



**FARMINGTON CITY**

**PLANNING COMMISSION**

**JULY 13, 2023**



# FARMINGTON

## MORE TIME FOR LIVING

### PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday July 13, 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 6:00 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](http://farmington.utah.gov).

Any emailed comments for the listed public hearings, should be sent to [crowe@farmington.utah.gov](mailto:crowe@farmington.utah.gov) by 5 p.m. on the day listed above.

#### SPECIAL EXCEPTION APPLICATION – public hearing

1. US Bank – Applicant is requesting a special exception approval to determine the appropriate stacking ratio for the proposed US Bank stand-alone drive up ATM at the property located at approx. 164 N University Ave. (M-7-23)

#### SITE PLAN APPLICATION – public hearing

2. Farmington City and Bluline Design – Applicants are requesting consideration to recommend approval for Schematic Site Plan and Regulating Plan amendment for the proposed 10-acre City Park located at the property at approx. 1400 W Burke Lane. (SP-3-23)

#### SITE PLAN / SUBDIVISION APPLICATION

3. Evergreen Development – Applicant is requesting final site plan approval for the Trail residential development and final plat approval for The Trail – Evergreen Subdivision including 3 lots located at approximately 1550 W. Burke Lane in the OMU zone (SP-10-22 and S-18-22).

#### OTHER BUSINESS

4. Miscellaneous, correspondence, etc.
  - a. Shane Smoot – Mountain View Phase 2 extension request on one condition of final plat approval (S-3-21)
  - b. Minutes Approval 06.08.2023 and 06.22.2023
  - c. 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](http://www.farmington.utah.gov), and emailed to media representatives on July 10, 2023.*

*Carly Rowe, Planning Secretary*





# Farmington City Planning Commission Staff Report July 6, 2023

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## Item 1: US Bank – Drive Up Stacking Queue

Public Hearing:	Yes
Application No.:	M-7-23
Property Address:	Approx. 164 N University Ave
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	TMU (Transit Mixed Use)
Area:	Less than 1 Acre
Number of Lots:	NA
Property Owner:	Station Park CenterCal Owner , LLC C/O David Gruenefeldt
Applicant:	FLITE Banking Centers, LLC Attn: Janice Sedita

Request: *The applicant is seeking a parking determination regarding the stacking ratio for the proposed US Bank stand-alone drive-up ATM located at 164 N University Ave.*

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### **Background Information**

US Bank is nearing the end of the site plan process for a planned bank at 115 N University Ave, on the corner of Clark Lane and University Ave. The US Bank would like to build an offsite ATM just up the street at approx. 164 N University Ave. This would remove approximately 11 spaces from the CenterCal Station Park Area. The drive up ATM would be able to accommodate 3 cars stacked and 2 queued.

11-32-040 includes the requirement for stacking spaces for a Drive-In Facility stating that Drive-in Facilities are required to have sufficient stacking space to store 4 cars, not including the vehicle at the pick-up window. This section also states that the Planning Commission may establish a minimum parking space requirement if the proposed use is not most nearly similar. In this case, the most similar use is drive-in facilities with service windows. The proposed use does not require any employees and will not have service windows. Because of this, staff believes it is appropriate for the Planning Commission to determine the required stacking ratio for this use.

The applicant has provided a memorandum and traffic study which provides evidence that 3 stacked vehicle spaces and 2 vehicles in queue is sufficient for the use they have proposed.

There are approximately 3,500 stalls within the CenterCal project area (Station Park) with an additional 900 stalls on the UTA park and ride property nearby.

### **Suggested Motion**

Move that the Planning Commission approve the proposed stacking and queuing layout for the proposed offsite US Bank drive up, subject to all applicable Farmington City development standards and ordinances.

**Findings:**

1. The traffic study provided by the applicant submits evidence that proposed plan is sufficient.
2. The removal of 11 parking spaces has not been opposed by Station Park CenterCal and makes little to no impact on the parking ratios for the property.

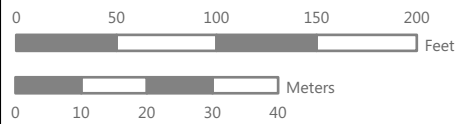
**Supplemental Information**

1. Vicinity Map
2. Conceptual site plan
3. Project memorandum
  - a. Traffic study





**VICINITY MAP**  
US Bank ATM Location



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.







## MEMORANDUM

To: City of Farmington – Planning Services Division

From: Savannah Pierson  
Kimley-Horn and Associates, Inc.

Date: June 27, 2023

Subject: **FLITE Farmington, UT – Project Narrative**

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## PROJECT NARRATIVE:

The purpose of this Memorandum is to provide a summary of the existing and proposed conditions for the proposed project located at 140 N Union Avenue, Farmington, Utah 84025. The site is located within Davis County at APN 084-83-0014 and falls within the C-2 (Commercial) zone per the Farmington Zoning Map and Ordinance. The project does not support employees and will be operational 24 hours/ 365 days a year. The project site encompasses approximately 4.35 acres of developed land within the Farmington area; however, the proposed improvements only impact 0.04 acres (0.09%) of the 4.35 acres of total site area.

The site is currently designated as parking spaces for the existing Station Park Plaza. Existing conditions of the site consist of 11 regular parking stalls with asphalt pavement, surrounded by a concrete curbed island with landscaping.

Project scope includes demolition of 11 parking stalls located within Station Park Plaza jurisdiction. Proposed improvements include installation of a FLITE U.S Bank Drive-Thru that includes a concrete island with a light post, bollards, canopy structure, ATM kiosk, meter pedestal, clearance barrier, and striping adjacent to the proposed island. Proposed drainage conditions will match existing conditions, with stormwater sheet flowing into the drive-aisle and continuing existing parking lot drainage conditions. To prevent ponding near the concrete island, a high point will be proposed in the center of the island, allowing stormwater to flow around the island. This project will require a special exception for car stacking/ queueing. Please refer to the Traffic Analysis Memo for more details.

Please contact me at (657) 217- 4397 or [savannah.pierson@kimley-horn.com](mailto:savannah.pierson@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Savannah Pierson

## MEMORANDUM

To: Community Development  
City of Farmington

From: Savannah Pierson  
Kimley-Horn and Associates, Inc.

Date: June 27, 2023

Subject: **140 N Union Avenue - Traffic Analysis Memo**

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### RESPONSE TO COMMENTS:

This memorandum serves as a detailed description of the proposed special exception on the city stacking/queuing requirement, shown below, for the FLITE drive-thru ATM located at 140 N Union Avenue, Farmington, Utah 84025. Per the Farmington Municipal Code, Section 11-32-040, the city requires a drive-thru to accommodate 4 to 5 vehicles.

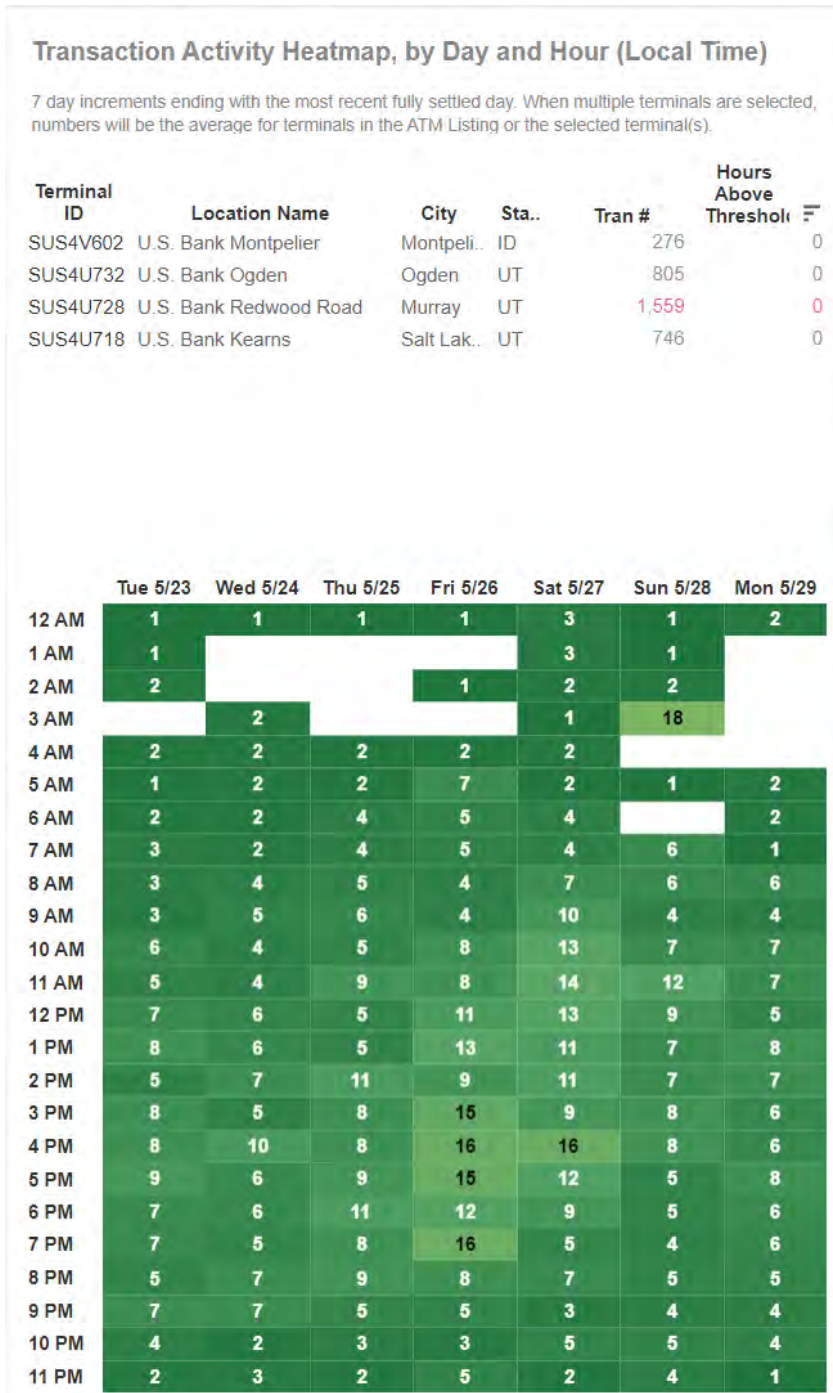
***11-32-040: Minimum Parking Spaces Required***

*Drive in Facilities, Required Stacking Space -There shall be sufficient distance in advance of a service window to store 4 cars, not including the vehicle at the window. A minimum of 20 feet per vehicle shall be provided.*

Flite Banking Centers, Inc. has completed a transaction study over a 7-day period at four ATMs located in Montpelier, Indiana and Ogden, Redwood Road, and Salt Lake City, Utah. Per the results of that study, the peak hours, shown in Figure 1.0, occur on Friday, 5/26 between 3pm and 7 pm, on Saturday 5/27 at 4 pm, and on Sunday 5/28 at 3am. Assuming these transactions take place across four ATMs, it is concluded that no more than 3 to 4 transactions are conducted per ATM location during the peak hours of this 7-day period. Based on the peak data, the proposed site plan provides sufficient space for 3 stacked vehicles and 2 vehicles in queue.

Additionally, should the 2 spaces be exceeded, there is room for additional vehicles to queue within the drive-aisle before they would interfere with the nearest drive entry off University Avenue, as the start of the ATM queue is 170 feet from the drive-aisle intersection. Therefore, 3 stacking spaces that accommodate for both sedan and SUV vehicles is sufficient per the transaction study.

**Figure 1.0 – FLITE ATM Traffic Study**



Please contact me at (657) 217- 4397 or [savannah.pierson@kimley-horn.com](mailto:savannah.pierson@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Savannah Pierson





# Farmington City Planning Commission Staff Report July 13, 2023

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## Item 2: Schematic Site Plan and Regulating Plan Amendment– Proposed City Park – North Station Area

Public Hearing:	Yes
Application No.:	SP-3-23;
Property Address:	Approx. 1400 West Burke Lane
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OS (Open Space)
Area:	10 acres
Number of Lots:	NA
Property Owner:	Farmington City
Applicant:	Farmington City and Blu Line Design

Request: *The applicants are seeking a recommendation for approval for the schematic site plan, as well as a Regulating Plan amendment, for the North Station Area Proposed City Park.*

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### **Background Information**

The City acquired 10+ acres in 2018, and set it aside for a future public park. One of the goals of this park was to function as a detention basin for Innovator Drive and Maker Way, the major north-south collector streets that are to connect Shepard Lane to Park Lane. The other was to provide a gathering space for future and present residents of Farmington, including office, retail and residential users of the mixed use North Station Area Development.

The Parks and Recreation staff began working with Blu Line Design to design the park earlier this year. Input from key stakeholders in the area included the Parks Recreation Arts and Trail (PRAT) Committee and nearby residential and office developers. On June 20, 2023, the City Council reviewed the Park design and moved that the site plan should be reviewed by the Planning Commission. The proposed park is intended as both an active and passive use park, with amenities ranging from splash pads and water features, to pedestrian trails and wetland boardwalks. Additionally, the park will function as a meaningful terminus to the greenway which starts north of Spring Creek, and continues through the heart of the mixed use area south.

Parking for the park is provided onsite and with street parking along Innovator Drive. Parking will also be provided by a shared parking agreement, in the Life Time Athletic Resort parking area just across the future 550 North. The shared parking includes approximately 184 stalls provided for park users. A specific parking ratio for a park is not established by city ordinance, rather the Planning Commission may determine what is appropriate.

Staff is proposing a Regulating Plan amendment as the park configuration deviates from the streetscape that is provide in 11-18-040. The Regulating Plan is meant to plan out the future streetscape of the North Station Area. However, in 2022, the City Council approved an update to the North Station Area Master Plan, which shows the correct alignment of Innovator Drive and Maker Way. The Regulating Plan in the ordinance does not show these changes, thus a Regulating Plan amendment must be completed with the approval of the Park, to update the ordinance. The park otherwise complies with the applicable standards of Chapter 11-18 including block size, block face and building placement requirements. As a park, all landscaping requirements have easily been met.

### **Suggested Motion**

Move that the Planning Commission recommend approve schematic site plan and recommend approval of the Regulating Plan amendment for the proposed City Park, subject to all applicable Farmington City development standards and ordinances and the conditions:

1. All remaining Development Review Committee comments be addressed

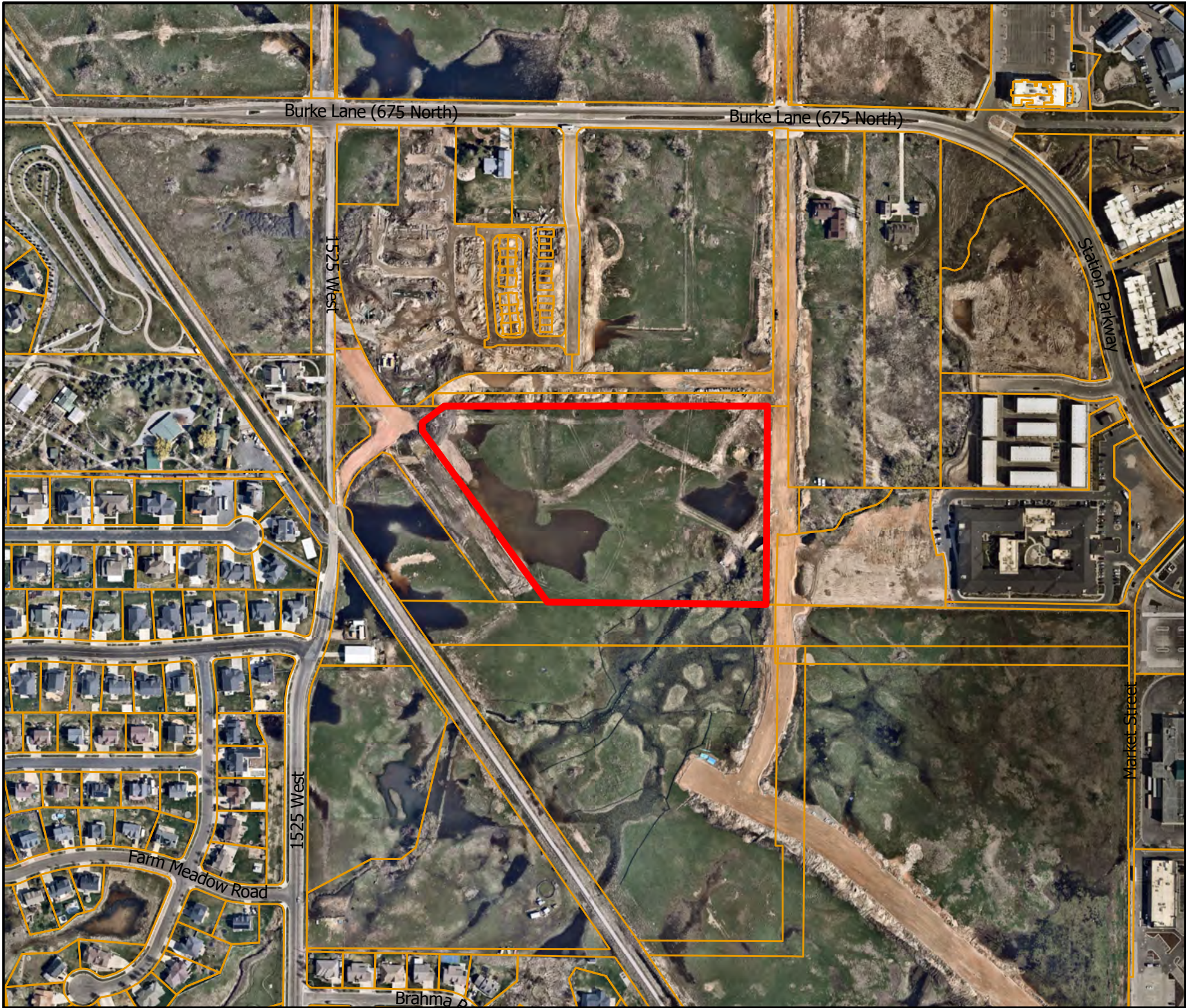
### **Findings:**

1. The site plan for the Park shows an inclusive park tailored to the goals of the business park and mixed use zones.
2. The site plan has been designed by Blu Line Design with input from various key stakeholders, including City Staff, members of the Parks, Recreation, Arts and Trails Committee (PRAT), and developers of the surrounding business park area.
3. The Park functions as a key element in the North Station Area Master Plan, including the greenway design that begins in the north at Spring Creek and ends with the Park.

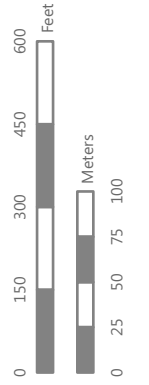
### **Supplemental Information**

1. Vicinity Map
2. Park Package, provided by Blu Line Design
  - a. Site plan
  - b. Example imagery
  - c. Amenity details
3. Regulating Plan 11-18-040





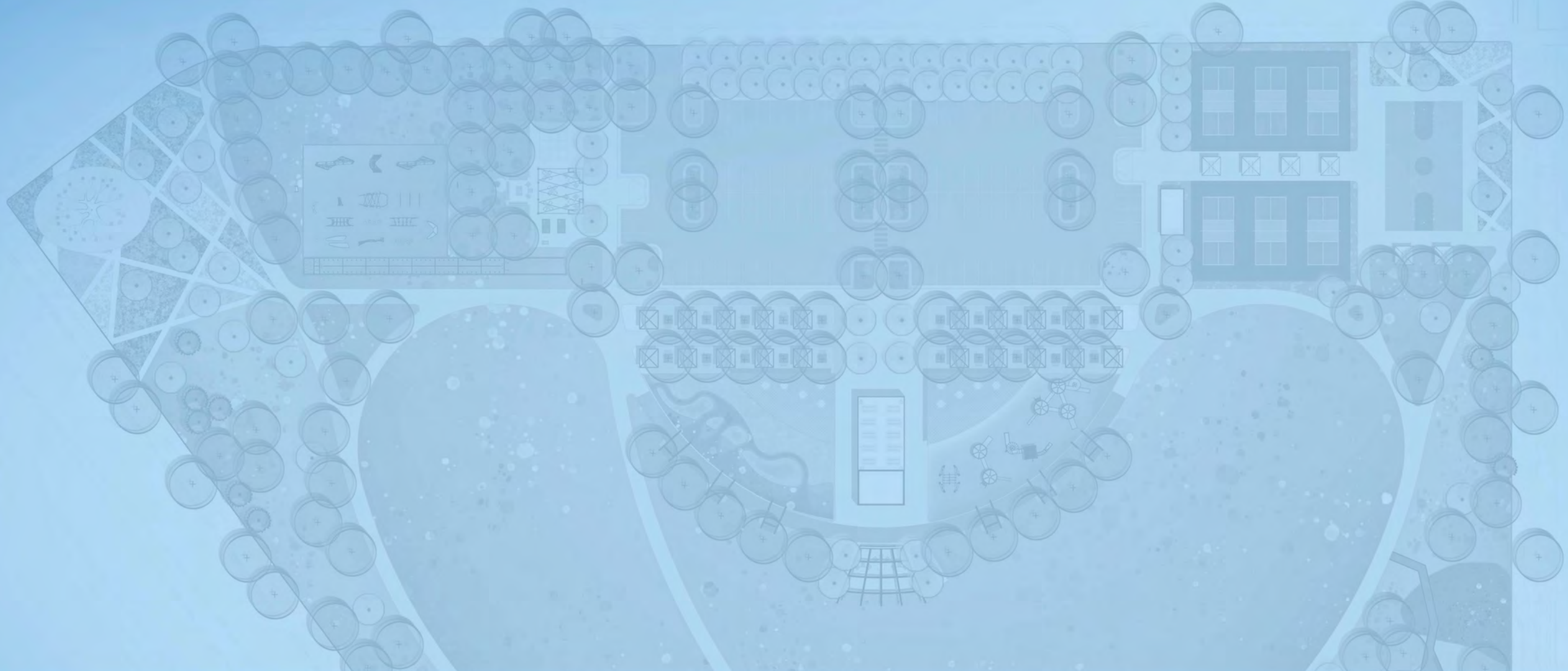
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



**VICINITY MAP**  
City Park 1400 W Burke Lane



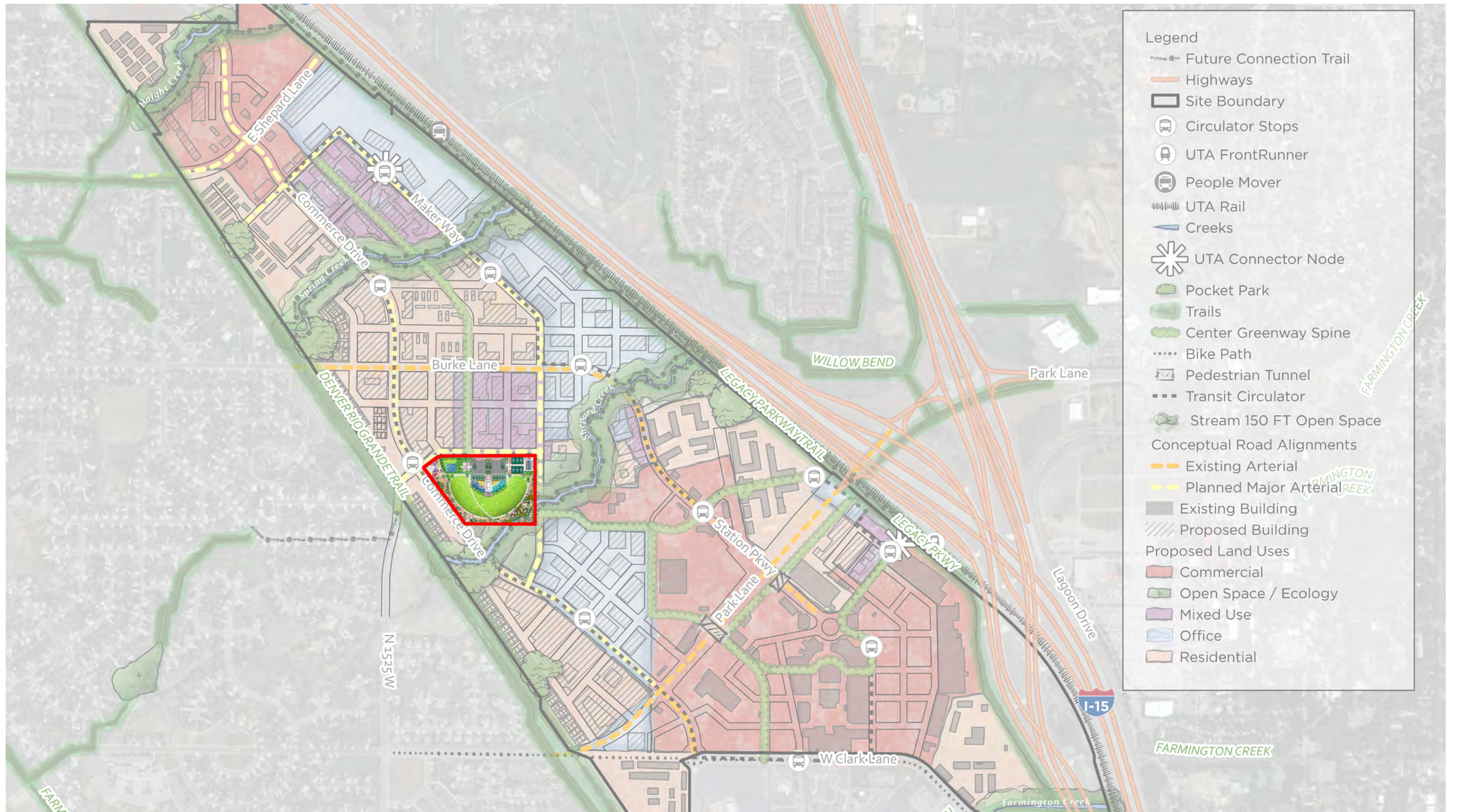




FARMINGTON CITY  
BUSINESS PARK - PRELIMINARY MASTER PLAN







- Legend
- Future Connection Trail
  - Highways
  - Site Boundary
  - Circulator Stops
  - UTA FrontRunner
  - People Mover
  - UTA Rail
  - Creeks
  - UTA Connector Node
  - Pocket Park
  - Trails
  - Center Greenway Spine
  - Bike Path
  - Pedestrian Tunnel
  - Transit Circulator
  - Stream 150 FT Open Space
  - Conceptual Road Alignments**
  - Existing Arterial
  - Planned Major Arterial
  - Existing Building**
  - Existing Building
  - Proposed Building
  - Proposed Land Uses**
  - Commercial
  - Open Space / Ecology
  - Mixed Use
  - Office
  - Residential



