



Farmington City Planning Commission

March 09, 2023



PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday March 09, 2023

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 6:30 PM prior to the regular session which will begin 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 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.

CONDITIONAL USE PERMIT APPLICATION – public hearings

1. Mike Hirst – Applicant is requesting conditional use permit approval for a detached ADU (accessory dwelling unit) to be placed on the property, located at 1993 N Bella Vista Dr., in the LR-F (large residential foothill) zone.
2. David Kershnik – Applicant is requesting conditional use permit approval for a detached ADU (accessory dwelling unit) to be placed on the property, located at 383 S 650 W., in the AE (agricultural estates) zone.
3. ShepardView Capital Management LLC / Bayview Animal Hospital – Applicant is requesting conditional use permit approval for an additional accessory building and parking lot expansion, on the property located at 677 W Shepard Ln., in the A (agricultural) zone.

OTHER BUSINESS

4. Miscellaneous, correspondence, etc.
 - a. Minutes Approval 02.23.2023
 - b. 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.

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 March 06, 2023

Carly Rowe, Planning Secretary



Planning Commission Staff Report March 9, 2023

Item 1: Hirst Accessory Dwelling Unit – Conditional Use

Public Hearing:	Yes
Application No.:	C-2-23
Property Address:	1993 N Bella Vista Drive
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential Foothill)
Area:	0.96 acres
Number of Lots:	1
Property Owner:	Mike Hirst
Agent:	Mike Hirst

Request: *Applicant is requesting a conditional use approval for an Accessory Dwelling Unit (ADU).*

Background Information

The applicant is requesting conditional use approval to establish an ADU in a planned detached building. The project is located at 1993 N Bella Vista Drive. The applicant previously applied for, and received on August 20, 2020, a special exception for accessory building height from 15 feet (ordinance maximum) to 16 feet. At the time, the building was not intended for habitation, but the applicant has returned to request an accessory dwelling unit conditional use. Accessory dwelling units are conditional uses, meaning that they are permitted but the Planning Commission may or may not, after review, add conditions to mitigate potential negative impacts.

Suggested Motion

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

1. The applicant must meet all requirements of building code to the satisfaction of the Building Official.
2. The applicant must follow all standards set forth in Section 11-28-200 of the Zoning Ordinance titled "Accessory Dwelling Units and Internal Accessory Dwelling Units".

Findings for Approval:

1. The ADU increases housing availability in Farmington.
2. As per City ordinance the ADU must have at least one designated off-street parking space and the site plan shows that this is the case. The property is large enough to accommodate the necessary parking requirements.
3. The proposed conditions can mitigate reasonably anticipated detrimental impacts to the neighborhood.

Supplemental Information

1. Vicinity Map
2. Site plan and elevations
3. Minutes from Planning Commission 08.20.20



 <p>FARMINGTON</p>	<h2>VICINITY MAP</h2> <p>1993 N Bella Vista Dr</p> <p><small>Date: 10/2022</small></p>	<p>0 50 100 150 200 Feet</p> <p>0 20 40 60 80 Meters</p>	<div><p>N</p><p>W FC E</p><p>S</p></div> <p><small>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.</small></p>
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HIRST DETACHED GARAGE

1933 BELLA VISTA DRIVE
FARMINGTON, UTAH

CONSULTANT SCHEDULE

CONSULTANT	PHONE NUMBER	CONTACT INFO.
LANDFORMS DESIGN DESIGNER/ DRAFTER	BLAIR/ ROB	(801) 298-2240 blair@ -or- roba@landforms.com
YORK ENGINEERING STRUCTURAL ENGINEER	JAKE	(801) 876-3501 jake@yorkengr.com

DEFERRED SUBMITTAL	SQUARE FOOTAGE
ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE: A. FIRST APPROVED BY THE DESIGNER OF RECORD PRIOR TO SUBMITTING TO BUILDING OFFICIAL. B. APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR ANY STRUCTURAL ITEMS FOR DEFERRED SUBMITTALS.	-LOCATION- SPORT COURT 1388 BATH/ LAUNDRY/ DRESSING 236 GARAGE 984 GROUND LEVEL TOTAL 2608 LIVING 616 STORAGE/ MECHANICAL 869 LOWER LEVEL TOTAL 1485
ITEMS: 1. -FIRE SPRINKLER PLANS (MOD. NFPA 13D) (IF APPLICABLE) 2. -RADIANT HEAT DESIGN (LAYOUT PLANS, CALC'S, & SPECS.) (IF APPLICABLE) 3. -GAS PIPING SCHEMATIC-PROVIDED BY MECH. CONTRACTOR 4. -TRUSS PLANS & CALC'S. (IF APPLICABLE) 5. -STUCCO SYSTEM. (IF APPLICABLE) 6. -FIREPLACE PRODUCT INFO. (IF APPLICABLE) 7. -CONSTRUCTION MITIGATION PLAN. 8. -GEOTECH. SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL) 9. -LANDSCAPE PLAN (IF APPLICABLE) 10. -SPECIAL INSPECTIONS FOR WELDING ON THIS PROJECT (IF APPLICABLE) 11. -CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS. PRIOR TO FOUR-WAY INSPECTION (IF APPLICABLE) 12. -POOL DESIGN BY OTHERS (IF APPLICABLE)	CODE ANALYSIS -UTAH STATE ADOPTED CODES AS OF JULY 1, 2013- 2008 IRC 2008 IBC 2011 NEC 2005 IFGC BUILDING OCCUPANCY: R-3 TYPE 5 B-CONSTRUCTION 2005 UTAH ENERGY CONSERVATION CODE

GENERAL NOTES

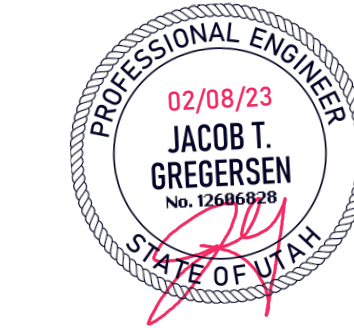
- A. EXCAVATION, BACK FILL, GRADING & DAMP PROOFING
- All excavations for footings shall be to natural undisturbed soil.
 - All back filling shall be done with granular free draining material. Existing site material may be used so long as existing soils are free from clay soils and any construction debris. Compact all back fill material in 10" lifts to 95% of maximum soil density.
 - Finish grading shall be done so as to provide positive drainage away from all building foundations. A minimum slope of 6' per 10'-0" and shall be maintained with a 2% slope thereafter to approved drainage areas.
 - All rainwater downspouts shall be piped away from the home to an approved drainage area. No rainwater shall drain in window wells, or rock light wells.
 - If any ground water is encountered during excavation, a qualified soils Engineer shall be retained to make an on-site assessment of the situation.
 - Footing drains shall be placed around all exterior footings and gravity fed to an approved drainage area.
- B. WINDOWS
- All windows in rooms used for sleeping shall have sills not more than 44" above the floor with an operable opening of not less than 5.7 square feet. The height of the window shall not be less than 24" with a net clear width of not less than 20". Exception: grade floor openings shall have a min. net clear opening of 5.0 sq. ft.
 - Habitable rooms require 8% of floor area to be glazing with 1/2 of that glazing to be operable
 - All windows to be double pane insulated glazing of 3/16" double strength "B" grade glass minimum.
- C. VENTILATION
- Natural ventilation shall be provided to every habitable room with equal to 4% of floor area with operable windows which will provide (35) fresh air changes per hour.
 - No gas connections allowed in any rooms used for sleeping or in any corridors leading to or through any sleeping room.
 - Ventilation shall be provided into all crawl spaces by means of screened vents measuring not less than 1" x 14" spaced not more than 25' apart and placed so as to provided cross ventilation.
 - Provide (2) combustion air ducts to furnace rooms (1) placed at 18" above floor and (1) placed at 12" below the ceiling with an area of not less than (1) square inch per 1000 BTU/H input.
 - provide attic ventilation equal to 1/150 of the area of the space ventilated.
 - Mechanical ventilation may be provided in habitable rooms, where not required for emergency escape. System will be able to provide (35) fresh air changes per hour.
- D. FIRE PROTECTION & WARNING
- Provide 3/4" type "X" gyp. bd. on all supporting walls and ceilings of the garage adjacent to living areas. Nail all 5/8" type "X" gyp. bd. at 6" o.c. (One hour fire rated)
 - Provide 1/2" type "X" gyp. bd. on walls and under side of stairs under any stairway area used for storage. Fire block walls at all stair stringers.
 - Doors leading from the garage into the house shall be solid core wood or honeycomb metal doors not less than 1 3/4" thick.
 - Smoke detectors are required in all hallways leading to sleeping rooms, sleeping rooms, unfinished areas, with a minimum of (1) one each story. Wire all smoke detectors to sound simultaneously. Smoke detectors must have battery back-up.
 - A minimum of 30" shall be provided above all ranged, grills, or cook tops to combustibles.
- E. HANDRAILS & GUARDRAILS
- Handrails are required at all stairways having (2) or more risers.
 - Handrails shall be placed not less than 2'-10" above stair nosing and not more than 3'-6" above the floor.
 - Handrail gap size shall have a circular cross section of 1 1/4" minimum - 2 3/4" max. Edges shall have a minimum radius of 3/8". Handrails may project 4 1/2" into the stairway on both sides. Continuous handrails shall be permitted to be interrupted by a newel post at a turn and the use of a volute turn or starting easing shall be allowed on lowest tread.
 - Guardrails are required at all landings or decks or floor levels more than 30" apart.
 - Ballusters for guardrails shall be spaced such that a 4" diameter sphere shall not pass through.
 - When a guardrail is combined with a handrail on the open side of a stair, guardrail may be built to handrail height.
 - Guardrails are required at all landings or decks or floor levels more than 30" in height above grade.

DRAWING SCHEDULE

T1	TITLE SHEET & DRAWING SCHEDULE
S1	SITE GRADING PLAN AND NOTES
A1	LOWER LEVEL & FOOTING AND FOUNDATION PLAN
A2	GENERAL NOTES & DETAILS
A3	MAIN FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	FRAMING PLANS AND BEAMS
A8	FRAMING SECTIONS
A9	ELECTRICAL, MECHANICAL, & PLUMBING NOTES
A10	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
A11	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
ST1	STRUCTURAL DETAILS
ST2	STRUCTURAL DETAILS
ST3	STRUCTURAL DETAILS
ST4	STRUCTURAL DETAILS

ATTENTION:
THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF LANDFORMS DESIGN. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LANDFORMS DESIGN. UNLESS OTHERWISE NOTED, THESE PLANS ARE RELEASED FOR THE SITE DESCRIBED AS:
ADDRESS: 1933 BELLA VISTA DRIVE
CITY: FARMINGTON, UTAH DATE: 2/8/23
PLEASE NOTIFY LANDFORMS DESIGN OF ANY UNLAWFUL USE.

REVISIONS	Item
date	



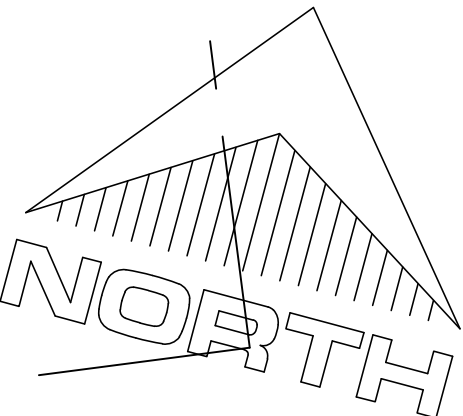
ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	2/8/23



- ### SITE PLAN GENERAL NOTES
- DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
 - BUILDER/ OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
 - PROVIDE FINISH GRADING AWAY FROM THE HOUSE ON ALL SIDES AT A MINIMUM OF 6" IN FIRST 10'-0" HORIZONTAL SLOPE IN LANDSCAPED AREAS. THEN MAINTAIN 2% MIN. HORIZONTAL SLOPE IN GRADE THEREAFTER TO APPROVED DRAINAGE AREAS.
 - PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
 - SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION, ON SITE.
 - MAINTAIN NATURAL EXISTING GRADE AT REAR AND SIDES OF LOT WHERE POSSIBLE TO RETAIN STORM WATER NO RUNOFF ONTO ADJACENT PROPERTIES.
 - EXCAVATOR AND CONTRACTOR TO VERIFY ALL EXISTING UTILITIES- CALL BLUE STAKES!

