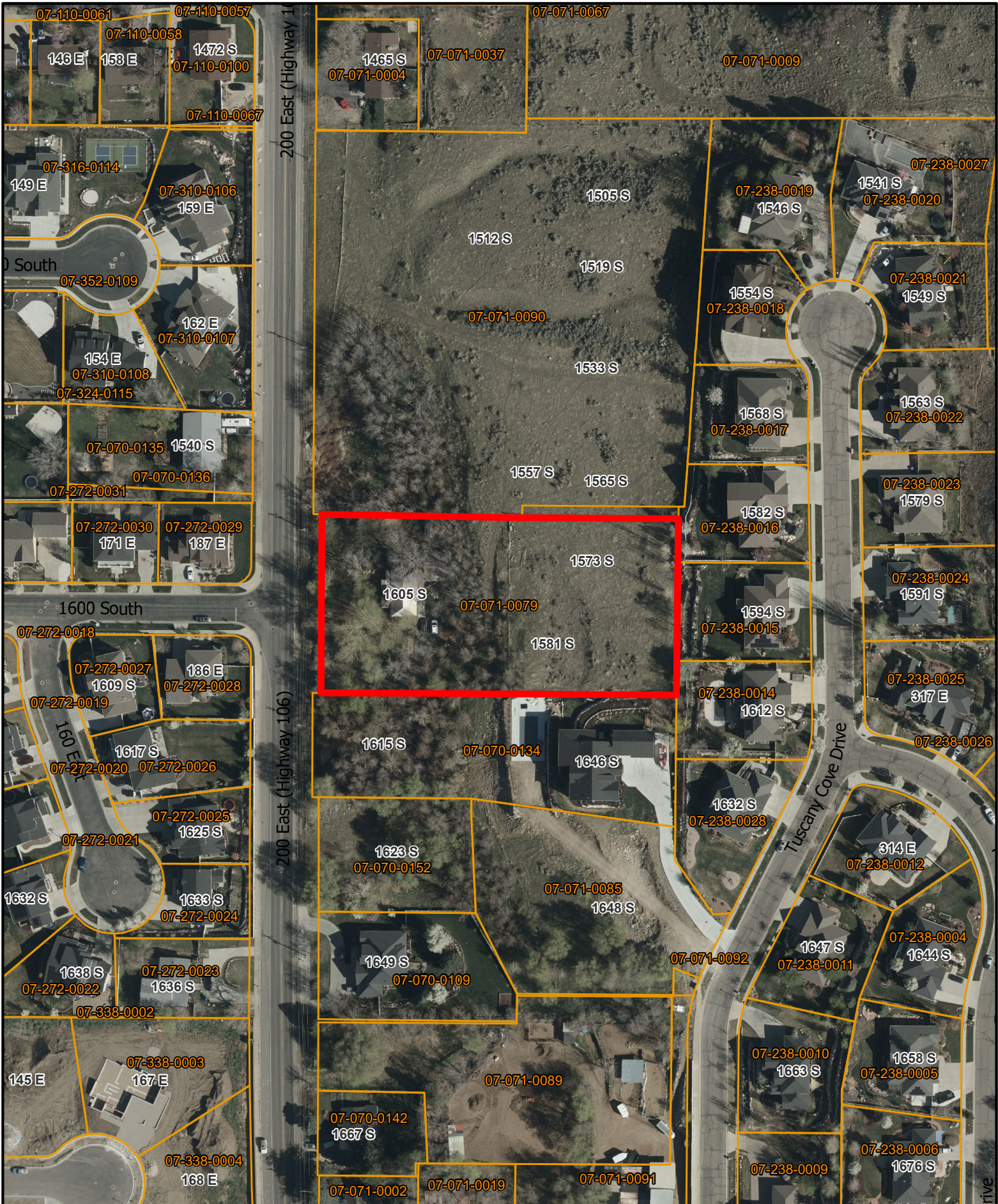
1. The applicant shall complete all conditions of the schematic subdivision plan approval.
2. The owner must meet all remaining City standards, including but not limited to, any outstanding DRC (Development Review Committee) comments.
3. The applicant must meet access and other requirements of the Farmington City Fire Department.
4. The owners shall enter into a deferral agreement, acceptable to the City, for public improvements, within and adjacent to, the 200 East right-of-way.

Findings:

1. The Final Plat is consistent with approved schematic subdivision plan for the development.
2. The proposed public benefit is sufficient for a small subdivision gaining 1 additional lot needed to subdivide under the existing zone.
3. The properties maintain frontage on a public road (200 East) and have access to utilities from that right of way.
4. The owner is limiting the number of access points on to SR-106 to one driveway if a Special Exception is approved by the Planning Commission.

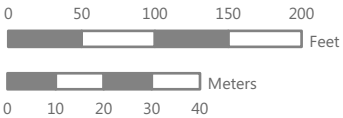
Supplementary Information

1. Vicinity Map
2. Final Plat Hunters Subdivision



VICINITY MAP

1605 South 200 East



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.

HUNTER SUBDIVISION

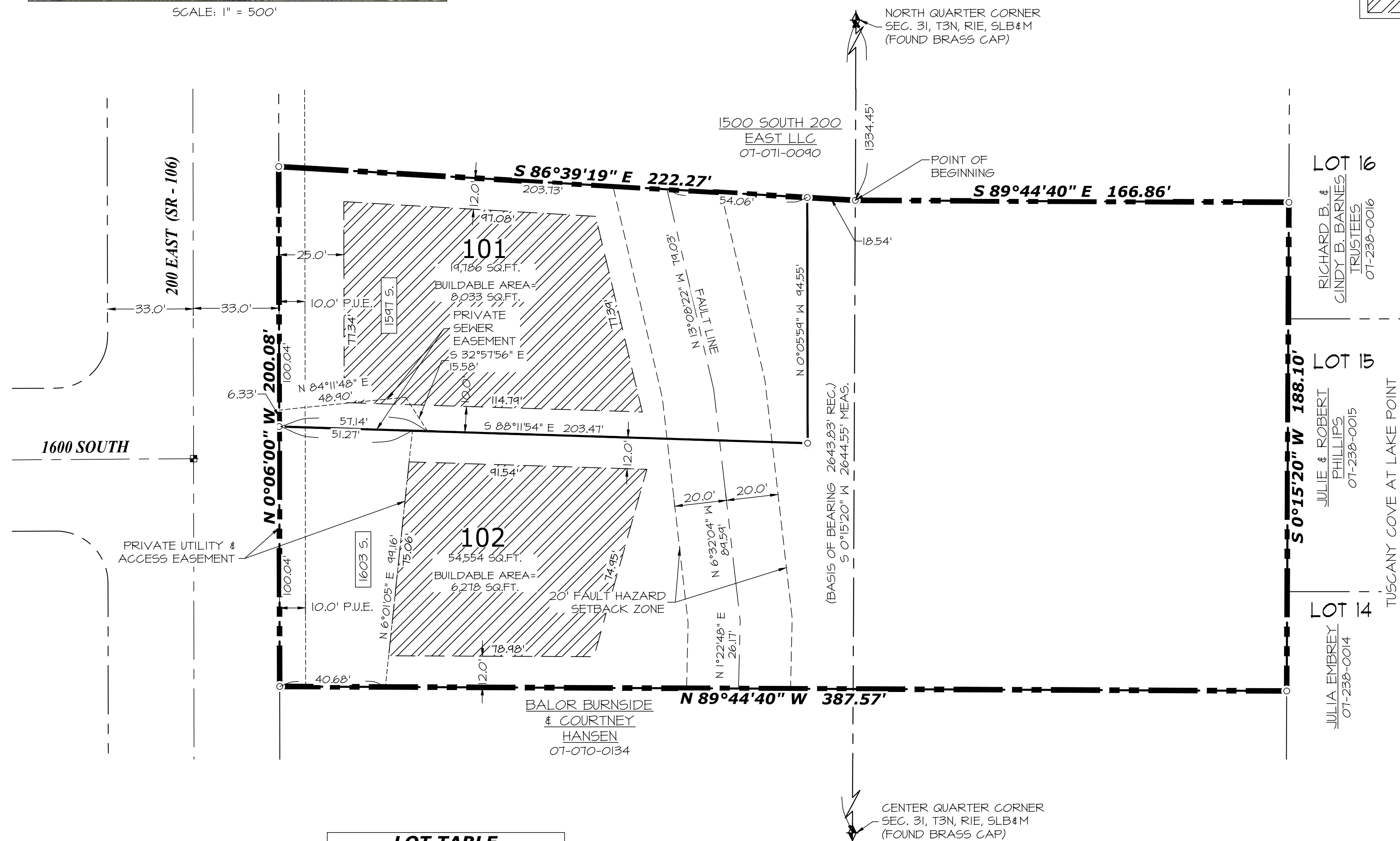
LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 3 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FARMINGTON CITY,
DAVIS COUNTY, UTAH

VICINITY MAP

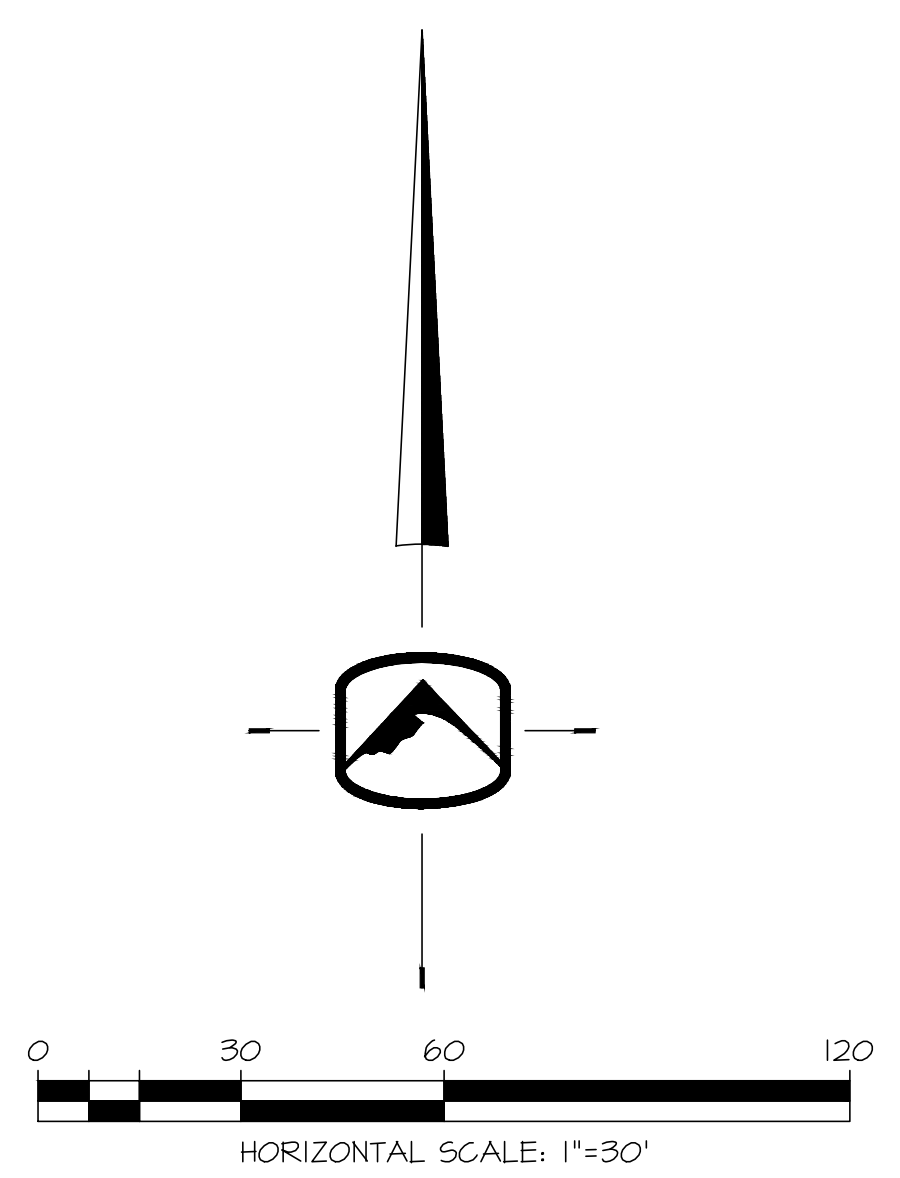


SCALE: 1" = 500'

LEGEND	
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SECTION LINE
	CENTER LINE
	SECTION CORNER
	STREET MONUMENT
	PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
	PROPERTY CORNER FOUND
	BUILDABLE AREA



LOT TABLE	
# OF LOTS	2
MIN. LOT SIZE	20,345 SFT.
AVERAGE LOT SIZE	38,170 SFT.



SURVEYOR'S CERTIFICATE

I, **JASON T. FELT** DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **4234283** IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT IN THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 17-23-17, AND BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, BASED ON APPLICABLE DATA COMPILED FROM OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

HUNTER SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

JASON T. FELT
LICENSE# 4234283



BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FARMINGTON CITY, DAVIS COUNTY, UTAH.

BEGINNING AT A POINT WHICH IS 1334.45 FEET SOUTH 0°15'20" WEST ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; RUNNING THENCE SOUTH 89°44'40" EAST 166.86 FEET TO THE WEST LINE OF TUSCANY COVE AT LAKE POINT SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDER; THENCE SOUTH 0°15'20" WEST 188.10 FEET ALONG SAID WEST LINE; THENCE NORTH 89°44'40" WEST 387.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF 200 EAST STREET (SR-106); THENCE NORTH 0°06' WEST 200.08 FEET ALONG SAID EAST LINE; THENCE SOUTH 86°34'19" EAST 222.27 FEET TO THE POINT OF BEGINNING.

CONTAINS: 74,340 SQ.FT. OR 1.71 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AS SHOWN ON THIS PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF HUNTER SUBDIVISION, AND HEREBY DEDICATE AND GRANT A PRIVATE ACCESS EASEMENT IN FAVOR OF LOT 1 ACROSS LOT 2 FOR THE PURPOSES OF INGRESS AND EGRESS AND DO HEREBY DEDICATE AND GRANT A PRIVATE SEWER EASEMENT IN FAVOR OF LOT 2 ACROSS A PORTION OF LOT 1 FOR THE PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF A SEWER SERVICE LINE, AND DO DEDICATE, AND GRANT AND CONVEY, ALL THOSE CERTAIN STRIPS DESIGNATED HERON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.D.E.), THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY FARMINGTON CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } ss
ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY IS/ARE THE _____ OF HUNTER SUBDIVISION AND THAT WITHIN THE OWNERS DEDICATION WAS SIGNED ON BEHALF OF SAID _____ AND SAID _____ EXECUTED THE SAME.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } ss
ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY IS/ARE THE _____ OF HUNTER SUBDIVISION AND THAT WITHIN THE OWNERS DEDICATION WAS SIGNED ON BEHALF OF SAID _____ AND SAID _____ EXECUTED THE SAME.

CITY ATTORNEY'S APPROVAL

APPROVED THIS ____ DAY OF _____, 20____ BY THE FARMINGTON CITY ATTORNEY.

FARMINGTON CITY ATTORNEY

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 20____ BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, 20____ BY THE FARMINGTON CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR

CENTRAL DAVIS SEWER DISTRICT APPROVAL

APPROVED THIS ____ DAY OF _____, 20____ BY CENTRAL DAVIS SEWER DISTRICT.

CENTRAL DAVIS SEWER DISTRICT APPROVAL

BENCHLAND WATER DISTRICT APPROVAL

APPROVED THIS ____ DAY OF _____, 20____ BY BENCHLAND WATER DISTRICT.

BENCHLAND WATER DISTRICT APPROVAL

CITY COUNCIL APPROVAL

APPROVED THIS ____ DAY OF _____, 20____ BY THE FARMINGTON CITY COUNCIL.

MAYOR

ATTEST: _____
FARMINGTON CITY RECORDER

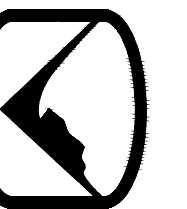
DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND RECORDED _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____, RECORDED FOR _____ CITY.

DAVIS COUNTY RECORDER
BY: _____ DEPUTY



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



GENERAL NOTES:

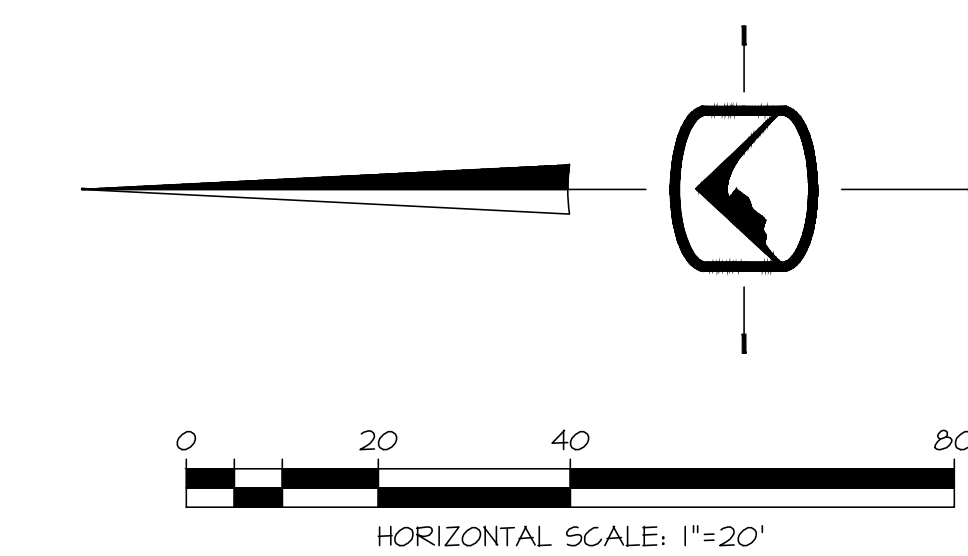
- 1) ALL WORK SHALL STRICTLY CONFORM TO FARMINGTON CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK PERFORMED ON FARMINGTON CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE FARMINGTON CITY STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 4) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONNECTING, BUILDING OR STAKING ANY UTILITY LINES.
- 6) ALL PRESSURE IRRIGATION WORK SHALL COMPLY WITH BENCHLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS.

UTILITY DISCLAIMER:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - SETBACK LINE
 - NEW STORM DRAIN
 - NEW SANITARY SEWER
 - NEW SECONDARY WATERLINE
 - NEW CULINARY WATERLINE
 - EX. OVERHEAD POWER LINE
 - SD EX. STORM DRAIN
 - SS EX. SANITARY SEWER
 - SW EX. SECONDARY WATERLINE
 - G EX. GAS LINE
 - CW EX. CULINARY WATERLINE
 - SECTION CORNER
 - STREET MONUMENT
 - EG 4250 CONTOUR MINOR
 - EG 4250 CONTOUR MAJOR
 - FG 4250 CONTOUR MINOR
 - FG 4250 CONTOUR MAJOR
 - NEW ASPHALT
 - EXISTING ASPHALT
 - EXISTING CURB & GUTTER
 - 30" HIGH BACK CURB PER CITY STANDARDS

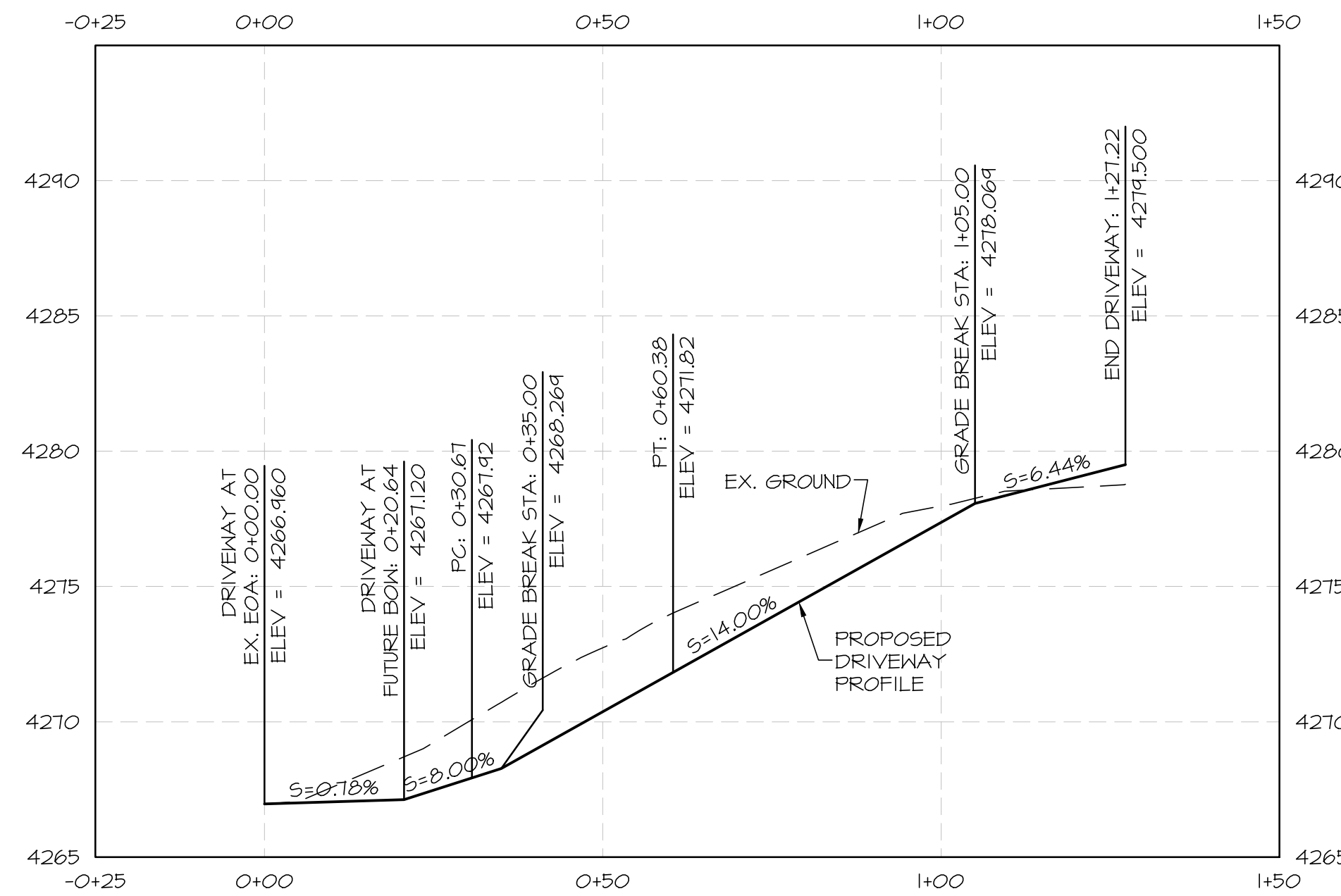


SURFACE SLOPE DATA			
RANGE	MIN. SLOPE	MAX. SLOPE	COLOR
1	30%	15641%	■

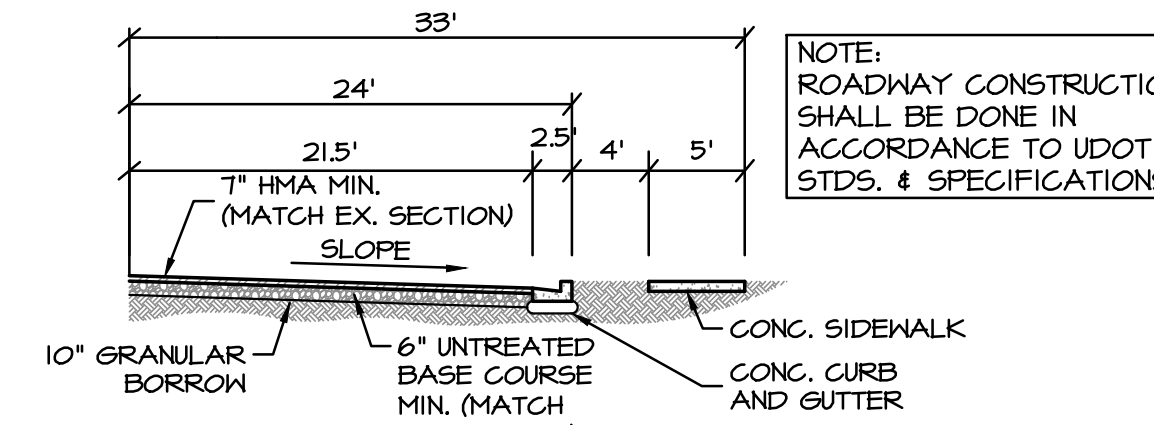
NOTE: AREAS OF GREATER THAN 30% SLOPE ARE NON-BUILDABLE.