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 p 801.913.7994





41

500 N



### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE MONUMENT WITH LIGHTS
2	COLOR PERENNIAL GARDENS WITH DG PATHS
3	NINJA WARRIOR COURSE
4	BOULDERING WALLS
5	40 YARD DASH RACE
6	CONCRETE WALKWAY
7	GREENWAY CONNECTION
8	NINE SQUARE
9	BENCH
10	LOUNGE AREA WITH BISTRO LIGHTING
11	FIRE PIT
12	PING PONG TABLES
13	CORNHOLE
14	FLOWERING TREE ORCHARD
15	HAMMOCKING AREA
16	PARKING LOT (110 STALLS)
17	FOOD TRUCK SPACES
18	PARK BUILDING
19	PICKLEBALL COURTS
20	SMALL PAVILION
21	PARK SIGN
22	BASKETBALL COURT
23	TREE ALLEE WITH DECOMPOSED GRANITE
24	FARMERS MARKET TENT SPACES
25	KINETIC SHADE CANOPY
26	LARGE PAVILION WITH RESTROOMS & WATER FEATURE MECHANICAL
27	INTERACTIVE WATER FEATURE
28	PLAYGROUND
29	ARTIFICIAL TURF SEATING AREA
30	STEEL STRUCTURE WITH STAGE/LOUNGE
31	TURF WITH BERMING
32	MEADOW LANDSCAPE WITH BERMING
33	STEEL STRUCTURE WITH LARGE SWINGS
34	DETENTION BASIN
35	BOARDWALK WITH VIEWING PLATFORMS
36	BOARDWALK BRIDGE
37	ENHANCED WETLANDS
38	EXISTING STREAM
39	TRAIL CONNECTION
40	ON-STREET PARKING
41	SHARED PARKING (184 STALLS)

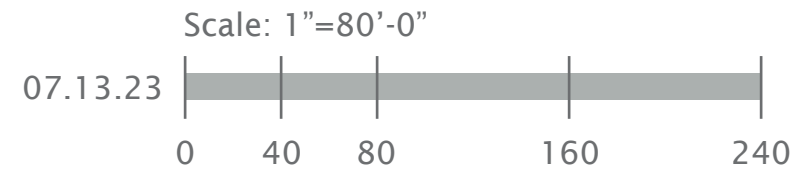
INNOVATOR DRIVE

MAKER WAY

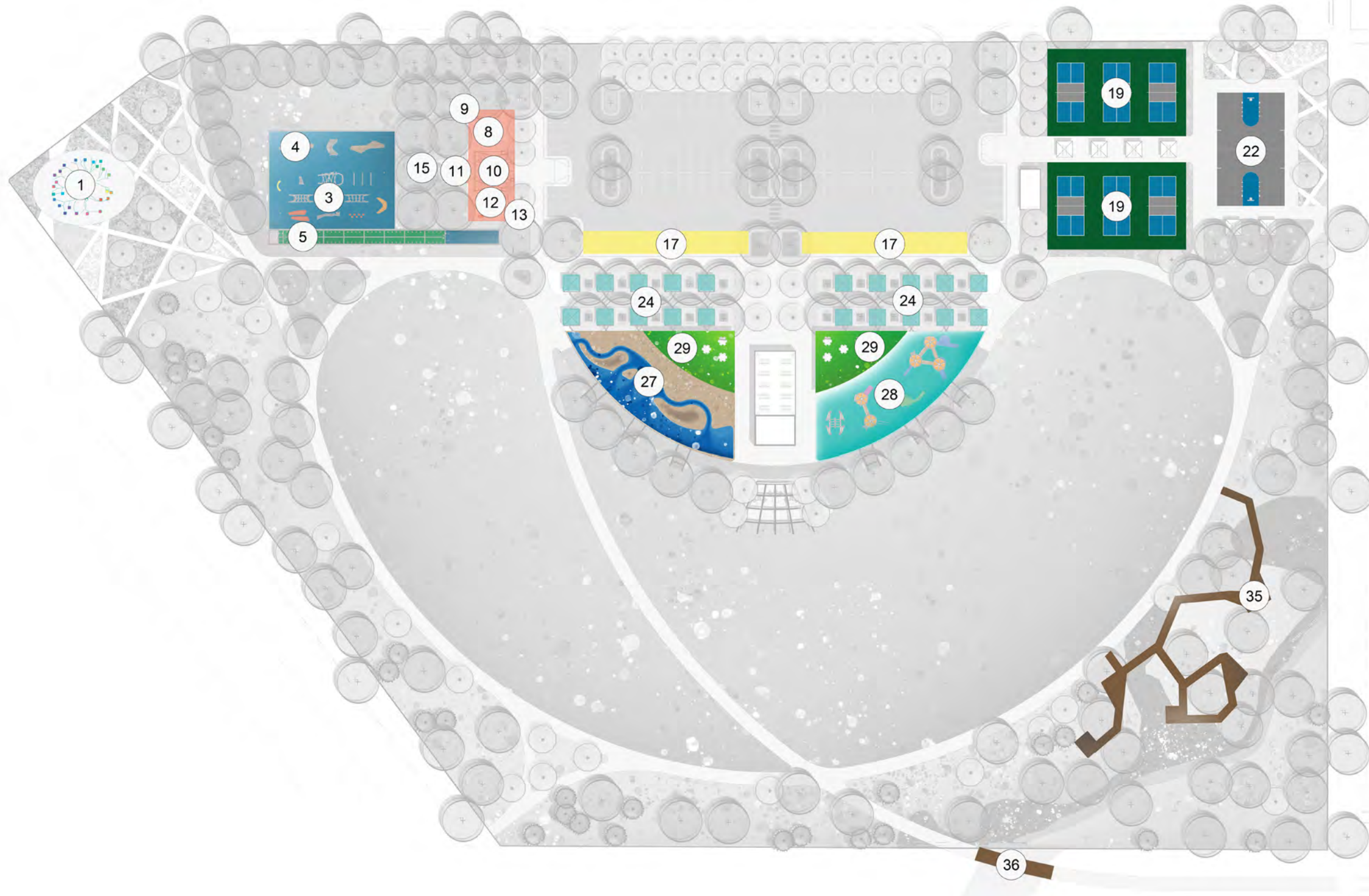


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# PRELIMINARY MASTER PLAN







1  
TREE MONUMENT WITH LIGHTS



3  
NINJA WARRIOR COURSE



4  
BOULDERING WALLS



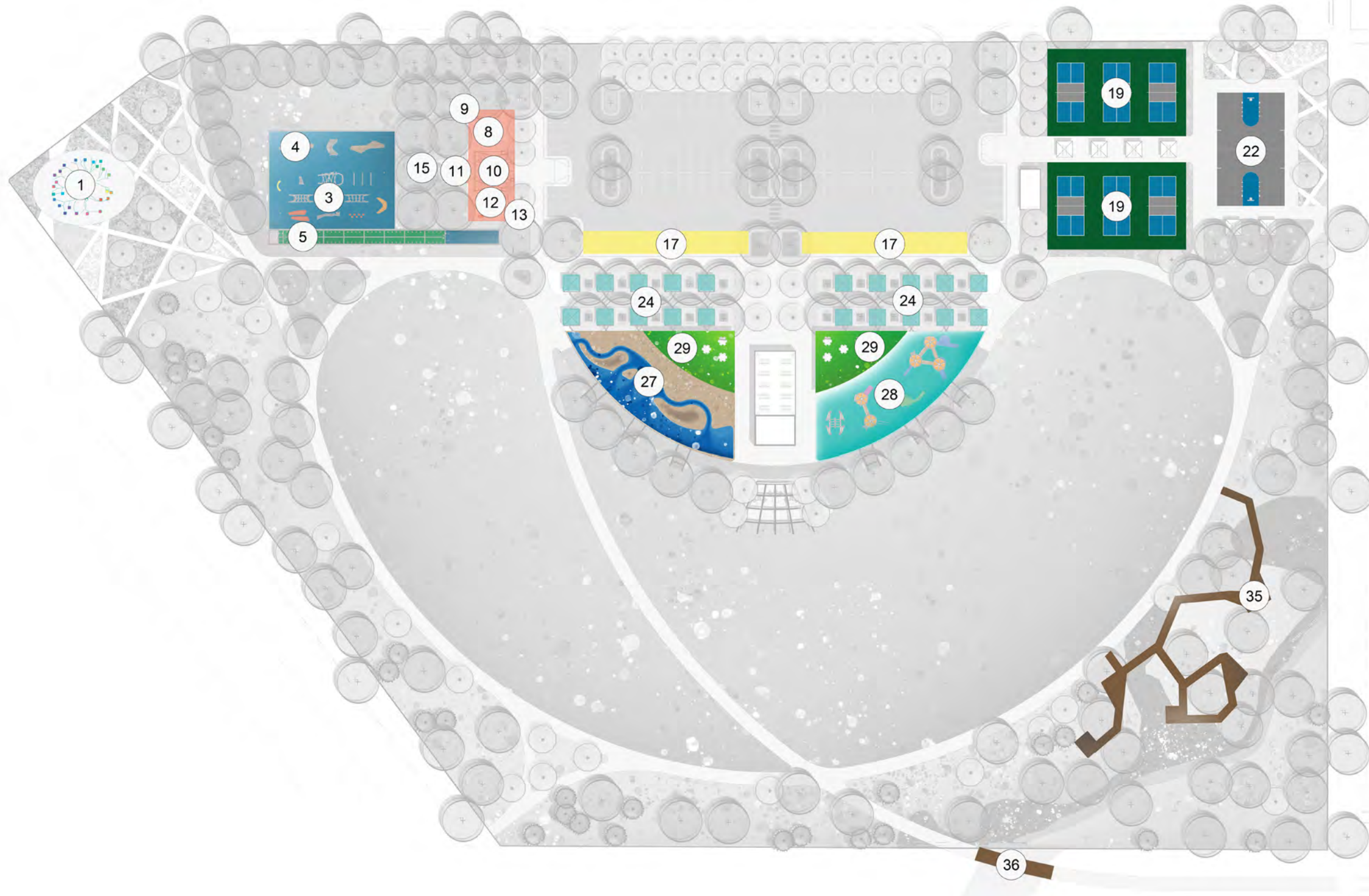
5  
40 YARD DASH RACE



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# AMENITY EXHIBIT





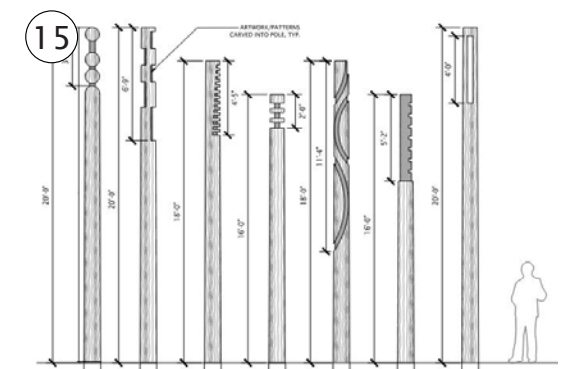
8  
NINE SQUARE



9  
BENCH



10  
LOUNGE AREA & BISTRO LIGHTS



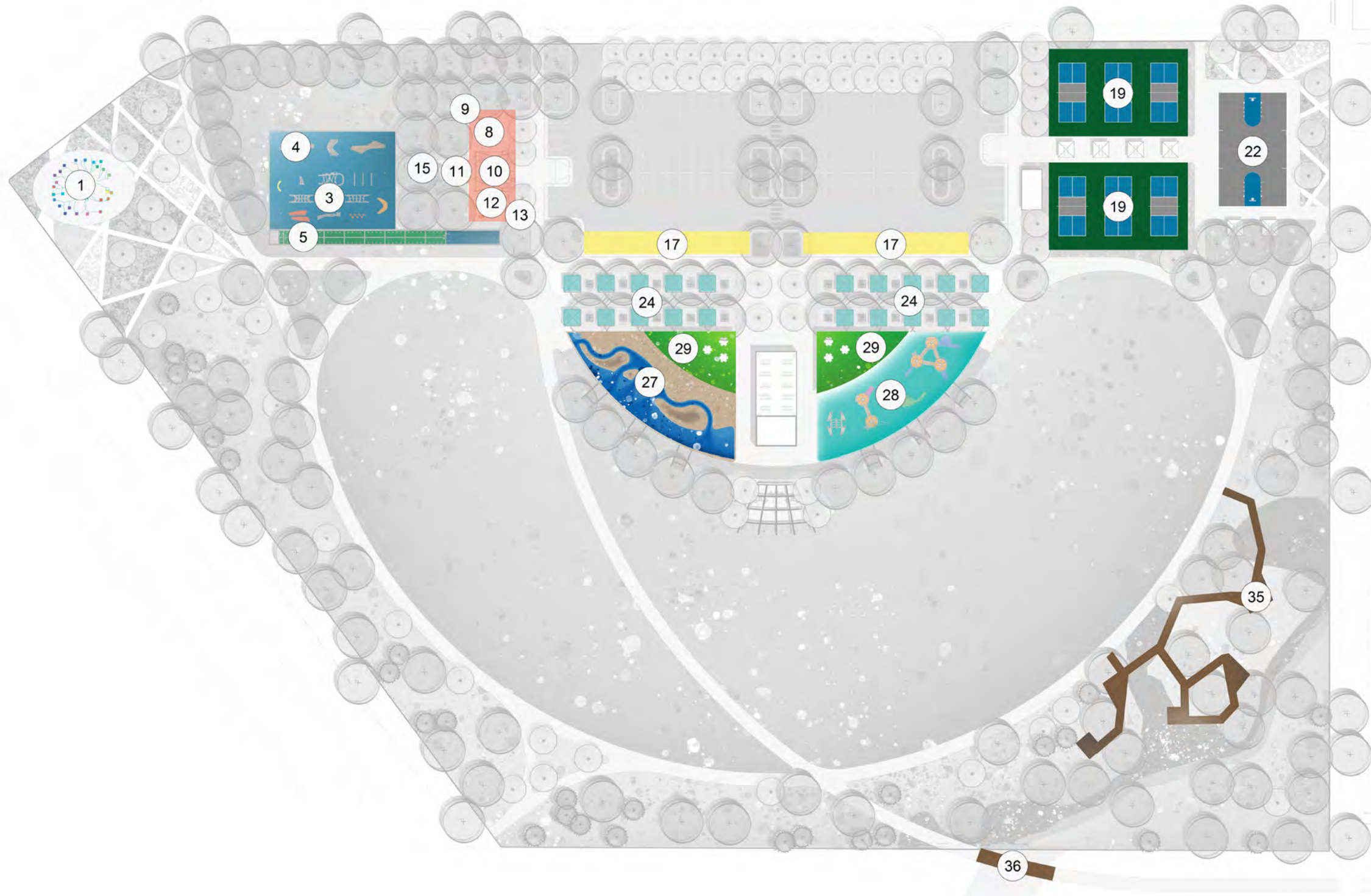
15  
HAMMOCKING POLES



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# AMENITY EXHIBIT CONT.





11 FIRE PIT



12 PING PONG TABLES



13 CORNHOLE



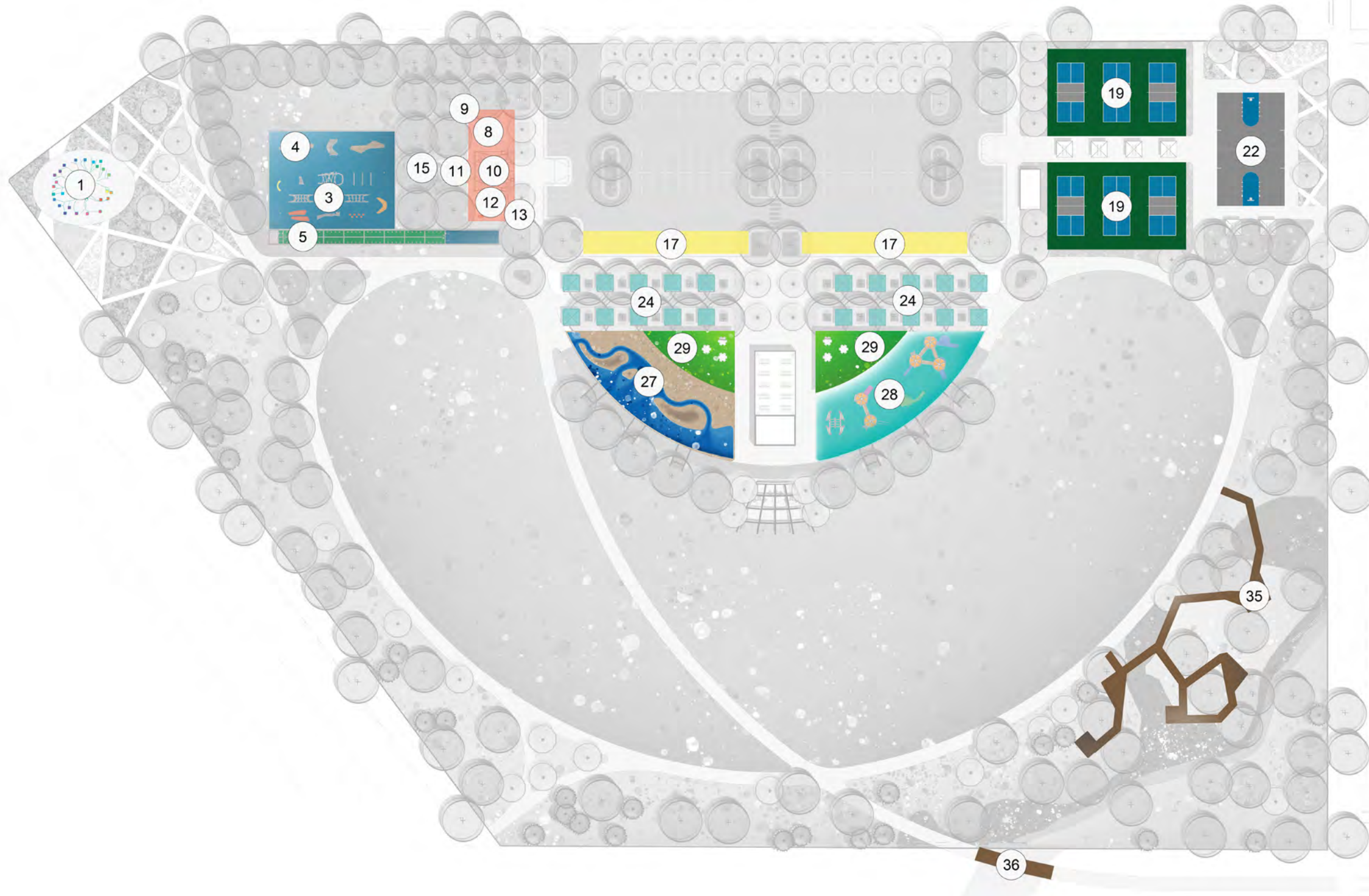
17 FOOD TRUCK SPACES



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# AMENITY EXHIBIT CONT.





PICKLEBALL COURTS



BASKETBALL COURT



FARMERS MARKET STALLS



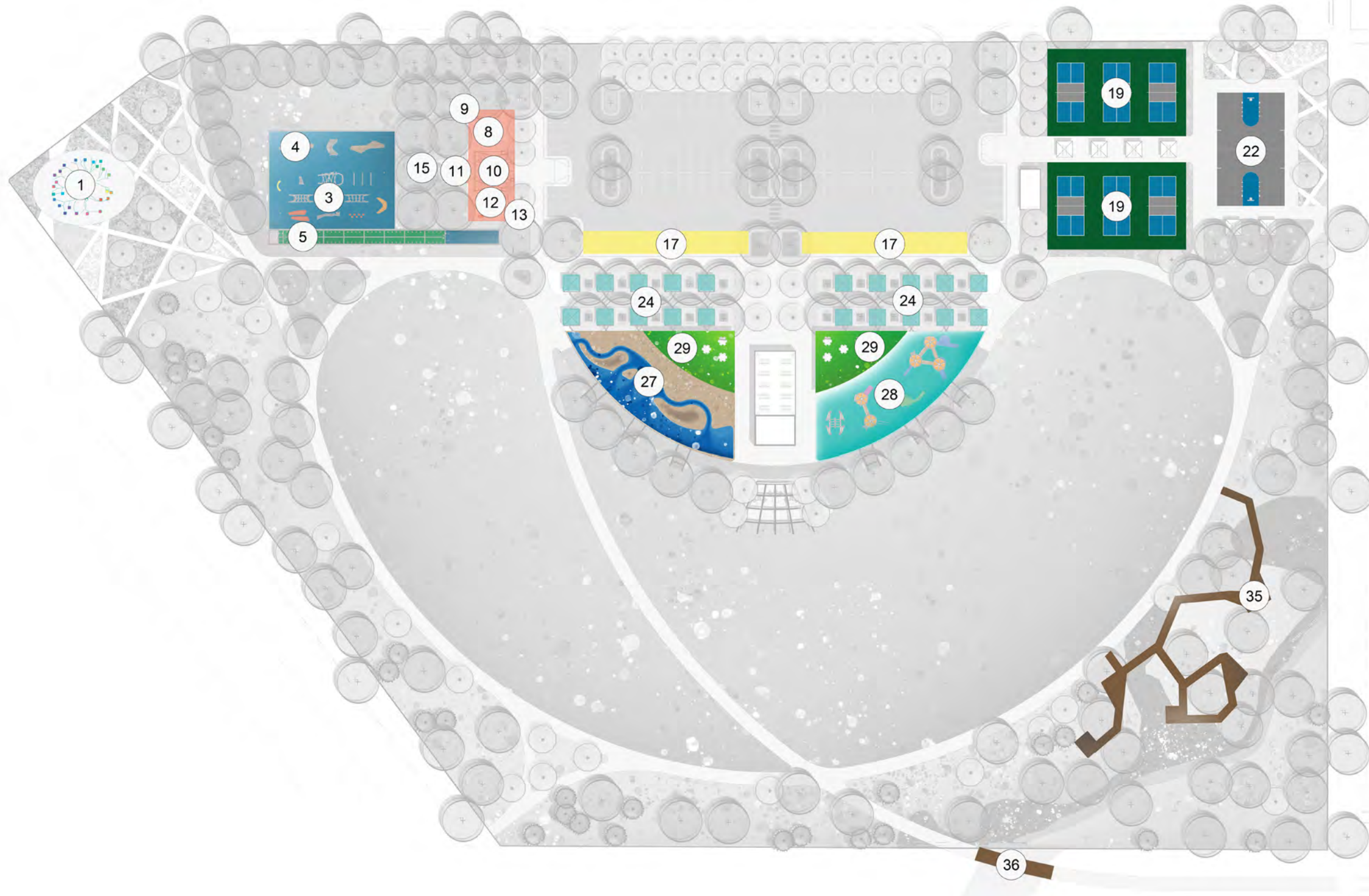
INTERACTIVE WATER FEATURE



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# AMENITY EXHIBIT CONT.





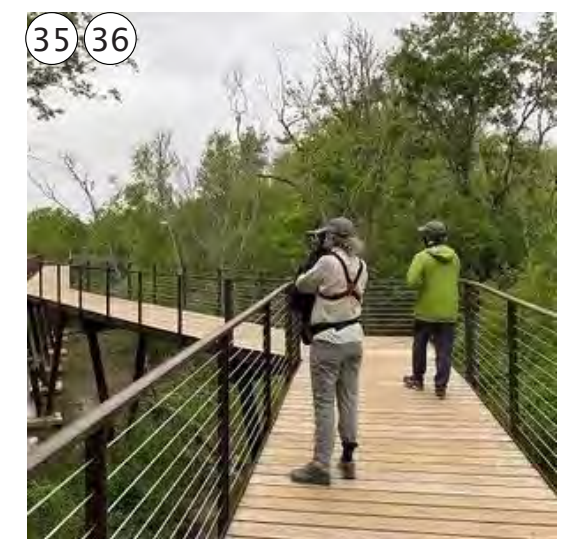
28  
PLAYGROUND



29  
ARTIFICIAL TURF SEATING AREA



35 36  
BOARDWALK BRIDGE



35 36  
BOARDWALK BRIDGE



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# AMENITY EXHIBIT CONT.