LINE LEGEND

---	LOT BOUNDARY
---	BUILDING PAD
---	PUBLIC UTILITY EASEMENT
---	EXISTING GRADE
---	PROPOSED GRADE



SCALE: 1" = 10'-0"
PROPOSED SITE PLAN

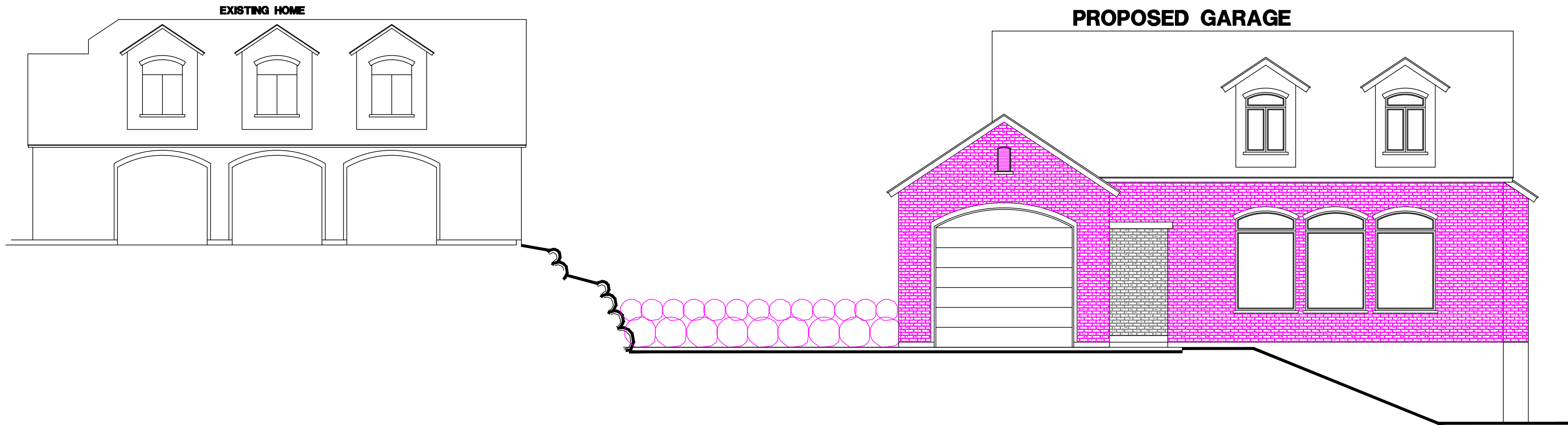


SITE PLAN AND NOTES
FIRST RESIDENCE
DETACHED GARAGE
COPYRIGHT 2023 BY LANDFORMS DESIGN (801) 298-2240

REVISIONS	Item
date	

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	2/8/23

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STREET ELEVATION- SHOWING GRADING

SCALE: 1/8" = 1'-0"

REVISIONS	
date	item

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	2/8/23

changes to the zoning map only include the parcels for which the approval was given, or where the plat indicates. Thus, the current zoning map is a jigsaw puzzle where all parcels are surrounded by right-of-ways that have not been rezoned accordingly. This map amendment would allow the zoning map to be amended to rezone City-owned ROW to reflect abutting property zones. Section 11-9-030 of the Zoning Ordinance describes the event in which zoning boundary uncertainties exist that the centerline of ROWs will be used as zoning boundaries first. This zoning map would follow this guideline; therefore, the zoning map would eliminate out-of-date ROW zoning and replace those areas with centerline reflections of adjacent zoning.

Roger Child opened and closed the public hearing at 7:23 PM due to no comments received.

MOTION

Alex Leeman made a motion to move that the Planning Commission recommend the City Council approve the zoning map amendment subject to all applicable Farmington City ordinances and standards.

Commissioner **Greg Wall** seconded the motion.

Inger Erickson voted no.

Vote was 6-1.

Findings for Approval:

1. The amendment allows updates to the zoning map, which is currently updated to reflect just the properties requesting rezoning.
2. This amendment allows for continuity and simpler map viewing.
3. This amendment will allow ROWs in future developments to be updated at the same time as said developments (if rezoning is applicable).

CONDITIONAL USE APPLICATIONS

Item #5 Mike Hirst (Public Hearing) – Applicant is requesting conditional use approval for an increase in height for an accessory building located at 1993 N Bella Vista Dr. in the LR-F (Large Residential Foothill) zone. (C-6-20)

Shannon Hansell presented this item. The applicant is requesting an increase in height for an accessory building (detached garage) from 15 feet to 16 feet. **Child** said due to the grade, the garage is lower than the house.

Roger Child opened and closed the public hearing at 7:30 PM due to no comments received.

MOTION

Rulon Homer made a motion to move that the Planning Commission approve the conditional use application to allow an increase in height as requested, subject to all applicable codes, development standards and ordinances.

Commissioner **Larry Steinhorst** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The use is not contrary to the goals, policies and governing principles of the comprehensive plan for Farmington City.

2. The subject property is large enough that an accessory building will fit on the property without any foreseeable adverse effects and is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity.
3. The accessory buildings is subordinate in height to the main building.
4. The accessory building will be located at least fifteen feet (15') from any dwelling on an adjacent lot;
5. The accessory building will not encroach on any recorded easement;
6. The proposed structure is compatible with the character of the site, adjacent properties and surrounding neighborhoods.

Item #6 Craig and Pamela Mattinson (Public Hearing) – Applicant is requesting conditional use approval for an increase in height for a detached garage located at 131 S Bonanza Rd, in the AE (Agricultural Estates) zone. (C-5-20)

Meagan Booth presented this item. Applicant is requesting an increase in height for an accessory building (detached garage) from 15 feet to 22 feet.

Greg Wall questioned the three foot setback from the property line, which is not fenced. **Booth** said the building official required three feet due to the placement of the home on the lot.

Craig Mattinson, property owner (131 S. Bonanza Rd.), gave comments. The neighbors to the south just had a Conditional Use Permit (CUP) approved for a circular driveway. They have a similar garage but bigger to the rear of their property. **Mattinson** has spoken with them during his design process, and the neighbor is in support. It does not block any neighbors' views.

Roger Child opened and closed the public hearing at 7:37 PM due to no comments received.

MOTION

Larry Steinhorst made a motion to Move that the Planning Commission approve the conditional use application to allow an increase in height as requested, subject to all applicable codes, development standards and ordinances.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. The garage cannot be placed completely in the rear yard due to the location of the main structure and lot orientation.
2. The ordinance allows for taller accessory buildings in this yard (25 feet in the AE zone on lots over 0.5 acre)
3. The use is not contrary to the goals, policies and governing principles of the comprehensive plan for Farmington City.
4. The subject property is large enough that a detached garage will fit on the property without any foreseeable adverse effects and is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity.
5. The accessory buildings is subordinate in height to the main building.
6. The garage will be located at least fifteen feet (15') from any dwelling on an adjacent lot.
7. The detached garage will not encroach on any recorded easement.
8. The proposed structure is compatible with the character of the site, adjacent properties and surrounding neighborhoods.

ZONE TEXT AMENDMENT APPLICATIONS



Planning Commission Staff Report March 9, 2023

Item 2: Kershishnik Accessory Dwelling Unit – Conditional Use

Public Hearing:	Yes
Application No.:	C-3-23
Property Address:	383 S 650 W
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	0.51 acres
Number of Lots:	1
Property Owner:	David M Kershishnik
Agent:	David M Kershishnik

Request: *Applicant is requesting a conditional use approval for an Accessory Dwelling Unit (ADU).*

Background Information

The applicant is requesting conditional use approval to establish an ADU in a planned detached building. The project is located at 383 S 650 W in the Agricultural Estates Zone. Accessory dwelling units are conditional uses, meaning that they are permitted but the Planning Commission may or may not, after review, add conditions to mitigate potential negative impacts.

Suggested Motion

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

1. The applicant must meet all requirements of building code to the satisfaction of the Building Official.
2. The applicant must follow all standards set forth in Section 11-28-200 of the Zoning Ordinance titled "Accessory Dwelling Units and Internal Accessory Dwelling Units".

Findings for Approval:

1. The ADU increases housing availability in Farmington.
2. As per City ordinance the ADU must have at least one designated off-street parking space and the site plan shows that this is the case. The property is large enough to accommodate the necessary parking requirements.
3. The proposed conditions can mitigate reasonably anticipated detrimental impacts to the neighborhood.

Supplemental Information

1. Vicinity Map
2. Site plan and elevations





SAMUEL J. BRADY

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www.sambrady.com

383 S 650 W

**FARMINGTON,
UTAH**
**KERSHISNIK
RESIDENCE**

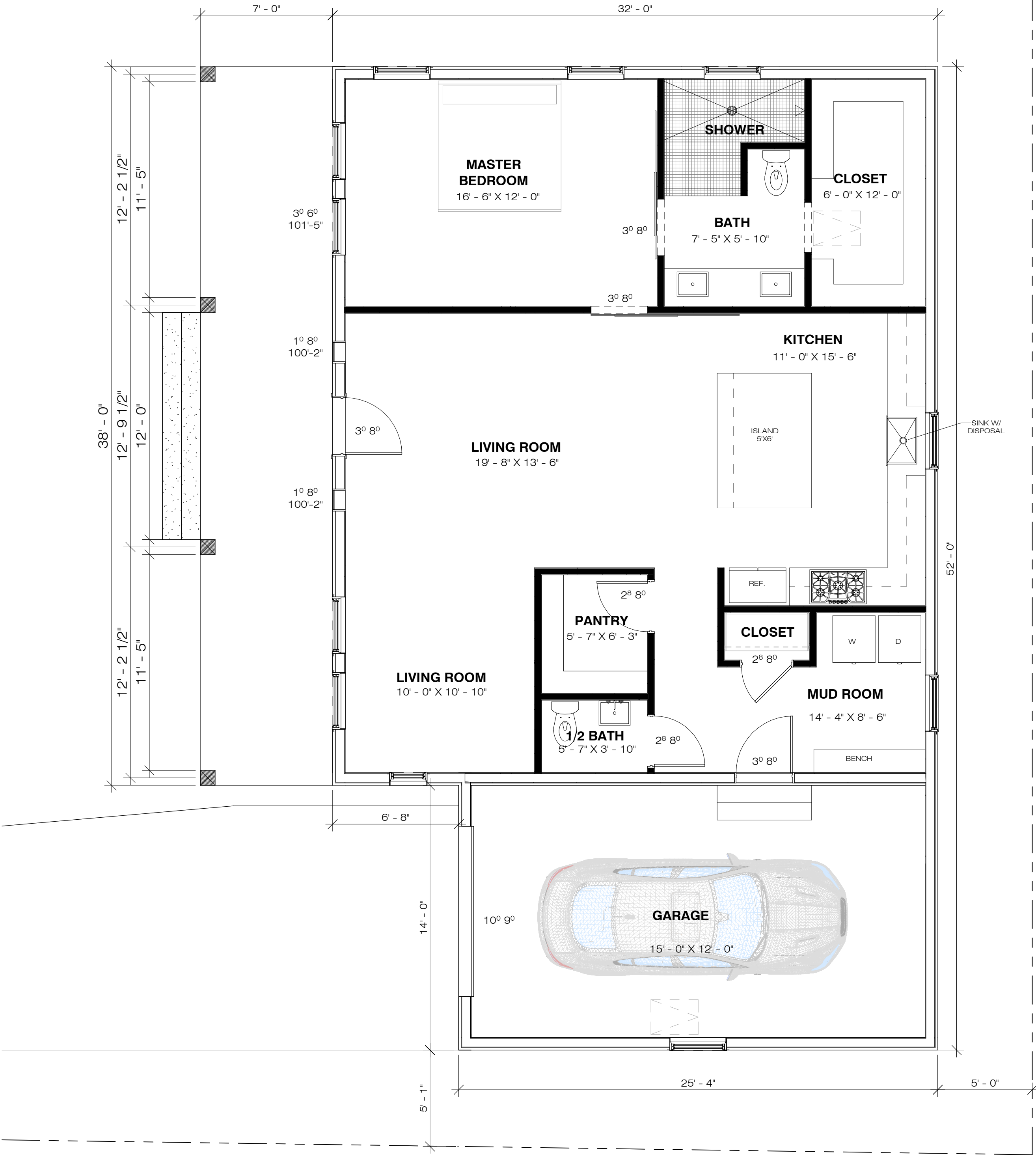
MAIN LEVEL
FLOOR PLAN

SCALE: 1/4" = 1'-0"
JANUARY 30, 2023

A1.1

DWELLING/GARAGE SEPARATION TABLE R302.6

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTICS	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8 INCH GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA



FLOOR PLAN SYMBOLS

- # DOOR TAG. SEE DOOR SCHEDULE ON A4.1
- X WINDOW TAG. SEE WINDOW TYPES ON A4.3
- WINDOW WIDTH IN FEET AND INCHES
- WINDOW HEIGHT IN FEET AND INCHES
- WINDOW SILL HEIGHT IN FEET AND INCHES

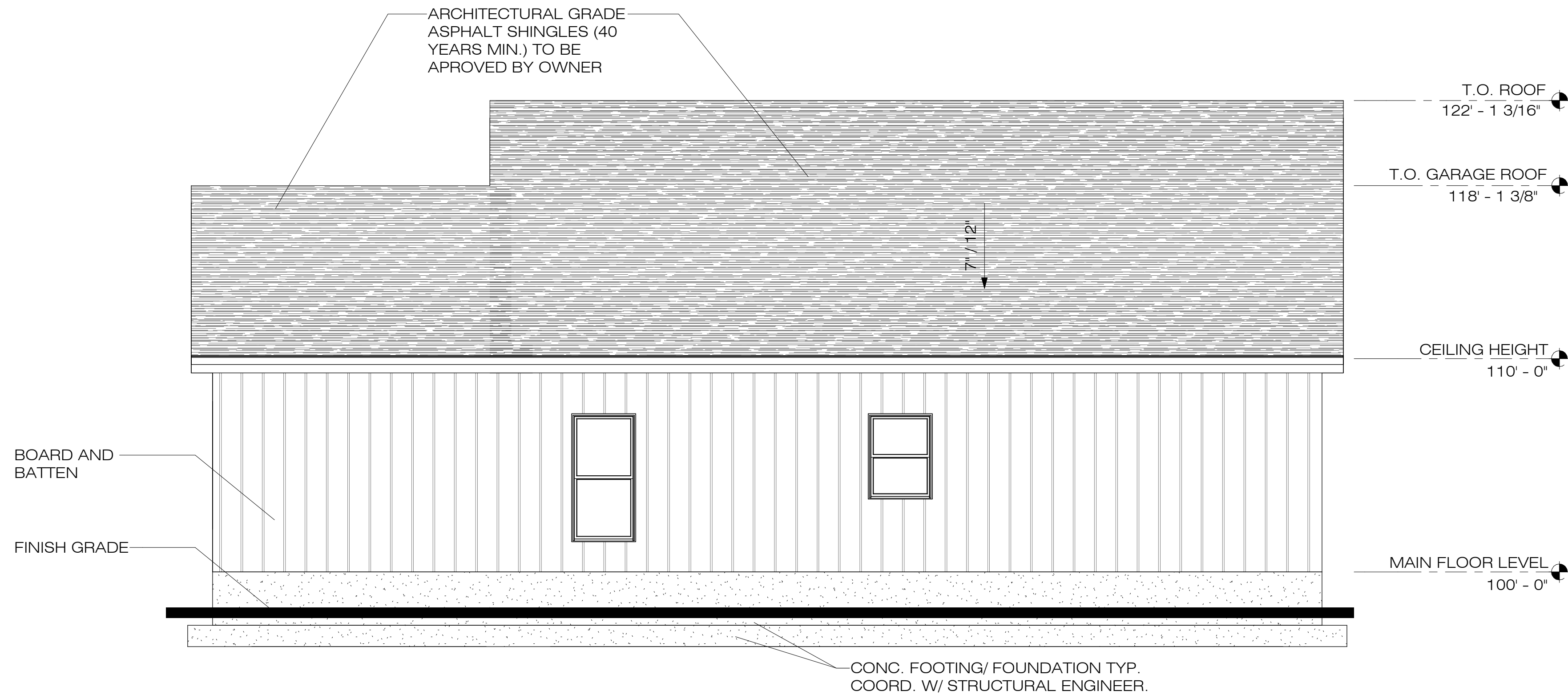




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383 S 650 W

**FARMINGTON,
UTAH**

**KERSHISNIK
RESIDENCE**

EAST ELEVATION

SCALE: 1/4" = 1'-0"
JANUARY 30, 2023

A3.1

NOTE:
PROVIDE FLASHING AS REQUIRED PER IRC.

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

NOTE:
ALL HEIGHT LIMITATIONS SHALL BE AS MEASURED FROM
THE FINISHED FLOOR PLANE OF THE PRIMARY ENTRY
LEVEL FLOOR TO THE HIGHEST POINT OF THE ROOF
STRUCTURE.

NOTE:
WITH NO GUARDRAIL
CONTOUR GRADE AT PORCH/STAIRS/LANDING AS REQ'D FOR
MAX HEIGHT OF 30"

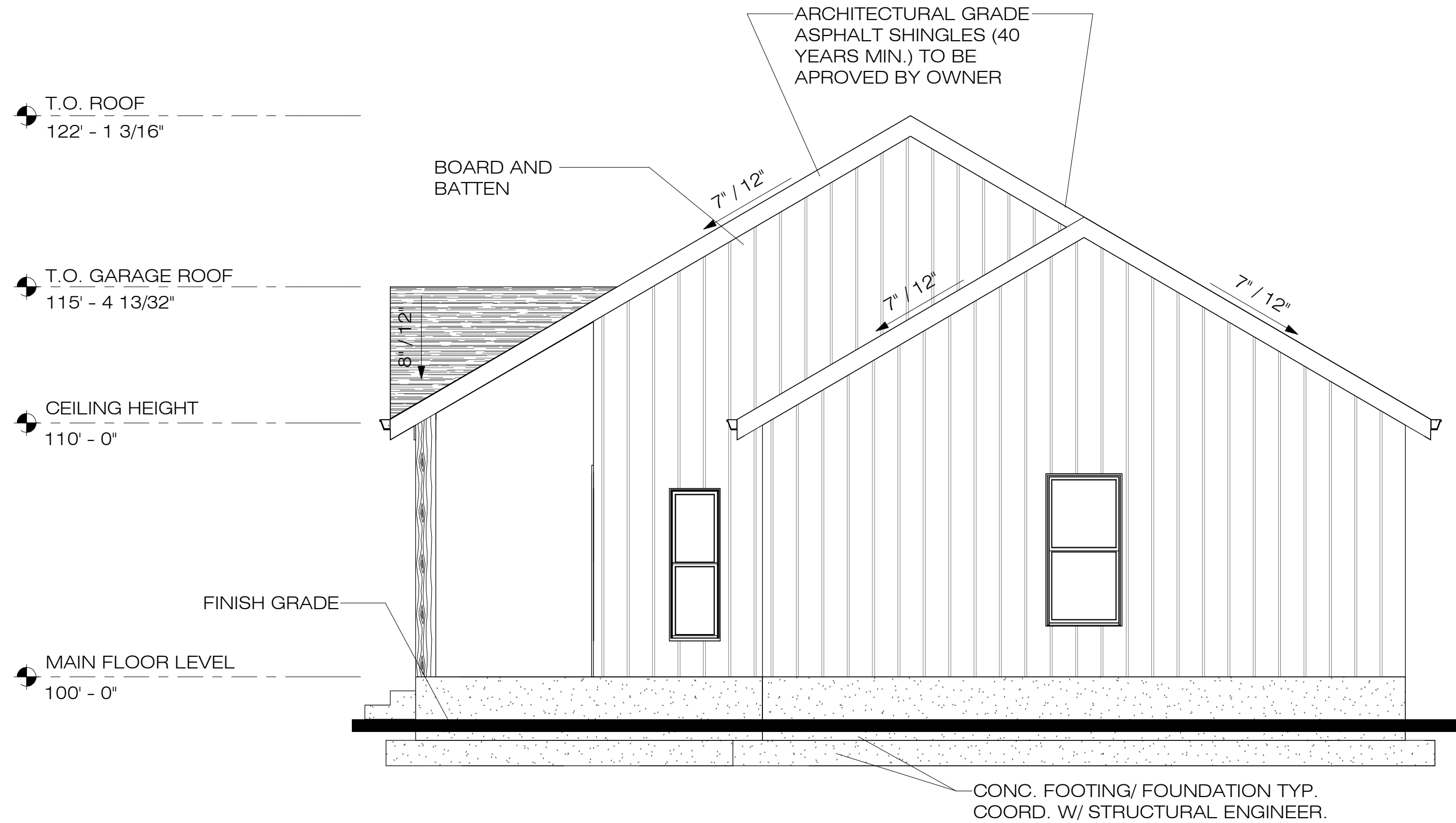
NOTES:
1. PROVIDE ATTIC VENTILATION THROUGH SOFFIT AND
TURTLE BACK ROOF VENTS & PROVIDE POWERED AS REQ'D
COORD. W/ MECHANICAL.
2. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS
SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE
SPACE BY VENTILATING OPENINGS PROTECTED AGAINST
THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE
VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF
THE AREA OF THE SPACE VENTILATED. THE TOTAL
VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS
THAN 1 TO 300 (1) OPENINGS ARE PROVIDED IN THE UPPER
AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2)
A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM
SIDE OF THE CEILING. IRC R806



SAMUEL J. BRADY

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LEVEL FLOOR TO THE HIGHEST POINT OF THE ROOF
STRUCTURE.

NOTE:
WITH NO GUARDRAIL
CONTOUR GRADE AT PORCH/STAIRS/LANDING
AS REQ'D FOR MAX HEIGHT OF 30'