NOTE: UTILITY TRENCHES IN THE HIGHWAY ARE TO BE CUT AT RIGHT ANGLES TO THE TRAVEL LANES. PATCHES REQUIRE AT LEAST A 2 INCH ROTOMILLING APPROACHING AND LEAVING THE PATCH IN ALL TRAVEL LANES IMPACTED BEFORE FINAL ASPHALT PLACEMENT TO CREATE THE "T PATCH".

MICRO-SURFACING PAVEMENT SEALING PER UDOT STD. SPEC. 021355 REQUIRED ON ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.

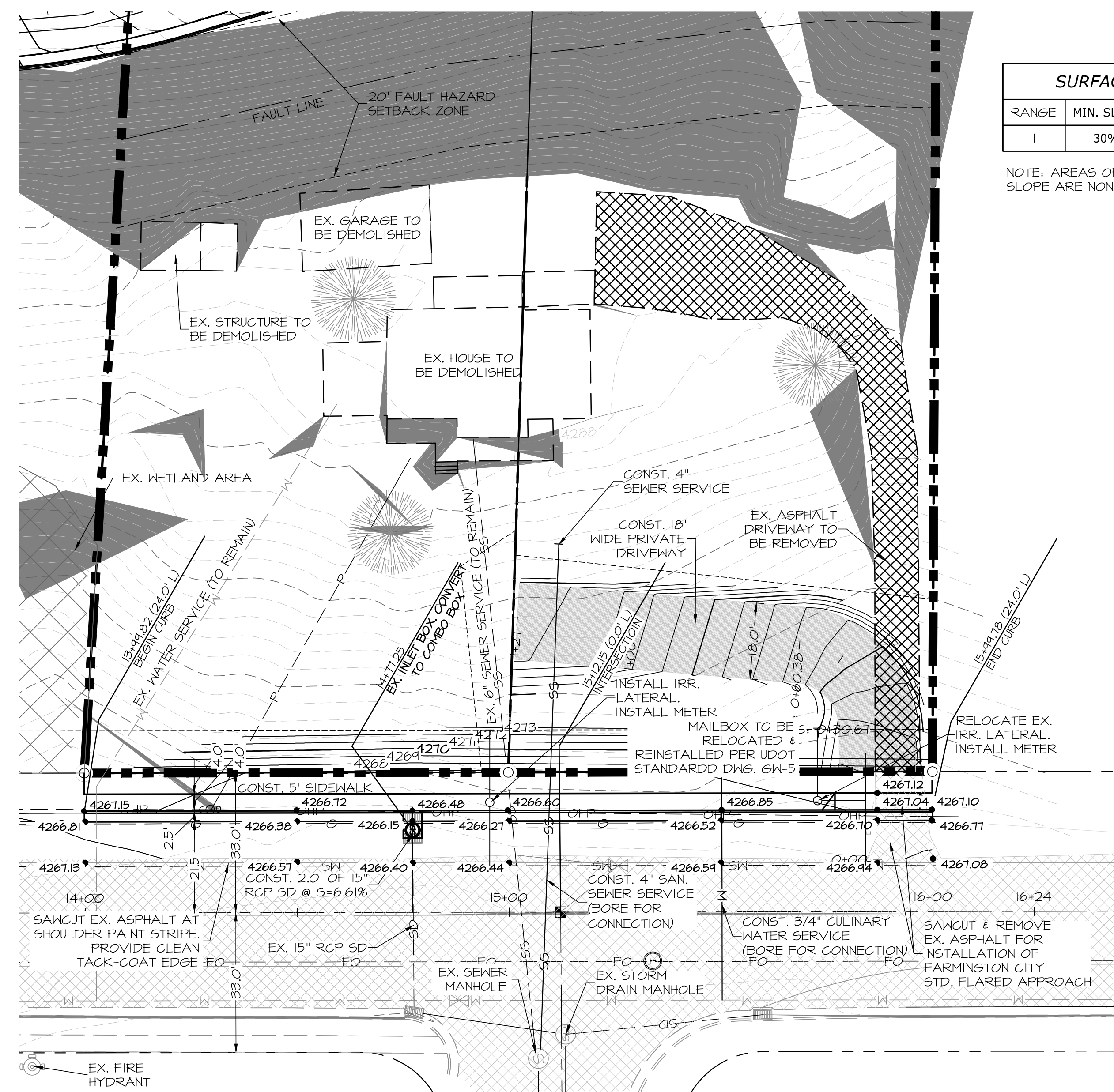


PRIVATE DRIVEWAY

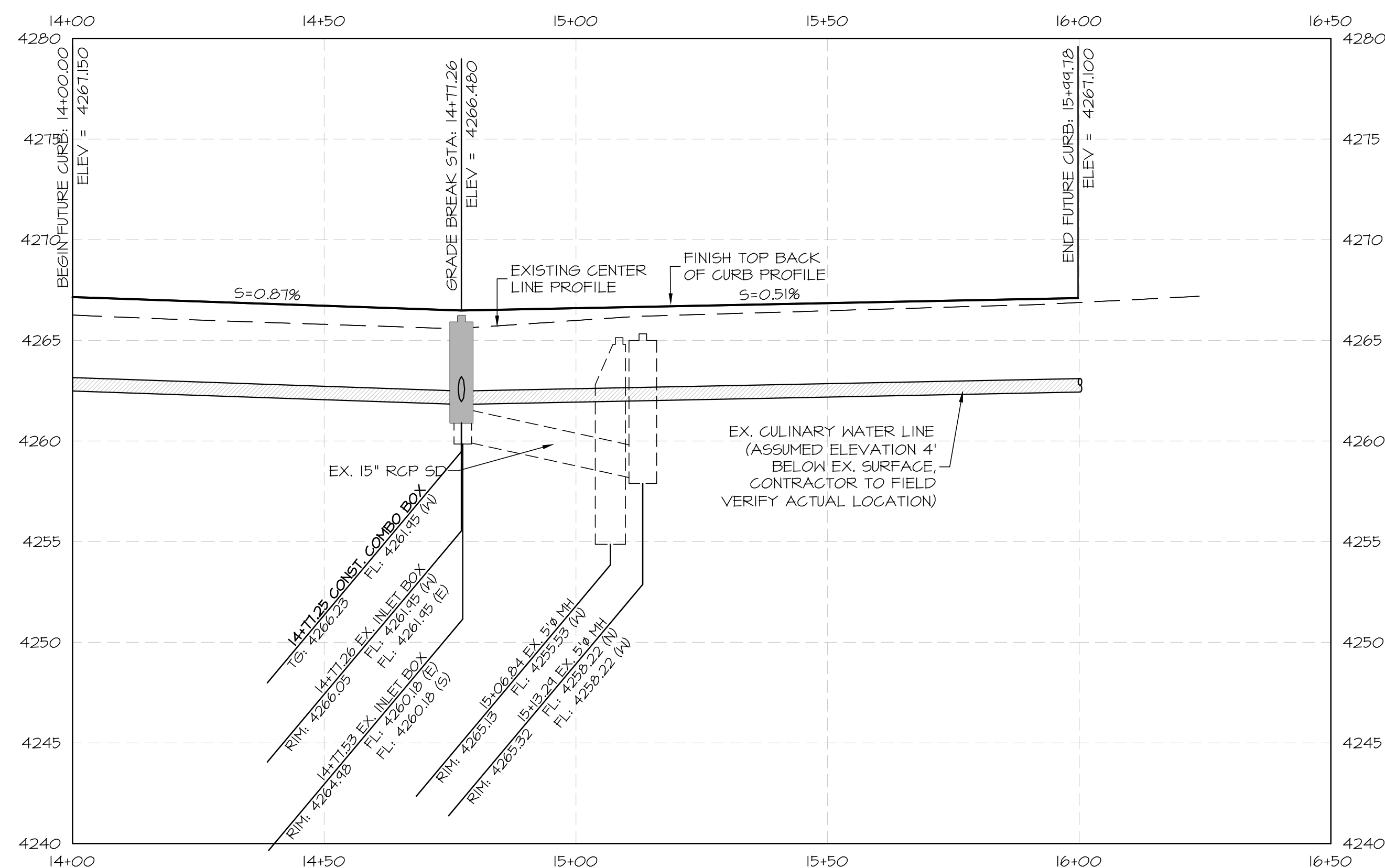


200 EAST ROAD CROSS SECTION
NO SCALE

NOTE: ROADWAY CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO UDOT STDS. & SPECIFICATIONS.



200 EAST STREET



CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____
20____ BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER

IMPROVEMENT PLAN





Planning Commission Staff Report August 18, 2022

Item 4: Juniper Estates – Final Plat and Final PUD Master Plan

Public Hearing: No
 Application No.: S-1-22
 Property Address: Approx: 400 S. 650 W.
 General Plan Designation: RR (Rural Residential)
 Zoning Designation: AE (Agricultural Estates)
 Area: 3.15 Acres
 Number of Lots: 6
 Property Owner: Mary Ann Burningham Trust
 Agent: Phil Holland/Holland Group

Request: *Applicant is requesting approval of a Final Plat and a Final PUD Master Plan for the proposed Juniper Estates Subdivision.*

Background Information

Schematic Subdivision Plan. On March 3, 2022, The Planning Commission reviewed and recommended that the City Council approve the schematic subdivision plan for the proposed Juniper Estates Subdivision, and the Council approved the same on March 15, 2022.

Preliminary Plat and Preliminary PUD Master Plan. The Planning Commission approved the preliminary plat on May 5, 2022, subject to, among other conditions, that the preliminary plat shall become effective only upon approval of a Preliminary PUD Master Plan by the City Council. As part of the same May 5th motion the Commission also recommended that the City Council approve said Preliminary PUD Master Plan.

On May 17, 2022, the City Council approved (subject to all applicable Farmington City development standards and ordinances and the four conditions set forth below): i) the Preliminary PUD Master Plan for Juniper Estates; ii) an enabling ordinance establishing a PUD overlay for the subdivision; and iii) an agreement transferring a development right (TDR) in exchange for open space.

Juniper Estates PUD Conditions of Approval, May 17, 2022		Status
Condition		
a.	The owner must meet all remaining City standards, including but not limited to, any outstanding DRC (Development Review Committee) comments.	See Note 1. below.

b.	The owner must meet all remaining City standards, including but not limited to, any outstanding DRC (Development Review Committee) comments.	Complete
c.	Applicant shall require/provide an ADU as approved by the City within at least one of the lots of the subdivision.	To be Completed in the Future.
d.	The developer must pay the cash amount set forth in the TDR agreement to the City prior to, or concurrent with, the recordation of the final plat for the subdivision.	To be Completed in the Future
Notes:		
1.	CDS: Minor revisions; FD, Public Works, Weber Basin, Storm Water Official, Planning, and City Engineer: Revisions/corrections required.	

Suggested Motion

Move that that Planning Commission approve the final plat and Final PUD Master Plan for the Juniper Estates Subdivision subject to all applicable Farmington City development standards and ordinances and the following:

1. The applicant shall complete all conditions of Preliminary PUD Master Plan Approval
2. The owner must meet all remaining City standards, including but not limited to, any outstanding DRC (Development Review Committee) comments.

Findings for Approval

The Final Plat/Final PUD Master Plan findings are consistent with the findings of Preliminary Plat/Preliminary PUD Master Plan approval, namely:

1. A PUD will ensure quality design and transition treatments, such as fences, and will not detract from the existing housing stock in the vicinity.
2. The base lot amount may be achieved by a 10% set aside in open space for the PUD, or .315 acres. Arguably this is a small amount and it may also be difficult for an HOA consisting of just 5 or 6 lot owners to maintain long-term; replacing the open space through a TDR may be beneficial for the community overall.
3. Farmington benefits from the additional open space transferred off-site to the regional park, or possibly elsewhere via a cash payment acceptable to the City.
4. The subdivision provides a street to adjacent property which is now inaccessible, and such additional access improves public safety.

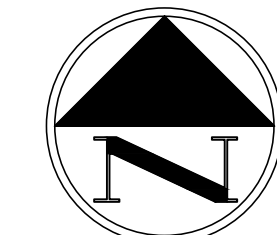
Supplemental Information

1. Vicinity Map
2. Final Plat/Final PUD Master Plan

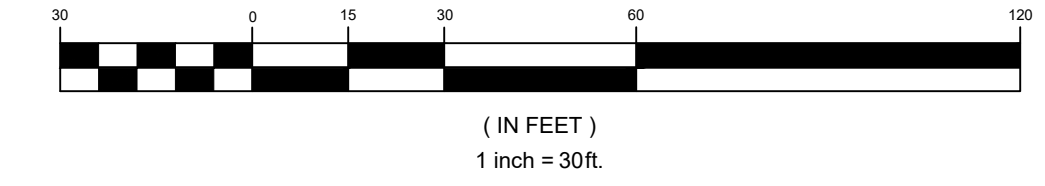
JUNIPER ESTATES SUBDIVISION

PRELIMINARY PLAT - NOT TO BE RECORDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



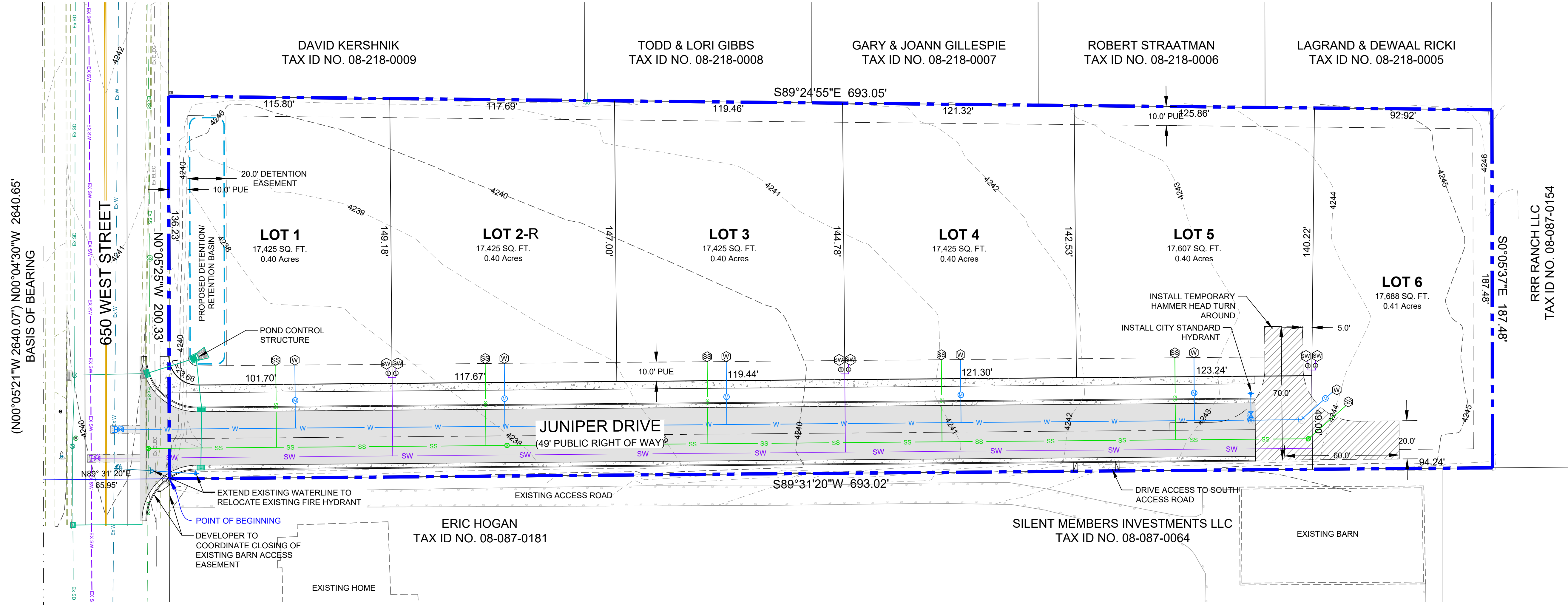
GRAPHIC SCALE



FOUND 1" MONUMENT IN TBC WEST WITNESS CORNER TO THE CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
N89°46'27"W 10.66'

FOUND BRASS CAP MONUMENT CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
N89°49'59"E 36.01'

FOUND 1" MONUMENT IN TBC WEST WITNESS CORNER TO THE CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



(N00°05'21"W 2640.07') N00°04'30"W 2640.65'
BASIS OF BEARING
650 WEST STREET

LEGEND

	OVERALL PROPERTY BOUNDARY
	CENTERLINE
	8" PVC C900 WATER LINE
	EXISTING 8" WATER LINE
	8" PVC SDR 35 SEWER LINE
	EXISTING 8" SEWER LINE
	8" PVC SDR 35 LAND DRAIN LINE
	EXISTING 8" LAND DRAIN LINE
	18" RCP CLASS III STORM DRAIN LINE
	EXISTING 18" STORM DRAIN LINE
	6" C900 DR-14 SECONDARY WATER LINE
	EXISTING SECONDARY WATER LINE
	4' or 5' Ø MANHOLE
	CITY STANDARD FIRE HYDRANT
	8" WATER/SECONDARY WATER VALVE
	INLET BASIN
	4" SEWER LATERAL
	3/4" WATER LAT W/ METER BOX PER DT2
	1.5" SECONDARY WATER LATERAL W/ METER PER SHEET DT3

GENERAL NOTES

- INSTALL 6" VINYL FENCE ALONG WEST AND SOUTH PROPERTY.
- LOT 2 WILL CONTAIN AN ACCESSORY DWELLING UNIT (ADU) OR OTHER AFFORDABLE HOUSING.