**A**  
FLOWERING TREE ORCHARD



**B**  
TREE ALLEE



**C**  
COLOR PERENNIAL GARDENS



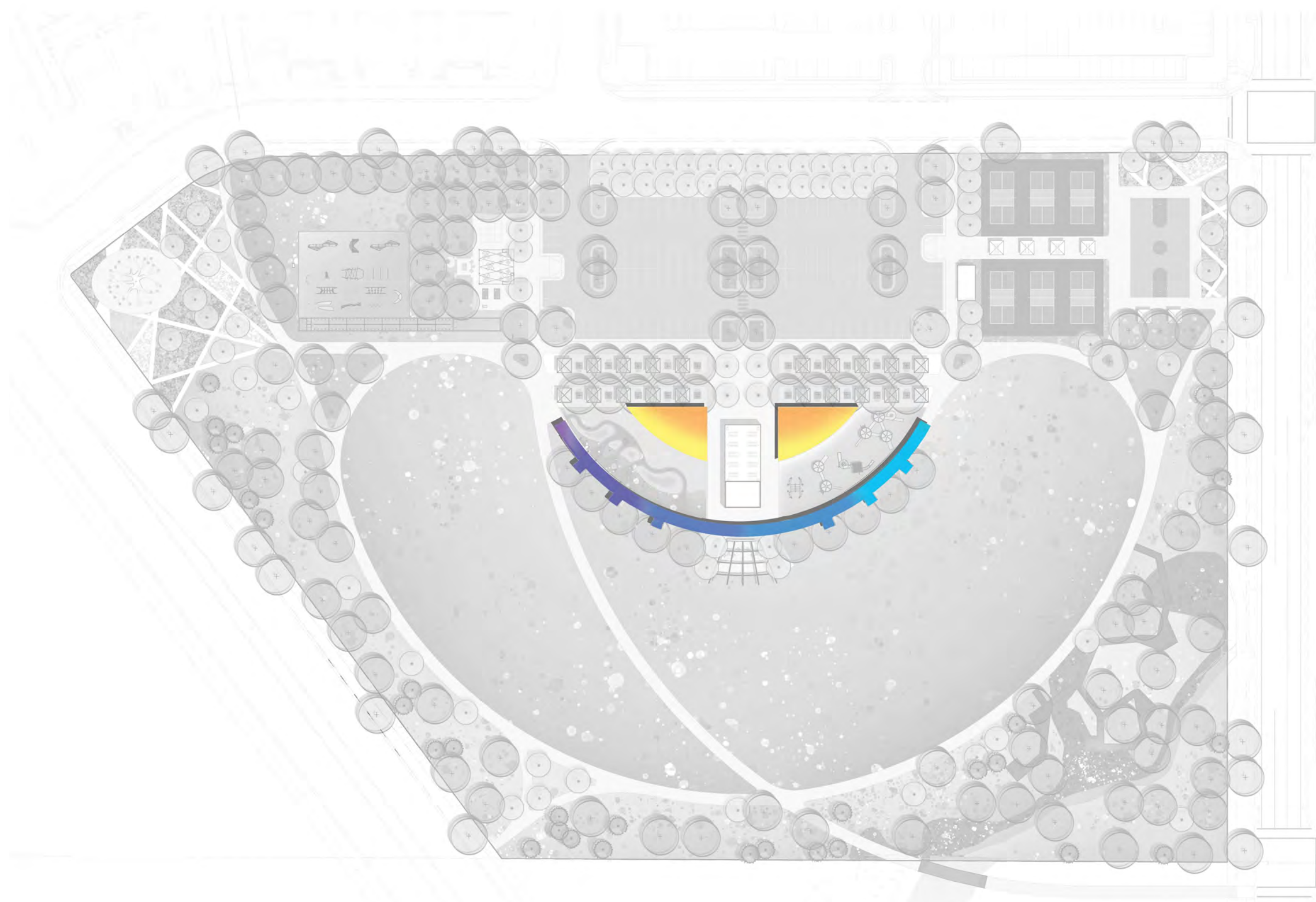
**D**  
MEADOW LANDSCAPE BERMS



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# LANDSCAPE EXHIBIT



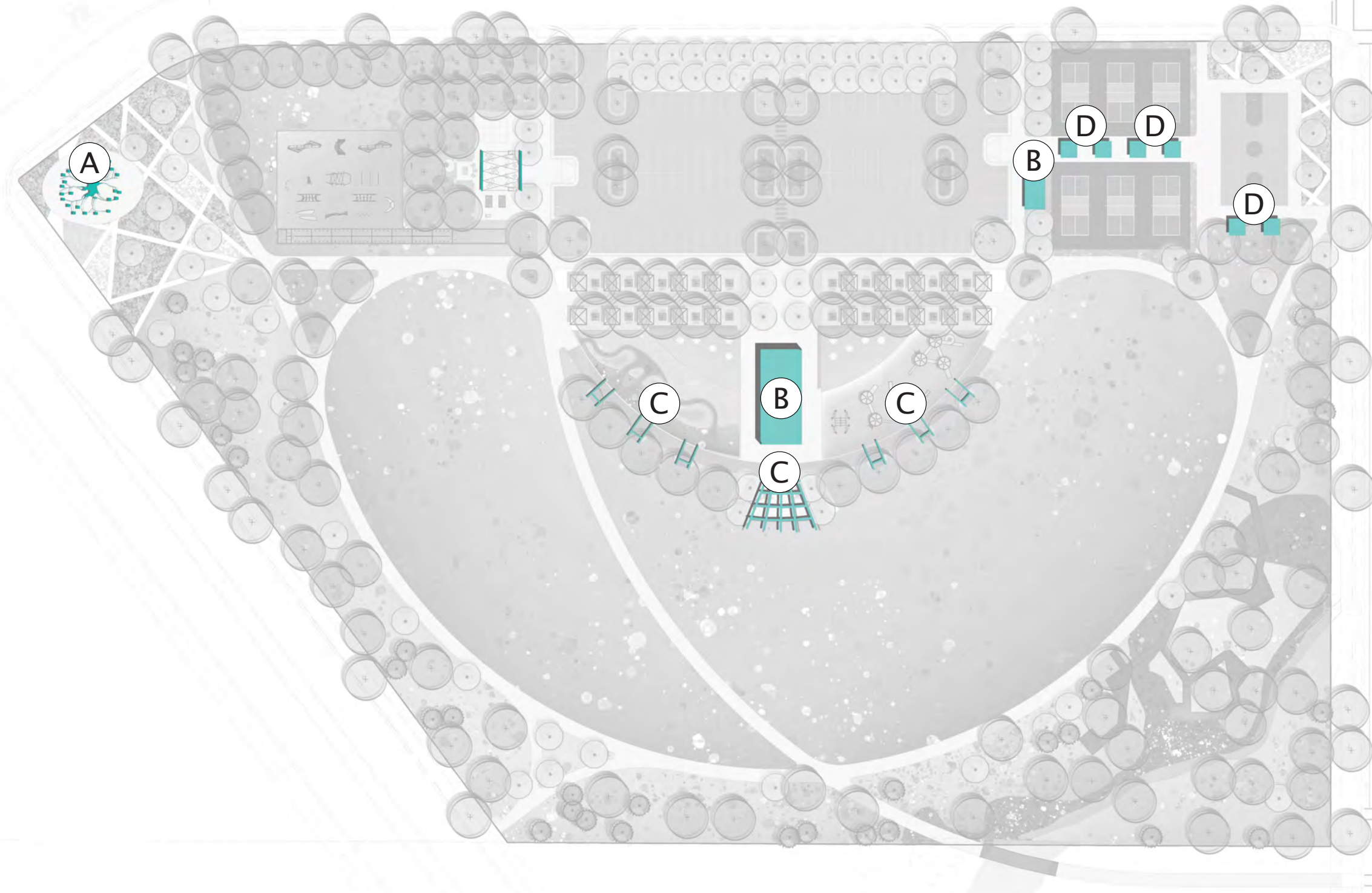


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# KINETIC SHADE EXHIBIT





**A**  
TREE MONUMENT WITH LIGHTS



**B**  
PARK BUILDINGS AESTHETIC



**C**  
STEEL STRUCTURE FOR SWINGS & STAGE



**D**  
SMALL PAVILIONS



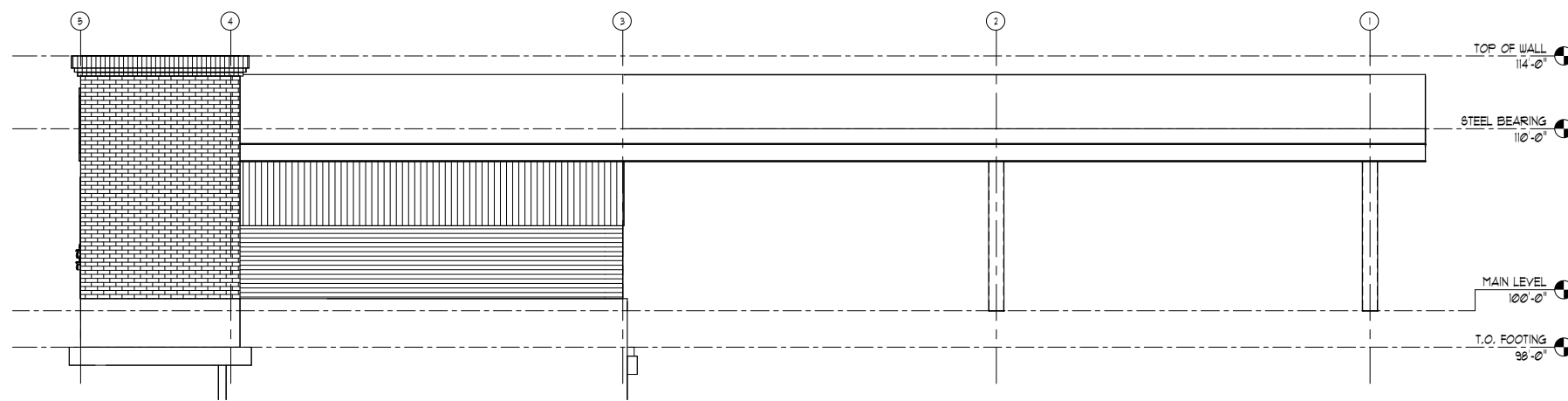
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# STRUCTURE EXHIBIT

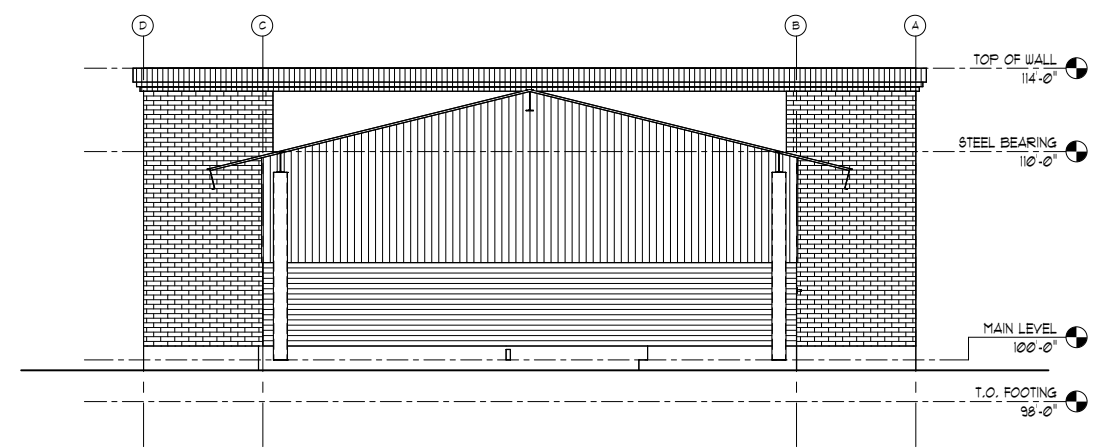


**SHEETNOTES:**

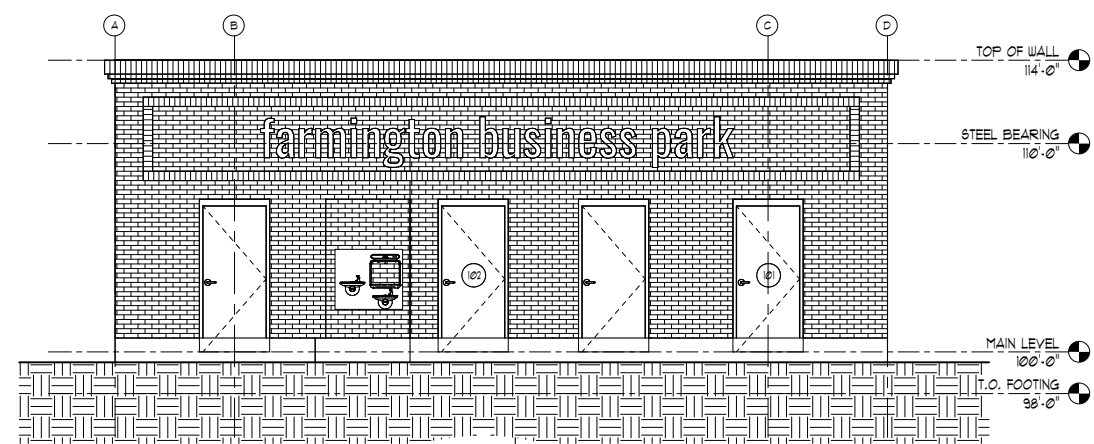
- ◊ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4



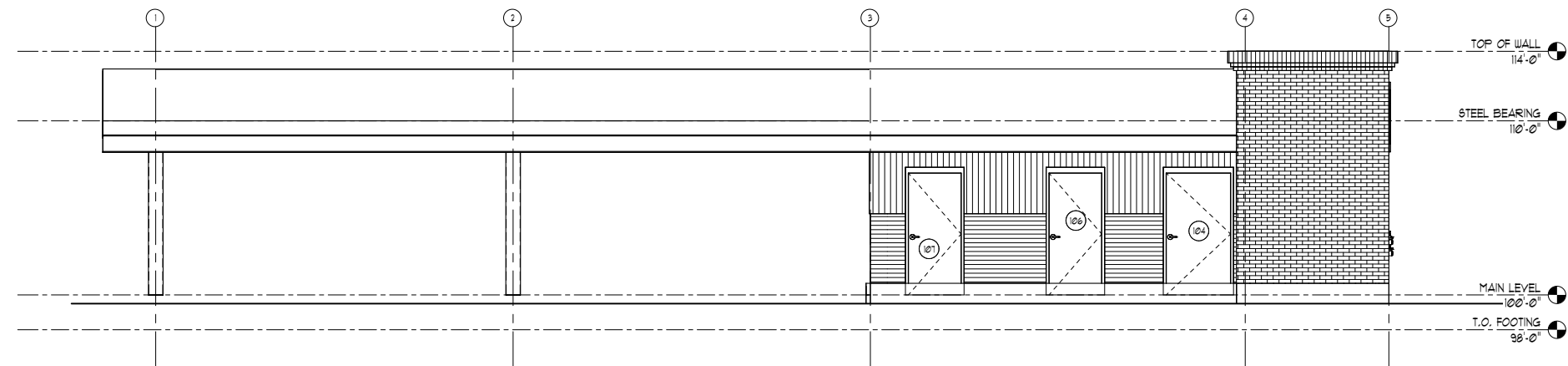
**1 EAST ELEVATION**  
1/4" = 1'-0"



**2 NORTH ELEVATION**  
1/4" = 1'-0"



**3 SOUTH ELEVATION**  
1/4" = 1'-0"



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**STRUCTURE EXHIBIT**



184 SHARED  
PARKING STALLS  
IN ADJACENT LOT







500 N

110 PARKING STALLS

MAKER WAY

INNOVATOR DRIVE

LEGEND

-  EXTERIOR PATHWAYS
-  CONCRETE WALKWAYS
-  DECOMPOSED GRANITE PATHS
-  GREENWAY
-  WETLAND BOARDWALKS
-  GARBAGE/RECYCLING DUMPSTERS

BASIN LOOP = 2,302' - 43.6% OF A MILE



CONCRETE WALKWAYS



PLAZA SPACES



WETLAND BOARDWALKS



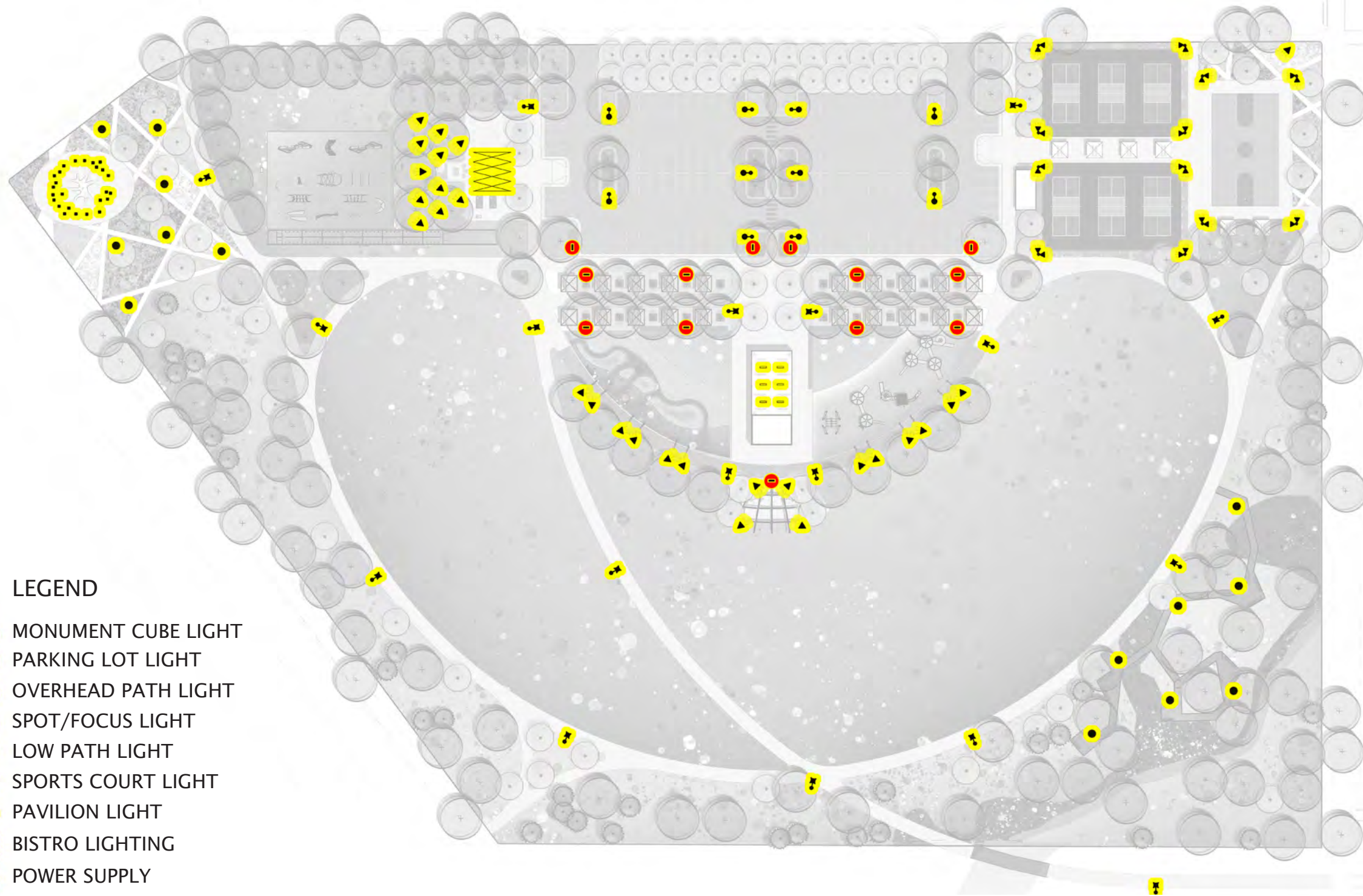
DECOMPOSED GRANITE PATHS



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# CIRCULATION EXHIBIT





**LEGEND**

-  MONUMENT CUBE LIGHT
-  PARKING LOT LIGHT
-  OVERHEAD PATH LIGHT
-  SPOT/FOCUS LIGHT
-  LOW PATH LIGHT
-  SPORTS COURT LIGHT
-  PAVILION LIGHT
-  BISTRO LIGHTING
-  POWER SUPPLY



MONUMENT CUBE LIGHTS



BISTRO LIGHTING



LOW PATH LIGHTS

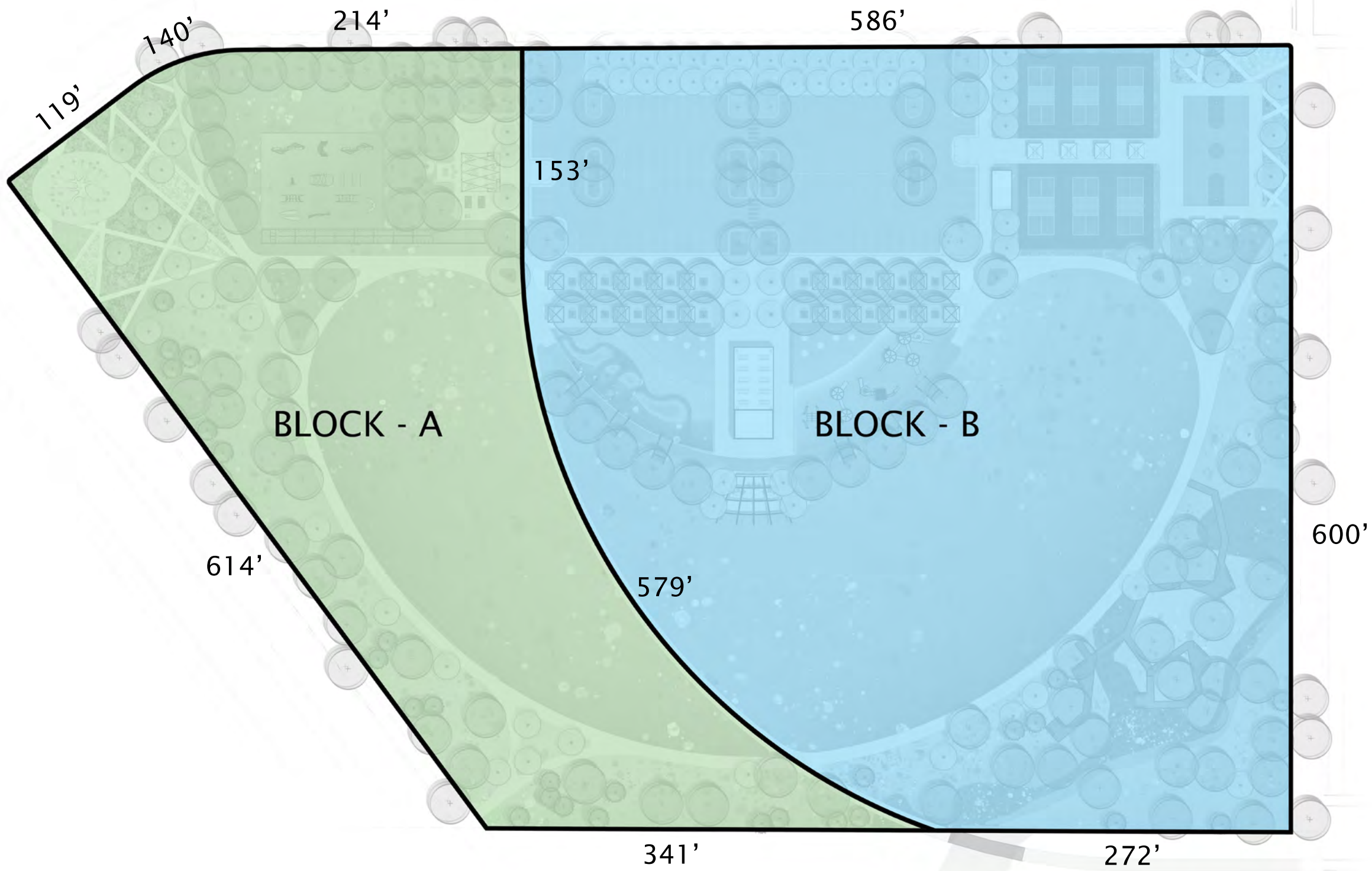


POWER SUPPLY



# LIGHTING EXHIBIT





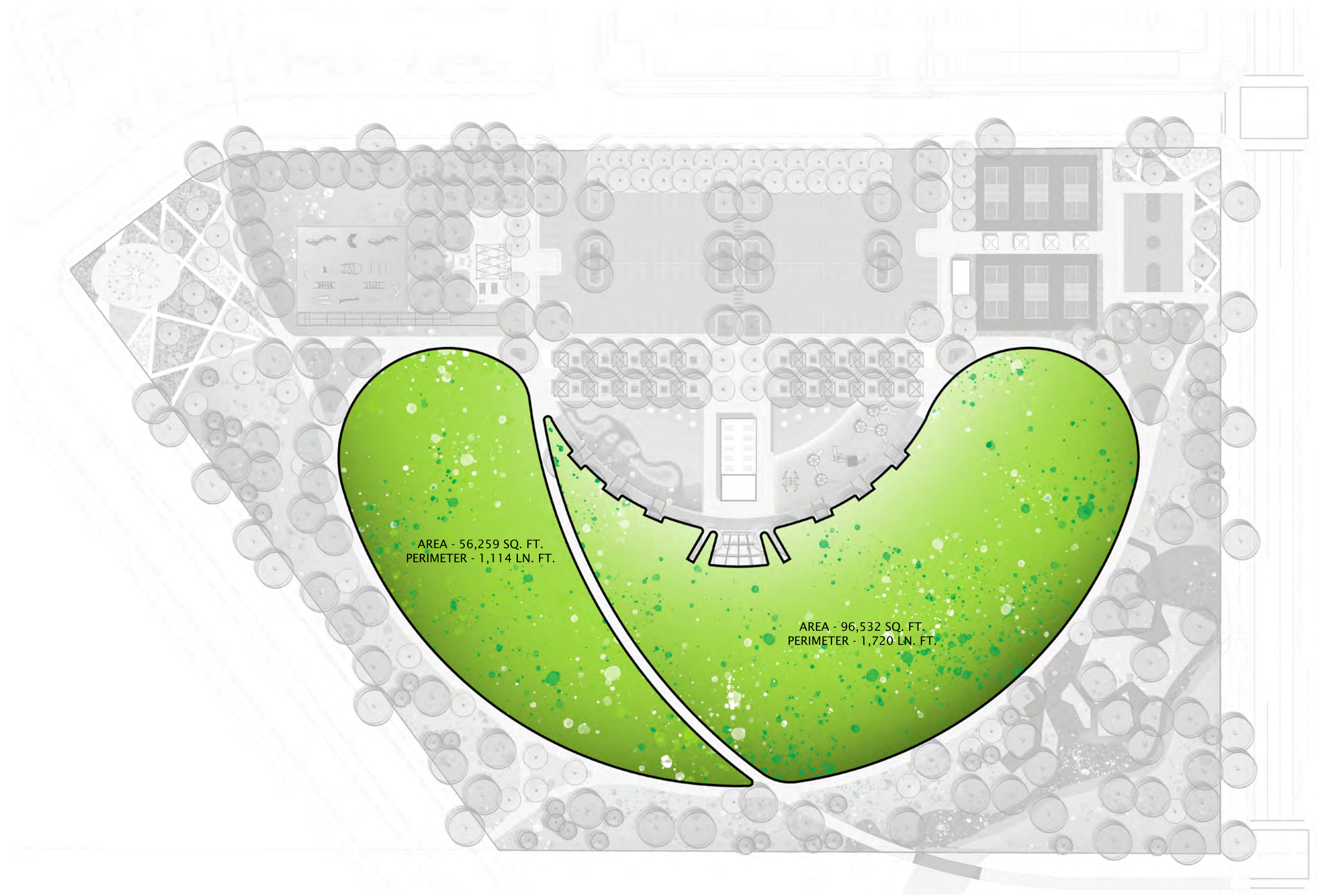
BLOCK - A - 2,110'  
 BLOCK - B - 2,190'  
 AVG. BLOCK - 2,150'  
 PARCEL PERIMETER - 2,836'



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# BLOCK EXHIBIT





TOTAL AREA -  
152,791 SQ. FT.