NOTES:
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383 S 650 W

**FARMINGTON,
UTAH**

**KERSHISNIK
RESIDENCE**

SOUTH ELEVATION

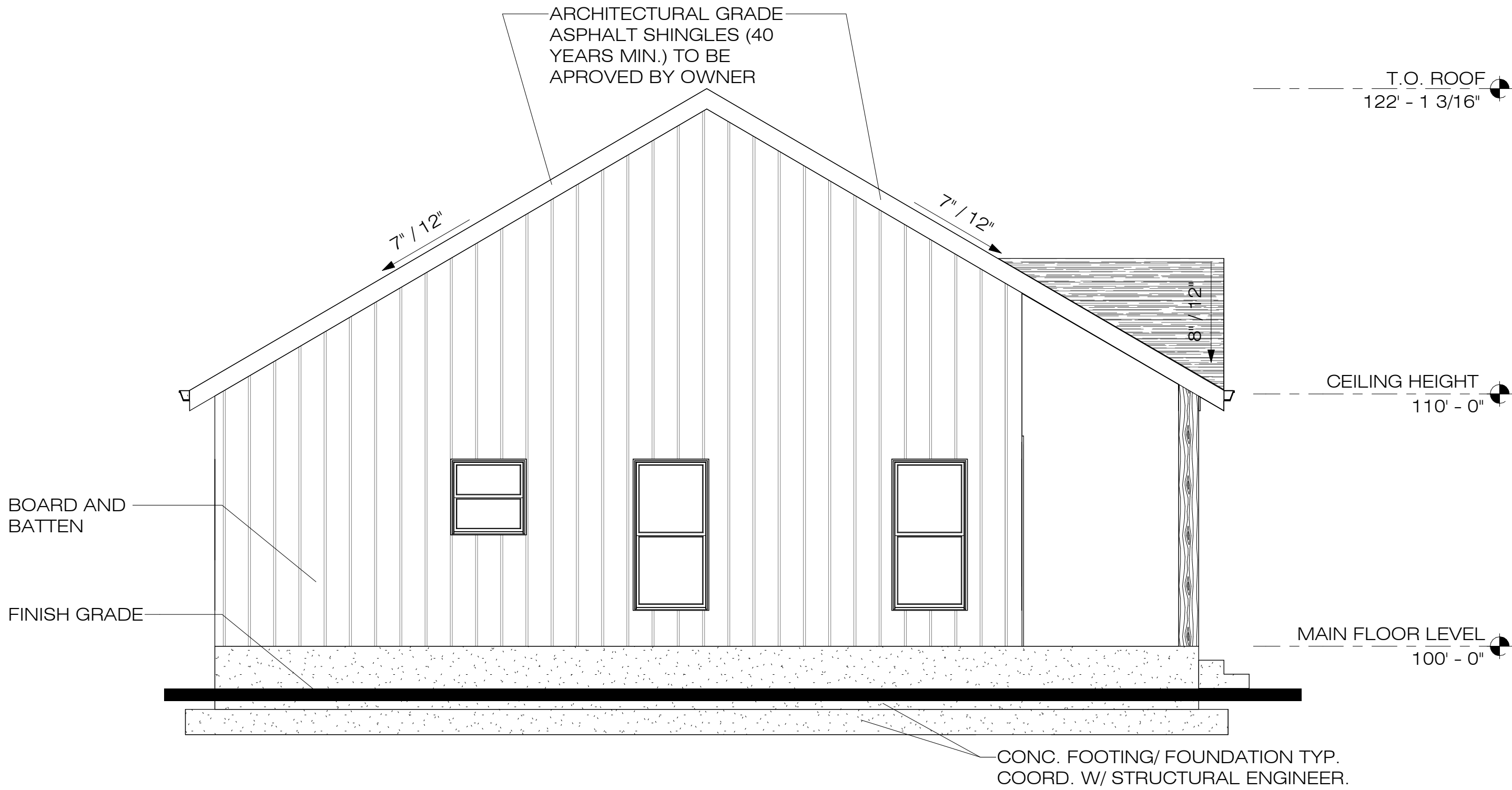
SCALE: 1/4" = 1'-0"
JANUARY 30, 2023



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ALL HEIGHT LIMITATIONS SHALL BE AS MEASURED FROM
THE FINISHED FLOOR PLANE OF THE PRIMARY ENTRY
LEVEL FLOOR TO THE HIGHEST POINT OF THE ROOF
STRUCTURE.

NOTE:
WITH NO GUARDRAIL
CONTOUR GRADE AT PORCH/STAIRS/LANDING
AS REQ'D FOR MAX HEIGHT OF 30"

NOTES:
1. PROVIDE ATTIC VENTILATION THROUGH SOFFIT AND
TURTLE BACK ROOF VENTS & PROVIDE POWERED AS REQ'D
COORD. W/ MECHANICAL.
2. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS
SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE
SPACE BY VENTILATING OPENINGS PROTECTED AGAINST
THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE
VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF
THE AREA OF THE SPACE VENTILATED. THE TOTAL
VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS
THAN 1 TO 300 (1) OPENINGS ARE PROVIDED IN THE UPPER
AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2)
A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM
SIDE OF THE CEILING. IRC R806

383 S 650 W

**FARMINGTON,
UTAH**
**KERSHISNIK
RESIDENCE**

NORTH ELEVATION

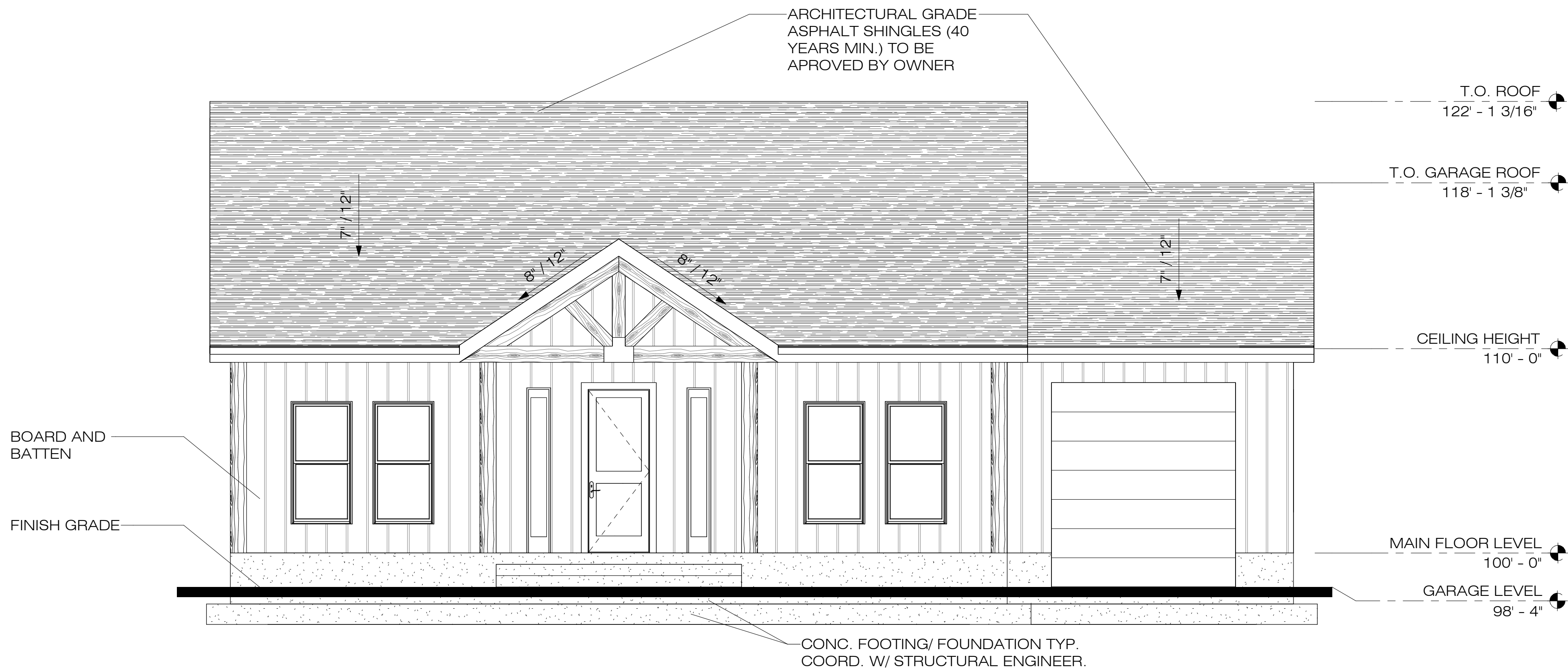
SCALE: 1/4" = 1'-0"
JANUARY 30, 2023



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



NOTE:
PROVIDE FLASHING AS REQUIRED PER IRC.

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

NOTE:
ALL HEIGHT LIMITATIONS SHALL BE AS MEASURED FROM
THE FINISHED FLOOR PLANE OF THE PRIMARY ENTRY
LEVEL FLOOR TO THE HIGHEST POINT OF THE ROOF
STRUCTURE.

NOTE:
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383 S 650 W

**FARMINGTON,
UTAH**

**KERSHISNIK
RESIDENCE**

WEST ELEVATION

SCALE: 1/4" = 1'-0"
JANUARY 30, 2023

A3.4

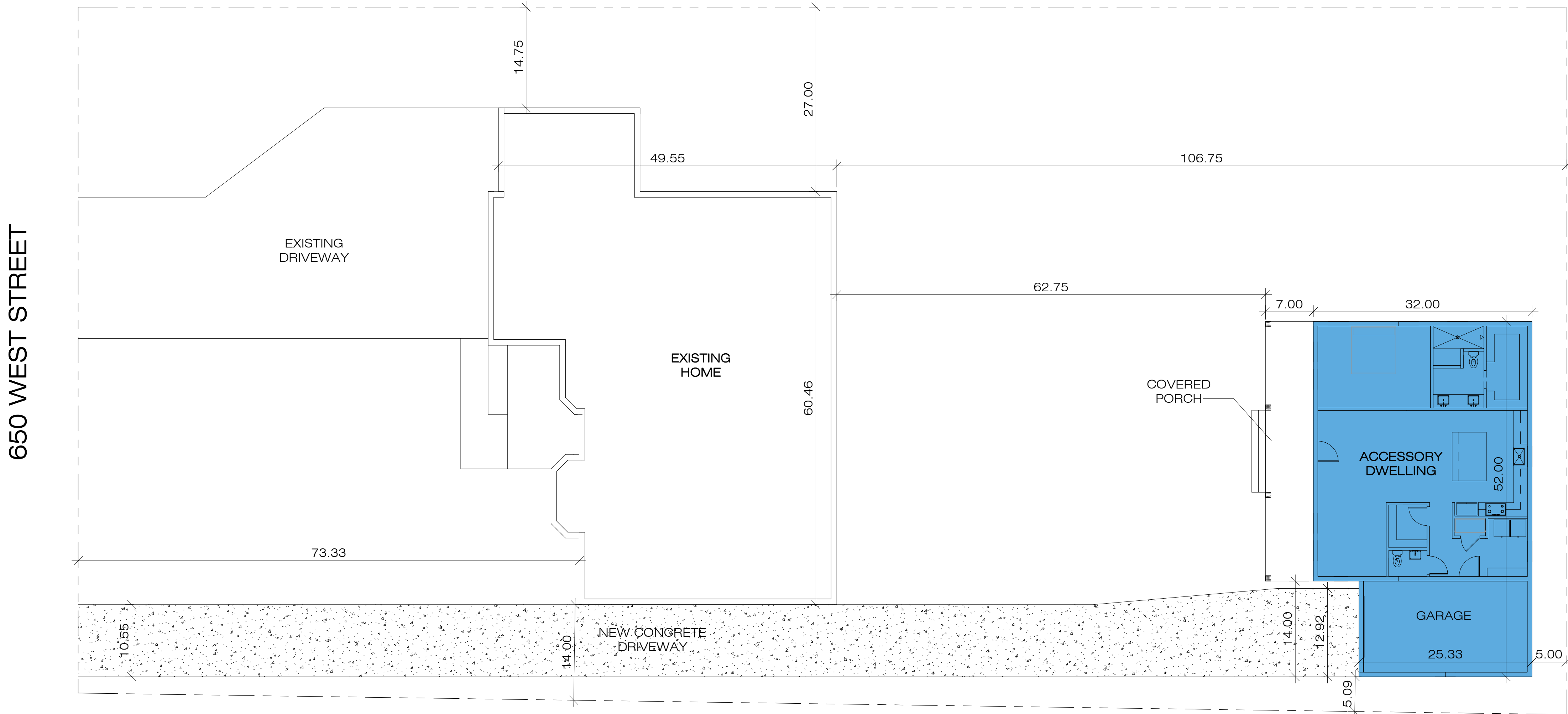
PROJECT SUMMARY	
GROSS LAND AREA	22,207 SF 0.5098 ACRES



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
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SITE PLAN

NOTE:
WITH NO GUARDRAIL
CONTOUR GRADE AT PORCH/STAIRS/LANDING AS REQ'D FOR
MAX HEIGHT OF 30"

NOTE:
ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY
EXACT GRADING MAY VARY.

- NOTES:
- 1.ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
 - 2.THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0" (5%). R401.3.
 - 3.STREET, CURB, AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
 4. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
 - 5.BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
 - 6.A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

383 S 650 W

**FARMINGTON,
UTAH**
**KERSHISNIK
RESIDENCE**

SITE PLAN

SCALE: 1" = 20'-0"
JANUARY 30, 2023



AS.1



Planning Commission Staff Report March 9, 2023

Item 3: Conditional Use Permit Application— Amendment to existing Facility.

Public Hearing:	Yes
Application No.:	C-4-23
Property Address:	677 West Shepard Lane
General Plan Designation:	O/BP (Office/Business Park)
Zoning Designation:	Agriculture (A)
Area:	2.6 acres
Number of Parcels:	1
Property Owner/Applicant:	Shepardview Capital Management LLC/ Clayne White

Request: Applicant is requesting approval to amend an existing conditional use permit replace the crematorium and add parking at the Bayview Animal Hospital.