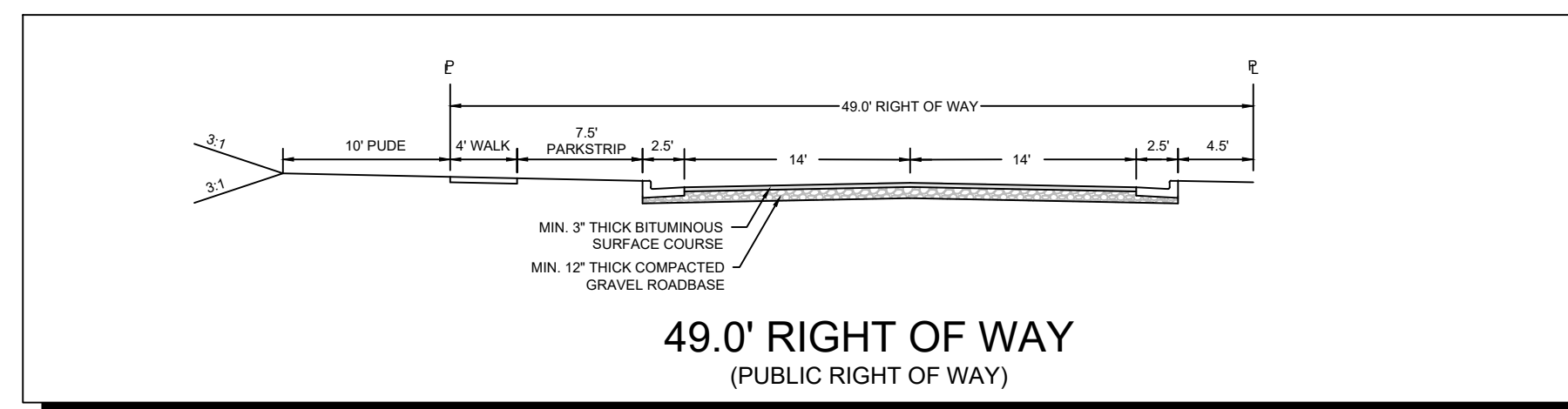
DETENTION REQUIREMENTS

- 7,287 CF DETENTION REQUIRED (100 YEAR EVENT)
- 2,186 CF RETENTION REQUIRED

BOUNDARY DESCRIPTION

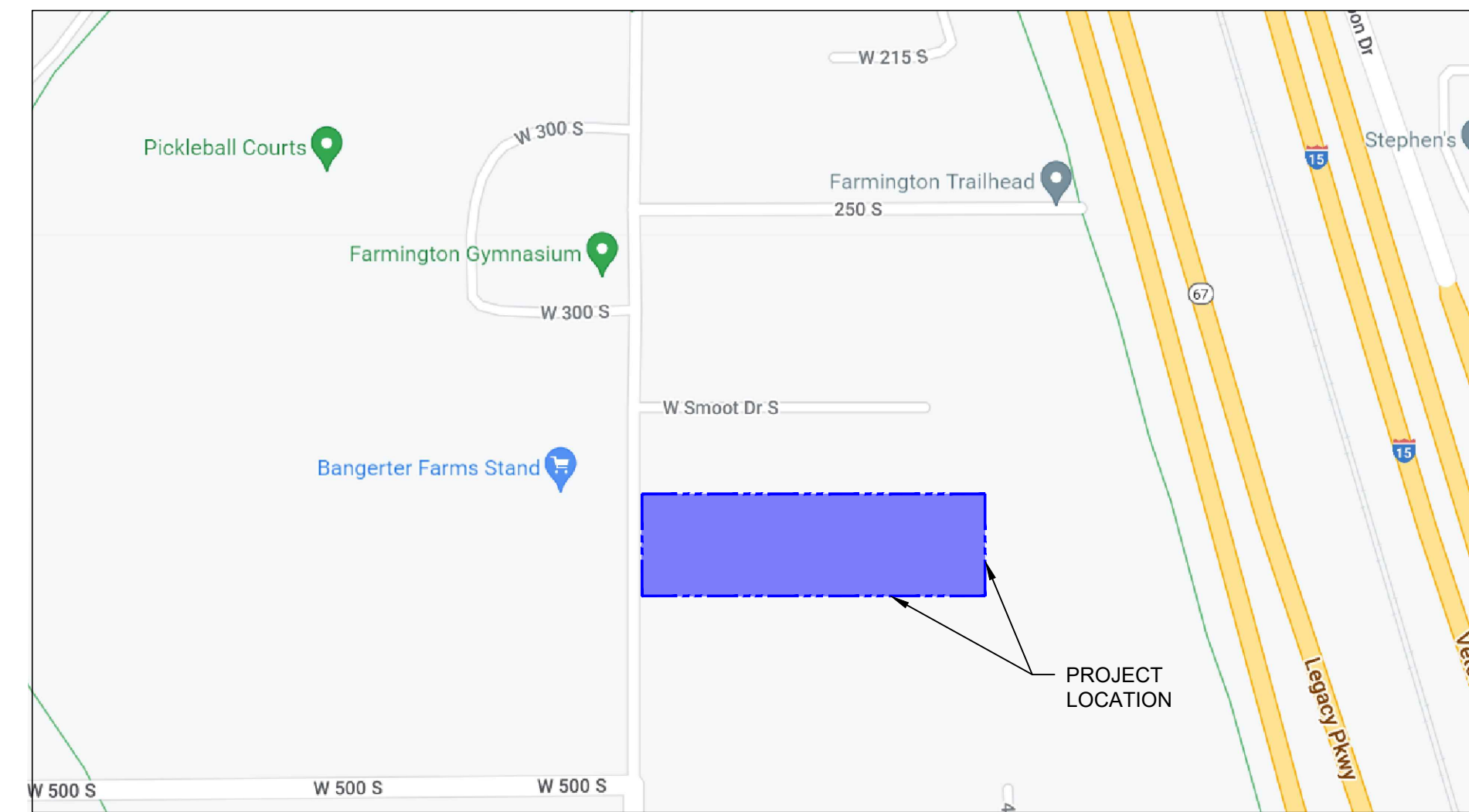
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TAX ID NO. 08-087-0074



SILENT MEMBERS INVESTMENTS LLC
TAX ID NO. 08-087-0064

ERIC HOGAN
TAX ID NO. 08-087-0181



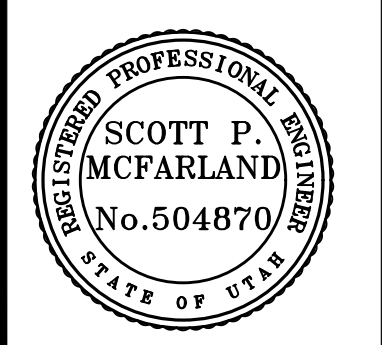
VICINITY MAP
(NOT TO SCALE)

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1 INCH

PRELIMINARY PLAT
JUNIPER ESTATES
FARMINGTON CITY, DAVIS COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
147 East 1275 South
Kaysville, Utah 84037
801.726.6797 (M)
smp@mea.com



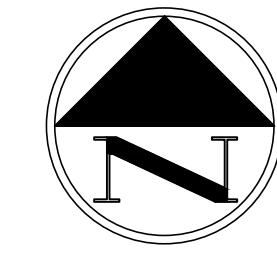
DESIGN: SPM
DRAWN: SPM
CHECKED: SRM
DATE: 12-11-21

SHEET:
C1

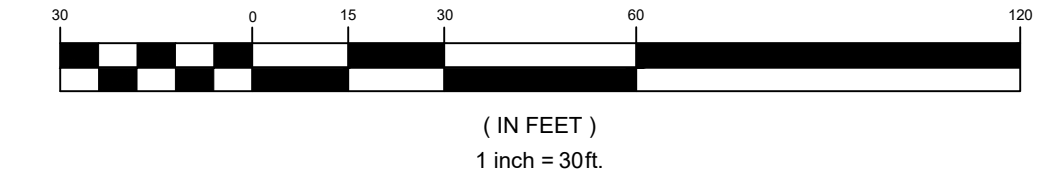
JUNIPER ESTATES SUBDIVISION

PRELIMINARY PLAT - NOT TO BE RECORDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



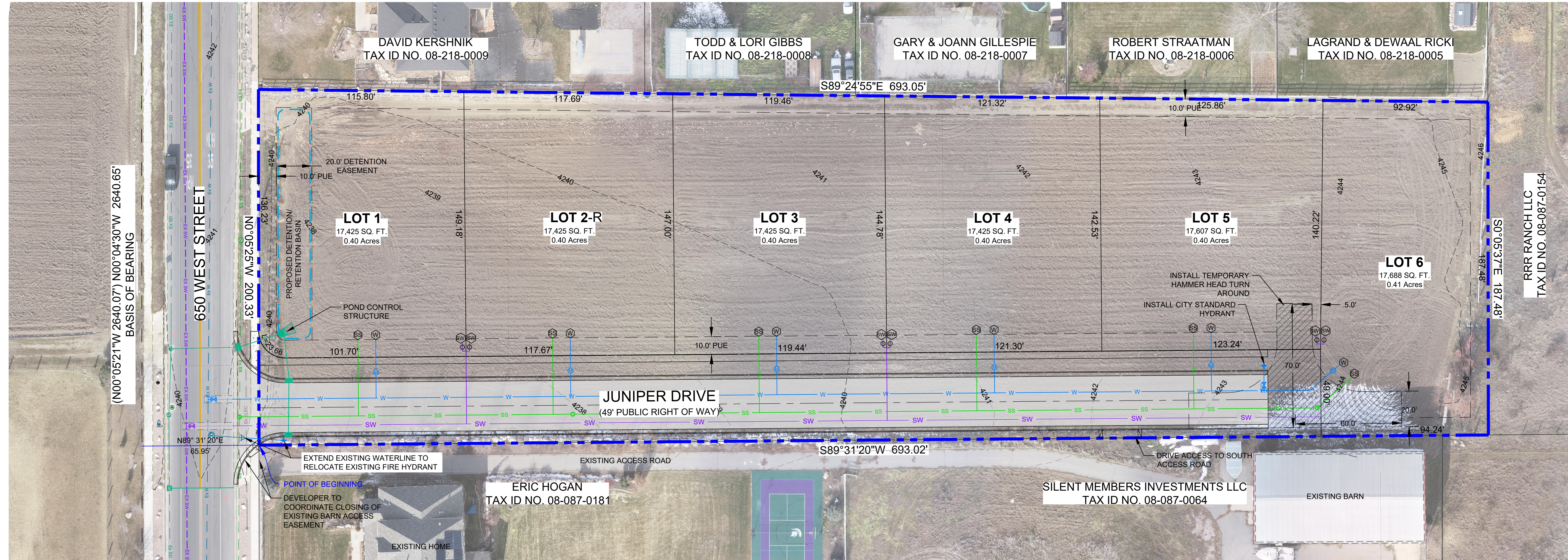
GRAPHIC SCALE



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FOUND BRASS CAP MONUMENT SOUTH QUARTER CORNER, SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
N89°31'20"E 65.95'

LEGEND

	OVERALL PROPERTY BOUNDARY
	CENTERLINE
	8" PVC C900 WATER LINE
	EXISTING 8" WATER LINE
	8" PVC SDR 35 SEWER LINE
	EXISTING 8" SEWER LINE
	8" PVC SDR 35 LAND DRAIN LINE
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	EXISTING SECONDARY WATER LINE
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	INLET BASIN
	4" SEWER LATERAL
	3/4" WATER LAT W/ METER BOX PER DT2
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GENERAL NOTES

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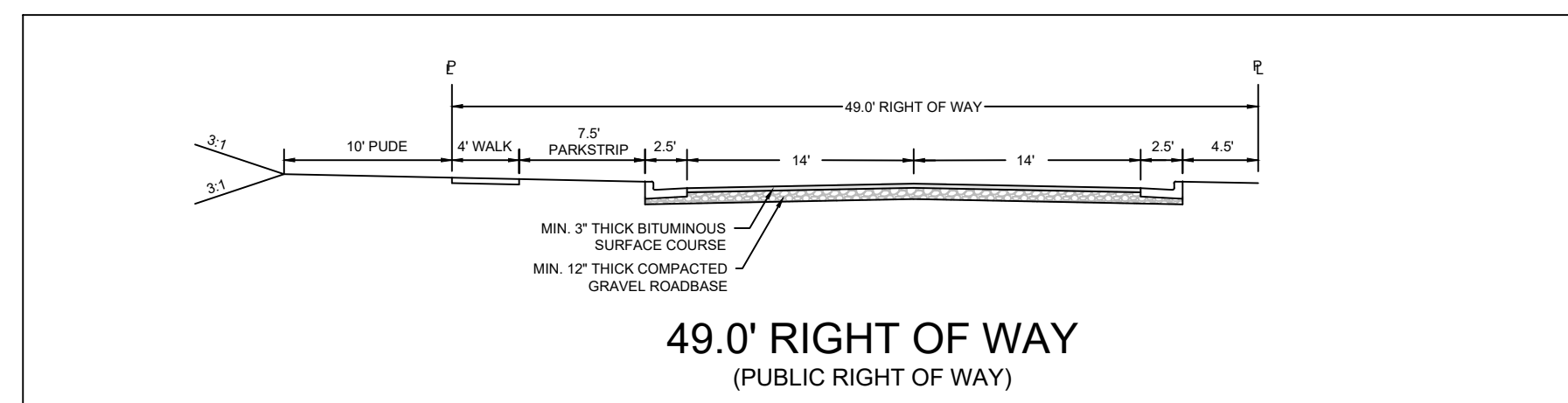
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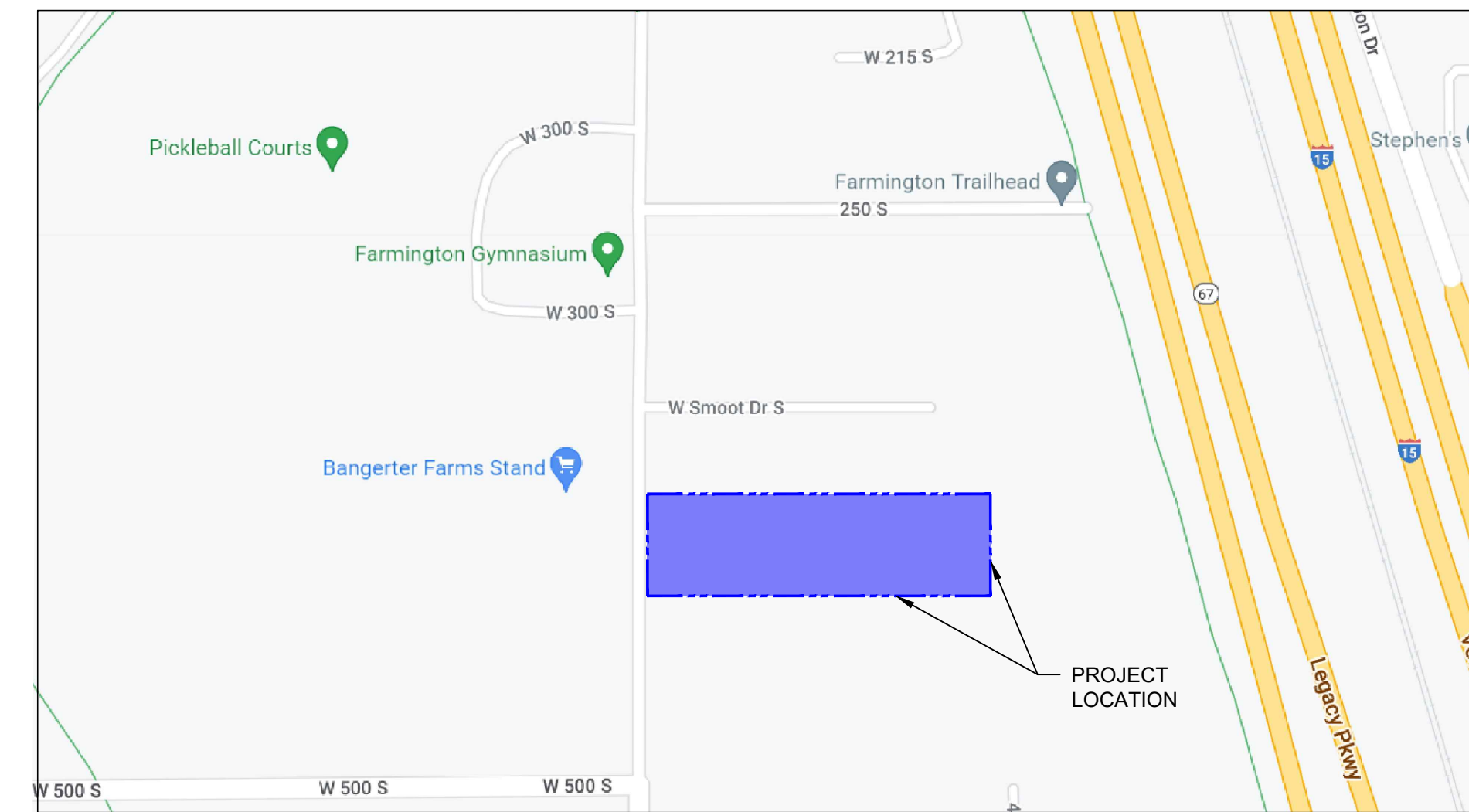
BOUNDARY DESCRIPTION

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TAX ID NO. 08-087-0074



49.0' RIGHT OF WAY
(PUBLIC RIGHT OF WAY)



VICINITY MAP
(NOT TO SCALE)

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1 INCH
0 12 1

PRELIMINARY PLAT
JUNIPER ESTATES
FARMINGTON CITY, DAVIS COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
147 East 1275 South
Kaysville, Utah 84037
801.726.6797 (M)
smp@mea-inc.com



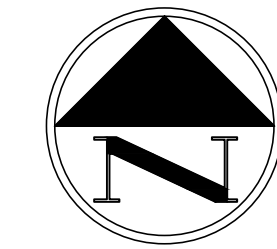
DESIGN: SPM
DRAWN: SPM
CHECKED: SRM
DATE: 12-11-21

SHEET:
C1

JUNIPER ESTATES SUBDIVISION

PUD PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)
1 inch = 30ft.

FOUND 1" MONUMENT IN TBC WEST WITNESS CORNER TO THE CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
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FOUND 1" MONUMENT IN TBC WEST WITNESS CORNER TO THE CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DAVID KERSHNIK
TAX ID NO. 08-218-0009

TODD & LORI GIBBS
TAX ID NO. 08-218-0008

GARY & JOANN GILLESPIE
TAX ID NO. 08-218-0007

ROBERT STRAATMAN
TAX ID NO. 08-218-0006

LAGRAND & DEWAAL RICKI
TAX ID NO. 08-218-0005

(N00°05'21"W 2640.07') N00°04'30"W 2640.65'
BASIS OF BEARING

650 WEST STREET

136.23'

N0°05'25"W 200.33'

LOT 1
17,425 SQ. FT.
0.40 Acres

LOT 2
17,425 SQ. FT.
0.40 Acres

LOT 3
17,425 SQ. FT.
0.40 Acres

LOT 4
17,425 SQ. FT.
0.40 Acres

LOT 5
17,607 SQ. FT.
0.40 Acres

LOT 6
17,688 SQ. FT.
0.41 Acres

RRR RANCH LLC
TAX ID NO. 08-087-0154

JUNIPER DRIVE
(49' PUBLIC RIGHT OF WAY)

EXISTING ACCESS ROAD

ERIC HOGAN
TAX ID NO. 08-087-0181

SILENT MEMBERS INVESTMENTS LLC
TAX ID NO. 08-087-0064

EXISTING BARN

POINT OF BEGINNING
DEVELOPER TO COORDINATE CLOSING OF EXISTING BARN ACCESS EASEMENT

EXISTING HOME

FOUND BRASS CAP MONUMENT SOUTH QUARTER CORNER, SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
N89°31'20"E 65.95'

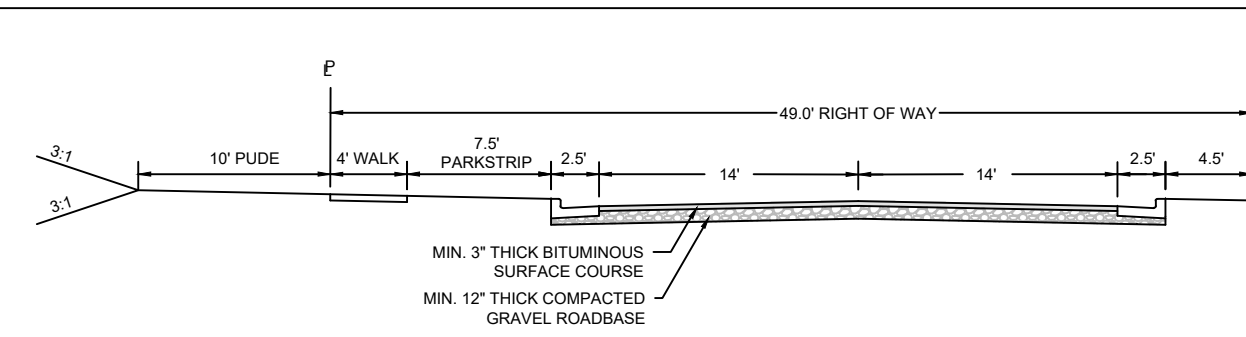
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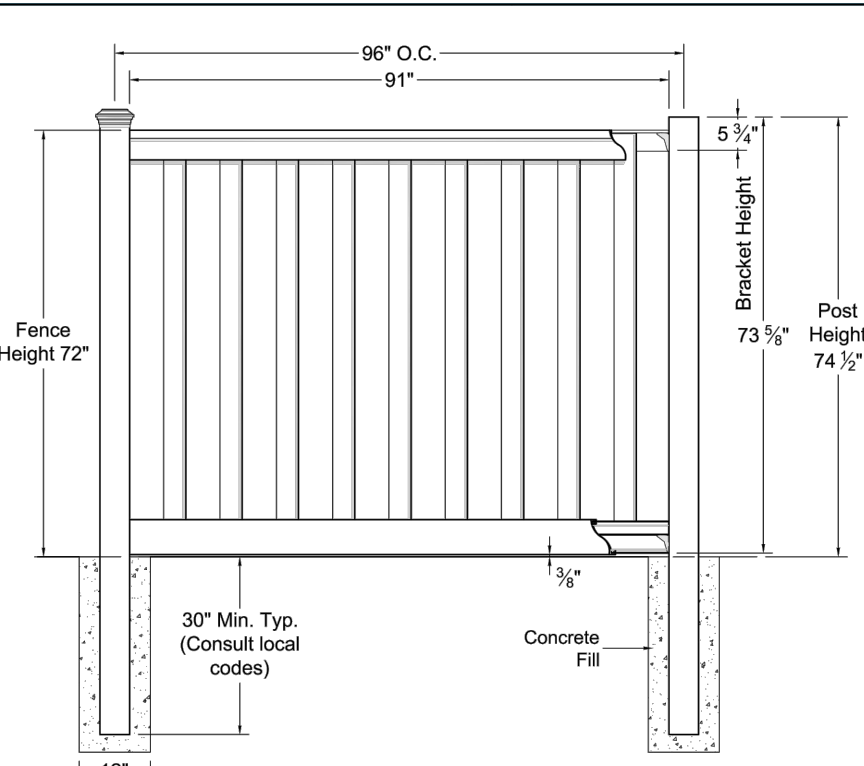
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TAX ID NO. 08-087-0074



49.0' RIGHT OF WAY
(PUBLIC RIGHT OF WAY)

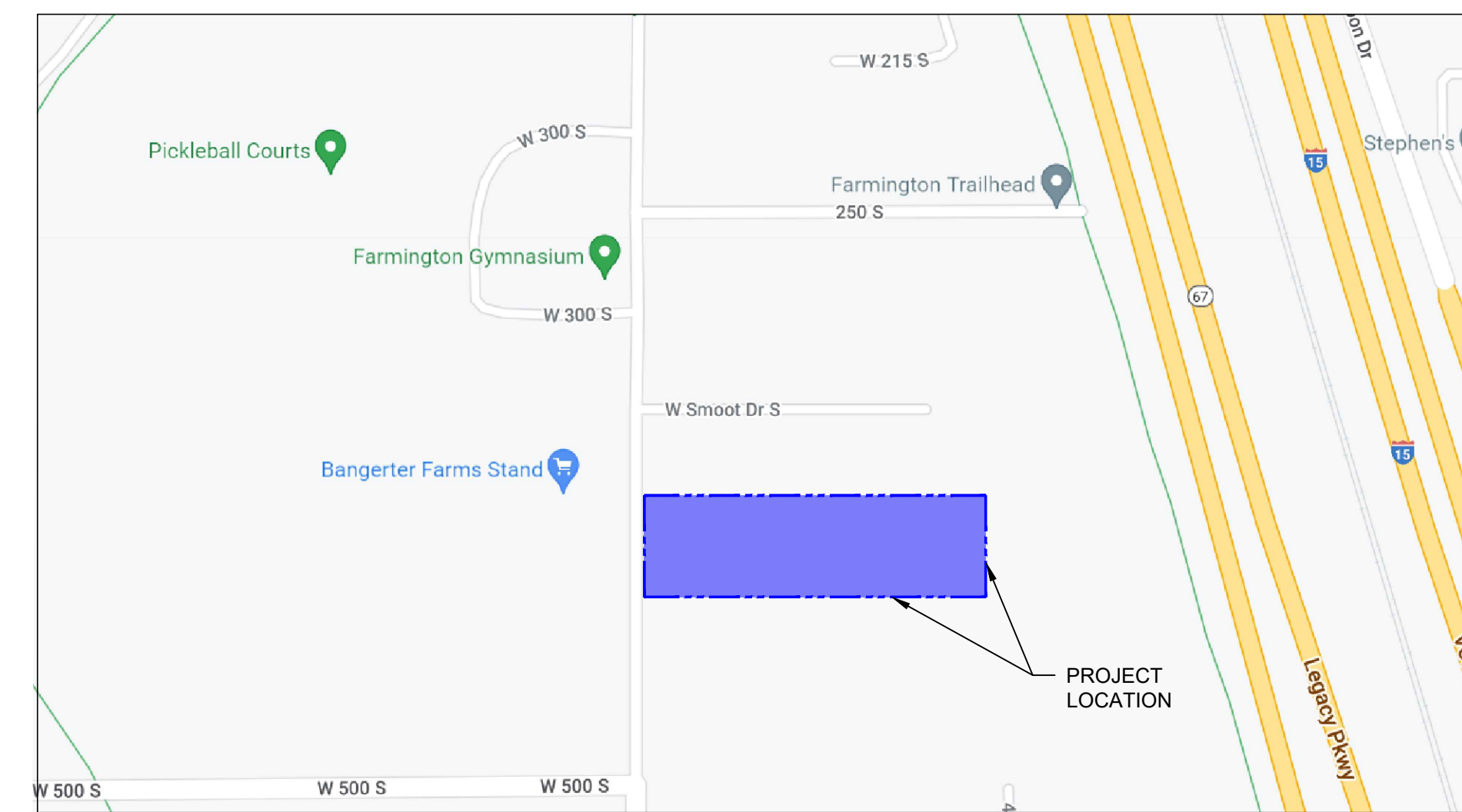
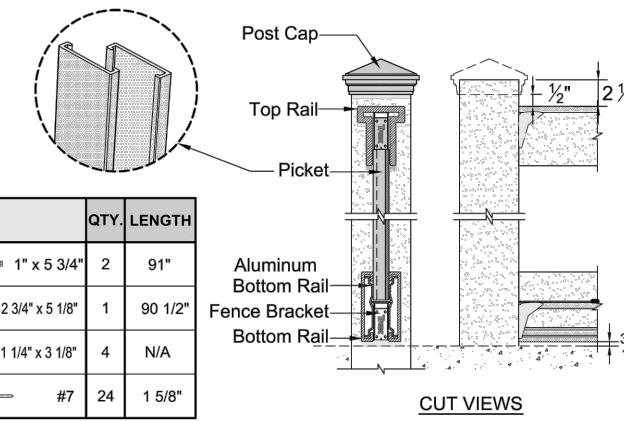


6" VINYL FENCE

NOTES:

- INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
- REFER TO YouTube.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION.
- DRAWING NOT TO SCALE.