AREA - 56,259 SQ. FT.  
PERIMETER - 1,114 LN. FT.

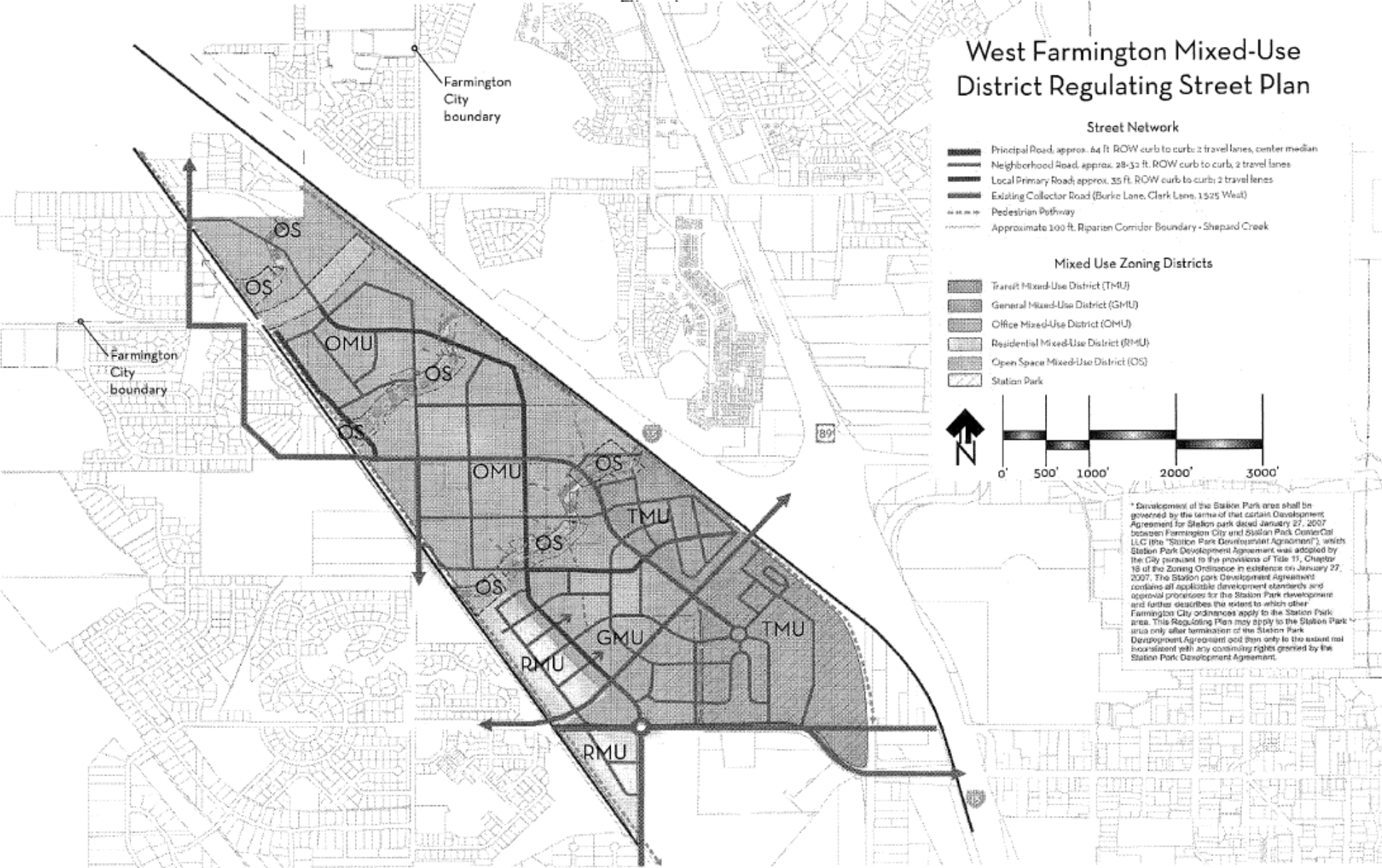
AREA - 96,532 SQ. FT.  
PERIMETER - 1,720 LN. FT.



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# BASIN EXHIBIT

# West Farmington Mixed-Use District Regulating Street Plan

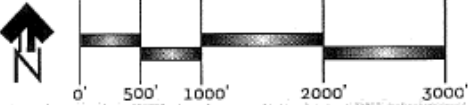


## Street Network

- Principal Road, approx. 64 ft. ROW curb to curb; 2 travel lanes, center median
- Neighborhood Road, approx. 28-32 ft. ROW curb to curb; 2 travel lanes
- Local Primary Road, approx. 35 ft. ROW curb to curb; 2 travel lanes
- Existing Collector Road (Burke Lane, Clark Lane, 1525 West)
- Pedestrian Pathway
- Approximate 100 ft. Riparian Corridor Boundary - Shepard Creek

## Mixed Use Zoning Districts

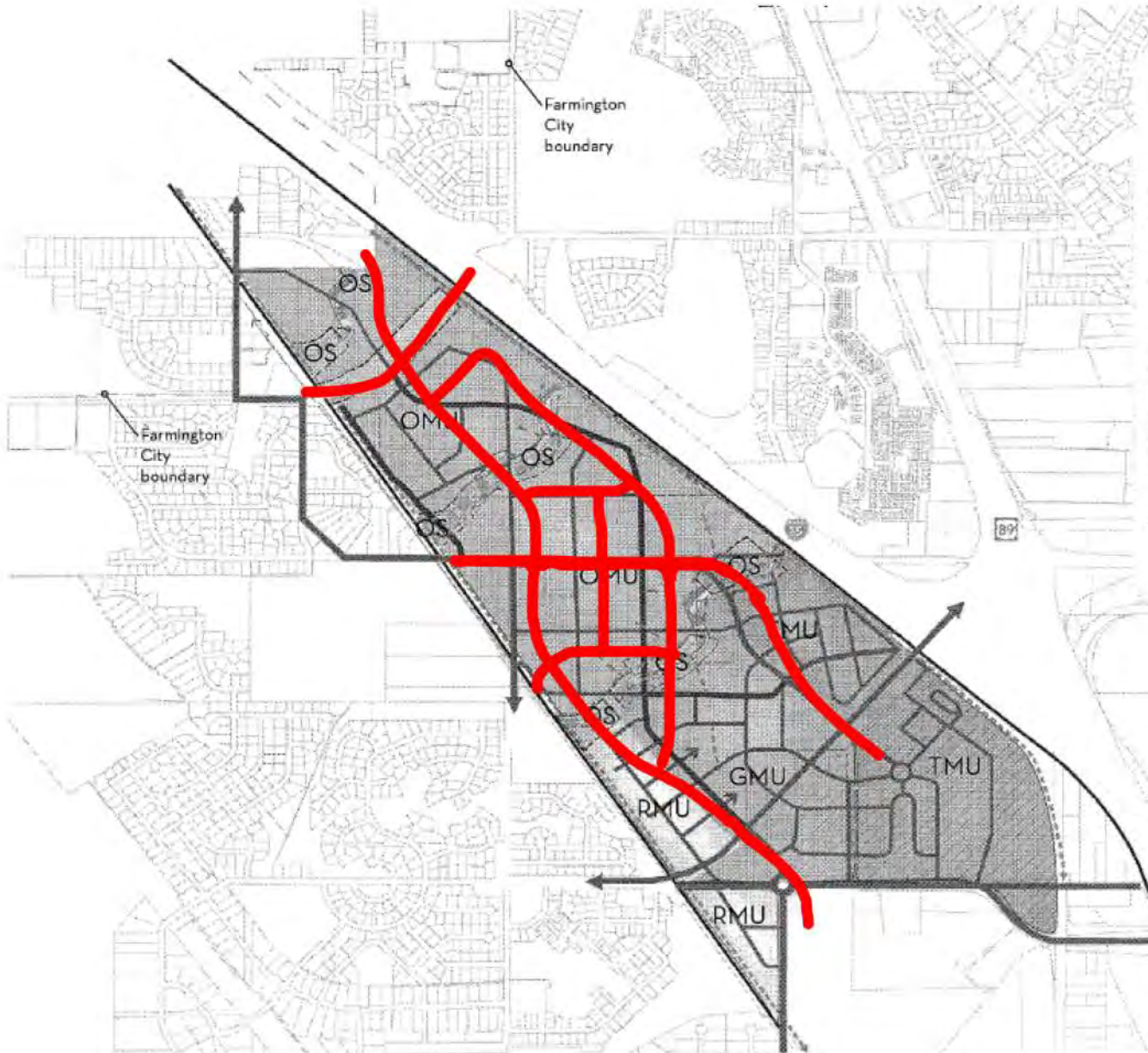
- Transit Mixed-Use District (TMU)
- General Mixed-Use District (GMU)
- Office Mixed-Use District (OMU)
- Residential Mixed-Use District (RMU)
- Open Space Mixed-Use District (OS)
- Station Park



\* Development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station Park dated January 27, 2007 between Farmington City and Station Park Commercial LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 31, Chapter 18 of the Zoning Ordinance in existence on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and approval processes for the Station Park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.



# West Farmington Mixed-Use District Regulating Street Plan

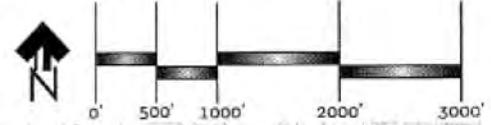


## Street Network

- Principal Road, approx. 64 ft ROW curb to curb, 2 travel lanes, center median
- Neighborhood Road, approx. 28-32 ft. ROW curb to curb, 2 travel lanes
- Local Primary Road, approx. 35 ft. ROW curb to curb, 2 travel lanes
- Existing Collector Road (Burke Lane, Clark Lane, 1525 West)
- Pedestrian Pathway
- Approximate 100 ft. Riparian Corridor Boundary - Sheepshead Creek

## Mixed Use Zoning Districts

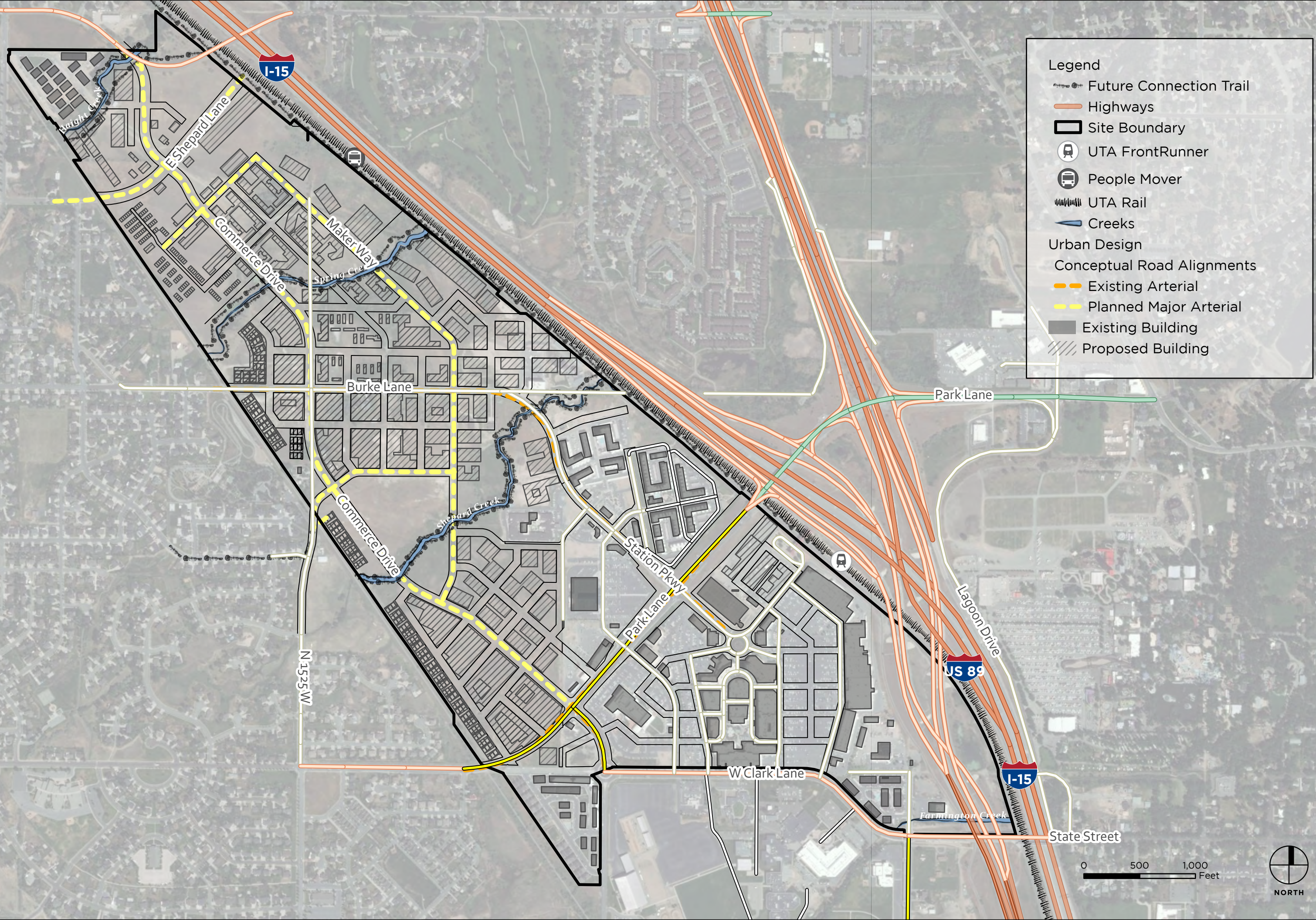
- Transit Mixed-Use District (TMU)
- General Mixed-Use District (GMU)
- Office Mixed-Use District (OMU)
- Residential Mixed-Use District (RMU)
- Open Space Mixed-Use District (OS)
- Station Park



## Modified Network

Station Park area shall be governed by the terms of that certain Development Agreement for Station Park dated January 27, 2007 between Farmington City and Station Park Convocal LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 31, Chapter 16 of the Zoning Ordinance in existence on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and approval procedures for the Station Park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.



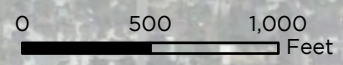


**Legend**

- Future Connection Trail
- Highways
- Site Boundary
- UTA FrontRunner
- People Mover
- UTA Rail
- Creeks

**Urban Design**

- Conceptual Road Alignments
- Existing Arterial
- Planned Major Arterial
- Existing Building
- Proposed Building







# Farmington City Planning Commission Staff Report July 13, 2023

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## Item 3: The Trail (The Retreat at Farmington Station) – Final Site Plan and Final Subdivision Plat

Public Hearing:	No
Application No.:	S-18-22, PMP-2-22, SP-10-22
Property Address:	Approximately 1550 W Burke Lane
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	14.5 Acres
Number of Lots:	3 + Right-of-way dedication
Property Owner:	Millennium Real Estate Holdings, LLC
Agent:	Jeremy Carver – Evergreen Development

Request: *Applicant is requesting approval for the final plat and final site plan for the Retreat at Farmington Station.*

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### **Background Information**

The Trail is a multi-family residential project located at the corner of Burke Lane and Innovator Drive. The Project Master Plan and Development Agreement were approved by the City Council on December 6, 2022. The Planning Commission approved the preliminary plat for the project on February 23, 2023. The proposal includes 408 units with a mixture of studio to 3 bedroom apartments, as well as townhomes. The project also features a commercial pad which is anticipated to be developed as an office use, the site plan and details of the commercial component will be reviewed at a later date. Today, the final plat and final site plan for the residential lot are under consideration – this is the last step for the Planning Commission review of both site plan and subdivision steps. Below is a summary of the site plan/final plat details:

### **Parking:**

Both of the uses have sufficient parking: Residential parking ratios are 1.85-2 per unit, which exceeds the City requirement of 1.6 per unit. For the office use, the parking ratio is 3 per 1000 sf, which meets the City requirement.

### **Refuse Collection:**

The final site plan includes a 242 sf garbage/recycling enclosure on the northwest corner of Lot 2. The office development garbage and refuse collection will be decided when that lot develops.



**Trail along Spring Creek:**

The planned trail on Lot 2, along Spring Creek, has been modified slightly in coordinate with city staff in consideration of trail improvements on lot 3 on the north side of the creek. This will require a Development Agreement amendment to be considered by the City Council in the coming weeks. Lot 3 will still have a trail along the length of Spring Creek, which will connect to the Denver and Rio Grande Western Trail. Trails on Lot 2 and Lot 3 will be connected by a pedestrian bridge across the creek.

**Easements:**

According to the Development Agreement, cross access easements may need to be added to the final plat. Other easements, if not shown on the final plat already, will be added at the request of the DRC according to the conditions from preliminary plat approval.

**Sidewalks and side treatments:**

Sidewalks have been added at 8 feet wide, a requirement of the Mixed Use zoning ordinance for Innovator Drive and Burke Lane. These are within a 16 foot wide public utility and pedestrian access easement.

---

Below is list of information that is included in the approved DA:

**Unit Count:**

The plan includes a 394 unit apartment building with a wrapped parking structure and 14 townhomes for a total of 408 residential units. These residential units are located on what is identified as Parcel 2 which covers 9.2 acres. The unit count includes 29 studio units, 185 1-bedroom units, 159 2-bedroom units, 20 3-bedroom units, and 14 townhomes. **(Within maximum allowed by existing DA)**

**Use:**

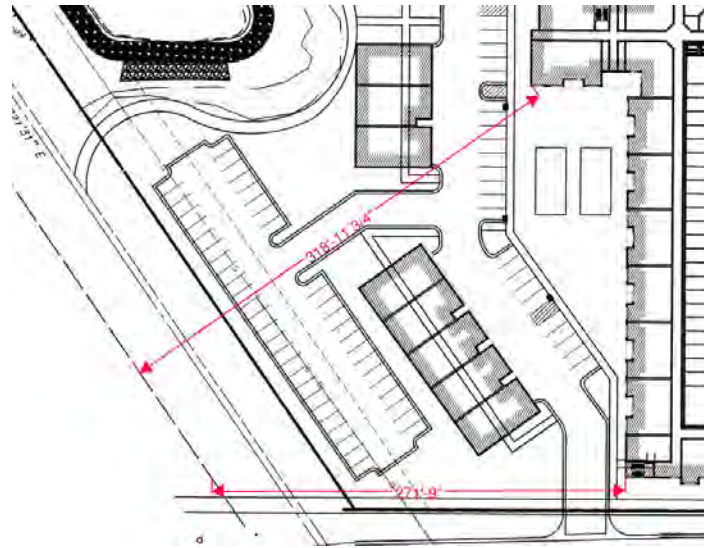
The plan also includes Parcel 1 which is being created to be sold to Farmington City for use a detention facility/recreation area and a 2.2 acres commercial pad identified as Parcel 3 for commercial development. The applicant is also showing with the schematic subdivision plan Parcel 4 which is to be dedicated as right-of-way **(Consistent with terms of existing DA)**.

**Height:**

The applicant has provided plans showing a 2 story townhome product and the apartment building with a brief step from 3 stories to the main height of 4 stories. The 4 story element of the building is more than 350 ft. from the closest existing home. As proposed the townhomes are 2 stories in height, while a specific height is not identified in the PMP, it is anticipated that the architecture will comply with the 27 ft. height limitation within 200 ft. of the western right-of-way line for the D&RGW rail trail and not 4 story component of the apartment building is within this 200 ft.



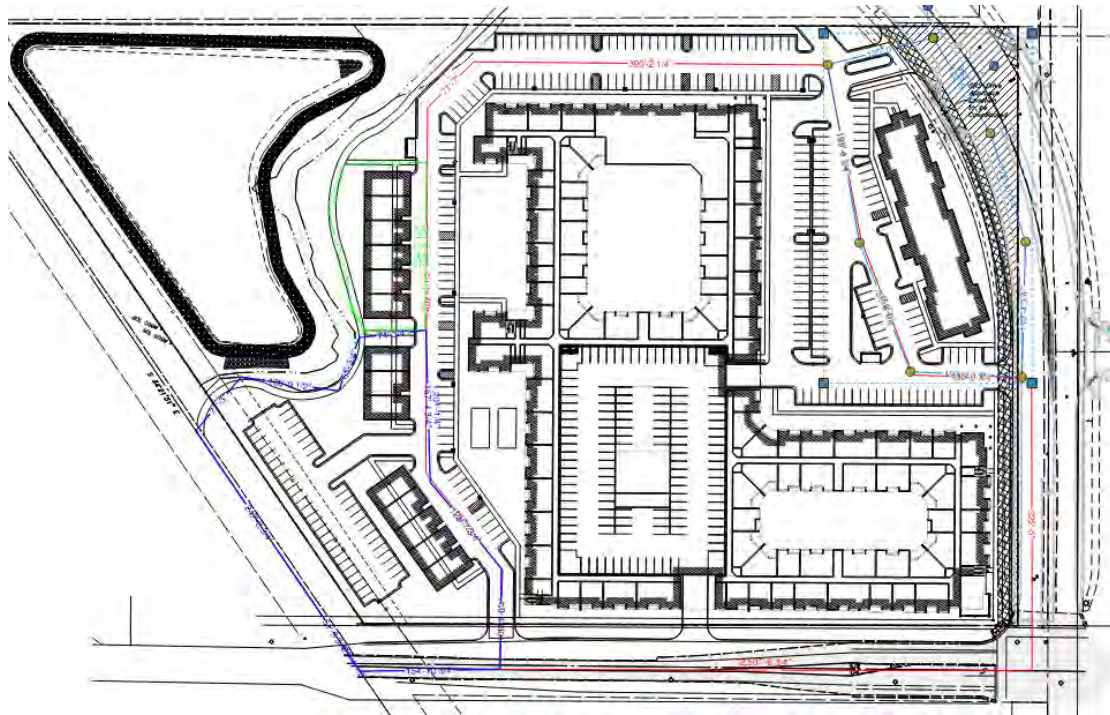
specified in the original agreement. The closest point of the 4 story apartment building is 270 ft. to the western line of the D&RGW right-of-way. (Complies with existing DA)



### **Regulating Plan:**

The OMU District indicates that the perimeter of an average block is 900 ft. with a maximum of 1,056 ft. Each block face should be 264 ft. in length or less. The proposed layout creates a block with a 990 ft. perimeter around the commercial site, and another block of 2,500 ft. around the apartment building, and blocks with perimeters of 534 ft. and 1,200 ft. around the townhomes. This makes for an average block size of 1,305 ft. There are a variety of block face lengths including the largest stretch of 630 ft. on the west side of the apartment building and another significant deviation at 588 ft. along Burke Lane (Requires amendment to regulating plan allowing larger blocks and longer frontages). Existing agreements commit the City to amending the regulating plan to address the larger block size and block face lengths.