Background Information:

Bayview Animal hospital at the corner of Shepard Lane and 700 West is currently in operation. They received their original conditional use permit to operate a veterinary clinic and boarding kennels as is permitted under the A zoning district. After operating for 20 years there is a need to replace the crematory machine because the old one has broken and can't be fixed as it is outdated. The new models are a bit different shape so they have to build a new building shaped to house the equipment.

Rather than demolish the building which housed the old crematory, the applicant is proposing to keep that structure to store landscaping equipment like the lawnmower and tools to maintain the grounds. As they have learned over the years they could benefit from additional parking for their staff and customers, they are proposing to expand the parking area on this south part of their property.

The current site was built per the approved site plan, the uses are not changing, but as the site is being modified, with the additional of a new outbuilding and added parking it is before the Planning Commission to amend their original conditional use.

The additional parking appears to only improve how the site functions and the updated crematory equipment would further mitigate the potential impacts of that function of the facility.

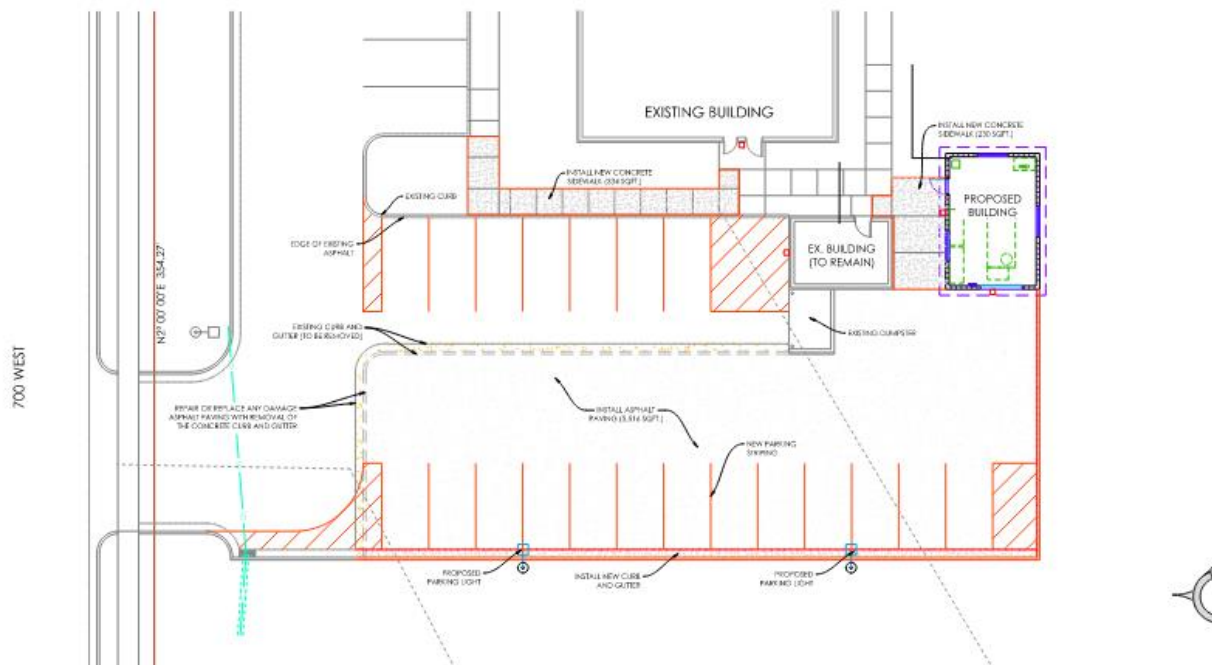
Bayview Animal Hospital from 700 West:



Existing Site (area being modified outlined in red, proposed crematorium in blue, parking area in black):



Proposed Changes to Site:



Suggested Motion:

Staff Recommends that the Planning Commission approve an amended conditional use permit allowing for the additional parking and new outbuilding to replace existing crematory subject to the original conditions remaining in place.

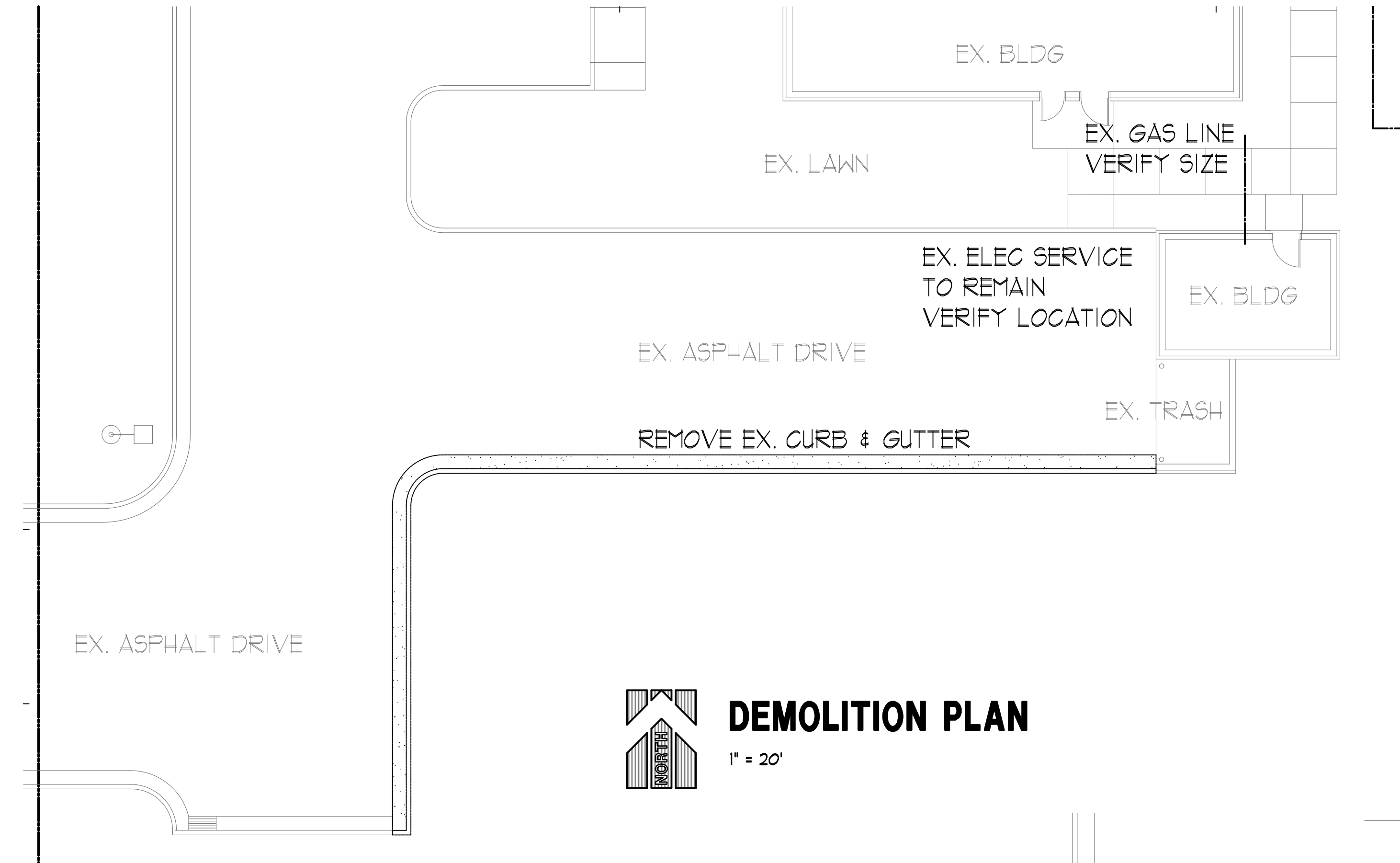
Findings:

1. The use is already approved for the property, the request is a small alteration to the site plan and will improve the site function and further mitigate impacts from the use.
2. The proposed parking area modifications will improve access into the site, while creating additional off-street parking.
3. Significant open space remains intact on site and the southern property line already includes a solid fence.

Supplemental Information

1. Vicinity Map
2. Site Plan and Elevations
3. Original CUP approval





CODE ANALYSIS

CLASSIFICATION:
OCCUPANCY GROUP -- U
CONSTRUCTION TYPE -- IIB

NEW BUILDING:
ALLOWABLE BUILDING AREA -- 8,500
FRONTAGE INCREASE (506.2) -- 0
SPRINKLER INCREASE (506.1) -- 0
ALLOWABLE AREA -- 8,500

ACTUAL AREA -- 468 SF

BUILDING IS NOT FIRE SPRINKLERED
BUILDING ELEMENTS NOT REQUIRED TO BE PROTECTED (TABLE 601)

APPLICABLE CODES:
MOST RECENT CODES AS ADOPTED BY STATE OR MUNICIPALITY

INTERNATIONAL BUILDING CODE 2018
INTERNATIONAL PLUMBING CODE 2018
NATIONAL ELECTRICAL CODE 2020
INTERNATIONAL FIRE CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
ANSI A117.1 2009 (HANDICAP CODE)
INTERNATIONAL FUEL GAS CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE 2018

CONSULTANTS

ARCHITECT
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WEST BOUNTIFUL, UTAH 84087
(801) 589-9234
WOOLSEYDESIGN@Q.COM

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MAGNA, UTAH 84044
(801) 250-7362
BONNEVILLEDESIGN@YAHOO.COM

MECHANICAL ENGINEER
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1106 EAST 2700 SOUTH
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WILDE@DRWCO.COM

ELECTRICAL ENGINEER
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david.hinckley@speceng.com

INDEX TO DRAWINGS

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SALT LAKE CITY, UTAH 84115
(385) 229-9683
JAKEWEBER8@GMAIL.COM