COMPONENT	QTY	LENGTH	COMPONENT	QTY	LENGTH
Post Cap	1	N/A	Bottom Rail / Picket	2	91'
Post	1	108"	Aluminum Bottom Rail	1	90 1/2'
Top Rail	1	91'	Fence Bracket	4	N/A
Picket	19	67"	Ext. Wood Snow	24	1 5/8"



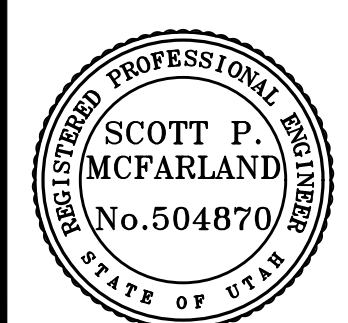
VICINITY MAP
(NOT TO SCALE)

REVISION
DATE
NO.

DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1 INCH
0 12 1

PUD PLAN
JUNIPER ESTATES
FARMINGTON CITY, DAVIS COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
142 East 1275 South
Kaysville, Utah 84037
801.726.6797 (M)
smc@mea.com



DESIGN: SPM
DRAWN: SPM
CHECKED: SRM
DATE: 12-11-21

SHEET:
C2



Planning Commission Staff Report August 18, 2022

Item 5: Burke Lane Project – Preliminary Plat

Public Hearing:	No
Application No.:	S-10-22, PMP-1-22,
Property Address:	Approximately 1500 Burke Lane
General Plan Designation:	TMU (Transit Mixed Use)
Zoning Designation:	OMU (Office Mixed Use)
Area:	2.02 Acres
Number of Lots:	-
Property Owner:	H Group Burke LLC
Agent:	Phil Holland

Request: *Applicant is requesting preliminary plat approval for the Burke Lane Project*

Background Information

This project proposes townhome and apartment uses, with mixed use retail/office areas. The site plan shows a continuation of the “greenway concept”, an active transportation corridor beginning further north at Spring Creek and culminating at the City’s future 14 acre park. Previous iterations of the project were found by the Planning Commission to have insufficient parking and insufficient commercial/office use. Considering that the total project area is just over two acres, coupled with market demand, the developer has increased the commercial/office space, and provided the townhome units with four parking spaces each. The live-work apartment units feature shared spaces with the commercial building on the corner of 1400 West and Burke Lane. The City Council approved the Schematic Subdivision and Project Master Plan on June 7, 2022 with the following conditions:

- A. Commercial space shall not be less than the square footage specified in the PMP
- B. Commercial space shall be constructed and developed simultaneously with the residential space – *to be completed*
- C. All conditions of preliminary and final review are addressed - *to be completed*
- D. Final Development to include how affordable housing will be addressed on this project. – *to be completed*

Suggested Motion

Move that the Planning Commission approve the preliminary plat for the Burke Lane Project, subject to all applicable Farmington City development standards and ordinances, and all Development Review Committee (DRC) comments.

Findings:

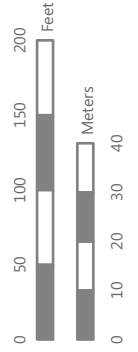
1. There is sufficient parking for both the retail and commercial aspects of the project.
2. The project continues the “greenway concept” connecting the future mixed use office elements, to the City’s proposed park.
3. The project contains a commercial only concept, as well as live-work units fronting Burke Lane.
4. The project is consistent with other proposals for the Mixed Use district.
5. The developer has agreed to place half of 1400 West, an important connection to the surrounding Farmington Station Center Townhomes Mixed Use project.

Supplemental Information

1. Vicinity Map
2. Preliminary plat



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is not intended to be used for legal purposes. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



VICINITY MAP

1451 West Burke Lane

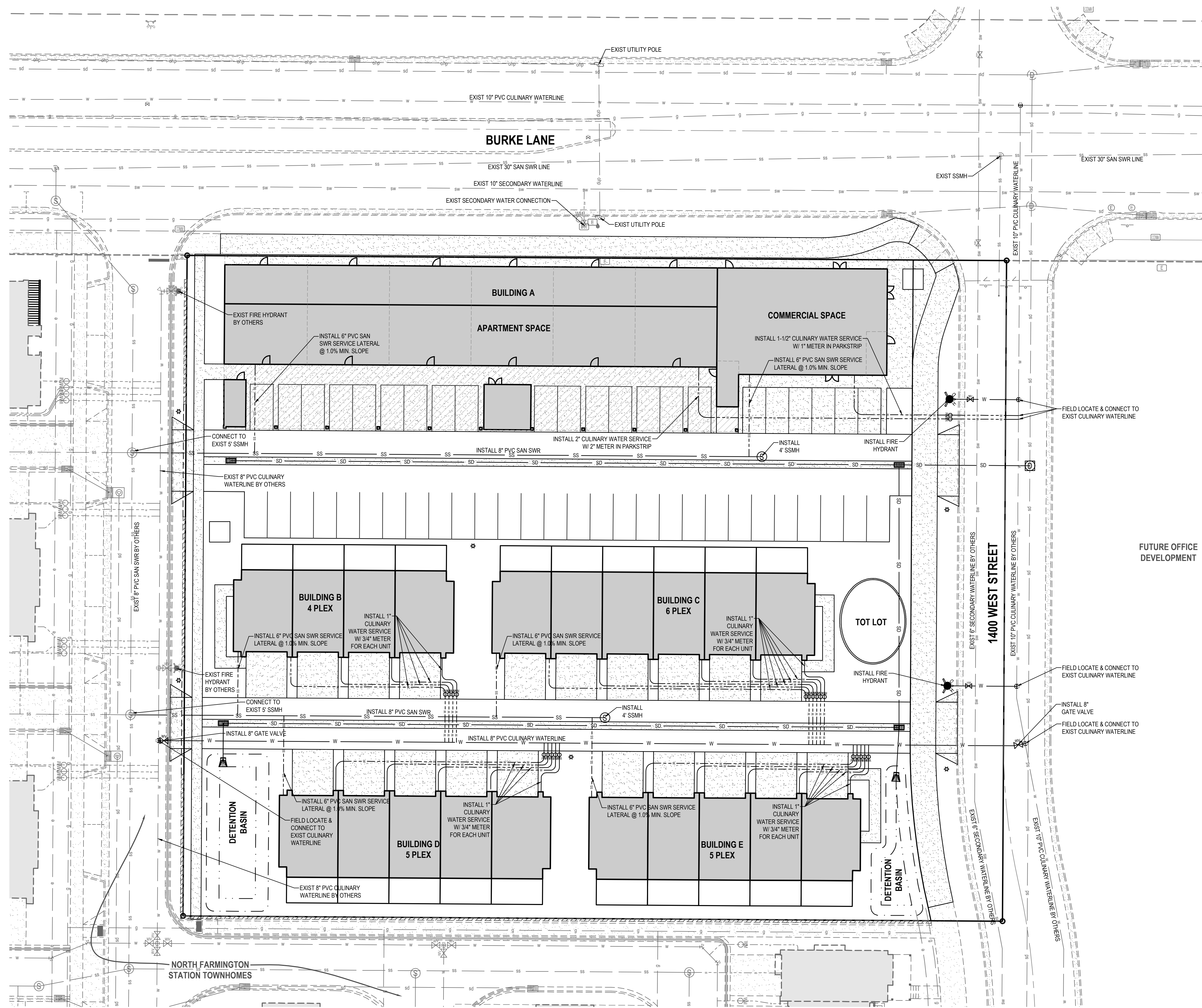




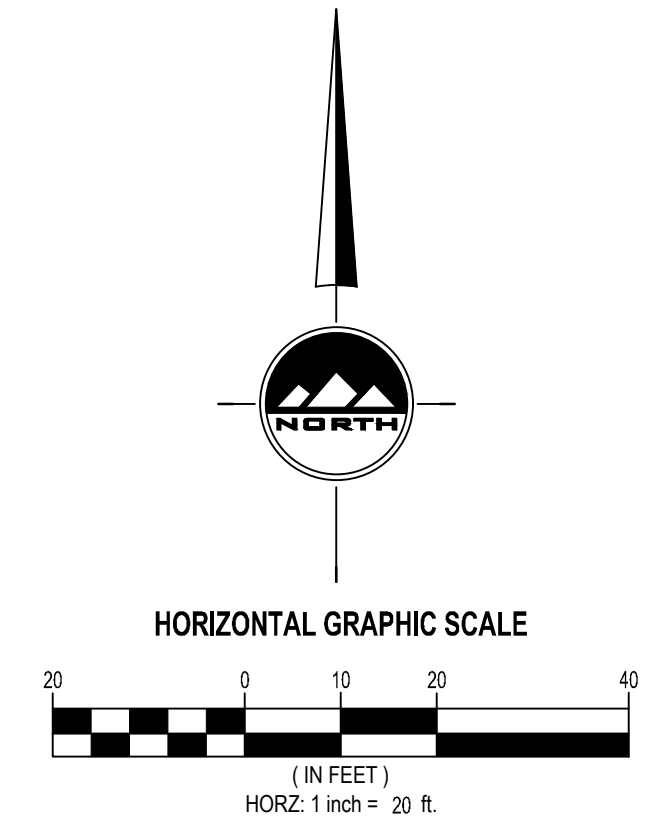
BENCHMARK
 SOUTH QUARTER CORNER OF SECTION 14,
 TOWNSHIP 3 NORTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4229.55'

Burke Lane Mixed Use - Farmington												
Sewage Generation												
ITEM NO.	TYPE OF USE	UNITS	% of ERC	Weighted ERUs	UNIT AVERAGE DAY SEWAGE FLOW GENERATION	TOTAL AVERAGE DAILY SEWAGE FLOW	PEAK SEWAGE GENERATION FLOWS					
							POPULATION UNIT	PER UNIT TYPE	PEAKING FACTOR	TOTAL PEAK DAILY FLOWS		
I. Sewage Flow Generation		(a)	(b)	(c)	(GPD/ERC)	(GPD)	(GPM)	CAP/ERC	(18+SQRT(P)/ (4+SQRT(P)))	(GPD)	(GPM)	
A		(FORMULAS)		(a)*(b)	3.2*100	(c)*(d)	(e)/(1440)		(f)*(g)	(h)*(i)	(j)/(1440)	
Residential and Commercial												
1.	6-Plex / 2 Story	6.0	79%	4.7	320	1,511	1.0	3.20	15	4.40	6,643	4.6
2.	5-Plex / 2 Story	10.0	94%	9.4	320	2,994	2.1	3.20	30	4.35	13,040	9.1
3.	4-Plex / 2 Story	4.0	94%	3.7	320	1,188	0.8	3.20	12	4.41	5,278	3.7
4.	Apartments	39.0	94%	36.5	320	11,678	8.1	3.20	117	4.22	49,334	34.3
5.	Retail	10.0	100%	10.0	320	3,200	2.2	5.20	52	4.31	13,796	9.6
6.	Retail	0.00		0.0	320	0	0.0	0.0	0	4.50	0	0.0
Total: Residential and Commercial		69	100%	64		20,582	14.3		226	4.13	84,969	60.0

BURKE LANE MIXED USE - FARMINGTON								
#	I. Farmington Station Potable Water	Units or SQFT	TOTAL ERC	TOTAL PEAK DAILY DEMAND	POTABLE STORAGE DEMAND	PEAK INSTANT.	TOTAL	
			(GPM)	(GPD)	(GAL)	(GPM)	(AC-FT)	
1.	6-Plex / 3-Story	6	66.1	36.7	52,896	26,448	157.9	29.63
2.	5-Plex / 3-Story	10	44.9	25.0	35,933	17,966	123.3	20.13
3.	4-Plex / 3-Story	4	168.4	93.6	134,747	67,373	287.3	75.47
4.	Apartments	39	44.9	25.0	35,933	17,966	123.3	20.13
5.		0	0.0	0.0	0	0	0.0	0.00
6.	Retail	10	34.4	19.1	27,500	13,750	103.9	15.40
Potable Water Subtotal			69	358.8	199.3	287,008	466.1	160.8
A Fire Flow (3000 GPM for 4 hrs)			4 hrs		3,000		720,000 GAL	



- LEGEND**
- ◆ SECTION CORNER
 - ◆ EXISTING MONUMENT
 - EXISTING REBAR AND CAP
 - SET ENSIGN REBAR AND CAP
 - WATER METER
 - WATER VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CLEAN OUT BOX
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN COMBO BOX
 - ELECTRICAL MANHOLE
 - ELECTRICAL BOX
 - UTILITY POLE
 - EXISTING LIGHT
 - PROPOSED LIGHT
 - GAS METER
 - GAS MANHOLE
 - GAS VALVE
 - TELEPHONE MANHOLE
 - TELEPHONE BOX
 - SIGN
 - EXISTING EDGE OF ASPHALT
 - PROPOSED EDGE OF ASPHALT
 - SD --- EXISTING STORM DRAIN LINE
 - SD --- PROPOSED STORM DRAIN LINE
 - SS --- EXISTING SANITARY SEWER
 - SS --- PROPOSED SANITARY SEWER LINE
 - LD --- EXISTING LAND DRAIN LINE
 - LD --- PROPOSED LAND DRAIN LINE
 - W --- EXISTING CULINARY WATER LINE
 - W --- PROPOSED CULINARY WATER LINE
 - ohp --- EXISTING OVERHEAD POWER LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - BUILDABLE AREA WITHIN SETBACKS
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - EXISTING BUILDING
 - PROPOSED BUILDING



ENSGN
 THE STANDARD IN ENGINEERING

LAYTON
 919 North 400 West
 Layton, UT 84041
 Phone: 801.547.1100

SALT LAKE CITY
 Phone: 801.255.0529

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.866.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSGNENG.COM

FOR:
 JUSTIN AT WATER
 1170 GOLDSBUR LANE
 FRUIT HEIGHTS, UTAH 84037

CONTACT:
 justin@water@me.com
 PHONE: 801-913-0258

BURKE LANE MIXED USE
PMP
 1451 WEST BURKE LANE
 FARMINGTON, UTAH 84025



NO.	DATE	REVISION	BY
1	3-30-22	FOR REVIEW	MCE
2	5-25-22	FOR APPROVAL	MCE
3			
4			
5			
6			
7			
8			

PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 9964
 PRINT DATE: 5/25/22
 DRAWN BY: MELMER
 CHECKED BY: C. PRESTON
 PROJECT MANAGER: C. PRESTON



Planning Commission Staff Report August 18, 2022

Item 6: One Solar – Site Plan

Public Hearing: No
 Application No.: SP-4-22
 Property Address: 819 North Lagoon Drive
 General Plan Designation: CMU (Commercial Mixed Use)
 Zoning Designation: CMU (Commercial Mixed Use)
 Area: 2.01 Acres
 Number of Lots: 1
 Property Owner: Jake Kilgore/Telt Properites LLC
 Agent: Jake Tate

Request: *Applicant is requesting site plan approval for the One Solar project.*

Background Information

The Planning Commission reviewed and approved a schematic (concept) site plan on May 19, 2022, for the One Solar project subject to all applicable Farmington City development standards and ordinances and the conditions summarized in the table below:

One Solar Conditions of Schematic (concept) Site Plan Approval, May 19, 2022		Status
Condition		
1.	The City Council must amend Section 11-19-070 A. 4. of the Zoning Ordinance to allow flat roofs for commercial uses in the CMU zone.	Complete
2.	The project may incorporate a flat roof if the owner includes better exterior design and/or materials related to the façade of the building acceptable to the City. Consideration of such by the Planning Commission shall occur as part of its review of the Final [Site Plan].	See Note A
3.	Interior first floor storage areas must remain and the owner shall not use this space for future office or other similar types of expansion unless he or she provides, as approved by the City, more parking on-site, demonstrates less parking demand, or creates additional off-site parking (shared or otherwise).	On-going
4.	Parking related to the use of the gym portion of the building cannot conflict with employee parking use if it results in on-site and/or off-site parking shortages.	On-going

5.	The owner must meet all remaining City standards, including but not limited to, any outstanding DRC (Development Review Committee) comments.	See Note B
Notes:		
A	The developer presented building elevations to the Planning Commission on May 5, 2022, and then on May 19, 2022 he presented updated elevations to the Commission. Both versions are attached to this staff report	
B	Benchland: Acceptable/no revisions; City Engineer, CDSD, and Planning: Minor revisions; FD, Public Works, Storm Water Official: Revisions/corrections required.	

Suggested Motion

Move that that Planning Commission grant site plan approval for the One Solar project subject to all applicable Farmington City development standards and ordinances and the following:

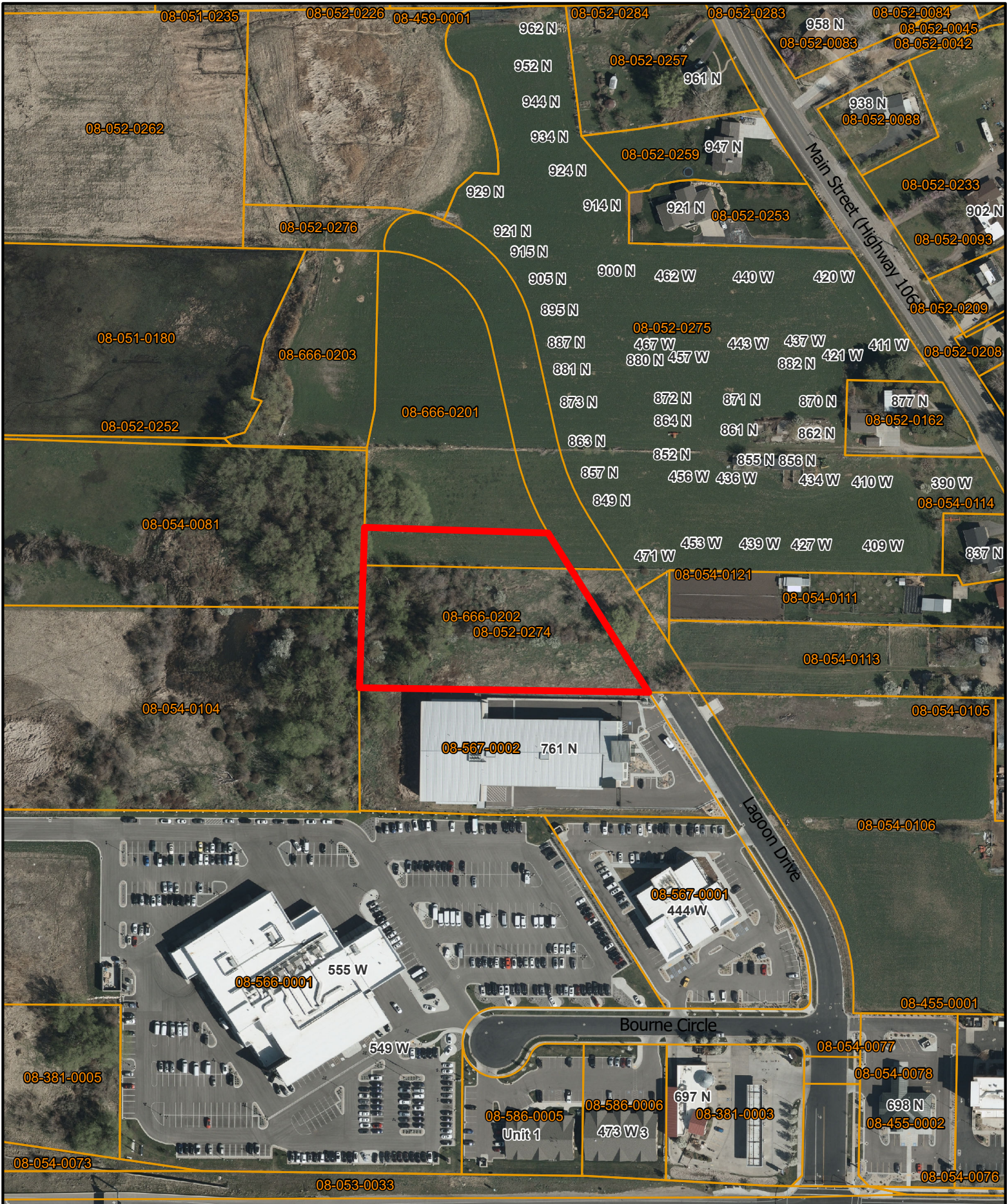
1. The applicant shall comply with all conditions of schematic (concept) site plan approval.
2. The owner must meet all remaining City standards, including but not limited to, any outstanding (or future) DRC (Development Review Committee) comments.