**Subdivision:**

The proposed lots each meet the minimum frontage and size requirements for the zone, but exceed the maximum lot width of 200 feet for both the commercial and residential lot. (Allowed per the approved DA)





**Siting:**

The buildings address the street as desired in the Mixed Use Districts and contain buildings covering at least 60 of the block frontage as required and the buildings are sited within the 0' – 20' RBR (Required Build to Range) per the percentages required in the OMU district. (Complies with OMU)

**Open Space:**

Without including the open space that the detention/recreation area provides in lot 1, each lot meets or exceeds the required 10% open space for the OMU district. The development includes amenities such as a swimming pool, pickleball courts, and lounge areas. (Complies)

**Suggested Motion**

Move that the Planning Commission approve the Final Subdivision and approve the Final Site Plan for The Trail, subject to all applicable Farmington City development standards and ordinances, and all Development Review Committee (DRC) comments, with the terms set forth in previously approved DA and the following conditions.

1. The recommendation is subject to the final approval of an amendment to the City's regulating plan allowing for the proposed block sizes

The applicant shall receive approval of a modified development agreement with the city council approving the reduced trail length and proposed trail configuration on lot 2 consistent with the final site plan.

**Findings:**

1. The use and overall layout is consistent with the previously approved PMP and development agreement.
2. The site layout, number of units, and building height follow the existing development agreement and the underlying zoning district as applicable.
3. The proposed residential building with a wrapped parking structure promotes a more secure environment for residents and enables the majority of parking in the project to be hidden from view consistent with the objectives of the mixed-use areas fostering a more pedestrian friendly environment and better streetscapes.
4. The unit types within the residential development and proximity to trails and anticipated transit systems justify a small reduction in off-street parking availability.
5. The project is consistent with the recently adopted Station Area Plan.
6. The Subdivision Plat and proposed lots are compliant with ordinances, regulations, and standards as applicable in Farmington City Municipal Code and the previously approved Development Agreement.



7. The Site Plan and supporting drawings meets all applicable standards, codes, and regulations with a few minor technical corrections to be verified and approved by the DRC prior to stamping drawings to allow for construction and site improvements.

**Supplemental Information**

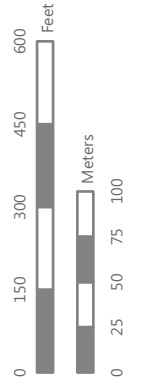
Vicinity Map

Final Site Plan and accompanying information

Final Plat



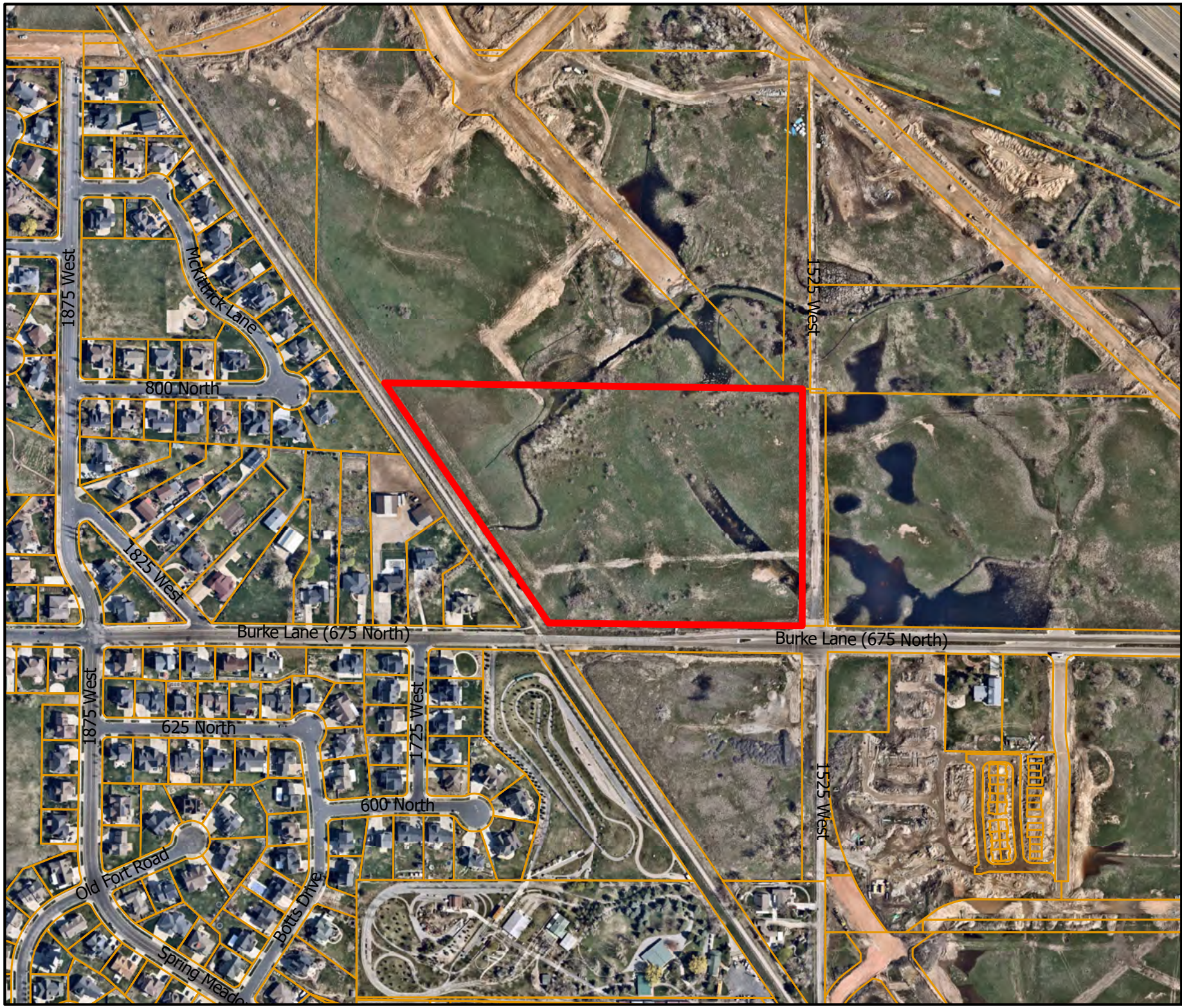
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



04/11/2019

# VICINITY MAP

Evergreen The Trail





Narrative

This Subdivision was requested by Evergreen Devco, Inc. to subdivide into 3 Lots and a Road Dedication.

This Subdivision retraces and honors a previous 2003 Survey by Robinson, Blehn & Blehn, Inc and a 2022 ALTA Survey by AWA.

A line between monuments found for the Center and South Quarter Corners of Section 14 was assigned VRS Bearing South 0°00'17" West as the Basis of Bearings to place the Subdivision on the NAD83 Utah North Zone State Plane Datum.

A minor adjustment to the record tie was applied to better match the deed geometry to survey markers recovered in the field.

Flood Plain Data

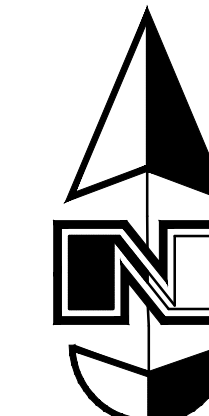
This property lies entirely within Flood Zone X as designated on FEMA FIRM Panel 49011C0381E, dated effective June 17, 2007. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Benchmark

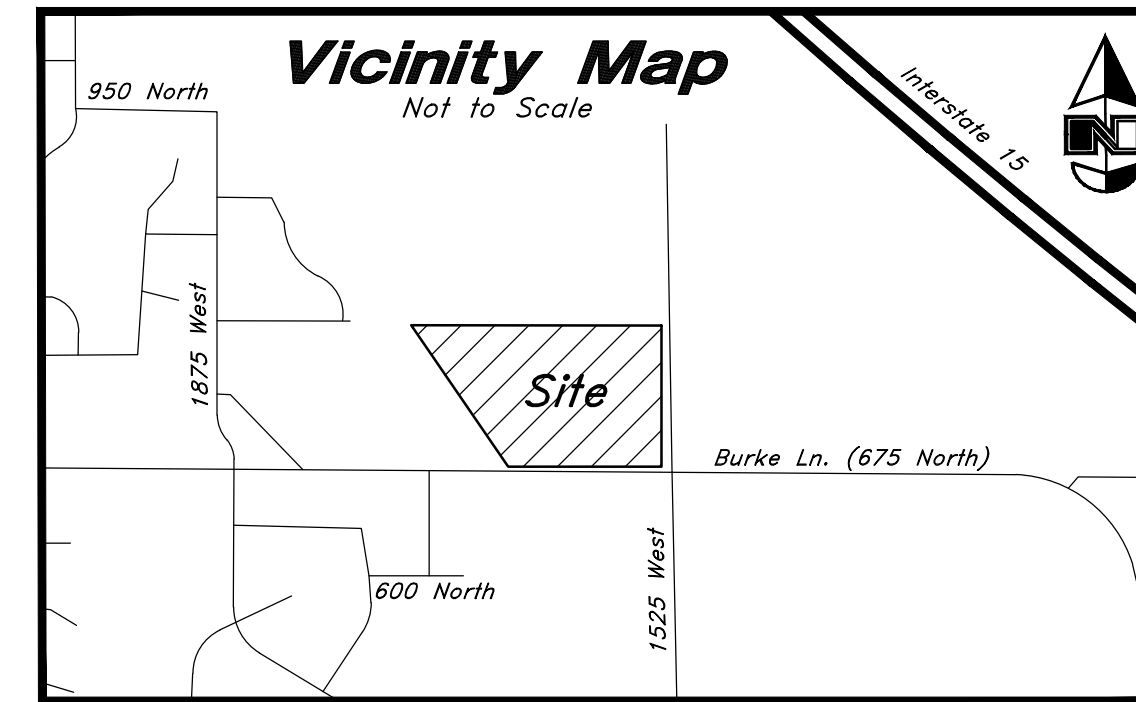
Brass Cap Monument for the Center of Section 14, T3N, R1W, SLB&M Elevation = 4,250.78 feet Observed May 17, 2022

The Trail - Evergreen Subdivision

A part of the Southwest Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey Farmington City, Davis County, Utah April 2023



Scale: 1" = 60'



Surveyors Certification

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act.



Date: 23 June, 2023

David M. Hamilton Utah PLS No. 12966234

Description

A part of the Southwest Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, located in Farmington City, Davis County, Utah:

Beginning at a Rebar with Cap on the Westerly line of 1525 West Street as it exists at 66.00 foot half-width; located 438.87 feet (438.90 feet record) South 0°00'17" West along the Quarter Section of said Section 14; and 66.00 feet North 89°49'17" West from a Brass Cap Monument found marking the Center of said Section 14; and running thence South 0°00'17" West 660.00 feet along said Westerly line to the Northerly line of Burke Lane; thence North 89°49'17" West 721.49 feet along said North line to a rebar with an aluminum cap stamped Robinson, Blehn & Blehn found marking the Easterly line of Utah Transit Authority (UTA) Right-of-Way as it exists at 33.00 foot half-width; thence North 34°21'31" West 801.20 feet along said Easterly line to a rebar with an aluminum cap Stamped Robinson, Blehn & Blehn; thence South 89°49'17" East 1173.72 feet to said rebar with cap on the Westerly line of 1525 West Street and the point of Beginning.

Contains 625,414 sq. ft. Or 14.358 acres 3 Lots and Road Dedication

Owner's Dedication

Know all by these presents that I, the undersigned Owner of the above described tract of land, having caused the same to be subdivided into lots and street to be hereafter be known as The Trail - Evergreen Subdivision, and do hereby dedicate to Farmington City the road shown on this plat and hereby dedicate for perpetual use of the public all parcels of land, other utilities, or easements shown on this plat as intended for public use.

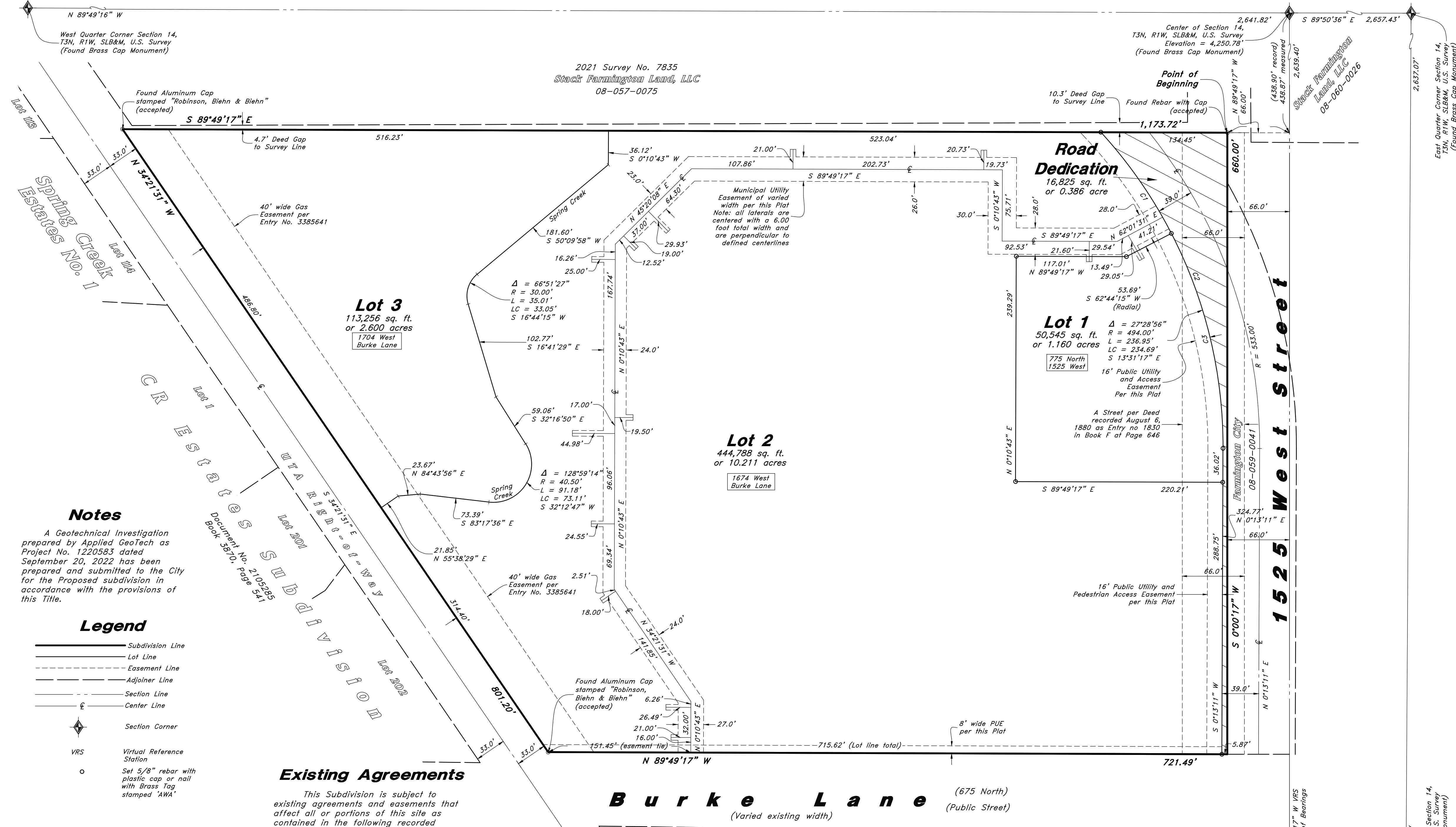
In witness whereby I have hereunto set my hands this AD, 20 Day of June, 2023. Millennium Real Estate Holdings, LLC

Acknowledgment

On the day of 2023, personally appeared before me, the undersigned Notary Public, who being by me duly sworn did say that they are the of Millennium Real Estate Holdings, LLC, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: Commission Number: My Commission Expires: A Notary Public Commissioned in Utah (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public



Notes: A Geotechnical Investigation prepared by Applied GeoTech as Project No. 1220583 dated September 20, 2022 has been prepared and submitted to the City for the Proposed subdivision in accordance with the provisions of this Title.

Legend: Subdivision Line, Lot Line, Easement Line, Adjoiner Line, Section Line, Center Line, Section Corner, VRS Virtual Reference Station, Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

Existing Agreements

This Subdivision is subject to existing agreements and easements that affect all or portions of this site as contained in the following recorded agreements within records of Davis County, Utah:

- Entry No. 2261 in Book B at Page 608. Entry No. 107248 in Book 4 at Page 593. Entry No. 107249 in Book 4 at Page 593. Entry No. 2749800 in Book 5796 at Page 1493.

Curve Table with columns: Curve, Delta, Radius, Length, Chord Data. Includes curves C1, C2, and C3.

Project Area statistics: Total Area = 625,414 sq. ft. of 14.358 ac. Total Lots = 3. Area Dedicated for Right-of-way = 16,825 sq. ft. or 0.386 ac. Average Lot size = 202,863 sq. ft. or 4.657 ac. Minimum Lot size = 97,992 sq. ft. of 2.250 ac.



Irrigation District Approval: Approved by the Weber Basin Water Conservancy District on the Day of 2023.

Central Davis Sewer District Approval: Approved by the Central Davis Sewer District on the Day of 2023.

Farmington City Planning Commission: Approved by the Farmington City Planning Commission on the Day of 2023.

Farmington City Engineer: I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find both to be correct and to agree with the lines and monuments on record in this office. Signed this Day of 2023.

Farmington City Approval: This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Rivendale City, Utah this Day of 2023. Farmington City Mayor

Farmington City Attorney: Approved by the Farmington City Attorney on the Day of 2023. Farmington City Attorney

The Trail - Evergreen Subdivision Davis County Recorder

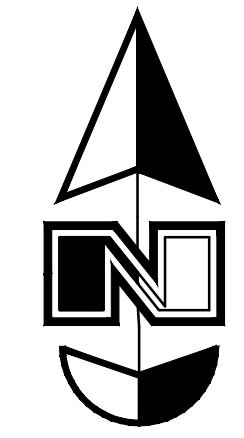
ENTRY NO. FILED FOR RECORD AND RECORDED IN BOOK OF OFFICIAL RECORDS, PAGE RECORDED FOR DAVIS COUNTY RECORDER BY: DEPUTY RECORDER



**Future Lot 1 Site Data**  
 Site Area = 50,564 s.f. (1.161 ac.)  
 Landscape Area Provided = 12,841 s.f. (25.4%)  
 Impervious Area Provided = 25,723 s.f. (50.9%)  
 Building Area = 12,000 s.f. (23.7%)  
 Parking Provided = 79 stalls  
 Street Parking Available = 10 stalls

**Lot 2 Site Data**  
 Site Area = 460,410 s.f. (10.570 ac.)  
 Landscape Area Provided = 114,801 s.f. (28%)  
 Impervious Area Provided = 104,572 s.f. (26%)  
 Building Area = 179,289 s.f. (45%)  
 Parking Provided = 236 stalls  
 Street Parking Available = 20 stalls

**Lot 3 Site Data**  
 Site Area = 113,256 s.f. (2.60 ac.)  
 Landscape Area Provided = 113,256 s.f. (100%)



Scale: 1" = 50'

**Hatch Legend**

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas
- Road ROW Improvements By Others
- ROW Improvements By Others

**General Site Notes:**

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. 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.

**Construction Survey Note:**

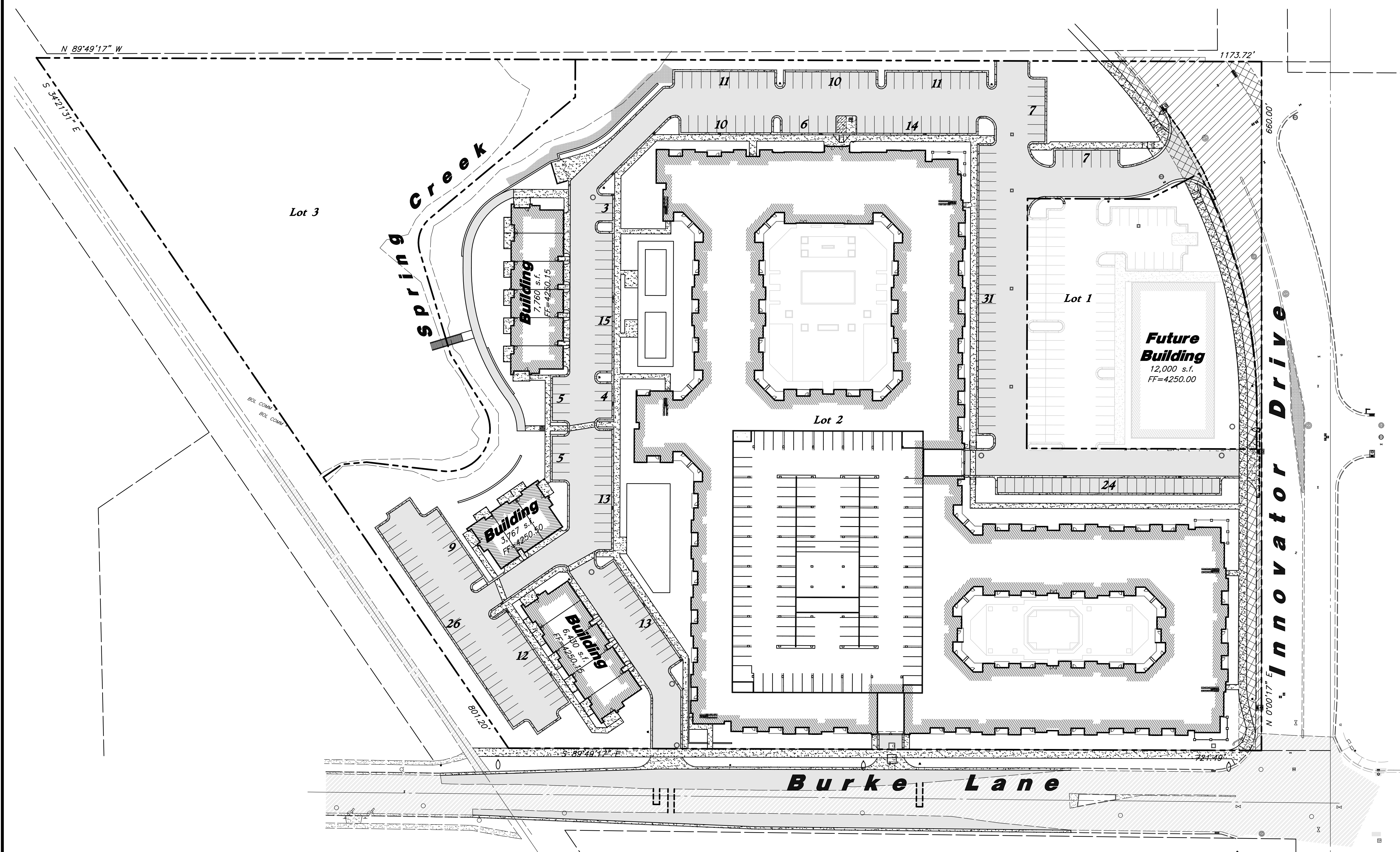
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site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



Designed by: DH  
 Drafted by: DK  
 Client Name:  
 Evergreen Devco, Inc.  
 22-076 SP

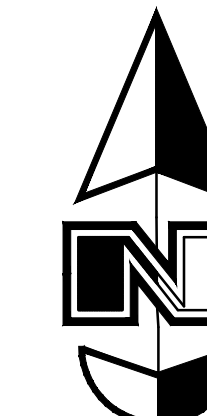
**AWA**  
**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-8529 - awaengineering.net

**Overall Site Plan**  
**The Trail - Evergreen**  
 Burke Lane and Innovator Drive  
 Farmington City, Utah



7 Apr, 2023  
 SHEET NO.  
**C1.0**





Scale: 1" = 20'