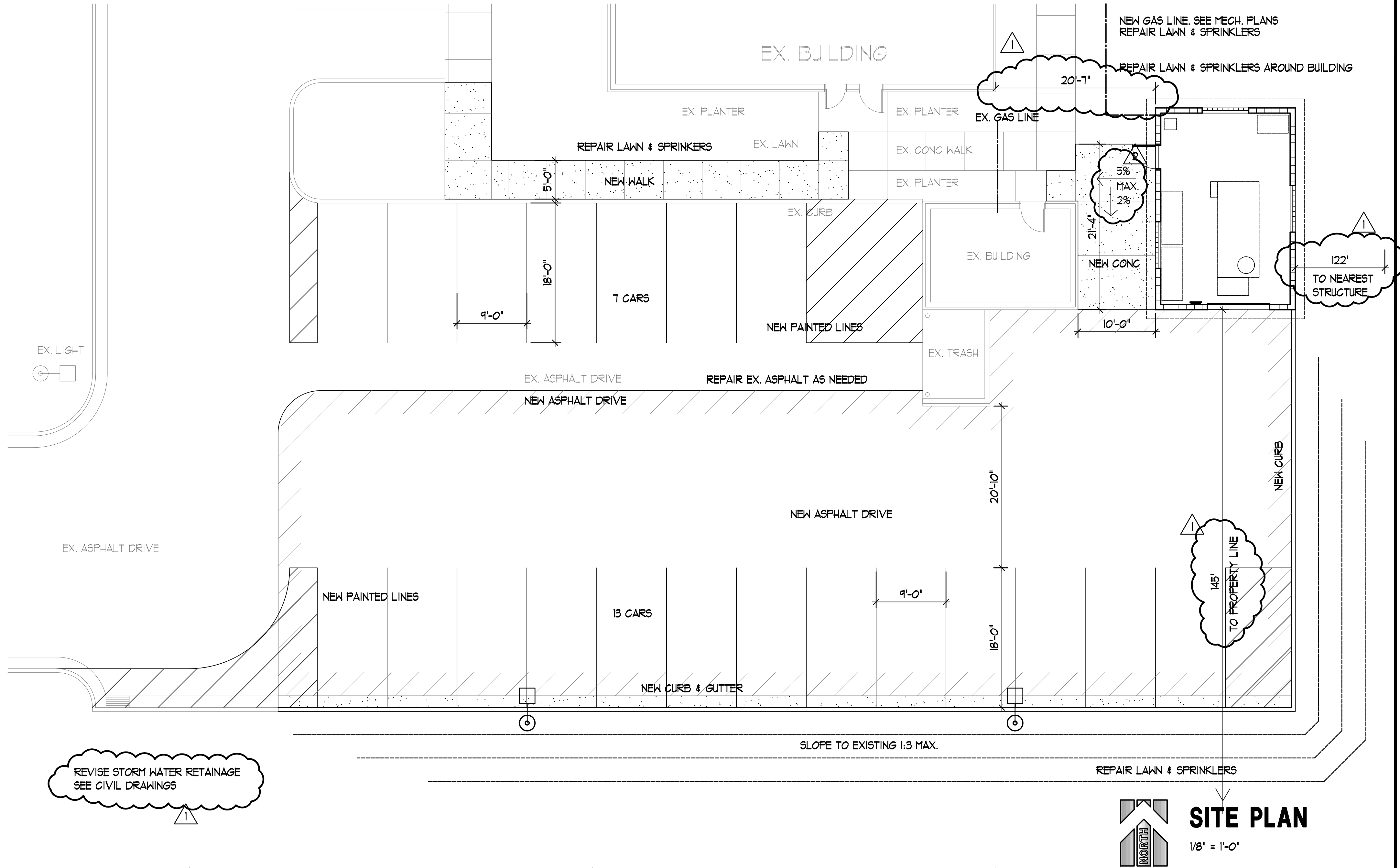
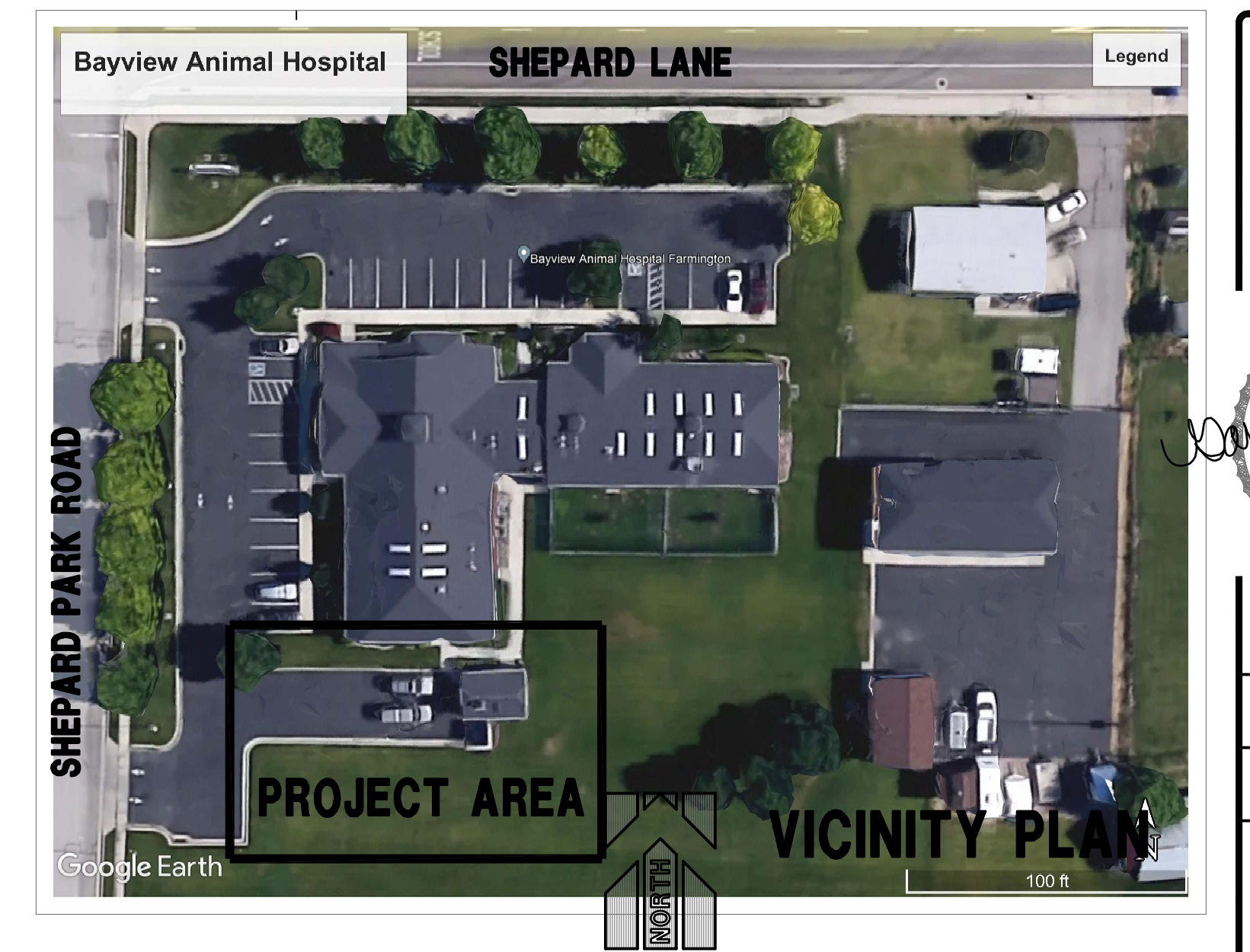
CIVIL
C-01 SITE PLAN
C-02 GRADING & DRAINAGE

ARCHITECTURAL
SP1 SITE PLANS
AI PLAN, SECTIONS, & EXTERIOR ELEVATIONS

STRUCTURAL
SI1 PLANS & NOTES
SI2 SPECIFICATIONS
SI3 CROSS SECTIONS

MECHANICAL
M1 MECHANICAL PLANS
M2 RISERS & SCHEDULES
M3 DETAILS

ELECTRICAL
E01 GENERAL NOTES & LEGENDS
E10 SITE PLAN
E11 POWER PLAN
E12 LIGHTING PLAN
E13 SCHEDULE & DETAIL
E10 DETAILS



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LICENSED ARCHITECT
GARTH WOOLSEY
No. 129958
STATE OF UTAH
AUG. 30, 2022

File Number
CREMATORY

Date
AUG. 30, 2022

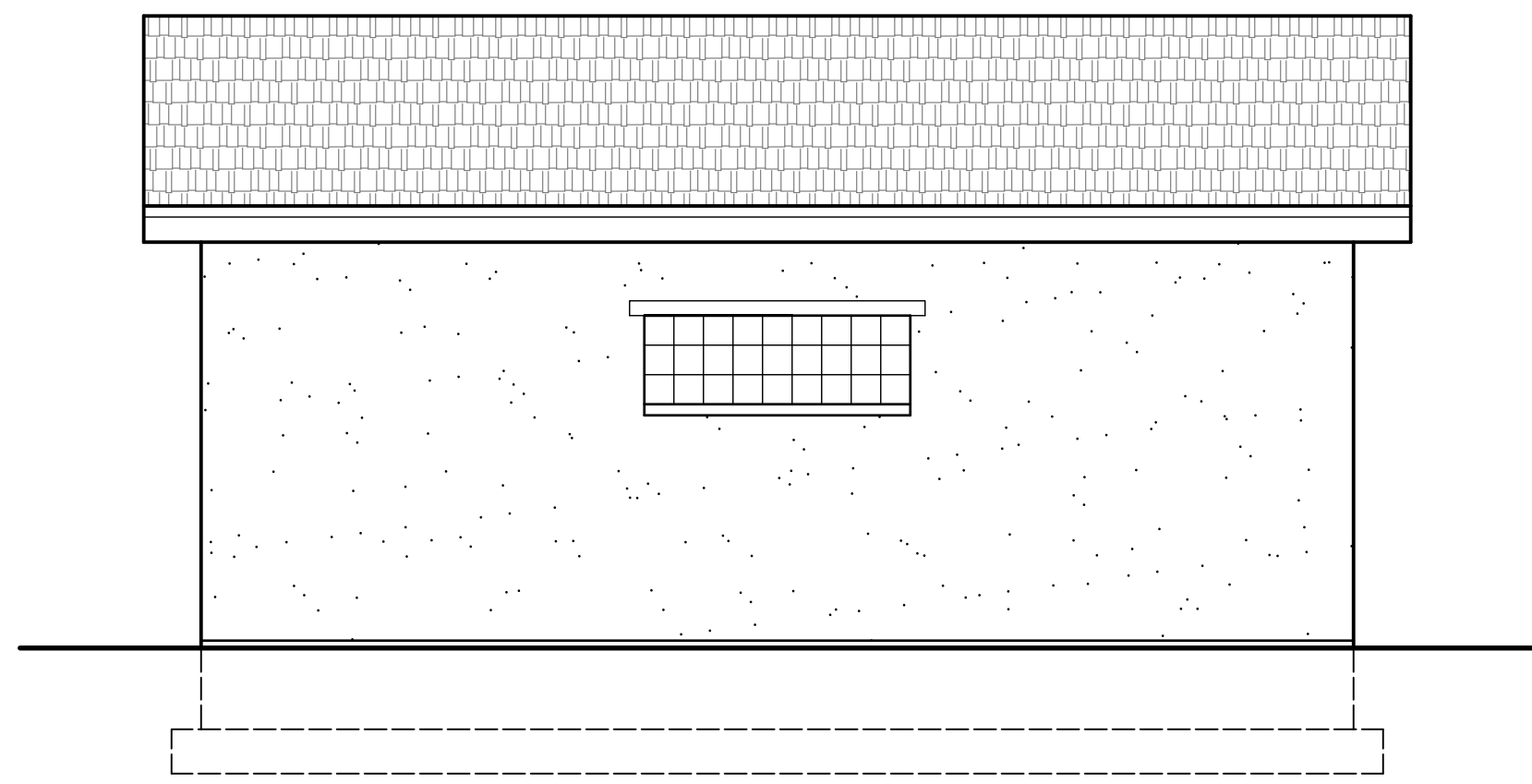
Drawn By
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Revisions
1 DEC. 1, 2022
2 FEB. 15, 2023

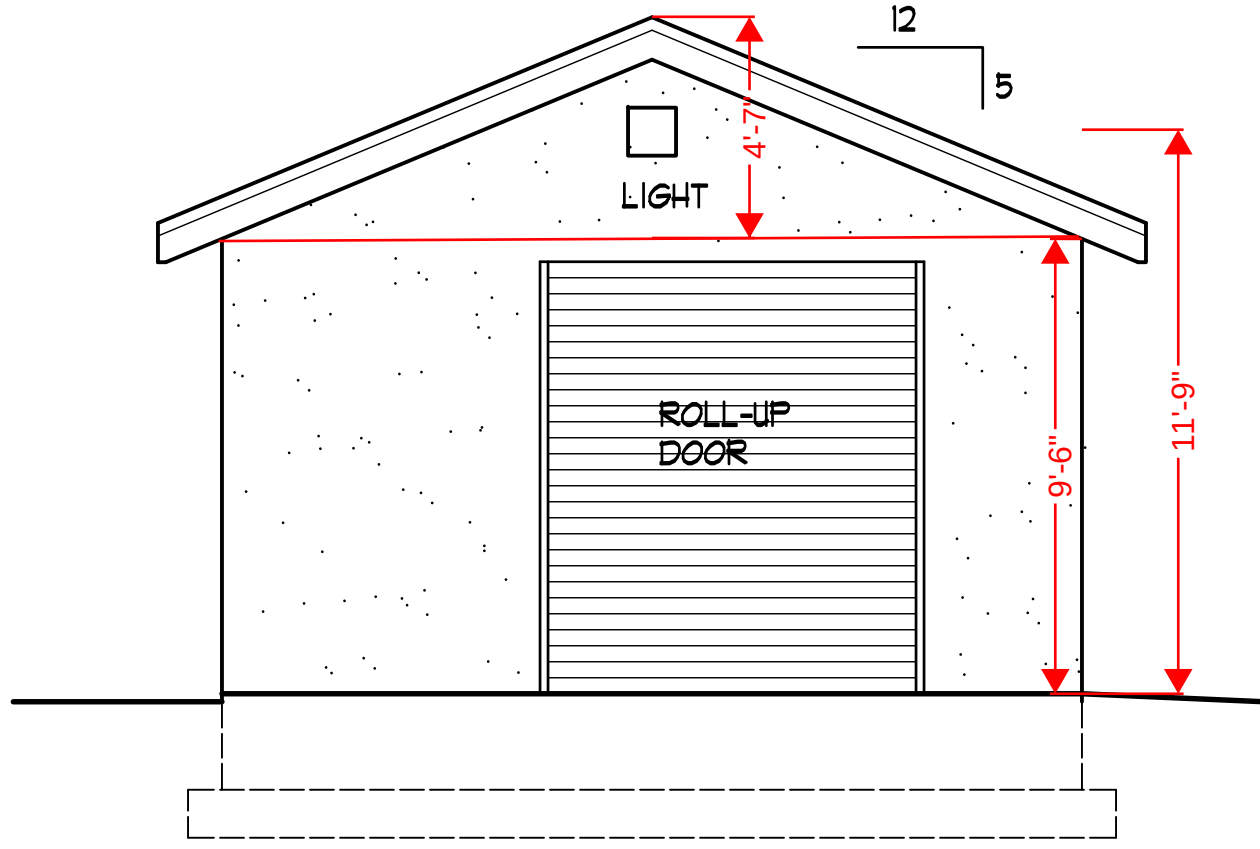
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914 West 1850 North
West Bountiful, Utah 84087
(801) 589-9234
woolseydesign@q.com