Findings for Approval

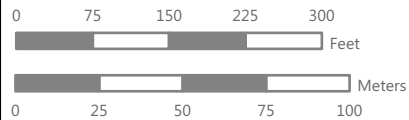
1. Sections 11-19-070 through 11-19-150 of the CMU zone text will ensure quality design for the project.
2. Parking should not be a problem if conditions of approval are met.
3. The project is consistent with the East Park Lane Master Plan, which is an element of the City's Master Plan.

Supplemental Information

1. Vicinity map
2. Site Plan
3. Proposed building elevations: May 5, 2022 and May 19, 2022



VICINITY MAP
819 North Lagoon Drive



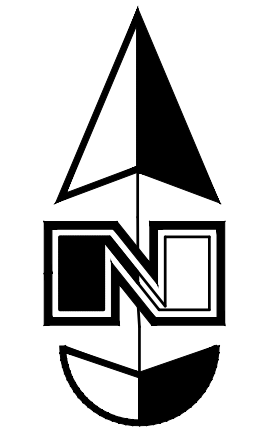
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

Site Data
 Site Area = 87,365 s.f. (2.0 ac.)
 Landscape Area Provided = 24,877 s.f. (28%)
 Impervious Area Provided = 40,100 s.f. (46%)
 Building Footprint Area = 22,388 s.f. (26%)
 Office Area = 21,500 s.f.
 Commercial Recreation = 12,040 s.f.
 (Basketball Court)
 Total Building Area = 33,540 s.f.
 Parking Required (Office) = 3/1000 s.f. = 65 stalls*
 Parking Provided = 68 stalls (3/1,000)

* Office use and basketball use will not occur at the same time so more intense office use used to determine the parking requirement.

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.



Scale: 1" = 20'

Site Construction Notes

- Const. 24" Curb & Gutter (C4.1)
- Const. Asphalt Paving (C4.1)
- Const. Conc. Sidewalk (C4.1)
- Const. Thickened Edge Sidewalk (C4.1)
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.2)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (C2.3)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness (C4.1)
- Const. Conc. Paving (C4.1)
- Sawcut; Provide Smooth Clean Edge
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Const. 24" White Stop Bar
- Const. Conc Wheel Stop
- Const. Stop Sign per MUTCD R1-1
- Conn. & Match Existing Improvements
- Const. Landscape Edging (Coordinate w/ Landscape Plan)
- Const. Light Pole (see Site Electrical Plans)
- Const. Dock Retaining wall with Guard Rail. (see Architectural and Structural Plans)
- Const. Bollard (C4.2)
- Const. Thru Planter Drainage (C4.2)
- Asphalt Concrete T Patch Per Farmington City Standards Drawing 255 SP
- Flare Driveway Approach Per Farmington City Standards Drawing 221
- Street Slope Tie-In Per Farmington City Standards Drawing 251
- Tie into Existing Curb Per Farmington City Standards Drawing 205 SP
- Concrete Sidewalk Per Farmington City Standards Drawing 231 SP
- Const. CT Cabinet (See Elec. Plans)
- Const. Electrical Transformer (See Elec. Plans)
- Const. Verti-Block Retaining Wall System or Equal. Contractor to Provide Submittals from Manufacturer. (C4.1)
- Const. 3" Waterway (C4.1)

Construction Survey Note:

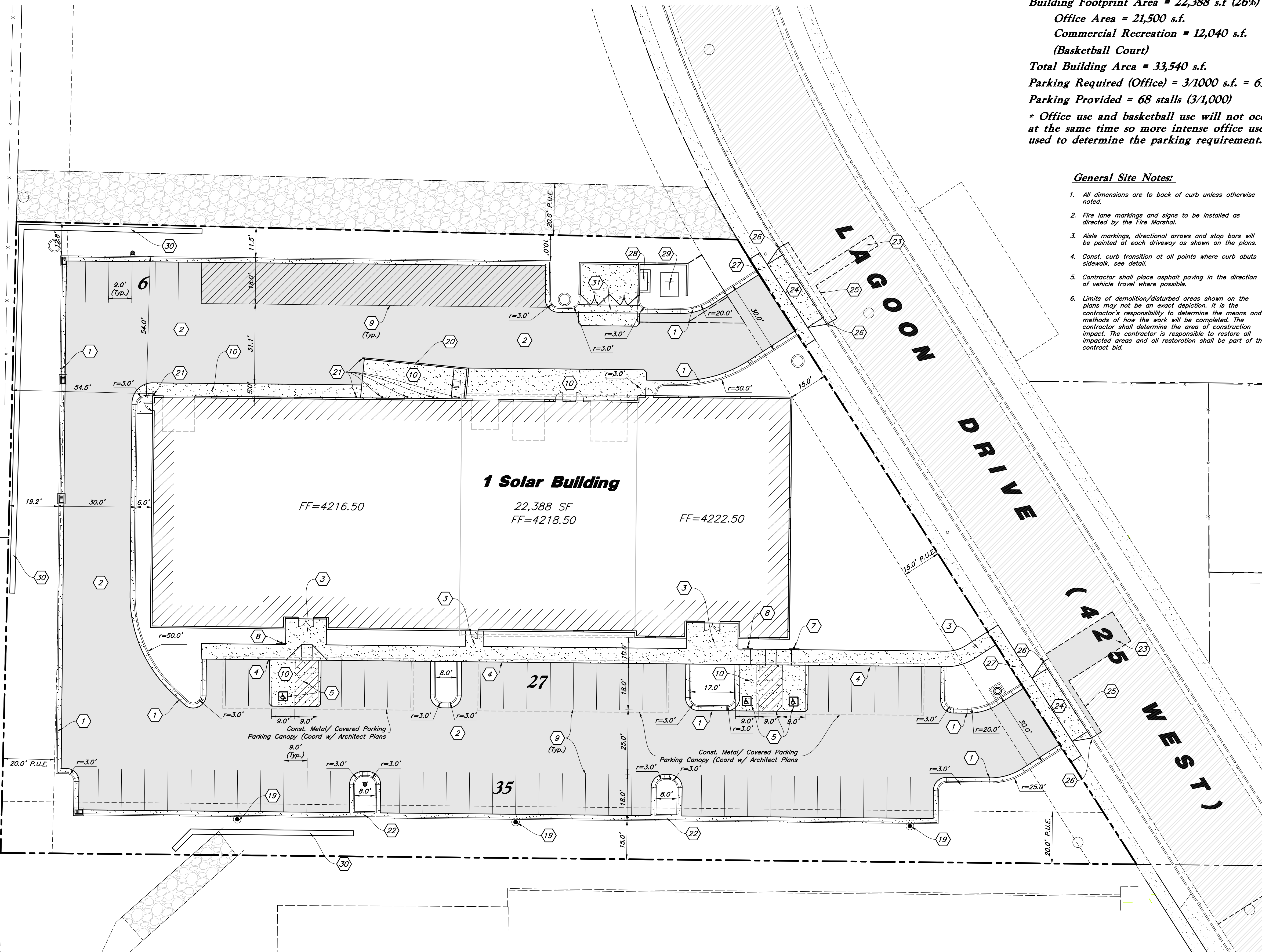
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

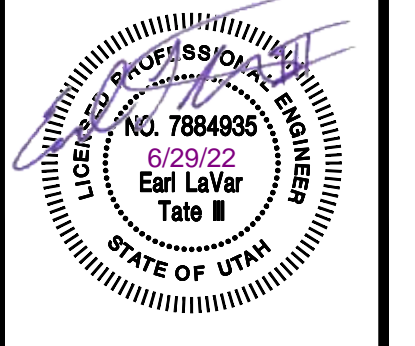


REV	DATE	DESCRIPTION

Designed by: JT
 Drafted by: SM
 Client Name:
 1 Solar
 21-223 SP

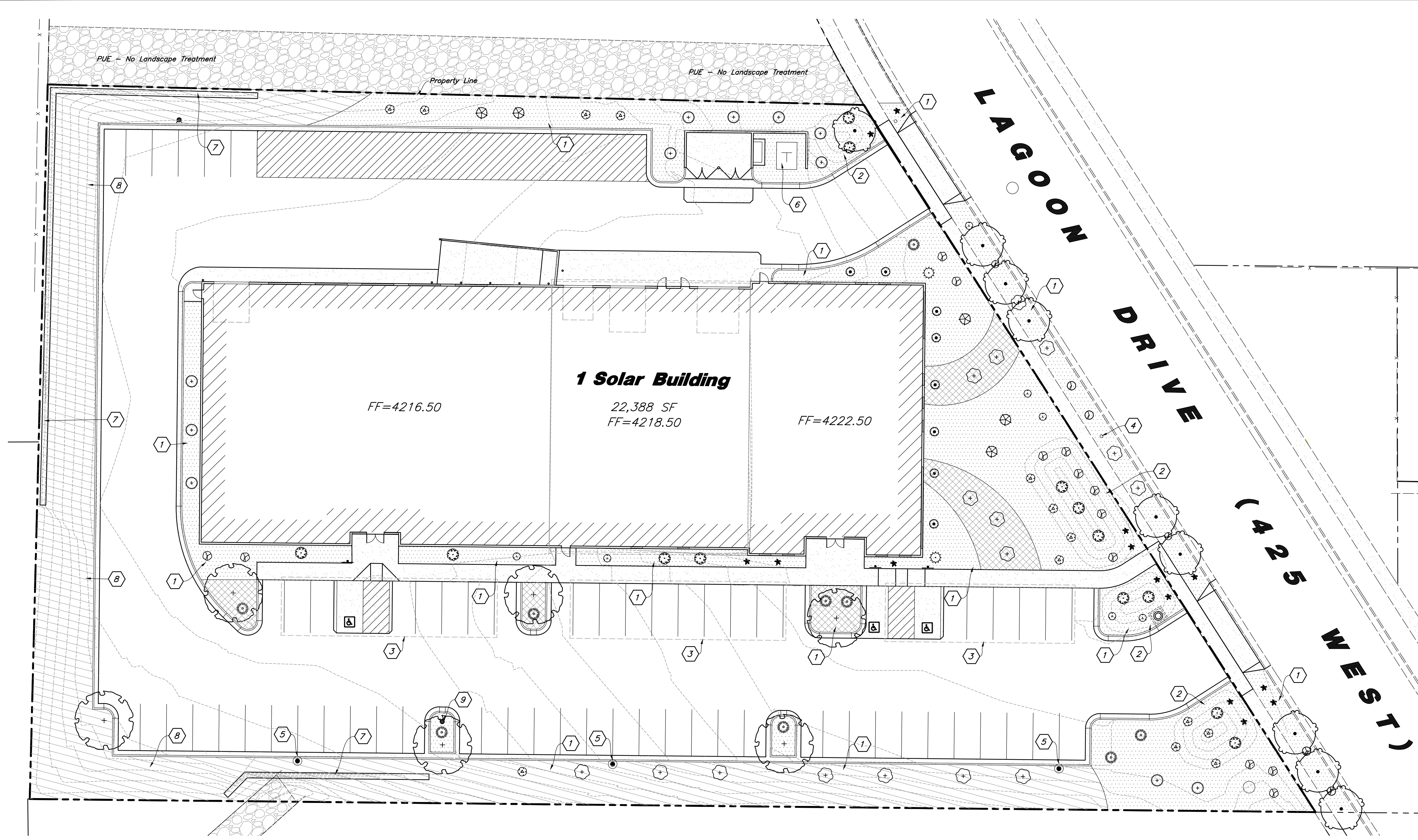
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - awaengineering.net

Site Plan
1 Solar Office
 819 North 425 West
 Farmington, UT



29 June, 2022
 SHEET NO.

C1.1



Landscape Data
Zone: Commercial Mixed Use (CMU)
Site Area = 87,365 s.f. (2.0 ac.)
Landscape Area Required = 17,473 s.f. (20%)
Landscape Area Provided = 24,877 s.f. (28%)
Street Frontage = 225 Lf. *
Street Trees Required = 8 Trees (8 Provided)
Parking Stalls Provided = 68 Stalls
Parking Lot Trees Required = 6 Trees (6 Provided)

3' High Landscape Berm Provided to Screen Parking Lot From Residential Use to the East of Site (Slope on Berm to not Exceed 3:1)

*** Calculation Doesn't Include Driveways**

Landscape Notes:

- All Landscape Shall be Watered by an Automatic Irrigation System. Plant Source Drip for Shrub Areas. See Sheet L2.1 for Layout and L3.1 for Details.
- All Areas that Are Disturbed by Construction that is Not Building and Hardscape Shall be Landscaped. Contact LA With Areas in Question.
- Adjust Landscape as Needed to Accommodate New and Existing Utilities. Provide Easy Access to Utilities.
- Different Stone Colors and Sizes Shall Not be Separated by Edging but Shall Have a Defined Distinct Edge.
- All Existing Plant Material Shall be Removed for New Building, Parking Lot, Sidewalks, and Landscape.

Landscape Keynotes

- Install Shrub Area with Decorative Stone Over Weed Barrier - See Schedule for Type
- Three Foot High Landscape Berm to Screen Parking Lot From the Adjacent Residential Landuse; See Grading Plan for More Detail
- Covered Parking Canopy - See Arch. Plans
- Existing Secondary Water Connection Location - See Irrigation Plan for More Detail
- Light Pole - See Site Elect. Plans
- Elect. Transformer - See Site Elect. Plan
- Retaining Wall - See Civil Plans; Remove Dirt From Wall
- Install Landscape Area with Decorative Stone Over Weed Barrier - No Plant Material on Hillside
- Fire Hydrant - See Utility Plan

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plants take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.

- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of stockpiled or imported topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all shrub areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	9	Koeleruteria paniculata / Golden Rain Tree	2" Caliper
	6	Quercus robur fastigiata 'Crimson Spire' / Crimson Spire Oak	2" Caliper
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	8	Buxus x 'Green Mound' / Green Mound Boxwood	1 gal
	13	Caragana frutex 'Globosa' / Globe Russian Peashrub	1 gal
	4	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	1 gal
	11	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	9	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
	2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5' Min. Ht.
	5	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal
	13	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal
	16	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal
	9	Rosa x 'Meigalpio' / Red Drift Rose	1 gal
	13	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	1 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	14	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	1 gal

MATERIAL SCHEDULE

- Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be 1 1/2" Diameter Fractured Wash Gray Color From a Local Source; Farmington Rock. Detail: 4/L3.1
- Decorative Stone #2 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Staker Parsons Maguire Pit 1 1/2" Diameter Fractured Stone. Detail: 4/L3.1
- Decorative Stone #3 - Install a Eight (8) inch depth over Dewitt Pro5 Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Staker Parsons Maguire Pit 3-5" Diameter Fractured Stone. Detail: 4/L3.1

Scale: 1" = 20'

20' 0 20' 40'

DESIGNED BY: JT
 DRAFTED BY: SM
 CLIENT NAME: 1 Solar
 21-223 LS

ANDERSON WAHLEN & ASSOCIATES
 2010 North Rowland Road, Salt Lake City, Utah 84116
 (801) 521-6529 - awengineering.net

Landscape Plan
1 Solar Office
 819 North 425 West
 Farmington, UT

STATE OF UTAH
 Jared R. Mansfield
 No. 774048-3350
 06/29/2022
 Licensed Landscape Architect

29 June, 2022
 SHEET NO.
L1.1

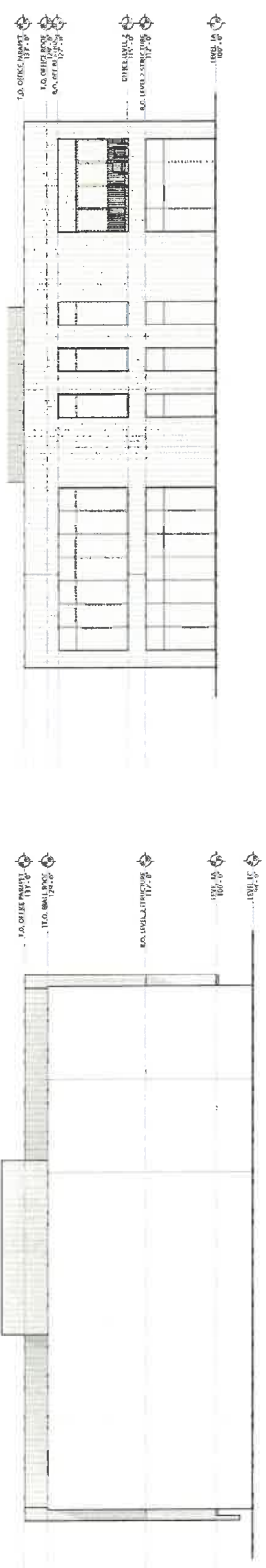
811 Know what's below. Call before you dig.

MAY 5, 2022



1000 W. 10TH AVENUE
SUITE 1000
DENVER, CO 80202
303.733.8888
www.gbsbs.com

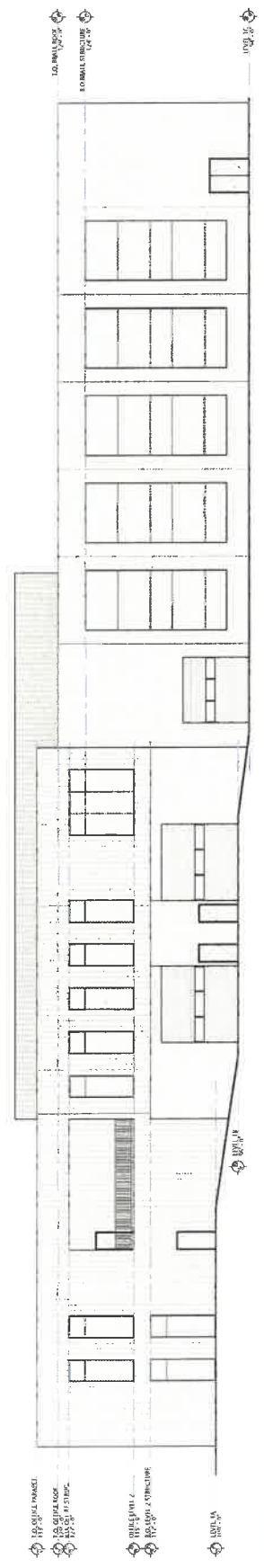
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NO. 2	10.00' - 10.00'
NO. 3	10.00' - 10.00'
NO. 4	10.00' - 10.00'
NO. 5	10.00' - 10.00'
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NO. 7	10.00' - 10.00'
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NO. 13	10.00' - 10.00'
NO. 14	10.00' - 10.00'
NO. 15	10.00' - 10.00'
NO. 16	10.00' - 10.00'
NO. 17	10.00' - 10.00'
NO. 18	10.00' - 10.00'
NO. 19	10.00' - 10.00'
NO. 20	10.00' - 10.00'



3 EAST ELEVATION
A201/1/8" = 1/8"

4 WEST ELEVATION
A201/1/8" = 1/8"

NOT FOR CONSTRUCTION



2 NORTH ELEVATION
A201/1/8" = 1/8"

SCHEMATIC DESIGN
1 SOLAR OFFICE
AND
BASKETBALL
FACILITY
1 SOLAR
1000 W. 10TH AVENUE



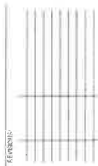
1 SOUTH ELEVATION
A201/1/8" = 1/8"

OWNER: ADI Fitness
PROJECT NO.: 1000 W. 10TH AVENUE
ISSUED DATE: 5/5/2022
BUILDING ELEVATIONS

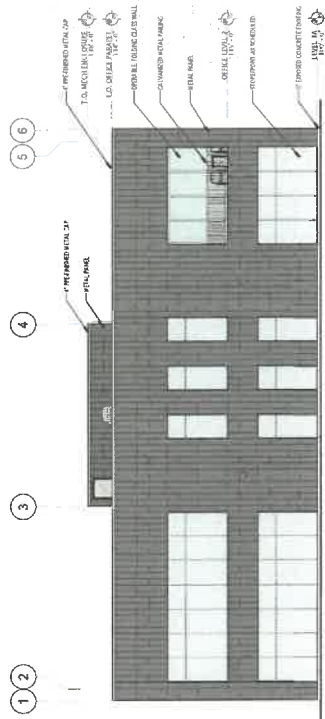
May 19, 2022



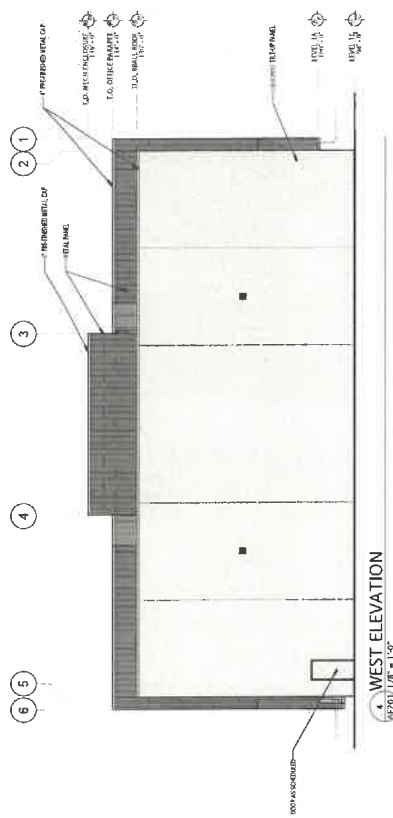
1000 S. GARDEN AVENUE
SUITE 1000
DENVER, CO 80202
303.733.1111
www.gsbsarchitects.com