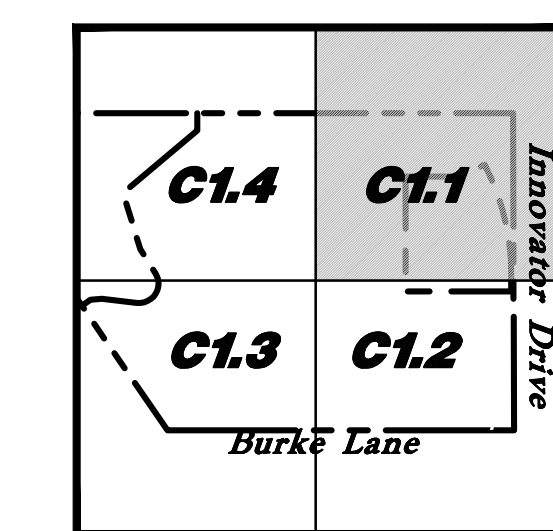


**Hatch Legend**

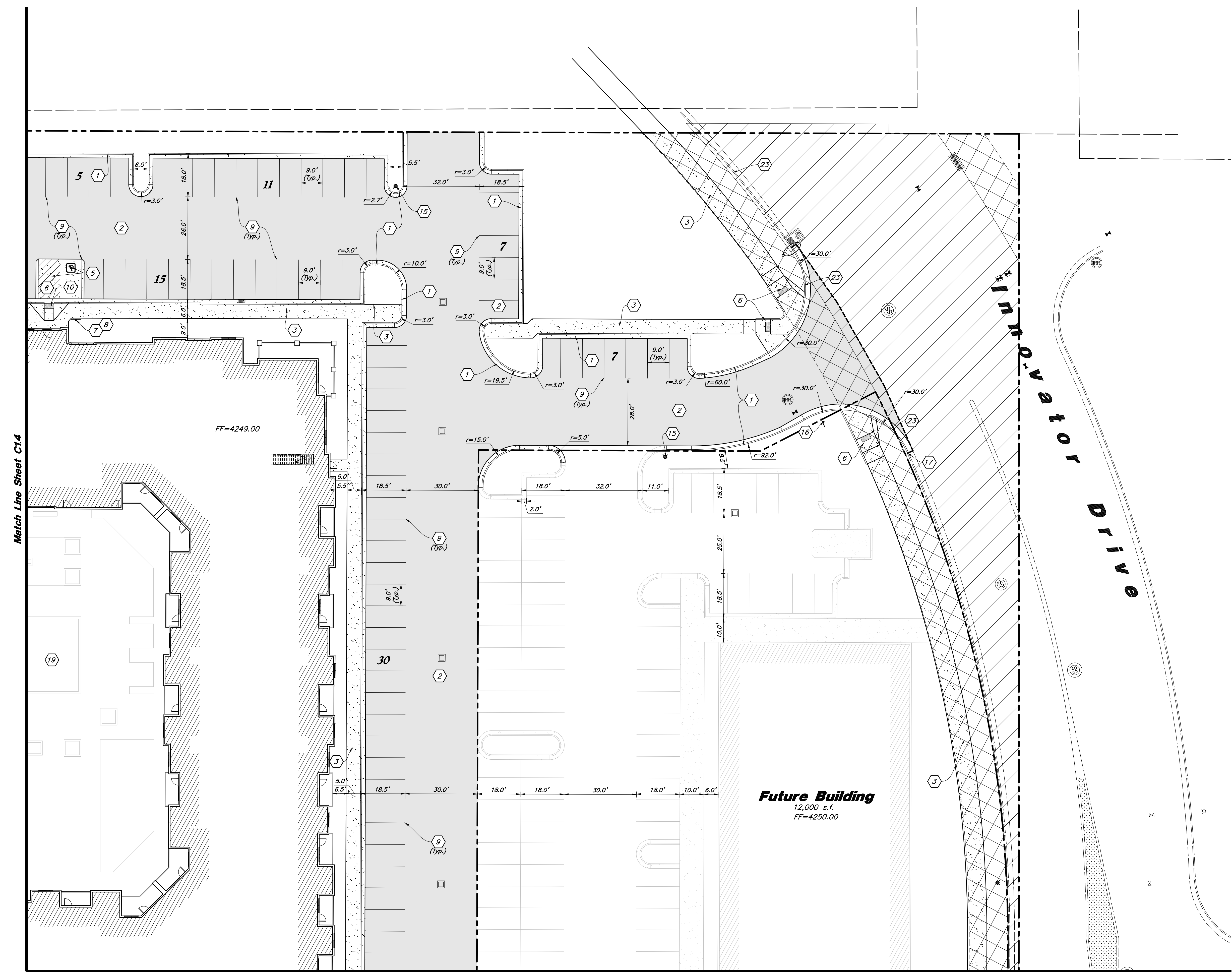
- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas
- Road ROW Improvements By Others
- ROW Improvements By Others

**Site Construction Notes**

- 1 Const. 24" Curb & Gutter (C4.1)
- 2 Const. Asphalt Paving (C4.1)
- 3 Const. Conc. Sidewalk (C4.1)
- 4 Const. Thickened Edge Walk (C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (C2.5)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Conc. Paving (C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. 2' Concrete Waterway (C4.1)
- 14 Const. Wall; See Structural Plans
- 15 Fire Hydrant per City Stds.
- 16 Const. Stop Sign per MUTCD R1-1
- 17 Conn. & Match Existing Improvements
- 18 Const. Concrete Crosswalk per City Stds.
- 19 Outdoor Recreational Area; See Arch. Plans
- 20 Const. Thru Planter (C4.3)
- 21 Const. Asphalt Trail per City Stds.
- 22 Const. 6" Curb Wall (C4.1)
- 23 Const. 30" Curb & Gutter per Farmington City Standard Plan 205 SP
- 24 Const. Driveway Approach per Farmington City Standard Plan 225
- 25 Const. Stairs; see Arch. Plans
- 26 30'x8' Pedestrian Bridge w/ Railing by Farmington City
- 27 Const. 6" Thick Concrete Sidewalk with Fiber per Farmington City Standard Plan 231 SP - Concrete Sidewalk
- 28 Const. Curb Transition (C4.1)



Key Map  
Not to Scale

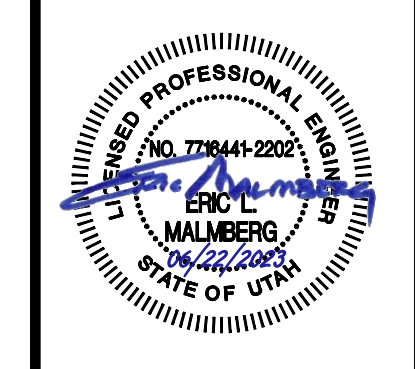


REV	DATE	DESCRIPTION

Designed by: DH  
 Drafted by: DK  
 Client Name:  
 Evergreen Devco, Inc.  
 22-076 SP

**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-8529 - [awengineering.net](http://awengineering.net)

**Site Plan**  
**The Trail - Evergreen**  
 Burke Lane and Innovator Drive  
 Farmington City, Utah

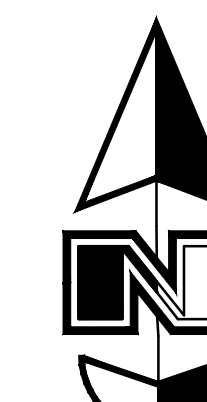


7 Apr, 2023

SHEET NO.  
**C1.1**



Match Line Sheet C11



Scale: 1" = 20'

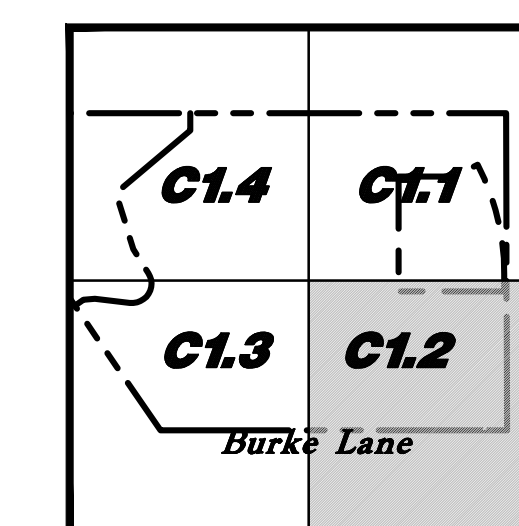


Hatch Legend

- Standard Asphalt Paving
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- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Conc. Paving (C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. 2' Concrete Waterway (C4.1)
- 14 Const. Wall; See Structural Plans
- 15 Fire Hydrant per City Stds.
- 16 Const. Stop Sign per MUTCD R1-1
- 17 Conn. & Match Existing Improvements
- 18 Const. Concrete Crosswalk per City Stds.
- 19 Outdoor Recreational Area; See Arch. Plans
- 20 Const. Thru Planter (C4.3)
- 21 Const. Asphalt Trail per City Stds.
- 22 Const. 6" Curb Wall (C4.1)
- 23 Const. 30" Curb & Gutter per Farmington City Standard Plan 205 SP
- 24 Const. Driveway Approach per Farmington City Standard Plan 225
- 25 Const. Stairs; see Arch. Plans
- 26 30'x8' Pedestrian Bridge w/ Railing by Farmington City
- 27 Const. 6" Thick Concrete Sidewalk with Fiber per Farmington City Standard Plan 231 SP - Concrete Sidewalk
- 28 Const. Curb Transition (C4.1)



Key Map  
Not to Scale

Match Line Sheet C13

Innovator Drive

Burke Lane

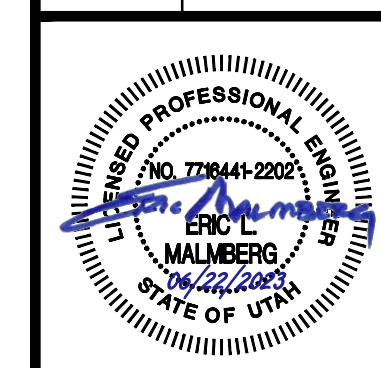
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Road Widening and Improvements  
on South Side of Burke Lane by Others

Designed by: DH  
Drafted by: DK  
Client Name:  
Evergreen Devco, Inc.  
22-076 SP

**ANWA**  
ANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - awahlen@anwa.com

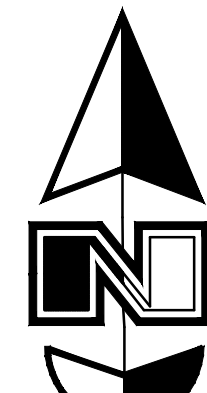
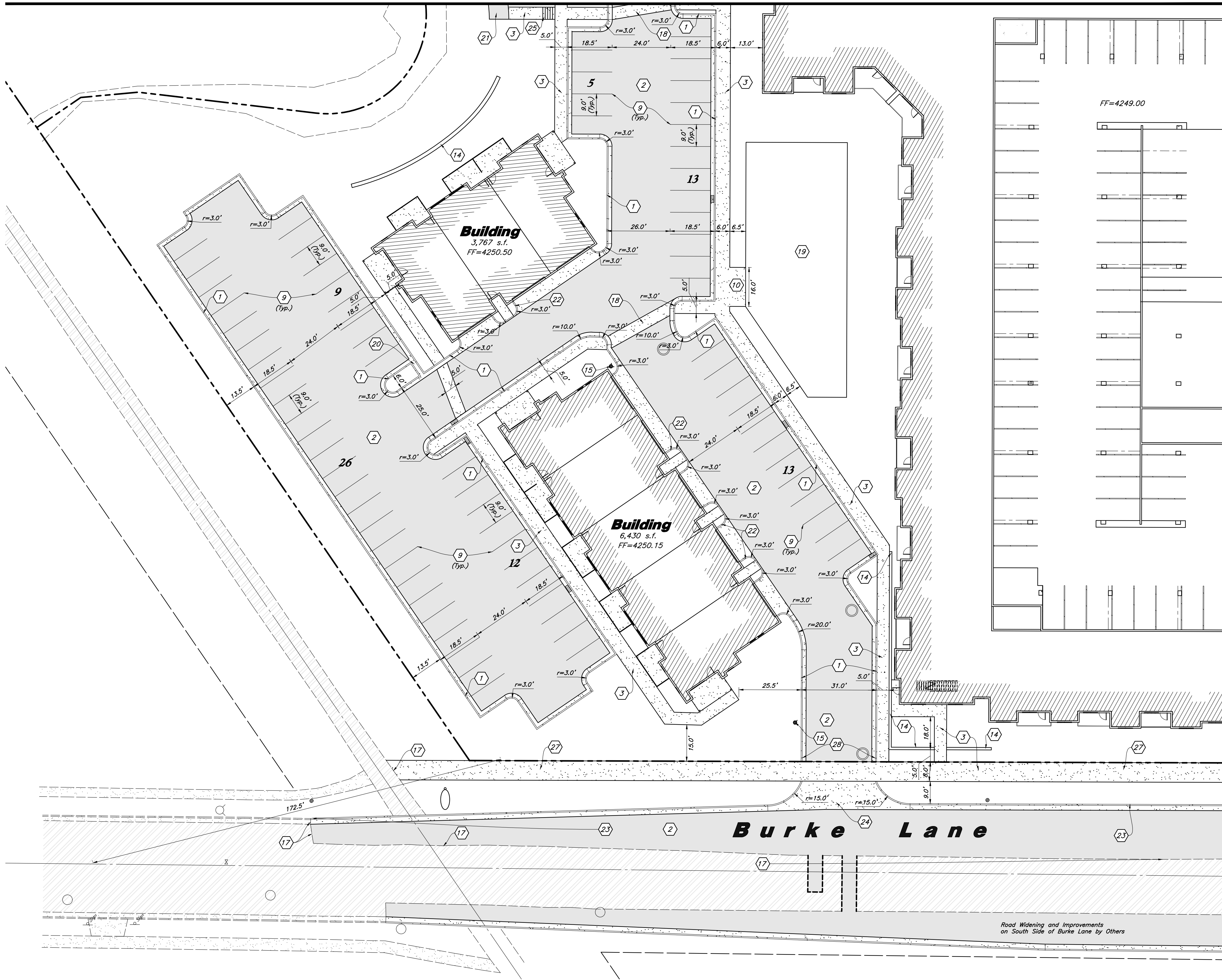
Site Plan  
**The Trail - Evergreen**  
Burke Lane and Innovator Drive  
Farmington City, Utah



7 Apr, 2023  
SHEET NO.  
**C1.2**



Match Line Sheet C14



Scale: 1" = 20'  
 20' 0 20' 40'

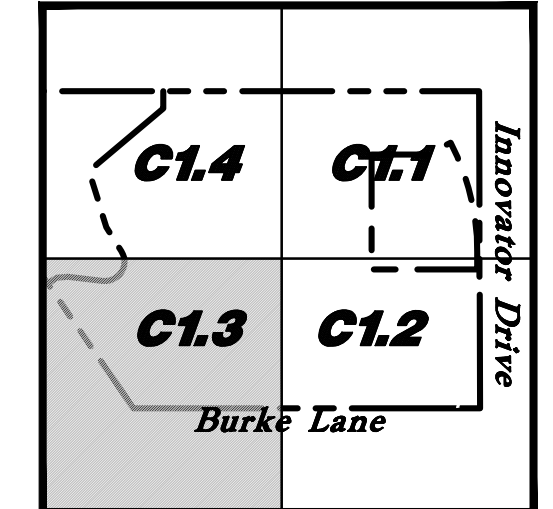
Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas
- Road ROW Improvements By Others
- ROW Improvements By Others

Site Construction Notes

- 1 Const. 24" Curb & Gutter (C4.1)
- 2 Const. Asphalt Paving (C4.1)
- 3 Const. Conc. Sidewalk (C4.1)
- 4 Const. Thickened Edge Walk (C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (C2.5)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Conc. Paving (C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. 2' Concrete Waterway (C4.1)
- 14 Const. Wall; See Structural Plans
- 15 Fire Hydrant per City Stds.
- 16 Const. Stop Sign per MUTCD R1-1
- 17 Conn. & Match Existing Improvements
- 18 Const. Concrete Crosswalk per City Stds.
- 19 Outdoor Recreational Area; See Arch. Plans
- 20 Const. Thru Planter (C4.3)
- 21 Const. Asphalt Trail per City Stds.
- 22 Const. 6" Curb Wall (C4.1)
- 23 Const. 30" Curb & Gutter per Farmington City Standard Plan 205 SP
- 24 Const. Driveway Approach per Farmington City Standard Plan 225
- 25 Const. Stairs; see Arch. Plans
- 26 30'x8' Pedestrian Bridge w/ Railing by Farmington City
- 27 Const. 6" Thick Concrete Sidewalk with Fiber per Farmington City Standard Plan 231 SP - Concrete Sidewalk
- 28 Const. Curb Transition (C4.1)

Match Line Sheet C12



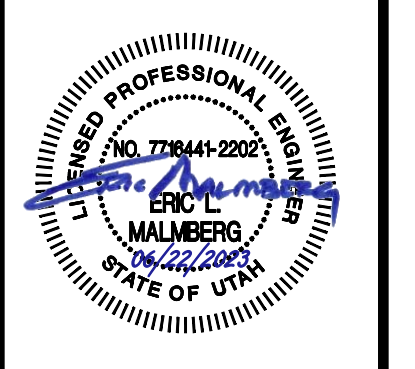
Key Map  
Not to Scale

REV	DATE	DESCRIPTION

Designed by: DH  
 Drafted by: DK  
 Client Name: Evergreen Devco, Inc.  
 22-076 SP

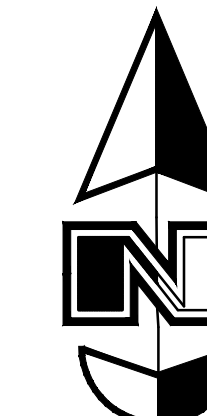
**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-8529 - awahlen@awahlen.com

**Site Plan**  
**The Trail - Evergreen**  
 Burke Lane and Innovator Drive  
 Farmington City, Utah



7 Apr, 2023  
 SHEET NO.  
**C1.3**





Scale: 1" = 20'

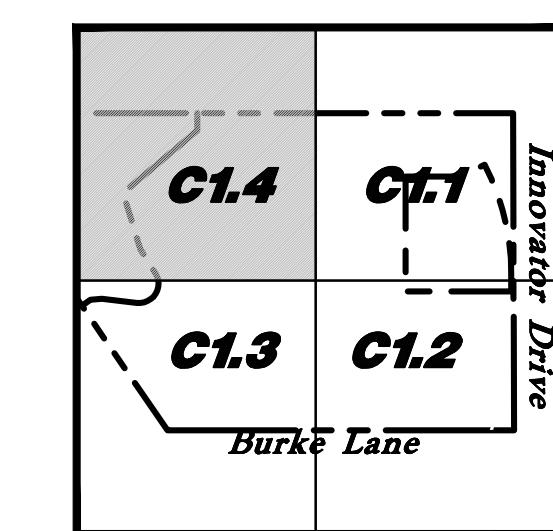


### Hatch Legend

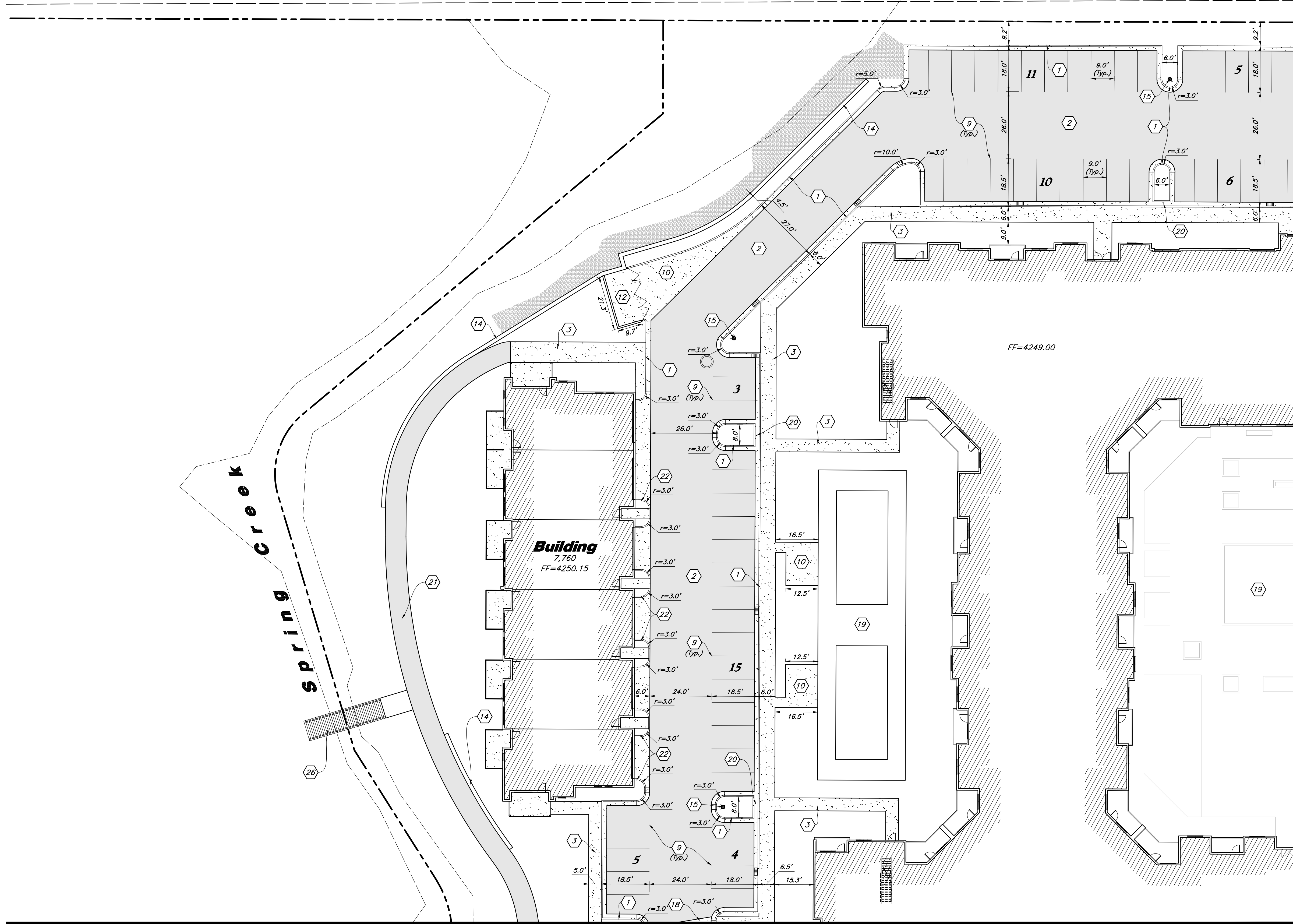
- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas
- Road ROW Improvements By Others
- ROW Improvements By Others

### Site Construction Notes

- 1 Const. 24" Curb & Gutter (C4.1)
- 2 Const. Asphalt Paving (C4.1)
- 3 Const. Conc. Sidewalk (C4.1)
- 4 Const. Thickened Edge Walk (C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (C2.5)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.5)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats) (C4.1)
- 10 Const. Conc. Paving (C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. 2' Concrete Waterway (C4.1)
- 14 Const. Wall; See Structural Plans
- 15 Fire Hydrant per City Stds.
- 16 Const. Stop Sign per MUTCD R1-1
- 17 Conn. & Match Existing Improvements
- 18 Const. Concrete Crosswalk per City Stds.
- 19 Outdoor Recreational Area; See Arch. Plans
- 20 Const. Thru Planter (C4.3)
- 21 Const. Asphalt Trail per City Stds.
- 22 Const. 6" Curb Wall (C4.1)
- 23 Const. 30" Curb & Gutter per Farmington City Standard Plan 205 SP
- 24 Const. Driveway Approach per Farmington City Standard Plan 225
- 25 Const. Stairs; see Arch. Plans
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- 27 Const. 6" Thick Concrete Sidewalk with Fiber per Farmington City Standard Plan 231 SP - Concrete Sidewalk
- 28 Const. Curb Transition (C4.1)



Key Map  
Not to Scale



Match Line Sheet C13

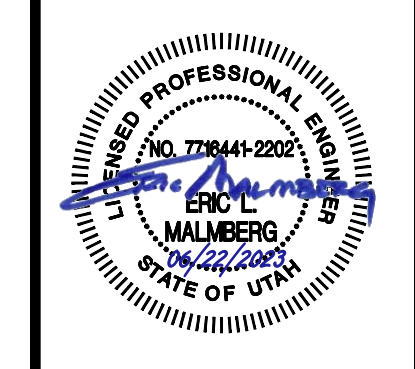
Match Line Sheet C11

REV	DATE	DESCRIPTION

Designed by: DH  
 Drafted by: DK  
 Client Name:  
 Evergreen Devco, Inc.  
 22-076 SP

**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-8529 - [awengineering.net](http://awengineering.net)

**Site Plan**  
**The Trail - Evergreen**  
 Burke Lane and Innovator Drive  
 Farmington City, Utah



7 Apr, 2023

SHEET NO.  
**C1.4**



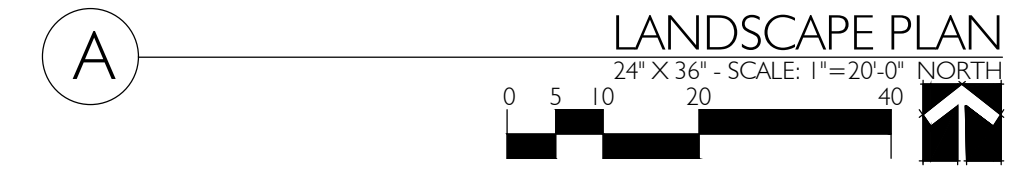
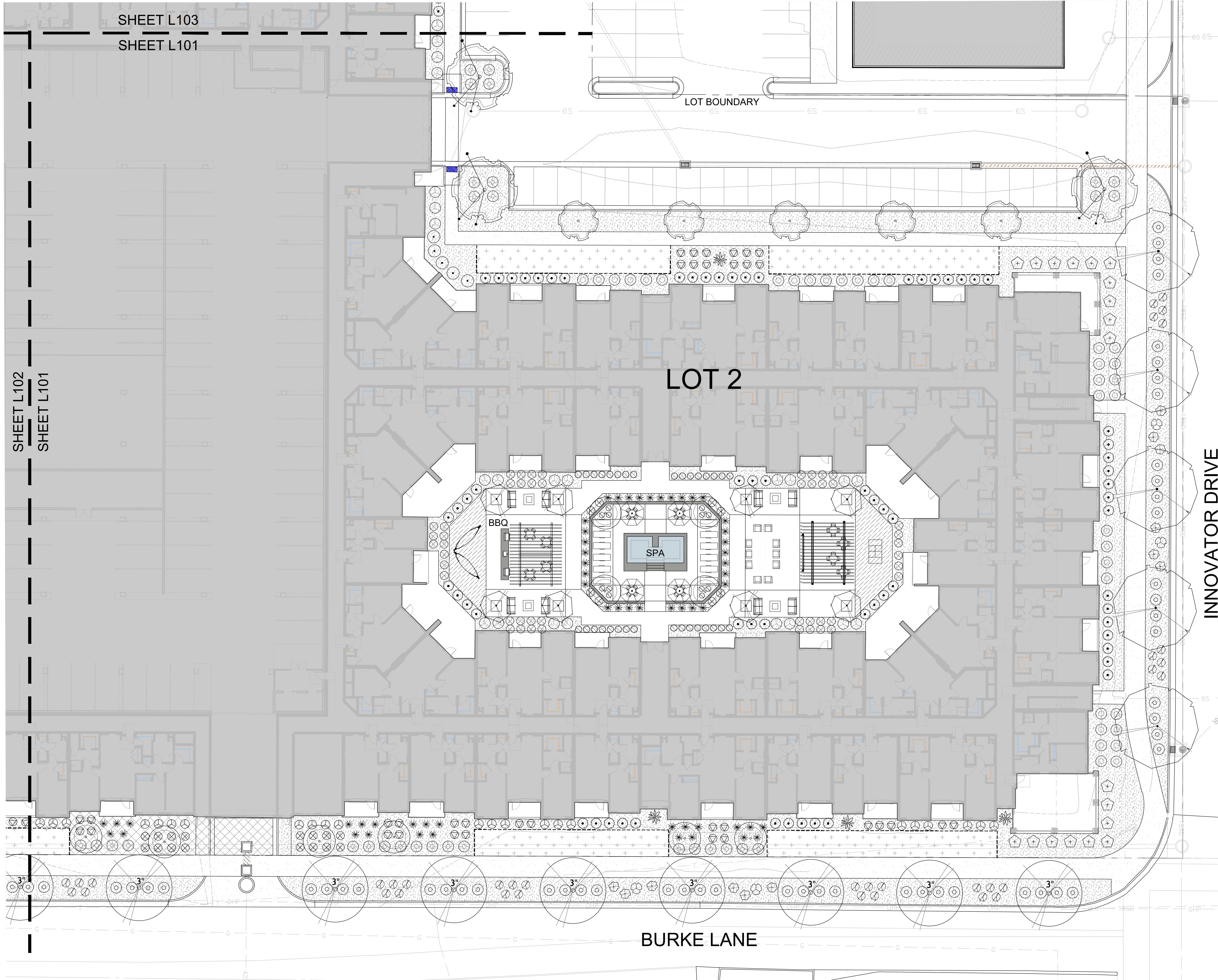