BAYVIEW ANIMAL HOSPITAL CREMATORY
677 SHEPARD LANE
FARMINGTON, UTAH

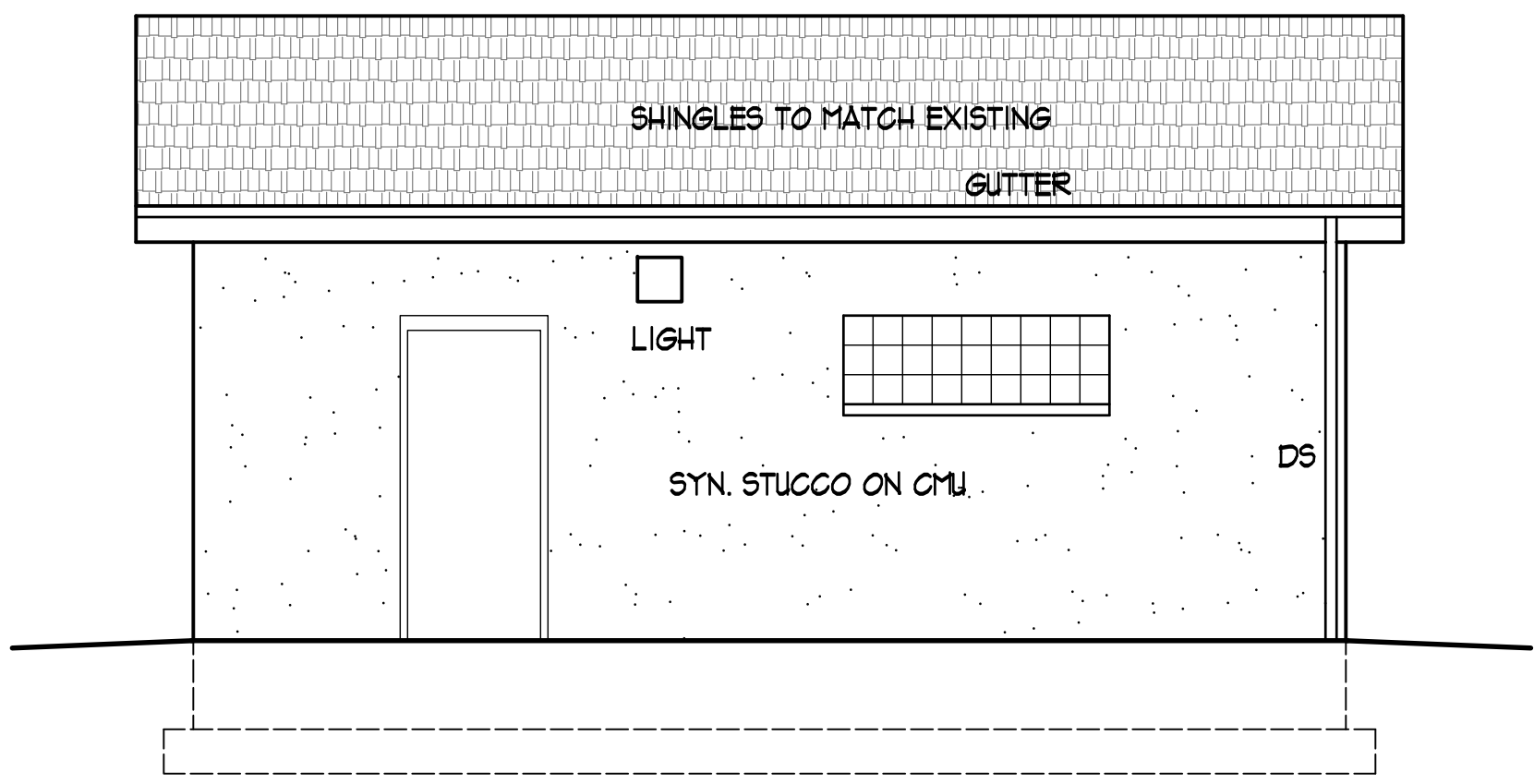
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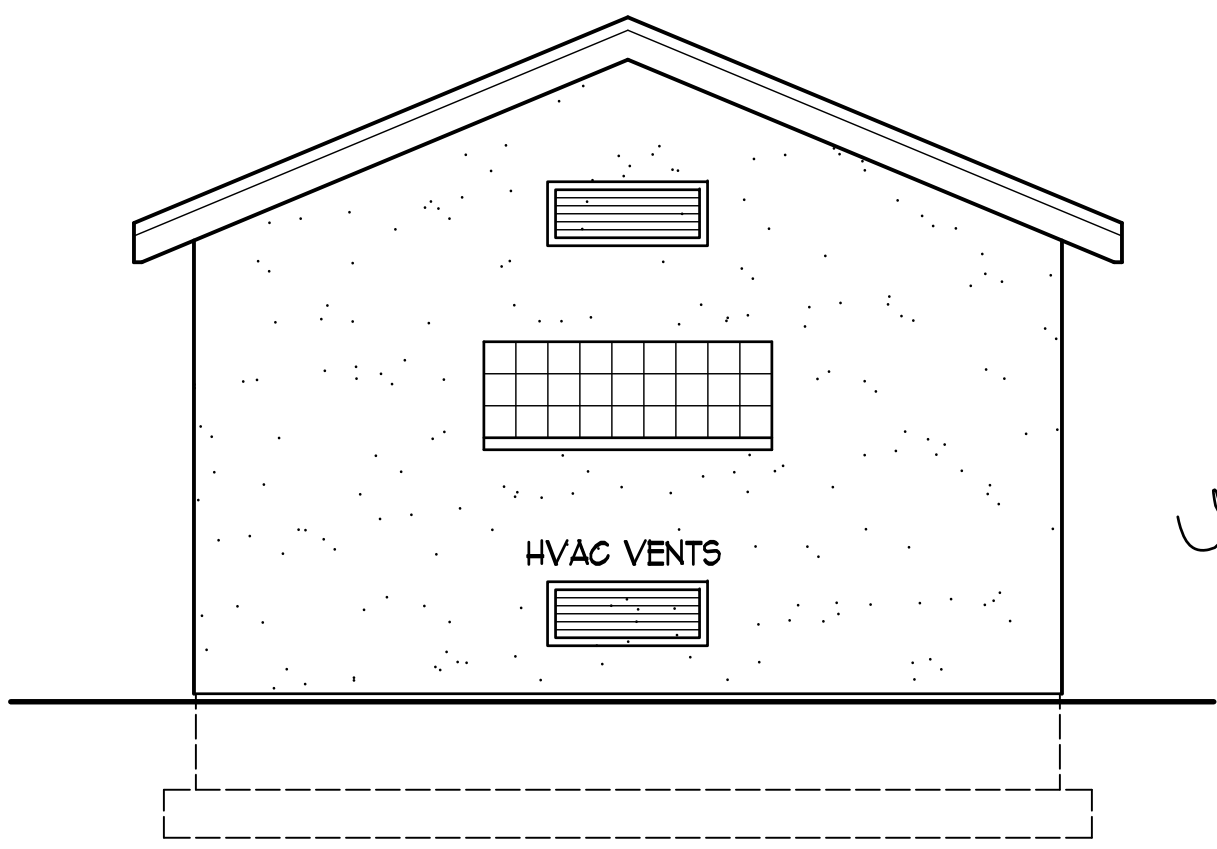
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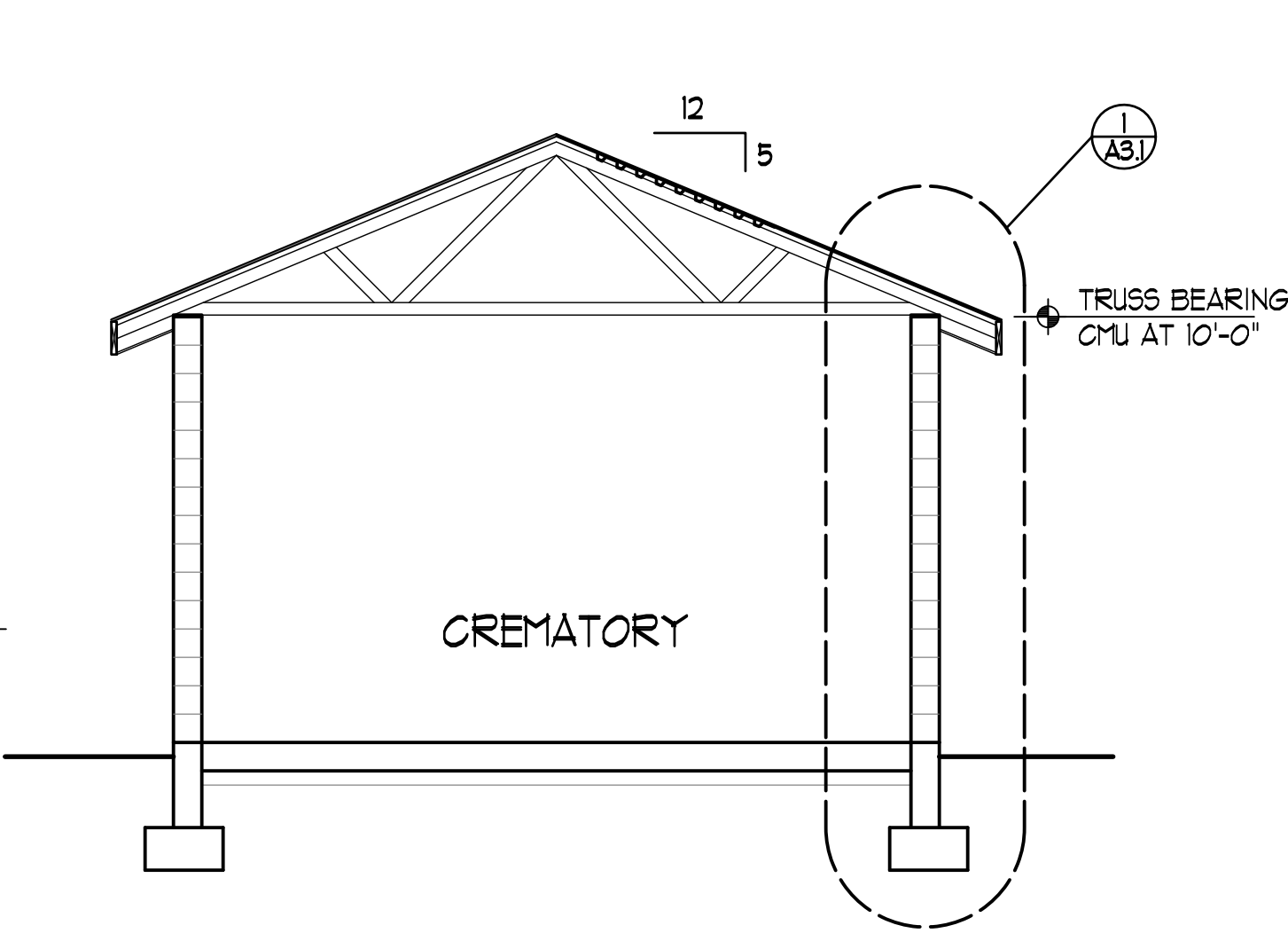
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NORTH