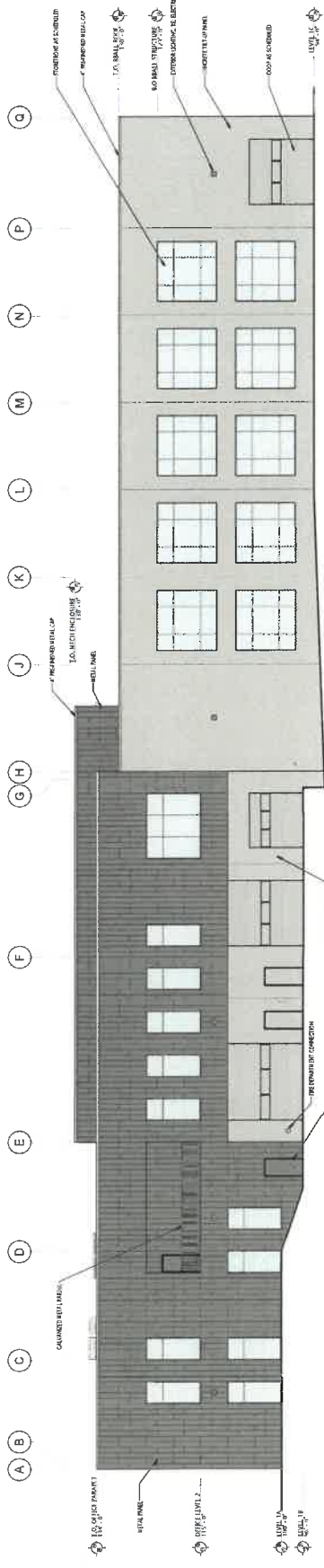
NOT FOR CONSTRUCTION



4 WEST ELEVATION
1/8" = 1'-0"

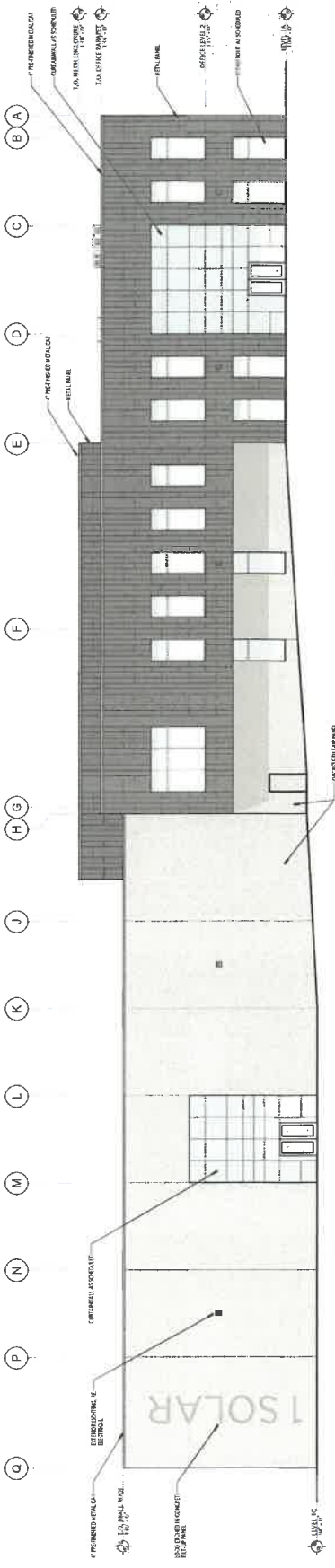


1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

1 SOLAR MATERIALS



3 SOUTH ELEVATION
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS

1 SOLAR OFFICE AND BASKETBALL FACILITY

1000 S. GARDEN AVENUE
SUITE 1000
DENVER, CO 80202
303.733.1111
www.gsbsarchitects.com



PROJECT NAME: 1 SOLAR OFFICE AND BASKETBALL FACILITY
DATE: 05/19/22
DRAWING NO.: 01-00000
SCALE: AS SHOWN
DESIGNED BY: GSBS ARCHITECTS
CHECKED BY: GSBS ARCHITECTS
DATE: 05/19/22

BUILDING ELEVATIONS

REV AE201



Planning Commission Staff Report
August 18, 2022

Item 7 – Development Agreement Project and Master Plan on 25 acres of property located at approximately 1550 West Burke Lane.

Public Hearing: Yes
Application No's.: PMP-2-20
Property Address: 25 acres on the north and south side of Burke Lane from the Rail Trail to 1525 West
General Plan Designation: CA/BP (Class A Business Park)
Zoning Designation: OMU (Office Mixed Use) and AE (under consideration for rezone)
Area: 25 Acres
Property Owner: Millennium Real Estate Holdings, LLC and Farmington City
Applicants: Evergreen Development and Farmington City

Request: *Recommendation for approval of a project master plan and development agreement*

Background Information

Evergreen Development has a little over 14 acres of property under contract with interest to develop at least part of it as a residential project. The existing zoning does allow the city to consider this type of development, but only through an alternative approval process which requires the inclusion of 25 acres in a development agreement.

Farmington City owns additional property in the area that would make up the difference in the necessary 25 acres. While the city has received occasional interest, there are no specific plans for the property as of the date of this report other than to allow it to be used as a staging area in the upcoming construction of Commerce and Maker. However, being part of the 25 acre agreement allows the city to also be eligible for the alternative approval process in considering the best use for the site long term. In addition to becoming eligible for the alternative approval process, there are circumstances related to the development of the Evergreen property on the north side of Burke that merit consideration of Section 11-18-140 as indicated in that section of ordinance.

Section 11-18-140 states: 'A development agreement... may supersede and be inconsistent with the provisions of ... this chapter... where the City Council determines an alternative development standard proposed by the project developer is appropriate for the development of the project and the Council finds there is appropriate consideration, in the form of monetary, tangible or intangible consideration of benefit to City or the public from the proposed development and/or other appropriate reasons that

justify the determination of the City to alter generally applicable standards...[U]ses and development standards specifically included in the development agreement may be different from those contained in the Farmington City ordinances’.

Granting the flexibility primarily in use at this location allows the developer to better fulfill the vision for the area identified in the North Farmington Station Area Plan which shows residential on this site. It also makes obtaining right of way for the upcoming road project easier for the city and creates a favorable scenario to obtain the ground identified as necessary for the storm water retention basin for the new roads.

While the development agreement does indicate some generalized anticipated use of the Evergreen property while setting some caps, the detailed development of that or any property subject to this PMP would be considered at a future date under a process specific to that site.

Figure 17 – North Farmington Station Recreation Neighborhood



	OFFICE		RETAIL/OTHER		MULTI FAMILY		TOWNHOMES				
	Sq. Ft.	Employees	Sq. Ft.	Employees	Units	Residents	Homes	Residents			
2022 - 2024	-	-	-	-	-	0	122	415			
2025 - 2027	37,500	131	10,000	8	548	1,863	188	639			
2028 - 2032	540,000	1,890	26,000	20	400	1,360	25	85			
2033 - 2042	240,000	840	-	-	-	0	80	272			
2043 +	-	-	-	-	-	0	45	153	Residential Units Total	Residents Total	Acres
TOTAL (Build-out)	817,500	2,861	36,000	27	948	3,223	480	1,564			
Entitled/Agreement	757,500	2,651	22,000	17	760	2,584	213	724	973	3,308	100
% of TOTAL	92.7%		61.1%		80.2%		46.3%		69.1%		66.7%
Market Study Capacity	3,988,800		47,600		3,997		175		4,172		

The recently completed market analysis by Catalyst that informs the Station Area Plan shows that the Farmington Station Area has the potential to capture more than 700 new owner-occupied units annually based on a conservative capture rate (15% of regional demand), there is also demand for renter-occupied units of 900 units per year. There are currently 120 for sale townhomes units approved in this area with consideration 58 rental units in preliminary review phase.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the enclosed development agreement and PMP subject to the city rezoning its property on the south west corner of Burke Lane and 1525 West and with the recommendation of a new name be inserted into the agreement to replace 'Farmington Station Center'.

Findings for approval

1. This agreement enables developers with enough flexibility to create development that is in line with the vision outlined in the North Farmington Station Area Plan providing for the option of residential uses.
2. There is sufficient public benefit to allow consideration of the alternate approval process made possible with this agreement in the ability to pursue the city's vision and create solutions for the city's need of property for storm water retention and road construction.
3. The proposed agreement includes limitations or caps that create fairly predictable development. The height limitations for example are similar to provisions found in agreements on nearby properties to create a transition from properties to the west.
4. The proposal is consistent with the stated intent and purpose of the Farmington City General Plan and Zoning Ordinance for this district: including a fine grained mix of uses such as office, retail, and residential, an emphasis on bringing activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes, enhancing open space and connectivity and providing a live/work/play environment, etc.

Supplemental Information

1. Development Agreement and PMP.

DEVELOPMENT AGREEMENT
FOR
FARMINGTON STATION CENTER

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into as of the ____ day of _____ 2022, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **EVERGREEN DEVCO, INC.**, a California corporation, or nominee or assignee, hereinafter referred to as “Developer.”

RECITALS:

- A. Developer has the right to acquire 14.4 acres of land, and the City owns 10.6 acres of land, within the boundary set forth in Exhibit “A” attached hereto and by this reference made a part hereof (collectively, the “Property”). Developer desires to develop the Property in accordance with the Project Master Plan (the “PMP”) as approved by the City on June 9, 2020, and the Supplemental Development Agreement for Retreat at Farmington Station Center dated of even date herewith (the “Supplement”).
- B. The Property is subject to the City’s Laws, including without limitation Section 11-18-140 of the City’s zoning ordinance, pursuant to which this Agreement shall supersede the City’s Laws with respect to the matters set forth herein.
- C. Persons and entities hereafter developing the Property, or any portions of the Property shall accomplish such development in accordance with the City’s Laws and the provisions set forth in this Agreement, with the understanding that this Agreement, the PMP and the Supplement supersede the City’s Laws and shall control in the event of any conflict.
- D. The City also recognizes that the development of the Property may result in tangible benefits to the City through the stimulation of development of amenities that may enhance further economic development efforts in the vicinity of the Property, and is therefore willing to enter into this Agreement, subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.
2. **Definitions.** In addition to the other capitalized terms defined elsewhere in this Agreement, the following terms shall have the respective meanings indicated below:
 - a. "City's Laws" means, collectively, all City ordinances, rules and regulations, including the provisions of the City's General Plan, the City's zoning ordinances, the City's engineering development standards and specifications, and any permits issued by the City pursuant to the foregoing ordinances and regulations.
 - b. "Effective Date" has the meaning set forth in Section 3.
3. **Effectiveness.** This Agreement, including the PMP, shall become effective on the date that Developer acquires fee title to the following parcels (as identified pursuant to a Davis County Assessor property search): Parcel ID 080590042 (the "Effective Date").
4. **Unit Maximum.** Developer will develop no more than 410 units at a maximum height of 4 stories. Developer agrees to keep the townhomes to 2-stories and to have a 3-story transition as shown on Exhibit B
5. **Alternative Approval Process.** The City has held all public hearings necessary for, and has approved the PMP. Such approval of the City council shall remain in full force and effect from the date hereof until the termination of this Agreement. Developer and/or Developer's successors and assigns may from time to time apply to develop a hotel and a phase of Retreat at Farmington Station greater than one (1.0) acre in size in accordance with an alternative approval process as set forth in section of 11-18-140 of the City's zoning ordinance. Developer shall be entitled to bring such future applications under Section 11-18-140 of the City's zoning ordinance, even if a future phase is less than 25 acres in size. Such future applications may deviate from the PMP approved hereunder at the discretion of the City and shall be considered according to the procedures and standards for approval set forth in Section 11-18-140 of the City's zoning ordinance.
6. **Assignment.** Developer shall not assign this Agreement to unrelated entities or any rights or interests herein without giving prior written notice to the City. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. For avoidance of doubt, City hereby agrees that Developer may assign this Agreement to any affiliated or entity controlled by Developer including Evergreen-Burke & Commerce, L.L.C.

11. **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.
12. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.
13. **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.
14. **Term.** This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date that is thirty (30) years, unless terminated earlier pursuant to Section 14 below.
15. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities on the Property within five (5) years after principal roads are completed, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may, as the City's sole and exclusive remedy, terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.
16. **Severability.** If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.
17. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

[balance of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

“CITY”
FARMINGTON CITY

ATTEST:

City Recorder

Exhibit A



Exhibit B





Planning Commission Staff Report
August 18, 2022

Item 8: Rezone of 6.57 acres of property for parcel 08-0589-0045 from AE (Agricultural Estates) to OMU (Office Mixed Use).

Public Hearing: Yes
Application No.: Z-11-22
Property Address: Approximately 1550 West Burke Lane
General Plan Designation: CA/BP Class A Business Park
Zoning Designation: AE (Agricultural Estates)
Area: 6.57 Acres
Property Owner: Farmington City
Agent: City Staff

Applicant is requesting a recommendation for a zone change from AE (Agricultural Estates) to OMU (Office Mixed Use).

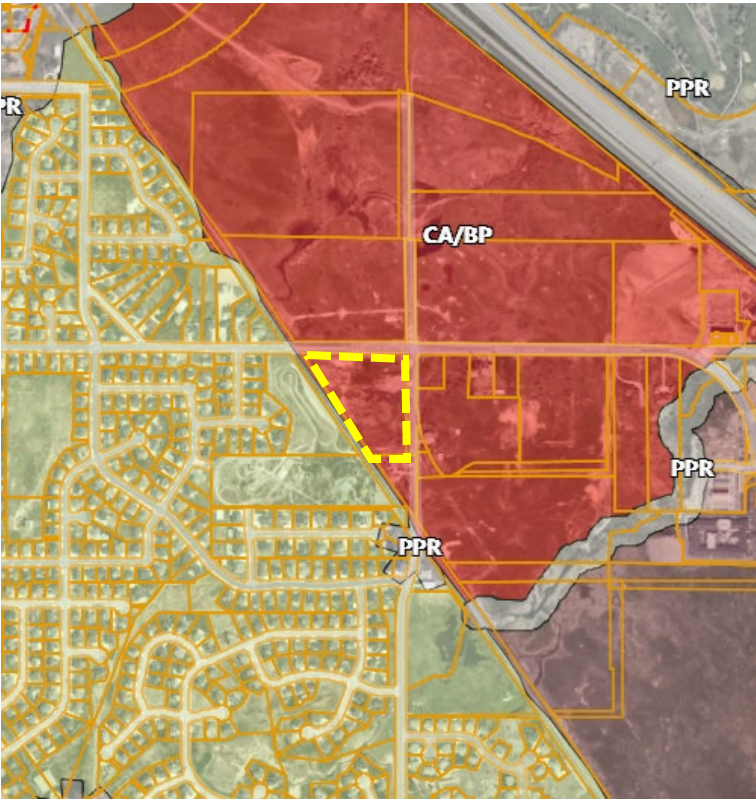
Background Information

Farmington City is looking to rezone the subject property to match surrounding zoning to the north and east of the property. The property is also being considered as part of a PMP where under the requested zoning district the property may be eligible for the alternate review process found in Section 11-18-140.

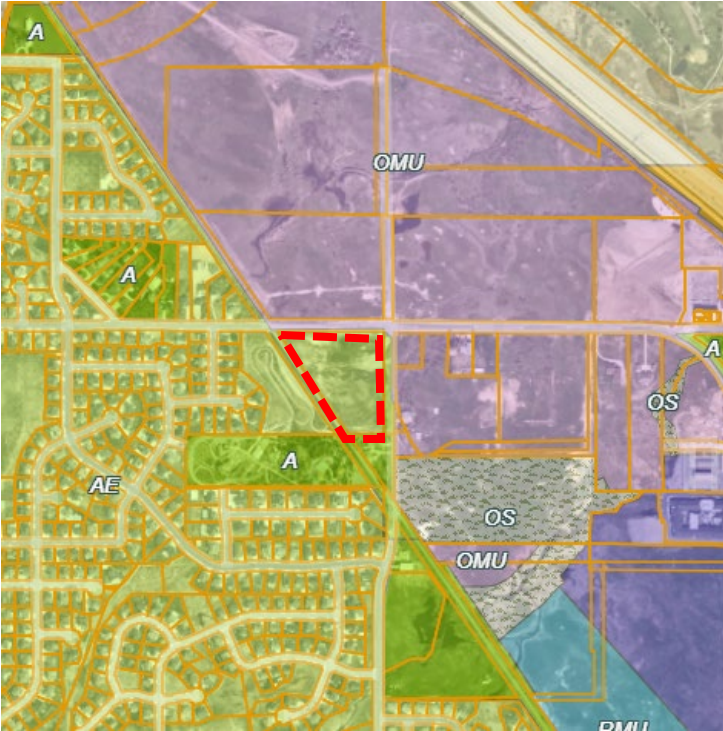
The property is currently vacant and is bordered by the Rail Trail to the west, Burke Lane on the north, and a single-family home to the south. The east side of the property will front the new Commerce Drive.

The general plan designation indicates that this property would be part of the Class A Business Park envisioned for the Area with a more detailed vision from the recently adopted Station Area Plan showing the property being used for residential development. The requested zoning is primarily for Office use, however through the alternate review process alternate uses may be considered.

General Land Use Plan Map:



Existing Zoning:



North Farmington Station Area Plan Exhibits:

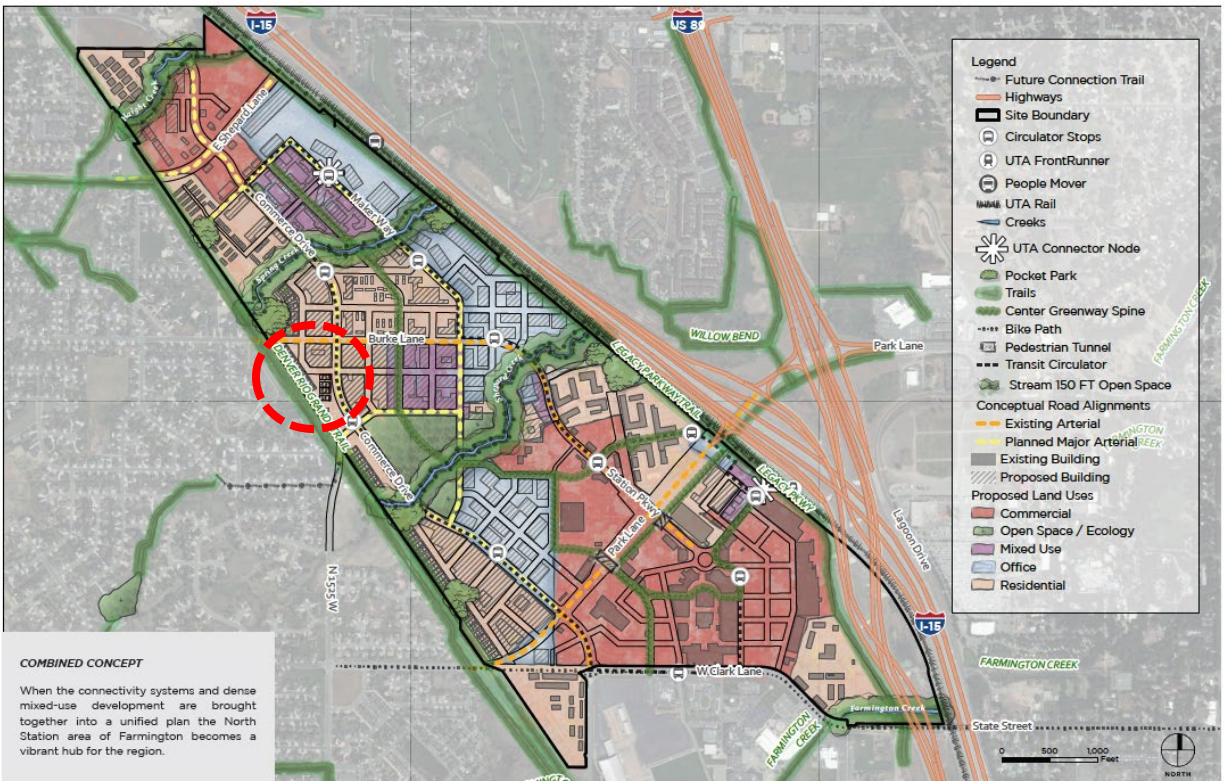


Figure 12 - North Farmington Station Combined Concept

Figure 17 - North Farmington Station Recreation Neighborhood



Suggested Motion

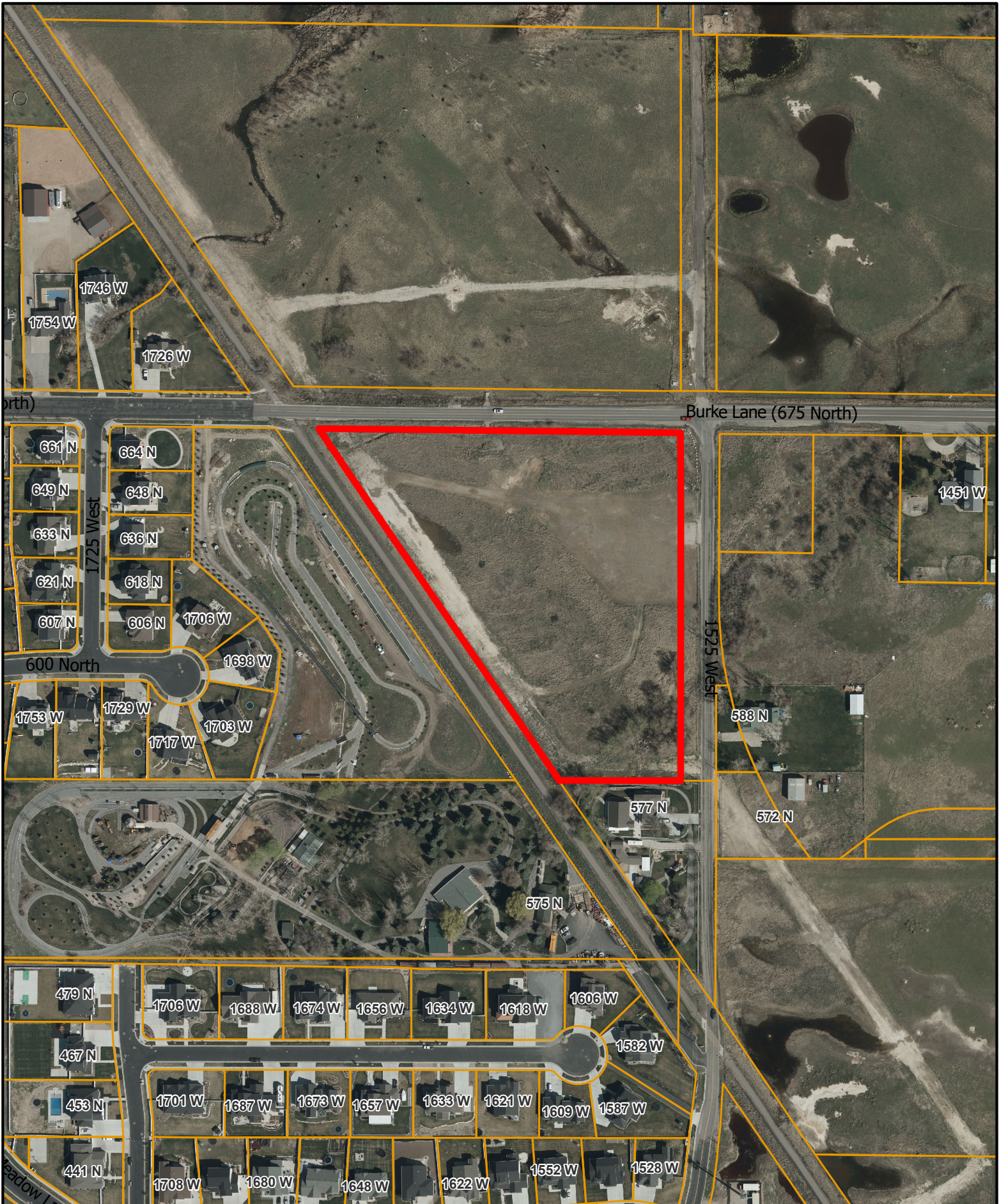
Move that the Planning Commission recommend the City Council approve the requested rezone from AE to OMU.