LOT 2 - LANDSCAPE TABULATIONS

LANDSCAPE AREA	97,647 S.F.	100%
PLANTER BED AREA	63,140 S.F.	64.7%
PASSIVE TURF AREA	11,273 S.F.	11.5%
ACTIVE TURF AREA	8,527 S.F.	8.7%
REVEGETATION AREA	11,785 S.F.	12.1%
OTHER LANDSCAPE	2,922 S.F.	3.0%

LANDSCAPE SCHEDULE

Sym	Qty.	Botanical Name	Common Name	Size
<b>TREES</b>				
3"	15	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	6' Min/2" Cal.
	13	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	3" Cal.
	15	Amelanchier x grand. 'Autumn Brilliance'	A. B. Serviceberry	6' Min/2" Cal.
	13	Malus 'Spring Snow'	Spring Snow Crabapple	6' Min/2" Cal.
	9	Picea orientalis 'Wells Green Knight'	Oriental Spruce	6 - 7'
	23	Picea pungens glauca 'Bakerii'	Bakerii Spruce	6 - 7'
	7	Platanus x acerifolia 'Bloodgood'	London Plane Tree	3" Cal.
	6	Prunus virginiana 'Canada Red'	Canada Red Cherry	6' Min/2" Cal.
	34	Pyrus calleryana 'Javelin'	Javelin Flowering Pear	6' Min/2" Cal.
	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6' Min/2" Cal.
	0	Zelkova serrata 'Mushashino'	Mushashino Zelkova	6' Min/2" Cal.
	19	Zelkova serrata 'Village Green'	Village Green Zelkova	6' Min/2" Cal.
<b>SHRUBS</b>				
	124	Buxus	Boxwood	2 Gal.
	47	Buddleia dav. 'Tobudo615' Buzz™	Sky Blue Pugster Blue Dwf. Butterfly Bush	2 Gal.
	43	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
	20	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
	58	Hydrangea arborescens	Hydrangea	2 Gal.
	68	Hydrangea macrophylla	Bigleaf Hydrangea	2 Gal.
	72	Ligustrum vulgare 'Lodense'	Lodense Privet	2 Gal.
	48	Prunus besseyi	Sand Cherry	2 Gal.
	22	Prunus x cistena	Cistena Plum	2 Gal.
	142	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill Cherry Laurel	2 Gal.
	9	Rhamnus frangula columnaris	Tallhedge Buckthorn	2 Gal.
	24	Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
<b>ORNAMENTAL GRASSES</b>				
	195	Calamagrostis x acut. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	83	Chasmanthium latifolium	Northern Sea Oats	1 Gal.
	116	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	50	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
	91	Sesleria autumnalis	Autumn Moor Grass	1 Gal.
<b>GROUNDCOVERS</b>				
	98	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.
	142	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
	58	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2 Gal.
<b>PERENNIALS</b>				
	29	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
	46	Perovskia atriplicifolia	Russian Sage	1 Gal.
<b>TURF</b>				
	19,800 S.F.	Chanshare Imperial Blue		Sod
	2,045 S.F.	Synthetic Turf		
<b>REVEGATION MIX</b>				
	11,785 S.F.	Native Grass Seed Mix		Seed
<b>MULCH</b>				
	63,579 S.F.	Nephi Sandstone, Red Shale, 1" or Approved Equal-All Planters Unless Noted		Min. 3"
	877 S.F.	Fibar® Engineered Wood Fiber for Playgrounds		Min. 8"
<b>MOWSTRIP</b>				
		Metal - 4' x 3/16"		

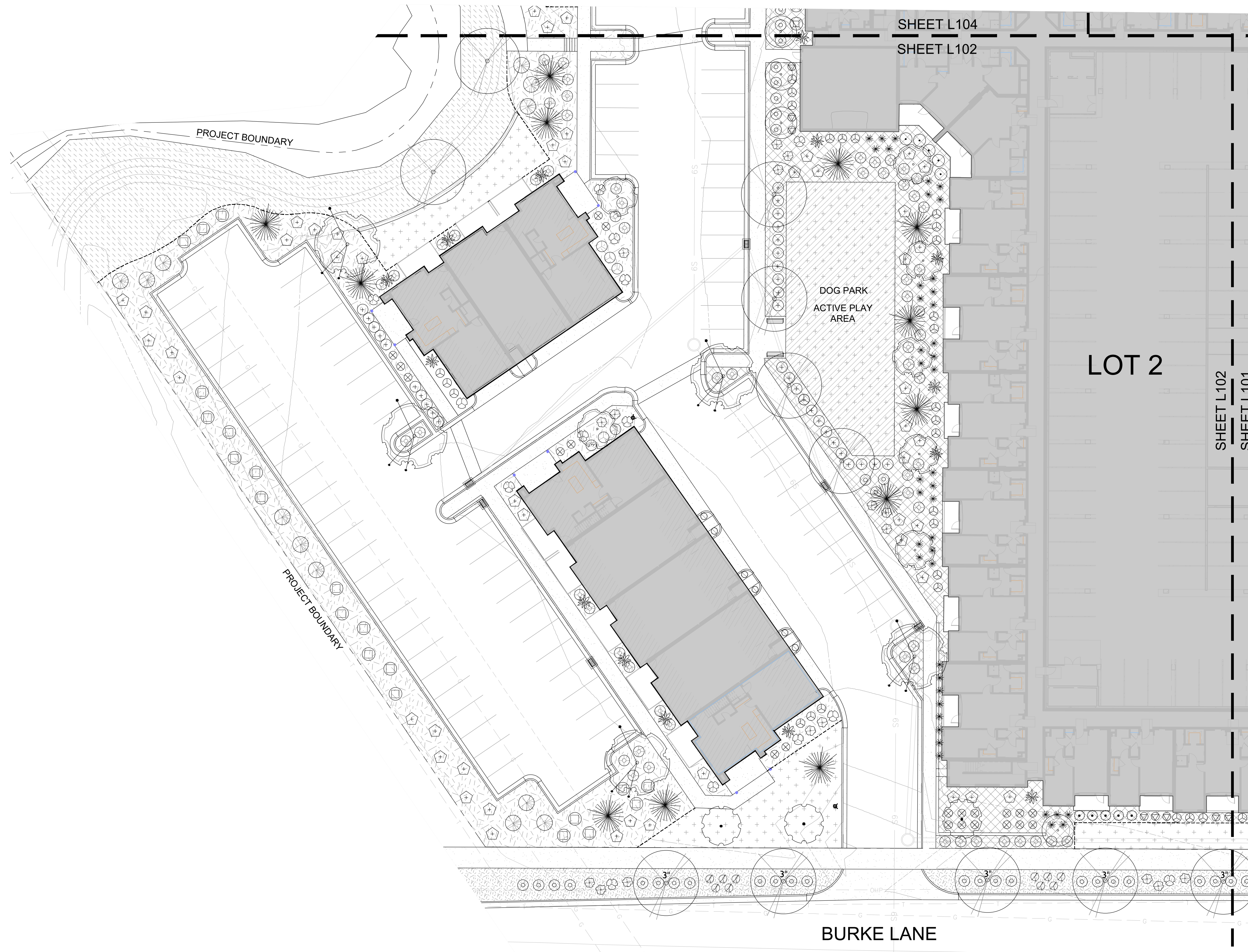






ISSUE DESCRIP. DATE  
6.23.2023

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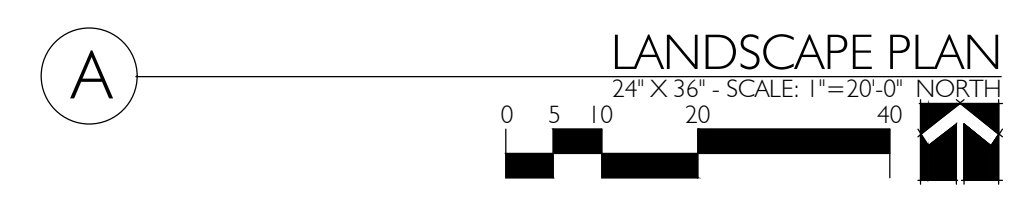
LANDSCAPE SCHEDULE

Sym	Qty.	Botanical Name	Common Name	Size
<b>TREES</b>				
15		Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	6' Min/2" Cal.
13		Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	3" Cal.
15		Amelanchier x grand. 'Autumn Brilliance'	A. B. Serviceberry	6' Min/2" Cal.
13		Malus 'Spring Snow'	Spring Snow Crabapple	6' Min/2" Cal.
9		Picea orientalis 'Wells Green Knight'	Oriental Spruce	6 - 7'
23		Picea pungens glauca 'Bakerii'	Bakerii Spruce	6 - 7'
7		Platanus x acerifolia 'Bloodgood'	London Plane Tree	3" Cal.
6		Prunus virginiana 'Canada Red'	Canada Red Cherry	6' Min/2" Cal.
34		Pyrus calleryana 'Javelin'	Javelin Flowering Pear	6' Min/2" Cal.
5		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6' Min/2" Cal.
0		Zelkova serrata 'Mushashino'	Mushashino Zelkova	6' Min/2" Cal.
19		Zelkova serrata 'Village Green'	Village Green Zelkova	6' Min/2" Cal.
<b>SHRUBS</b>				
124		Buxus	Boxwood	2 Gal.
47		Buddleia dav. 'Tobudo615' Buzz™ Sky Blue	Pugster Blue Dwf. Butterfly Bush	2 Gal.
43		Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
20		Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
58		Hydrangea arborescens	Hydrangea	2 Gal.
68		Hydrangea macrophylla	Bigleaf Hydrangea	2 Gal.
72		Ligustrum vulgare 'Lodense'	Lodense Privet	2 Gal.
48		Prunus besseyii	Sand Cherry	2 Gal.
22		Prunus x cistena	Cistena Plum	2 Gal.
142		Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill Cherry Laurel	2 Gal.
9		Rhamnus frangula columnaris	Tallhedge Buckthorn	2 Gal.
24		Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
<b>ORNAMENTAL GRASSES</b>				
195		Calamagrostis x acut. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
83		Chasmanthium latifolium	Northern Sea Oats	1 Gal.
116		Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
50		Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
91		Sesleria autumnalis	Autumn Moor Grass	1 Gal.
<b>GROUNDCOVERS</b>				
98		Prunus besseyii 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.
142		Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
58		Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2 Gal.
<b>PERENNIALS</b>				
29		Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
46		Perovskia atriplicifolia	Russian Sage	1 Gal.
<b>TURF</b>				
19,800 S.F.		Chanshare Imperial Blue		Sod
2,045 S.F.		Synthetic Turf		
<b>REVEGATION MIX</b>				
11,785 S.F.		Native Grass Seed Mix		Seed
<b>MULCH</b>				
63,579 S.F.		Nephi Sandstone, Red Shale, 1" or Approved Equal-All Planters Unless Noted Min. 3"		
877 S.F.		Fibar® Engineered Wood Fiber for Playgrounds		Min. 8"
<b>MOWSTRIP</b>				
		Metal - 4" x 3/16"		

THE TRAIL  
FARMINGTON, UTAH

LANDSCAPE  
PLAN

L102





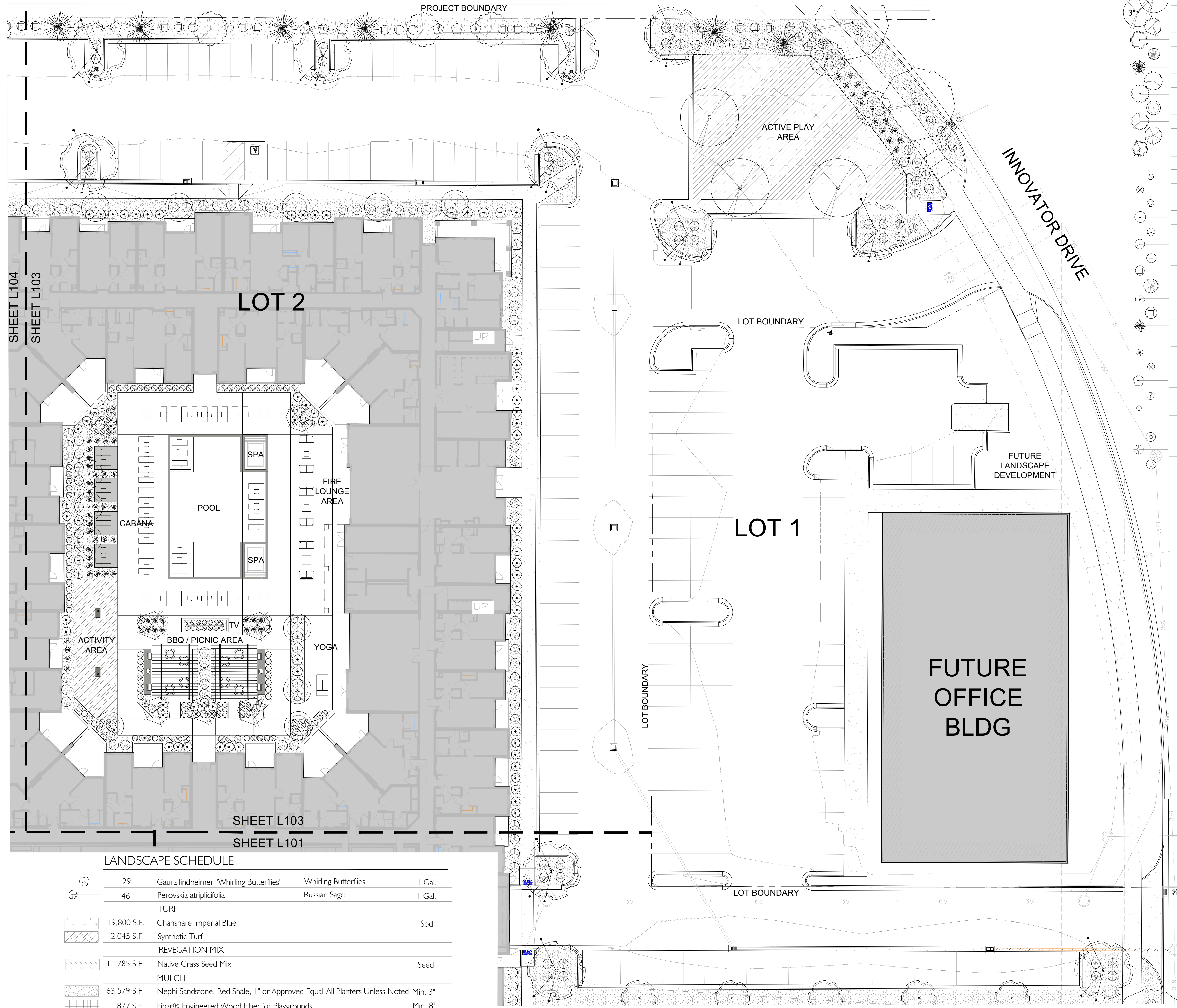


ISSUE DESCRIP.	DATE
	6.23.2023

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**LANDSCAPE SCHEDULE**

Sym	Qty.	Botanical Name	Common Name	Size
<b>TREES</b>				
3"	15	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	6' Min/2' Cal.
	13	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	3" Cal.
	15	Amelanchier x grand. 'Autumn Brilliance'	A. B. Serviceberry	6' Min/2' Cal.
	13	Malus 'Spring Snow'	Spring Snow Crabapple	6' Min/2' Cal.
	9	Picea orientalis 'Wells Green Knight'	Oriental Spruce	6 - 7'
	23	Picea pungens glauca 'Bakerii'	Bakerii Spruce	6 - 7'
	7	Platanus x acerifolia 'Bloodgood'	London Plane Tree	3" Cal.
	6	Prunus virginiana 'Canada Red'	Canada Red Cherry	6' Min/2' Cal.
	34	Pyrus calleryana 'Javelin'	Javelin Flowering Pear	6' Min/2' Cal.
	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6' Min/2' Cal.
	0	Zelkova serrata 'Mushashino'	Mushashino Zelkova	6' Min/2' Cal.
	19	Zelkova serrata 'Village Green'	Village Green Zelkova	6' Min/2' Cal.
<b>SHRUBS</b>				
	124	Buxus	Boxwood	2 Gal.
	47	Buddleia dav. 'Tobudo615' Buzz™ Sky Blue	Pugster Blue Dwf. Butterfly Bush	2 Gal.
	43	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
	20	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
	58	Hydrangea arborescens	Hydrangea	2 Gal.
	68	Hydrangea macrophylla	Bigleaf Hydrangea	2 Gal.
	72	Ligustrum vulgare 'Lodense'	Lodense Privet	2 Gal.
	48	Prunus besseyii	Sand Cherry	2 Gal.
	22	Prunus x cistena	Cistena Plum	2 Gal.
	142	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill Cherry Laurel	2 Gal.
	9	Rhamnus frangula columnaris	Talhedge Buckthorn	2 Gal.
	24	Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
<b>ORNAMENTAL GRASSES</b>				
	195	Calamagrostis x acut. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	83	Chasmanthium latifolium	Northern Sea Oats	1 Gal.
	116	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	50	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
	91	Sesleria autumnalis	Autumn Moor Grass	1 Gal.
<b>GROUNDCOVERS</b>				
	98	Prunus besseyii 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.
	142	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
	58	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2 Gal.
<b>PERENNIALS</b>				



**LANDSCAPE SCHEDULE**

	29	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
	46	Perovskia atriplicifolia	Russian Sage	1 Gal.
<b>TURF</b>				
	19,800 S.F.	Chanshare Imperial Blue		Sod
	2,045 S.F.	Synthetic Turf		
<b>REVEGATION MIX</b>				
	11,785 S.F.	Native Grass Seed Mix		Seed
<b>MULCH</b>				
	63,579 S.F.	Nephi Sandstone, Red Shale, 1" or Approved Equal-All Planters Unless Noted Min. 3"		
	877 S.F.	Fibar® Engineered Wood Fiber for Playgrounds		Min. 8"

A



THE TRAIL  
FARMINGTON, UTAH

LANDSCAPE  
PLAN

**L103**



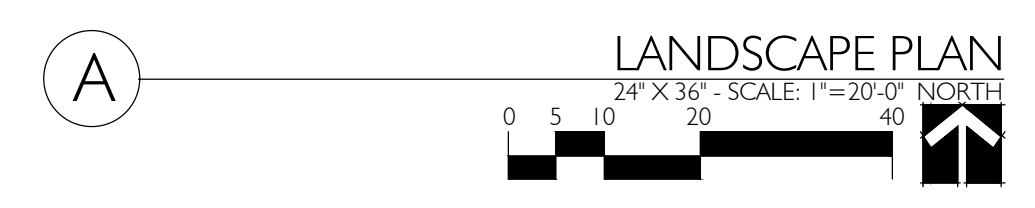
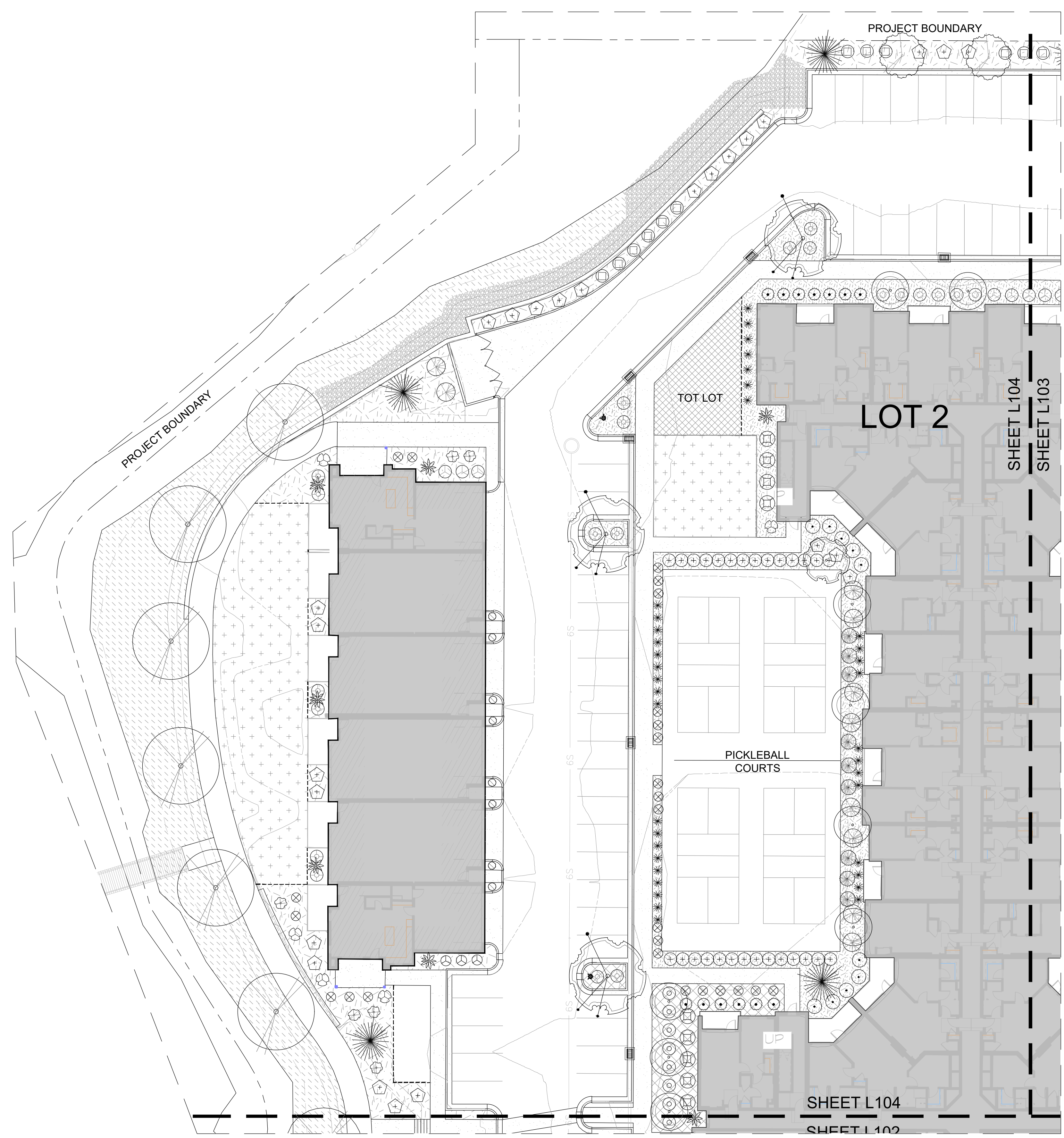


LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- 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 Project Representative.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:  
Sand (0.05 - 2.0 mm Dia.) 20 - 70%  
Clay (0.002 - 0.05 mm Dia.) 20 - 70%  
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:  
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones  $\frac{3}{8}$ " or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE SCHEDULE