EXTERIOR ELEVATIONS

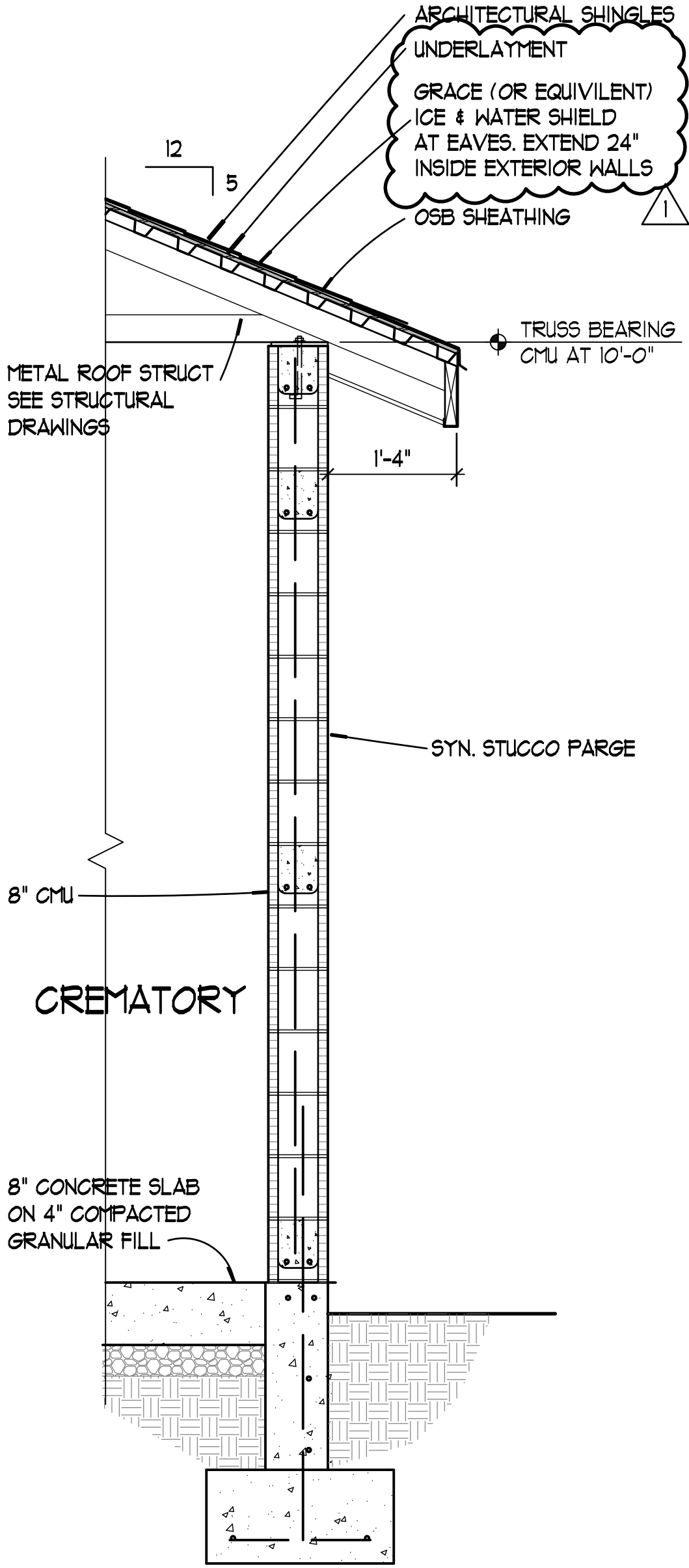
1/4" = 1'-0"



A BUILDING SECTION

BUILDING SECTION

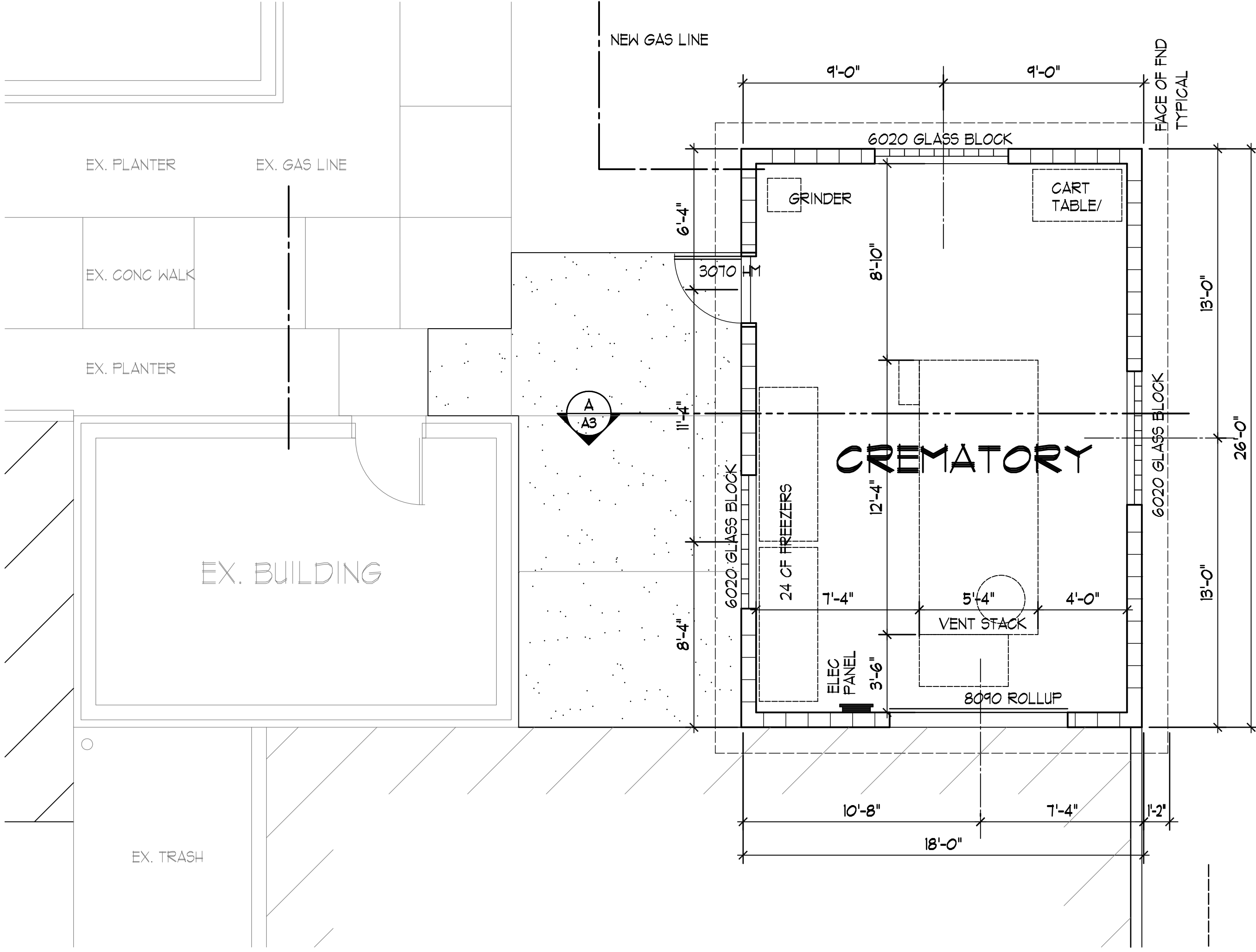
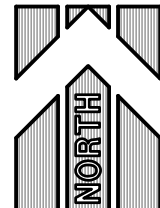
1/4" = 1'-0"



1 WALL SECTION

WALL SECTION

3/4" = 1'-0"



FLOOR PLAN

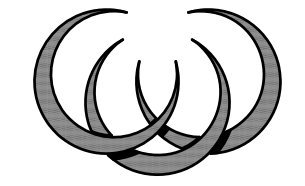
1/4" = 1'-0"

- DOOR HARDWARE (SWINGING DOOR)
- 1 1/2" PAIR BUTTS
 - 1 LOCKSET W/ LEVER
 - 1 CLOSER W/ STOP (5 LB MAX PULL)
 - 1 KICKPLATE
 - 1 THRESHOLD
 - 1 WEATHERSTRIP
 - 1 SWEEP

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File Number
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Date
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-
Revisions
DEC. 1, 2022



WOOLSEY DESIGN

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West Bountiful, Utah
84087

(801) 589-9234
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BAYVIEW ANIMAL HOSPITAL CREMATORY
677 SHEPARD LANE
FARMINGTON, UTAH

Historic beginnings



130 North Main
P. O. Box 160
Farmington, Utah 84025-0160
Telephone (801) 451-2383

April 3, 2002

David M. Connors
Mayor

MAX FORBUSH
City Manager

KEITH JOHNSON
Finance Director

MARGY L. LOMAX
Recorder

GLORIA B. ANDERSON
Treasurer

DAVID S. HALE
BOB HASENYAGER
LARRY W. HAUGEN
SUSAN TANNER HOLMES
ED JOHNSON
Council Members

Richard J. White
P. O. Box 146
Farmington, UT 84025

Dear Dr. White:

The Farmington City Planning Commission voted on March 28, 2002, to approve your application #C-3-02 for a veterinary hospital on property located at the southeast corner of Shepard Lane and 700 West.

The motion to approval was subject to compliance with all applicable ordinances and development standards and the following conditions:

1. The entire property must be rezoned by the City Council to a zoning designation appropriate for veterinary clinics.
2. Access to the site shall be primarily on 700 West as opposed to Shepard Lane.
3. Public improvements proposed for Shepard Lane including, but not limited to, curb, gutter, asphalt and park strip shall match Farmington City cross section standards for a 100 foot right of way.
4. The proposed crematorium facility shall be shown on the plans as a separate building and shall be a smokeless and odorless facility.
5. A landscaping plan shall be submitted for approval by the City and which shall include percentages of the site set aside for open space, buildings, and impervious areas.
6. Details of the monument sign shall be submitted for approval by the City.
7. The landscape plan shall also include plans for a berm between the parking area and Shepard Lane and 700 West.

Richard J. White

April 3, 2002

Page 2

8. A maintenance plan acceptable to the City shall be prepared for the undeveloped open space remaining on the site.
9. The applicant shall enter into an agreement with Farmington City regarding, among other things, cost sharing for the street improvements.
10. The applicant shall prepare a screening plan acceptable to the City regarding the dumpster.
11. A plan shall be submitted for approval by the City regarding parking lot lights if used. The site plan approved by the City shall illustrate the location of any lighting proposed for the project. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light into neighboring properties.
12. A grading and drainage plan shall be submitted for approval by the City which shall include, among other things, run-off calculations.
13. A water and sewer system plan shall be submitted for review and approval by the City.
14. Plans for the veterinary clinic shall be subject to approval by the Utah State Department of Health.
15. The veterinary clinic shall not treat Class B and C animals as defined by the Farmington City ordinances.
16. The applicant shall submit a statement to the City regarding future plans for the existing silo and barn.
17. Final elevations for the veterinary clinic shall include an element of Farmington rock and shall be approved by the Planning Commission.
18. The conditional use approval is subject to site development standards as contained in Chapter 7 of the Zoning Ordinance. Final improvement drawings for the project shall be reviewed and approved by the Central Davis County Sewer District, FAPID, UDOT, Farmington Public Works, the City Engineer, and the Farmington Fire Department.

Richard J. White
April 3, 2002
Page 3

Let us take this opportunity to remind you that a building permit and/or business license will be approved only after a conditional use permit is issued. Please make note that City ordinance require that you commence construction within 12 months or this approval will expire. The expiration date for this application is **March 28, 2003**.

The Planning Commission would like to wish you success at new location. If you should have any comments or questions, please feel free to contact our office at 451-2383.

Sincerely,

A handwritten signature in black ink, appearing to read "David E. Petersen". The signature is fluid and cursive, with the first name "David" being the most prominent.

David E. Petersen, AICP
City Planner/Zoning Administrator

DEP/ml

cc: Max Forbush, City Manager
Paul Hirst, City Engineer
Eric Miller, Building Inspector
Chris Balling, Balling Engineering