Findings:

1. The requested zoning district is consistent with zoning adjacent to the property.
2. The OMU zoning district permits uses and form consistent with the city's General Plan and the CA/BP land use designation.
3. The OMU zoning district may enable the consideration of additional uses found consistent with the Farmington Station Area Plan or uses that may be more desirable for this location.

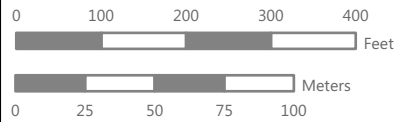
Supplementary Information

1. Vicinity Map



VICINITY MAP

Parcel 08-059-0045



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.



Planning Commission Staff Report August 18, 2022

Item 9: Shepard Creek Well House – Conditional Use

Public Hearing:	Yes
Application No.:	C-10-22
Property Address:	1799 North Main St
General Plan Designation:	PPR (Pub/Priv Rec Open Space and/or Parks Very Low Density)
Zoning Designation:	NMU (Neighborhood Mixed Use)
Area:	<1 Acres
Number of Lots:	1
Property Owner:	Farmington City
Agent:	Farmington City

Request: *Applicant is requesting a conditional use approval for a new well house in the NMU zone.*

Background Information

The City performed a well study in an attempt to access the Shepard Creek aquifer. Drilling began in approximately 2019. Water was reached in 2022, but was discovered to need treatment prior to entering the culinary water system. Thus this well house is larger to accommodate treatment equipment as well as protect the well. Per the NMU zone, uses are considered “allowable” meaning that every use, including this use, must receive conditional approval from the Planning Commission.

Suggested Motion

Move that the Planning Commission approve the conditional use for the Shepard Creek Well House subject to all applicable Farmington City development standards and ordinances.

Findings for Approval:

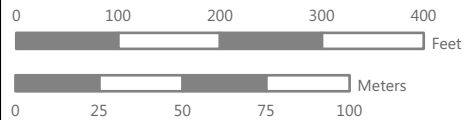
1. The well house will not negatively impact the health, safety, or welfare of surrounding areas.
2. The well house provides necessary water for the culinary water system.

Supplemental Information

1. Vicinity Map
2. Site plan and elevations

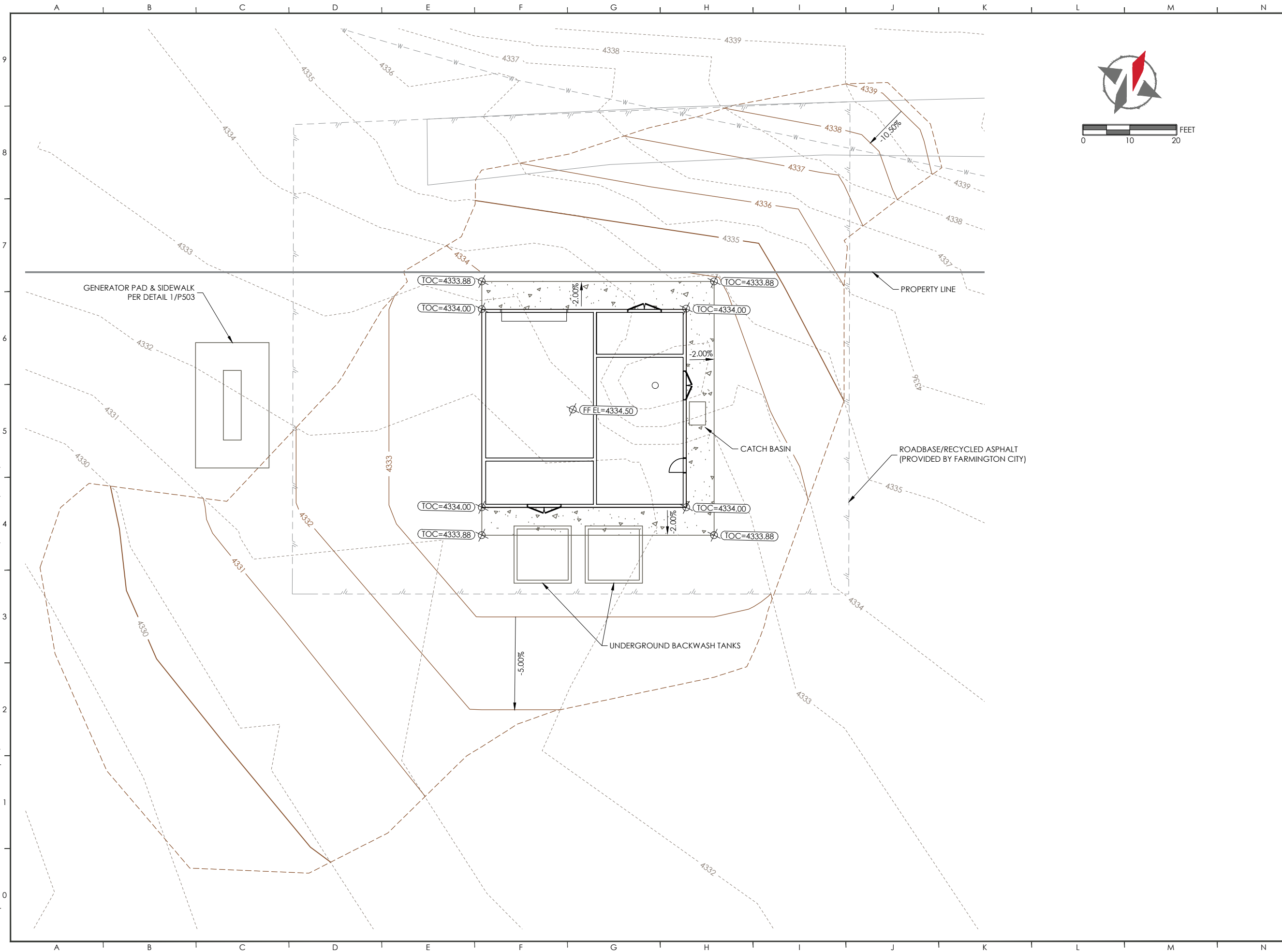


VICINITY MAP
Shepard Creek Well House



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UTB3-NF | 09:40 AM MONDAY 01 AUGUST 2022 | P:\2021-0001 FARMINGTON-SHEPARD CREEK WELL HOUSE\DRAWINGS\SHEETS\CG101.DWG



CONTACT INFORMATION



4246 S RIVERBOAT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.359.5565



REVISIONS

LEGAL NOTICE

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DESIGN

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PRELIMINARY
NOT FOR
CONSTRUCTION**

PRINCIPAL : M. CHANDLER, P.E.
MANAGER : J. PRETTYMAN, P.E.
REVIEWER : J. PRETTYMAN, P.E.
DRAFTER : J. DEMANN

PROJECT

2021-0001
01 AUGUST 2022

**SHEPARD CREEK
WELL HOUSE**

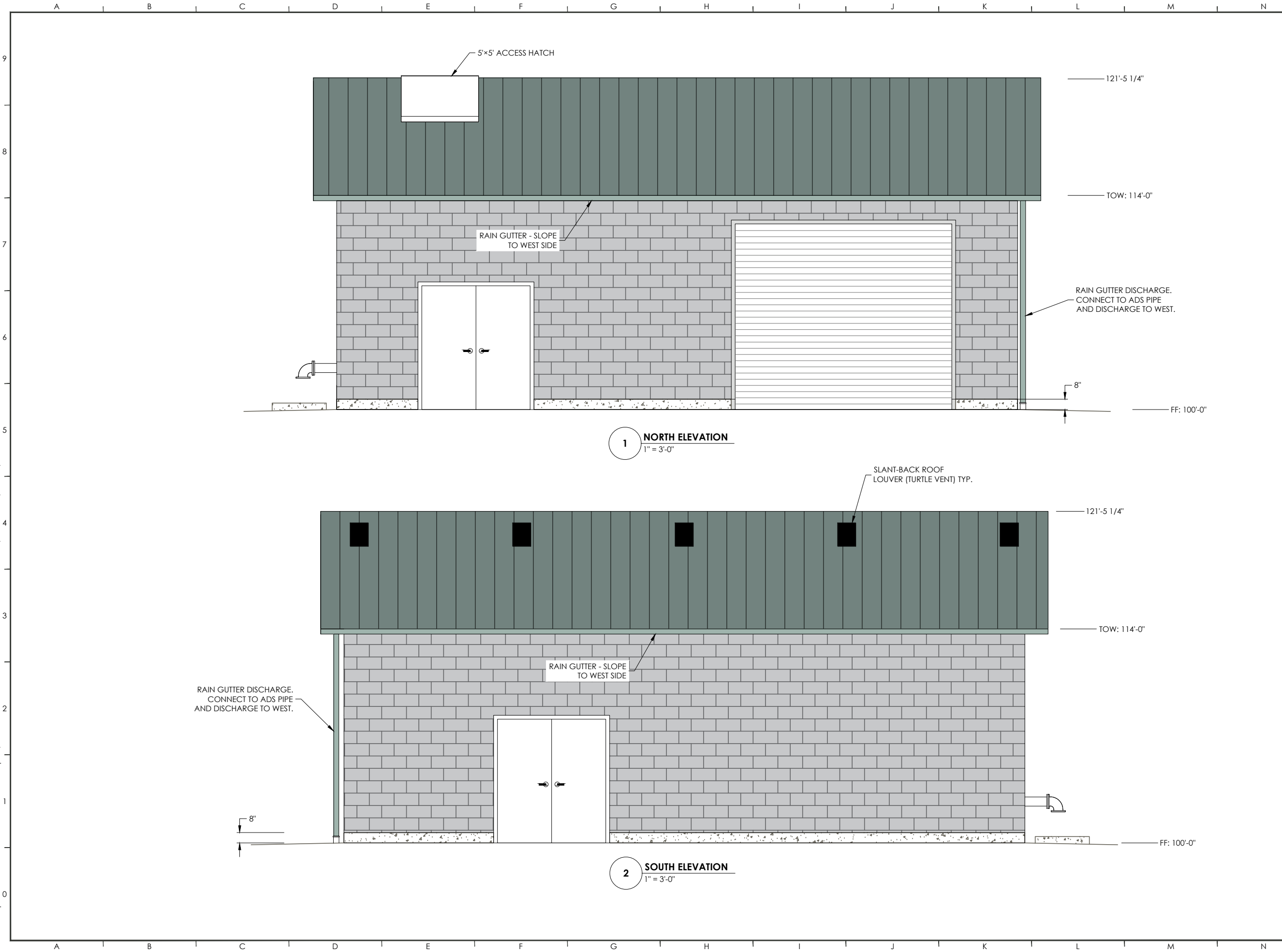
1799 SOUTH MAIN ST
FARMINGTON, UT 84025

SITE PLAN

4 OF 28

CG101

UTB3-CF | 09:41 AM MONDAY 01 AUGUST 2022 | P:\2021-0001 FARMINGTON-SHEPARD CREEK WELL HOUSE\DRAWINGS\SHEETS\A201.DWG



1 NORTH ELEVATION
1" = 3'-0"

2 SOUTH ELEVATION
1" = 3'-0"

CONTACT INFORMATION

CRS ENGINEERS
Answers to Infrastructure[®]

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SALT LAKE CITY, UT 84123
P: 801.359.5565



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MANAGER : J. PRETTYMAN, P.E.
REVIEWER : J. PRETTYMAN, P.E.
DRAFTER : J. DEMANN

PROJECT

2021-0001
01 AUGUST 2022

**SHEPARD CREEK
WELL HOUSE**

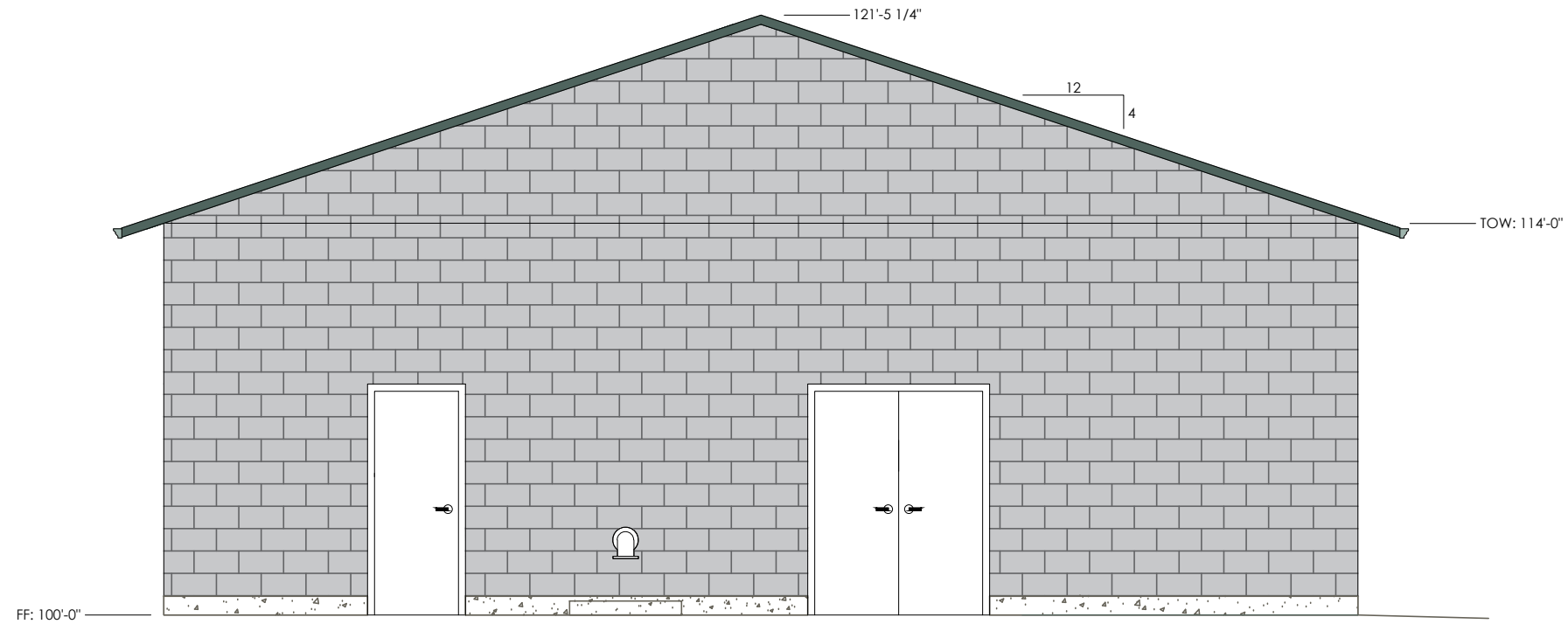
1799 SOUTH MAIN ST
FARMINGTON, UT 84025

ELEVATION VIEWS

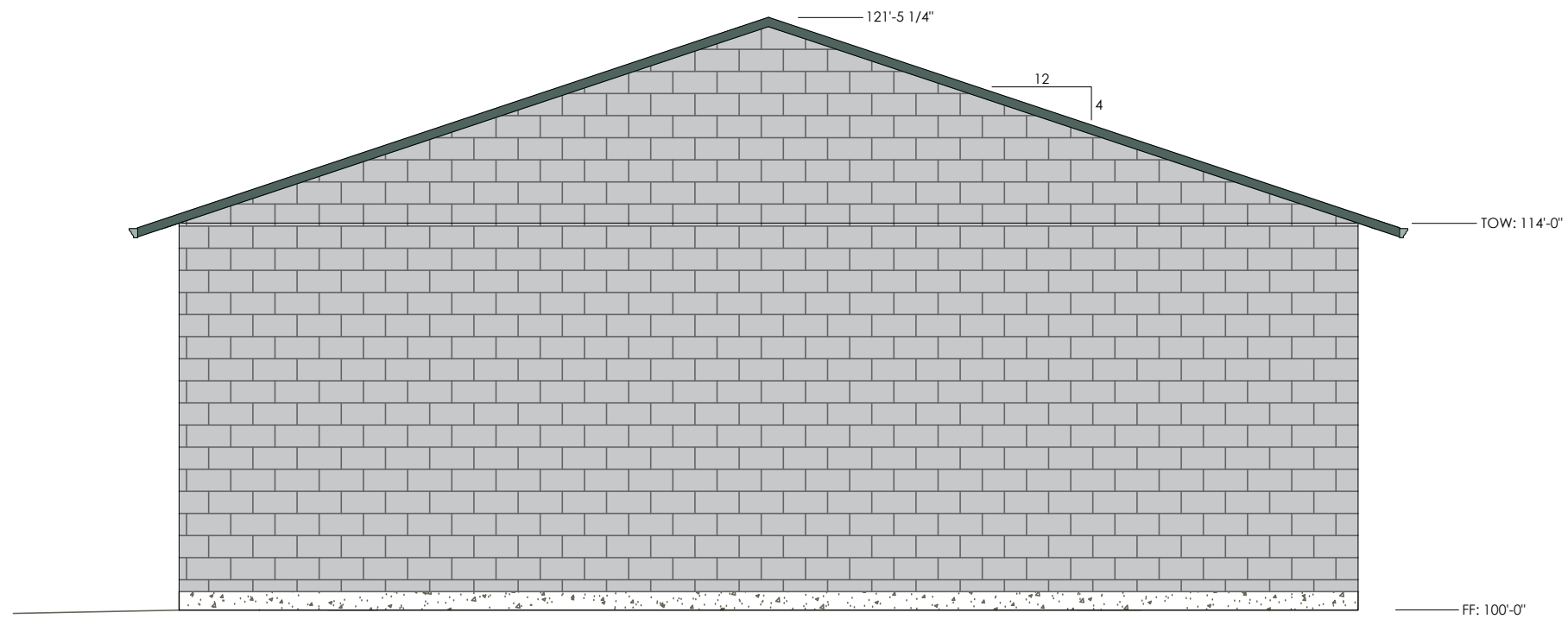
22 OF 28

A201

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1 EAST ELEVATION
1" = 3'-0"



2 WEST ELEVATION
1" = 3'-0"

CONTACT INFORMATION



4246 S RIVERBOAT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.359.5565



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DESIGN

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PRINCIPAL : M. CHANDLER, P.E.
MANAGER : J. PRETTYMAN, P.E.
REVIEWER : J. PRETTYMAN, P.E.
DRAFTER : J. DEMANN

PROJECT

2021-0001
01 AUGUST 2022

**SHEPARD CREEK
WELL HOUSE**

1799 SOUTH MAIN ST
FARMINGTON, UT 84025

ELEVATION VIEWS

23 OF 28

A202



Planning Commission August 18, 2022

Item 10: Special Exception Hunter Driveway Access

Public Hearing: Yes
Application No.: M-13-22
Property Address: 1605 South 200 East
General Plan Designation: LDR (Low Density Residential)
Zoning Designation: LR-F (Large Residential-Foothill)
Area: 1.62 acres
Number of Lots: 2
Property Owners: Natalie and Phillip Hunter

Request: *Applicant is requesting a special exception related to driveway access requirements from a public street.*

Background Information

The property is located on a State Route (SR-106). The owners are working with UDOT to avoid adding another driveway for the second lot of the proposed Hunter Subdivision (see agenda item #3). Both lots meet City frontage requirements and as such the applicant is able to request a special exception to allow access to the two lots using one driveway approach. Section 11-32-060(A)(5) of the Zoning Ordinance 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.”

Suggested Motion:

Move that the Planning Commission approve a special exception as set forth in Sections 11-32-060 and 11-3-045 of the Zoning Ordinance subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall record a reciprocal access easement and maintenance agreement over and related to the shared driveway prior to or concurrent with the recordation of the plat, and such easement shall be acceptable to the City as determined by the City Planner;

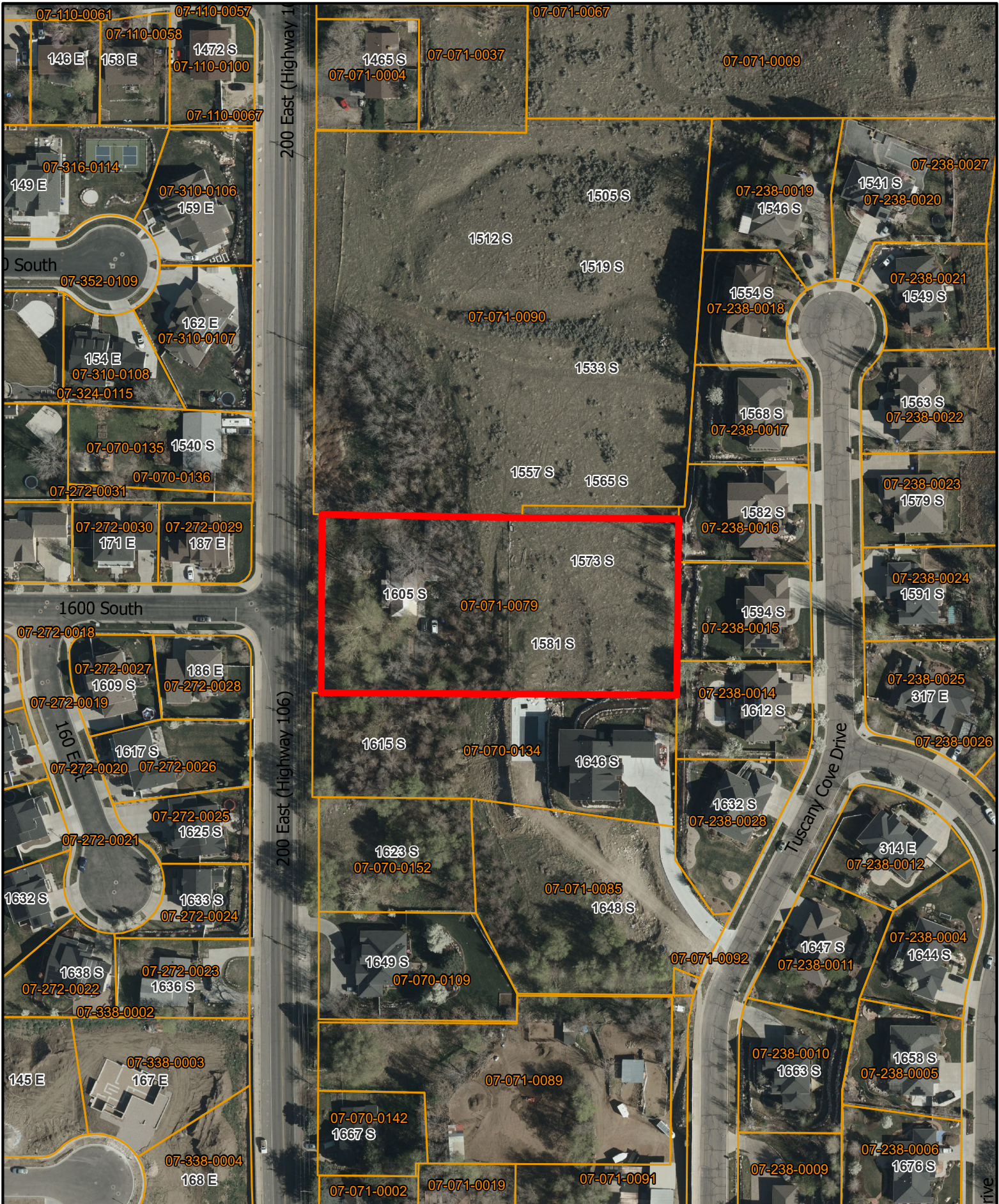
2. The applicant shall address any outstanding comments from the DRC prior to issuance of a building permit.
3. The Fire Department shall approve the design of the shared driveway prior to the issuance of any building permits;

Findings for Approval:

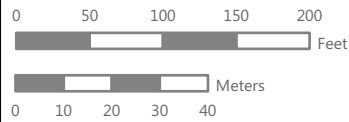
1. The proposed application is desirable in that it allows the property owner the full use of their property.
2. The proposed special exception is not detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
3. The proposed special exception does not create unreasonable traffic hazards and meets UDOT access standards.

Supplemental Information

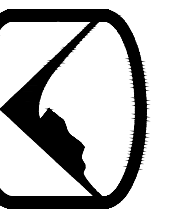
1. Vicinity Map
2. Hunter Subdivision Improvement Drawings, Sheet Number 1
3. Section 11-3-045 of the Zoning Ordinance



VICINITY MAP
1605 South 200 East



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.



GENERAL NOTES:

- 1) ALL WORK SHALL STRICTLY CONFORM TO FARMINGTON CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK PERFORMED ON FARMINGTON CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE FARMINGTON CITY STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 4) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONNECTING, BUILDING OR STAKING ANY UTILITY LINES.
- 6) ALL PRESSURE IRRIGATION WORK SHALL COMPLY WITH BENCHLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS.

UTILITY DISCLAIMER:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

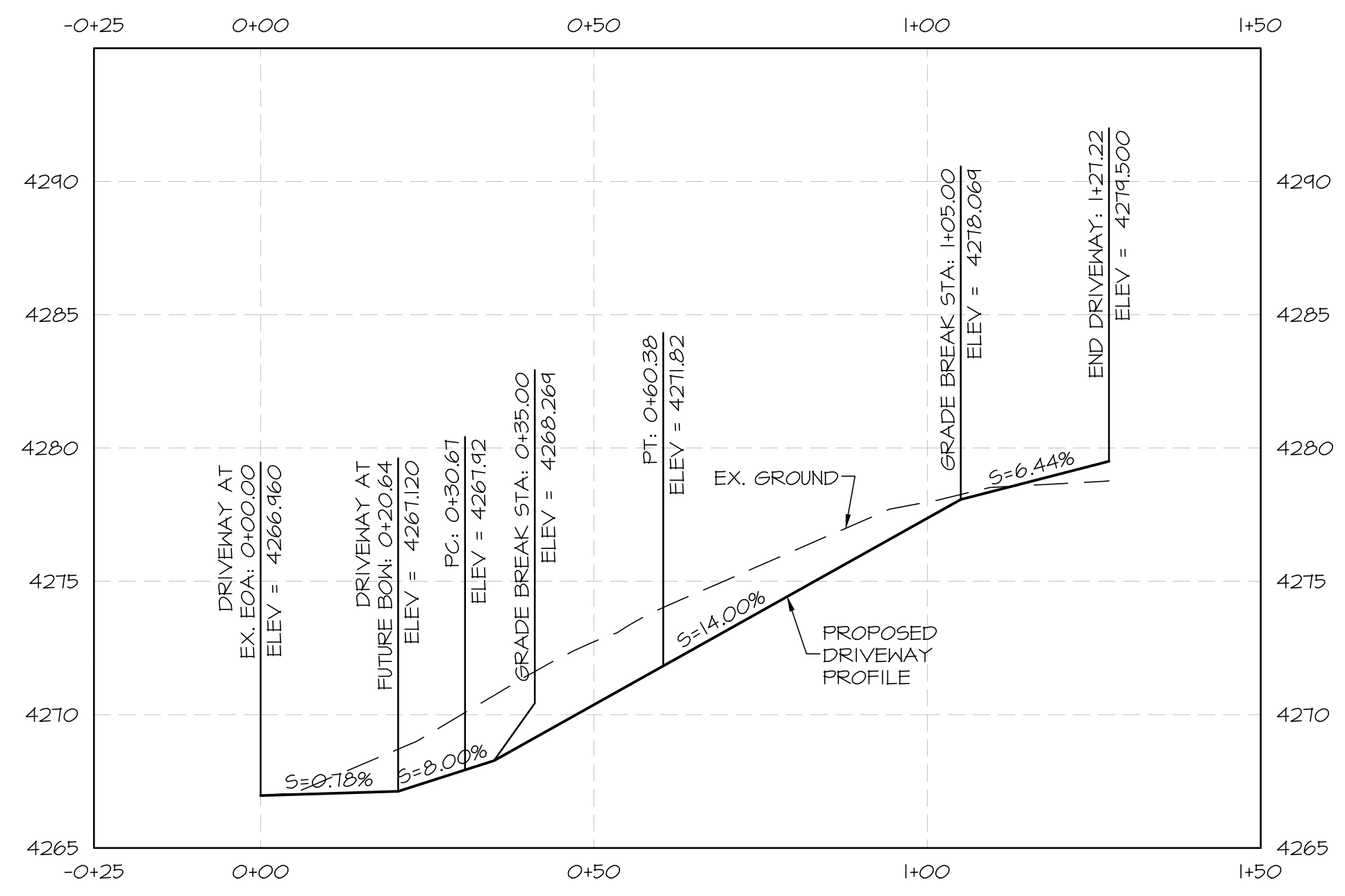
- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - SETBACK LINE
 - SD --- NEW STORM DRAIN
 - SS --- NEW SANITARY SEWER
 - SW --- NEW SECONDARY WATERLINE
 - HW --- NEW CULINARY WATERLINE
 - OHP --- EX. OVERHEAD POWER LINE
 - SD --- EX. STORM DRAIN
 - SS --- EX. SANITARY SEWER
 - SW --- EX. SECONDARY WATERLINE
 - G --- EX. GAS LINE
 - HW --- EX. CULINARY WATERLINE
 - SECTION CORNER
 - STREET MONUMENT
 - EG CONTOUR MINOR
 - EG CONTOUR MAJOR
 - F6 CONTOUR MINOR
 - F6 CONTOUR MAJOR
 - NEW ASPHALT
 - EXISTING ASPHALT
 - EXISTING CURB & GUTTER
 - 30" HIGH BACK CURB PER CITY STANDARDS

SURFACE SLOPE DATA			
RANGE	MIN. SLOPE	MAX. SLOPE	COLOR
1	30%	15641%	■

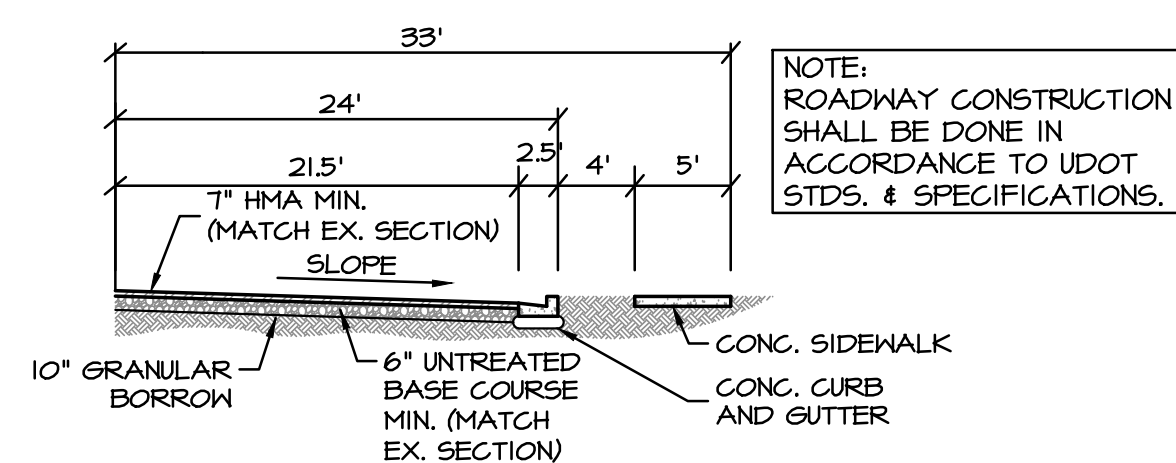
NOTE: AREAS OF GREATER THAN 30% SLOPE ARE NON-BUILDABLE.

NOTE: UTILITY TRENCHES IN THE HIGHWAY ARE TO BE CUT AT RIGHT ANGLES TO THE TRAVEL LANES. PATCHES REQUIRE AT LEAST A 2 INCH ROTOMILLING APPROACHING AND LEAVING THE PATCH IN ALL TRAVEL LANES IMPACTED BEFORE FINAL ASPHALT PLACEMENT TO CREATE THE "T PATCH".

MICRO-SURFACING PAVEMENT SEALING PER UDOT STD. SPEC. 021355 REQUIRED ON ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.

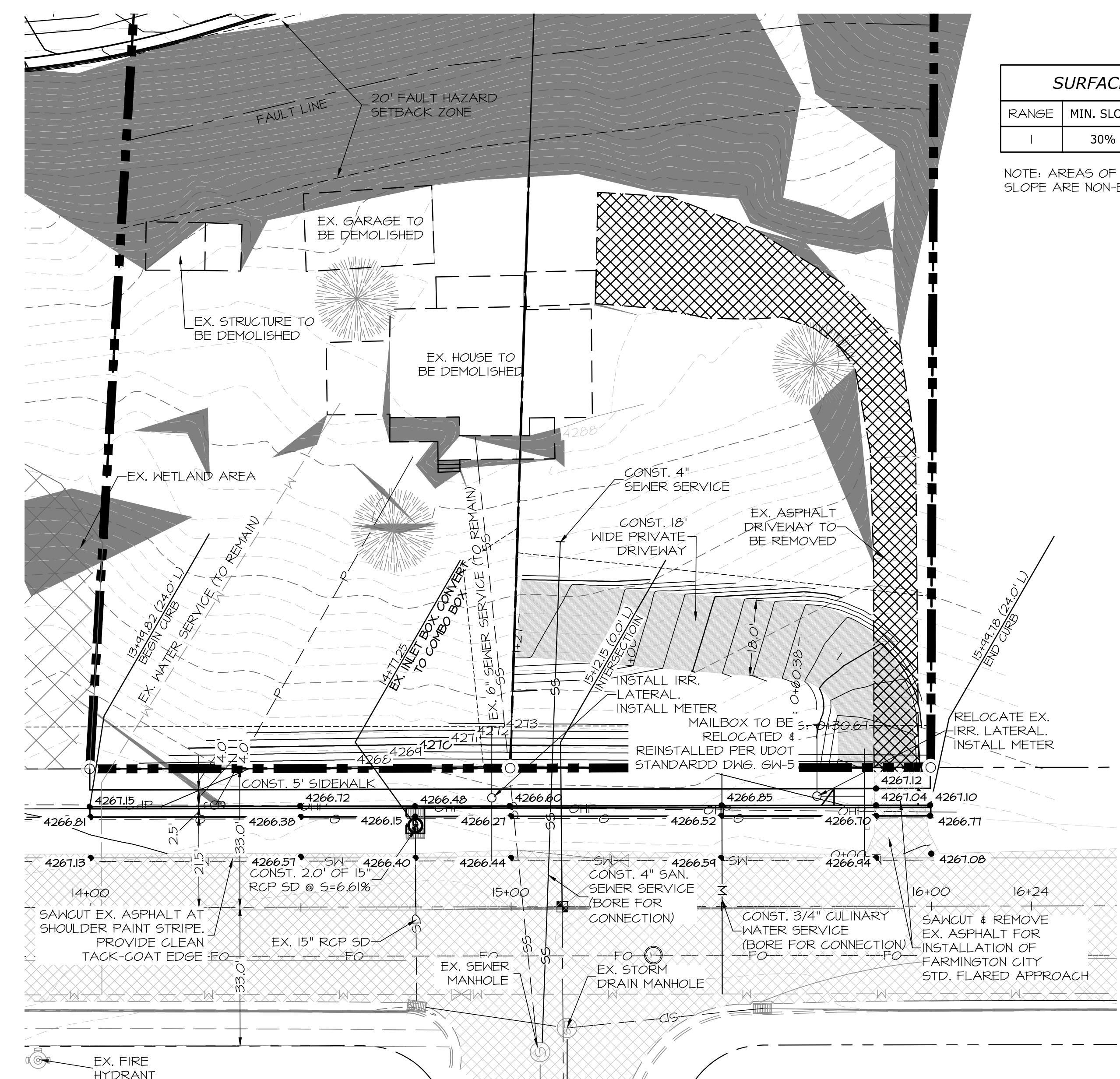
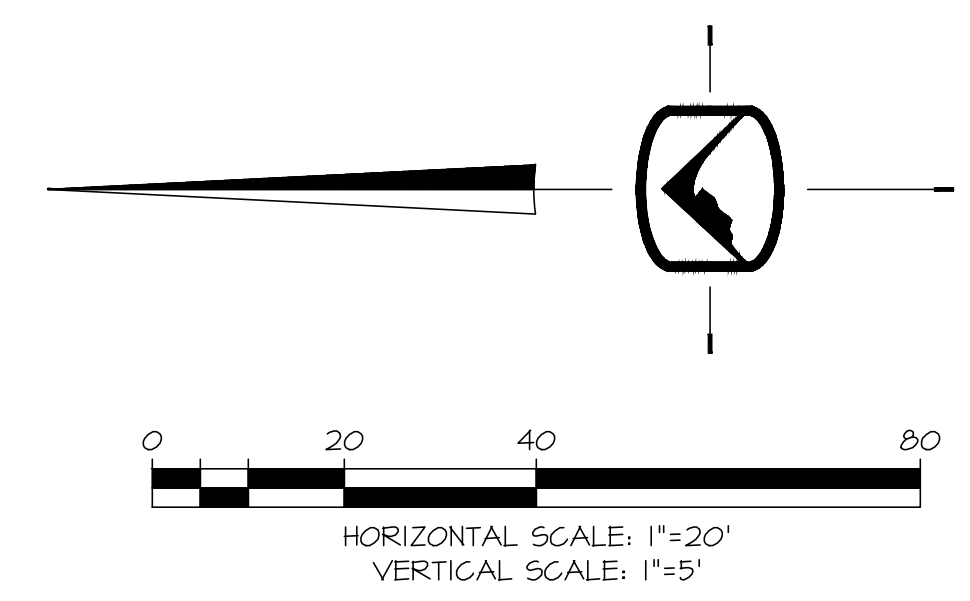


PRIVATE DRIVEWAY

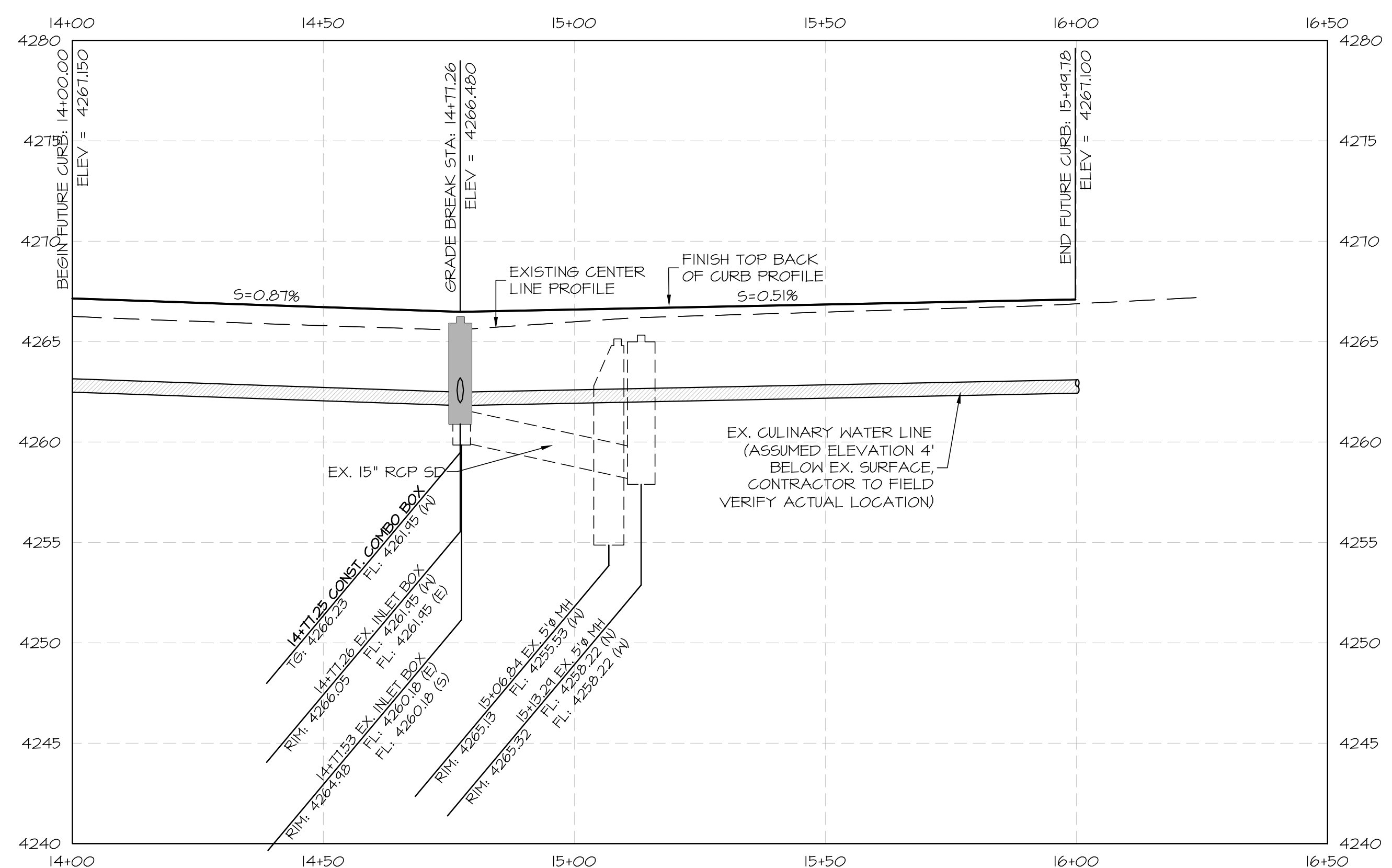


200 EAST ROAD CROSS SECTION
NO SCALE

NOTE: ROADWAY CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO UDOT STDS. & SPECIFICATIONS.



200 EAST STREET



CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____
20____ BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER

IMPROVEMENT PLAN



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. When pertaining to an adjustment to the height of a building, the Planning Commission may authorize an adjustment of up to twenty percent (20%) of the prescribed requirement.

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. (Ord. 2002-48, 12-11-2002; amd. Ord. 2018-11, 3-6-2018; Ord. 11-12-2019; Ord. 2021-13, 5-18-2021; Ord. 2022-8, 1-18-2022)



CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the City Council of the City of Farmington will hold a regular meeting on **Tuesday, August 16th 2022** at City Hall 160 South Main, Farmington, Utah. A work session will be held at **6:00 pm** in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular 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 dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Presentation ARUP Blood Services – Deb Jordan

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Brigham Mellor, Interim City Manager

PUBLIC HEARING:

- Amendment to Chapter 11-28-040, Open Sky, to establish criteria by which an attached covered porch or patio may encroach into a rear yard.

BUSINESS:

- The Ivy – schematic subdivision, preliminary planned unit development, development agreements, and request to rezone the property located at parcel id 08-051-0235 from A (Agricultural) to CMU (Commercial Mixed Use), on approximately 9.63 acres of property.

SUMMARY ACTION:

- Approval of City Council Minutes 07-19-22
- Surplus Property
- Agreement for the Deferral of Certain Public Improvements – Doug & Teresa Wood
- Agreement for the Deferral of Certain Public Improvements – Phillip and Natalie Hunter

GOVERNING BODY REPORTS:

- City Manager Report
 - July Building Activity Report
- Mayor Anderson & City Council Reports

ADJOURN

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City Recorder at 801-939-9206, at least 24 hours in advance of the meeting.

CERTIFICATE OF POSTING

I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website www.farmington.utah.gov, and emailed to media representatives on August 11th, 2022

DeAnn Carlile

DeAnn Carlile, Farmington City Recorder