Sym	Qty.	Botanical Name	Common Name	Size
<b>TREES</b>				
3	15	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	6' Min/2" Cal.
	13	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	3" Cal.
	15	Amelanchier x grand. 'Autumn Brilliance'	A. B. Serviceberry	6' Min/2" Cal.
	13	Malus 'Spring Snow'	Spring Snow Crabapple	6' Min/2" Cal.
	9	Picea orientalis 'Wells Green Knight'	Oriental Spruce	6 - 7'
	23	Picea pungens glauca 'Bakerii'	Bakerii Spruce	6 - 7'
	7	Platanus x acerifolia 'Bloodgood'	London Plane Tree	3" Cal.
	6	Prunus virginiana 'Canada Red'	Canada Red Cherry	6' Min/2" Cal.
	34	Pyrus calleryana 'Javelin'	Javelin Flowering Pear	6' Min/2" Cal.
	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6' Min/2" Cal.
	0	Zelkova serrata 'Mushashino'	Mushashino Zelkova	6' Min/2" Cal.
	19	Zelkova serrata 'Village Green'	Village Green Zelkova	6' Min/2" Cal.
<b>SHRUBS</b>				
	124	Buxus	Boxwood	2 Gal.
	47	Buddleia dav. 'Tobudo615' Buzz™	Sky Blue Pugster Blue Dwf. Butterfly Bush	2 Gal.
	43	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
	20	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
	58	Hydrangea arborescens	Hydrangea	2 Gal.
	68	Hydrangea macrophylla	Bigleaf Hydrangea	2 Gal.
	72	Ligustrum vulgare 'Lodense'	Lodense Privet	2 Gal.
	48	Prunus besseyii	Sand Cherry	2 Gal.
	22	Prunus x cistena	Cistena Plum	2 Gal.
	142	Pruus laurocerasus 'Chestnut Hill'	Chestnut Hill Cherry Laurel	2 Gal.
	9	Rhamnus frangula columnaris	Tallhedge Buckthorn	2 Gal.
	24	Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
<b>ORNAMENTAL GRASSES</b>				
	195	Calamagrostis x acut. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	83	Chasmanthium latifolium	Northern Sea Oats	1 Gal.
	116	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	50	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
	91	Sesleria autumnalis	Autumn Moor Grass	1 Gal.
<b>GROUNDCOVERS</b>				
	98	Prunus besseyii 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.
	142	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
	58	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2 Gal.
<b>PERENNIALS</b>				
	29	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
	46	Perovskia atriplicifolia	Russian Sage	1 Gal.
<b>TURF</b>				
	19,800 S.F.	Chanshare Imperial Blue	Sod	
	2,045 S.F.	Synthetic Turf		
<b>VEGATION MIX</b>				
	11,785 S.F.	Native Grass Seed Mix	Seed	
<b>MULCH</b>				
	63,579 S.F.	Nephi Sandstone, Red Shale, 1" or Approved Equal-All Planters Unless Noted Min. 3"		
	877 S.F.	Fibar® Engineered Wood Fiber for Playgrounds	Min. 8"	
		MOWSTRIP		
		Metal - 4" x 3/16"		







THE TRAIL - EVERGREEN

FARMINGTON, UTAH



COVER  
6-21-23







# THE TRAIL - EVERGREEN

FARMINGTON, UTAH



VICINITY MAP

6-21-23





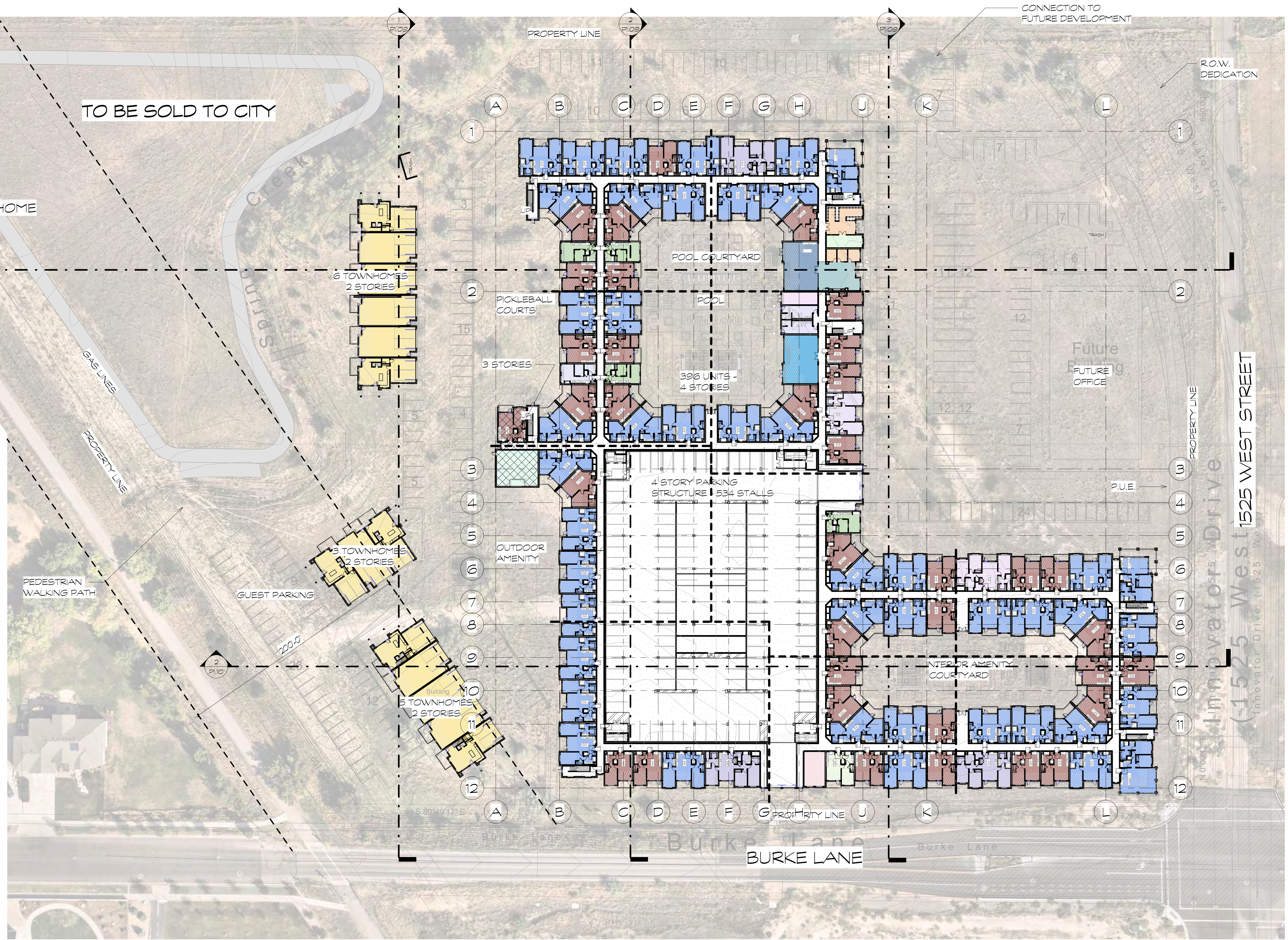
### Room Legend

- BIKE ROOM
- CLUBHOUSE
- FIRE RISER
- FITNESS
- LEASING
- LOBBY
- MAIL
- PARCEL
- POOL EQUIPMENT
- POOL RESTROOMS
- UNIT - 1A
- UNIT - 1B
- UNIT - 1C
- UNIT - 2A
- UNIT - 2B
- UNIT - 2C
- UNIT - 2D
- UNIT - 3A
- UNIT - 3B
- UNIT - 3C
- UNIT - SA
- UNIT - SB
- UNIT - SD
- UNIT - TOWNHOME

SITE INFORMATION	
BURKE LANE AND 1525 WEST STREET - 14 ACRES	
PARKING REQUIRED	
396 UNITS @ 1.85 STALLS/UNIT = 733 STALLS	
36,000sf OFFICE @ 3 STALLS/1,000SF = 108 STALLS	
14 TOWNHOMES @ 2 STALLS PER UNIT = 28 STALLS PROVIDED IN PRIVATE GARAGES	
<b>869 TOTAL STALLS REQUIRED</b>	

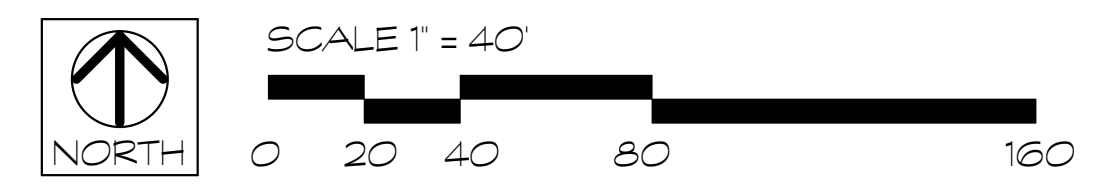
PARKING COUNT		
Level	Type	Count
Level 1	Townhome Garage Space	28
Level 1	Garage Space	139
Level 1	9' x 20' On Street Parking	30
Level 1	9' x 18' - Surface	315
Level 2	Garage Space	138
Level 3	Garage Space	138
Level 4	Garage Space	110
<b>Grand total:</b>		<b>898</b>

UNIT SCHEDULE		
Name	Count	
UNIT - 1A	1	
UNIT - 1B	103	
UNIT - 1C	48	
UNIT - 2A	1	
UNIT - 2B	125	
UNIT - 2C	48	
UNIT - 2D	12	
UNIT - 2E	3	
UNIT - 3A	1	
UNIT - 3B	19	
UNIT - 3C	8	
UNIT - SA	1	
UNIT - SB	20	
UNIT - SC	3	
UNIT - SD	1	
UNIT - TOWNHOME	14	
<b>Grand total:</b>		<b>408</b>



# THE TRAIL - EVERGREEN

FARMINGTON, UTAH



SITE PLAN  
6-21-23







Room Legend

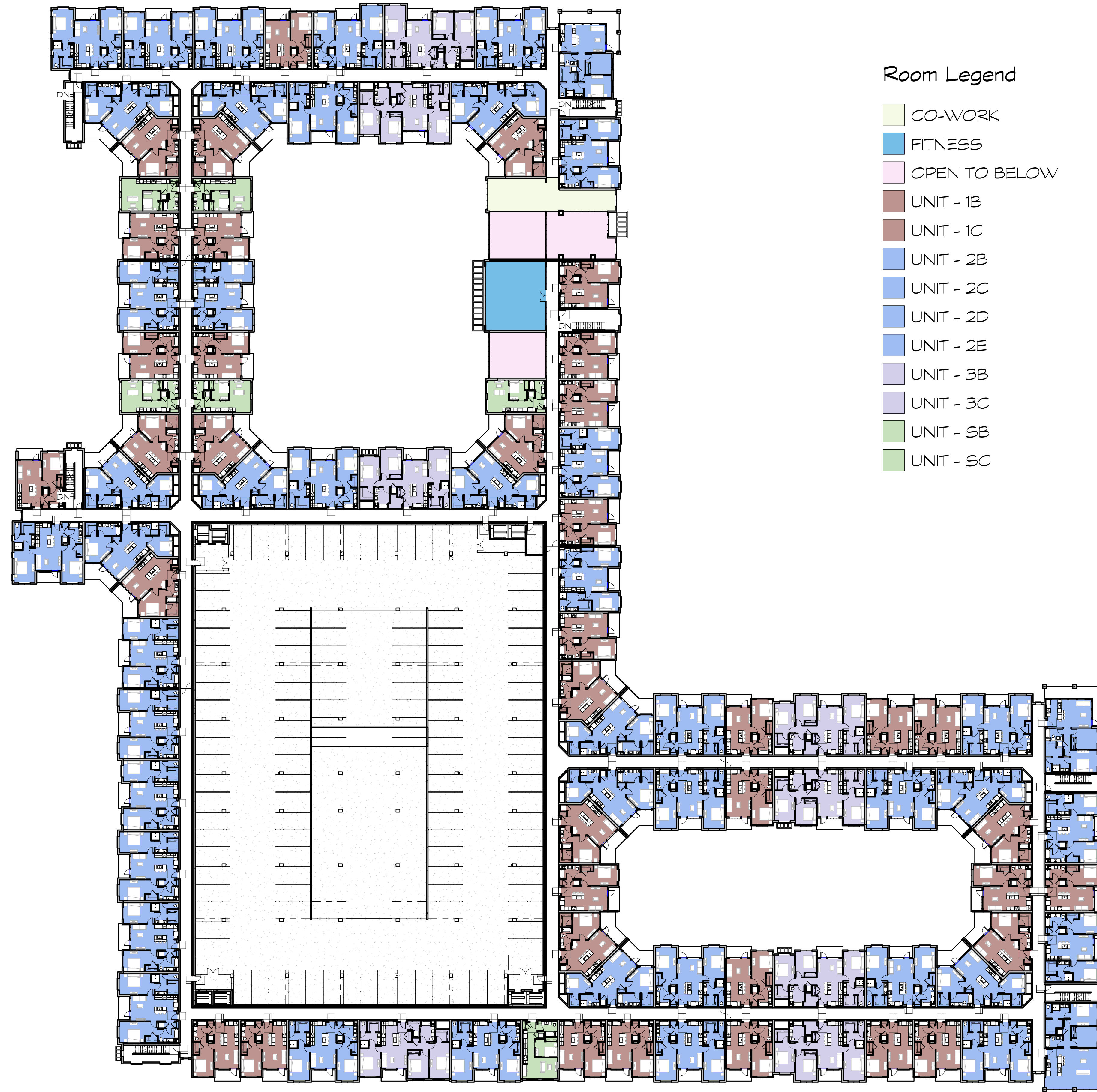
- BIKE ROOM
- CLUBHOUSE
- FIRE RISER
- FITNESS
- LEASING
- LOBBY
- MAIL
- PARCEL
- POOL EQUIPMENT
- POOL RESTROOMS
- UNIT - 1A
- UNIT - 1B
- UNIT - 1C
- UNIT - 2A
- UNIT - 2B
- UNIT - 2C
- UNIT - 2D
- UNIT - 3A
- UNIT - 3B
- UNIT - 3C
- UNIT - SA
- UNIT - SB
- UNIT - SD

UNIT SCHEDULE

Name	Count
UNIT - 1A	1
UNIT - 1B	103
UNIT - 1C	48
UNIT - 2A	1
UNIT - 2B	125
UNIT - 2C	48
UNIT - 2D	12
UNIT - 2E	3
UNIT - 3A	1
UNIT - 3B	19
UNIT - 3C	8
UNIT - SA	1
UNIT - SB	20
UNIT - SC	3
UNIT - SD	1
UNIT - TOWNHOME	14

Grand total: 408

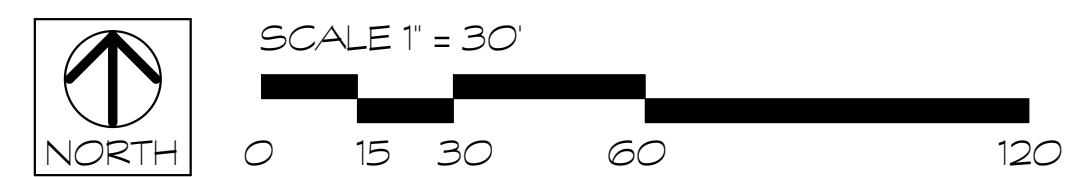




- Room Legend
- CO-WORK
  - FITNESS
  - OPEN TO BELOW
  - UNIT - 1B
  - UNIT - 1C
  - UNIT - 2B
  - UNIT - 2C
  - UNIT - 2D
  - UNIT - 2E
  - UNIT - 3B
  - UNIT - 3C
  - UNIT - SB
  - UNIT - SC

THE TRAIL - EVERGREEN

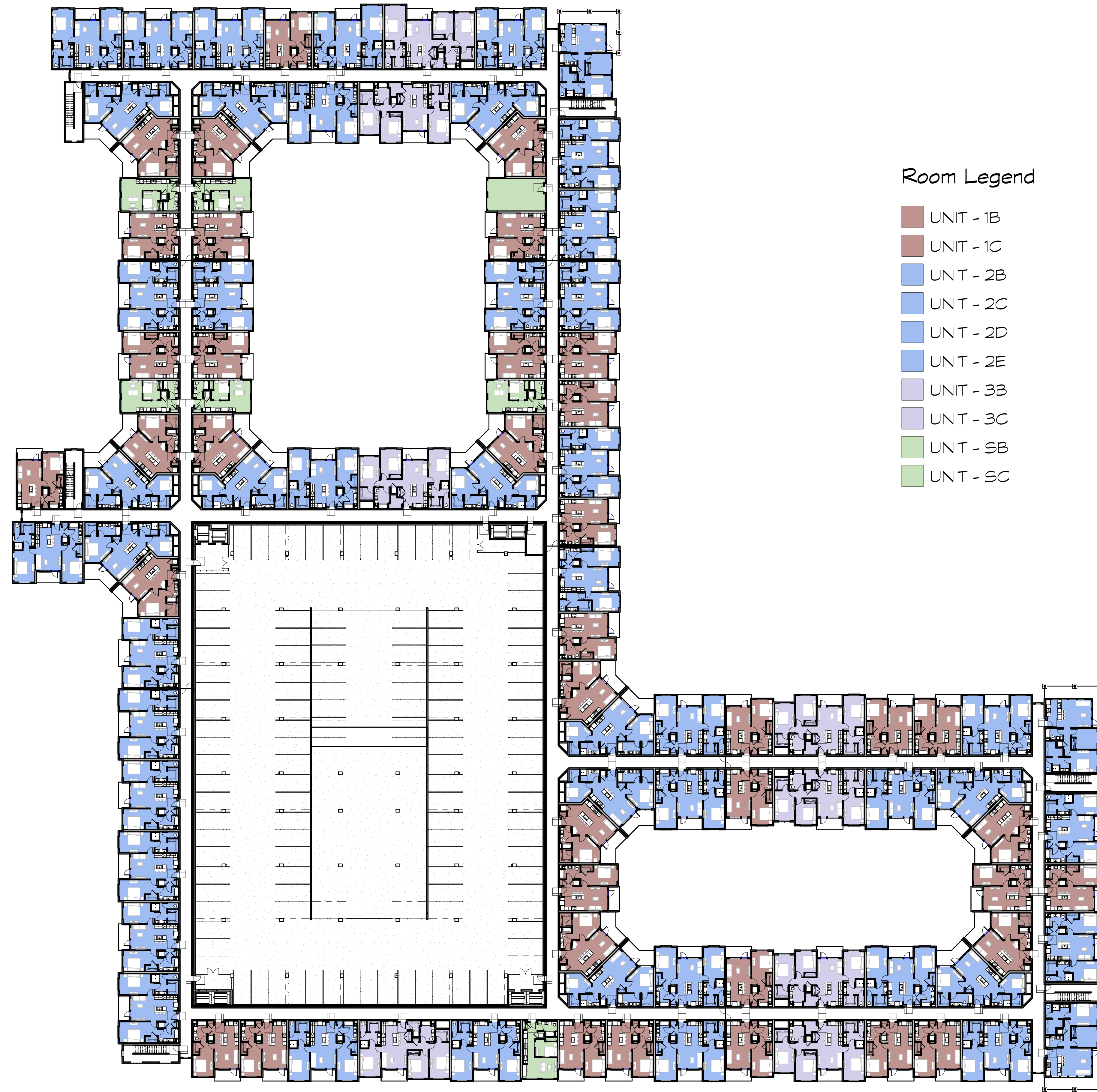
FARMINGTON, UTAH



LEVEL 2  
6-21-23







Room Legend

- UNIT - 1B
- UNIT - 1C
- UNIT - 2B
- UNIT - 2C
- UNIT - 2D
- UNIT - 2E
- UNIT - 3B
- UNIT - 3C
- UNIT - SB
- UNIT - SC

THE TRAIL - EVERGREEN

FARMINGTON, UTAH

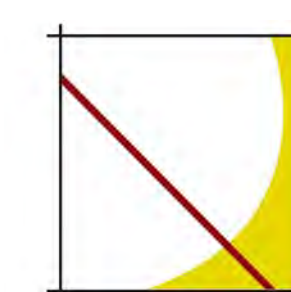


SCALE 1" = 30'



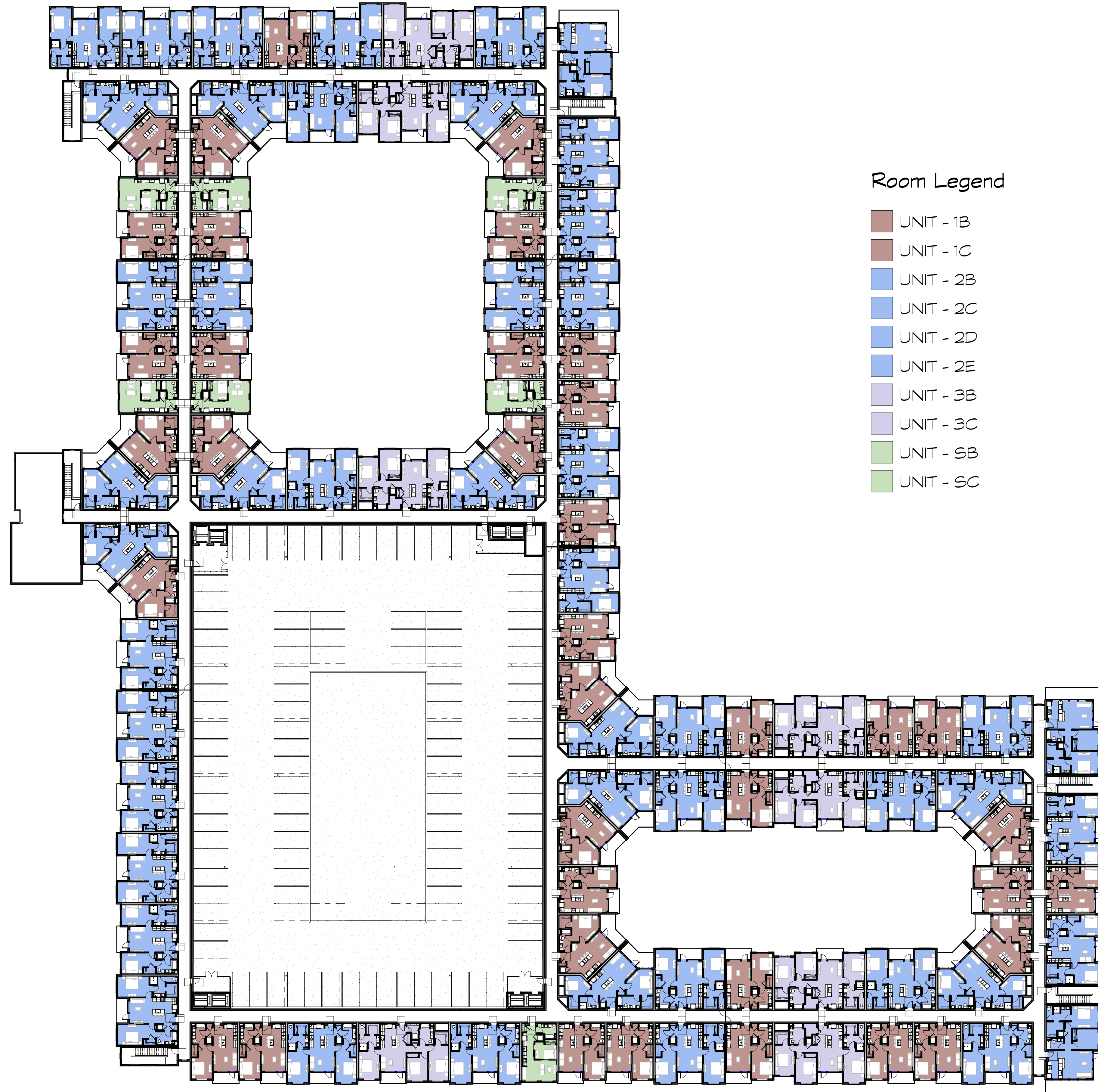
LEVEL 3

6-21-23



Architecture  
Belgique, Inc.





Room Legend

- UNIT - 1B
- UNIT - 1C
- UNIT - 2B
- UNIT - 2C
- UNIT - 2D
- UNIT - 2E
- UNIT - 3B
- UNIT - 3C
- UNIT - SB
- UNIT - SC

THE TRAIL - EVERGREEN

FARMINGTON, UTAH

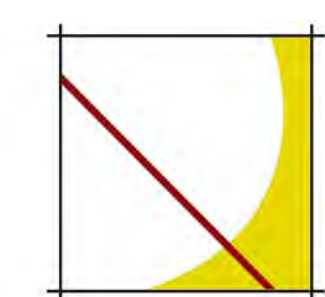


SCALE 1" = 30'



LEVEL 4

6-21-23



Architecture  
Belgique, Inc.





APARTMENT BUILDING



TOWNHOMES



# THE TRAIL - EVERGREEN

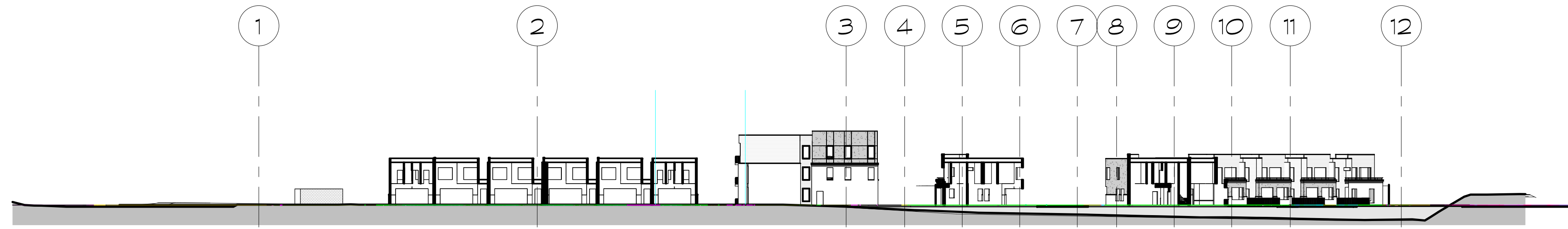
FARMINGTON, UTAH



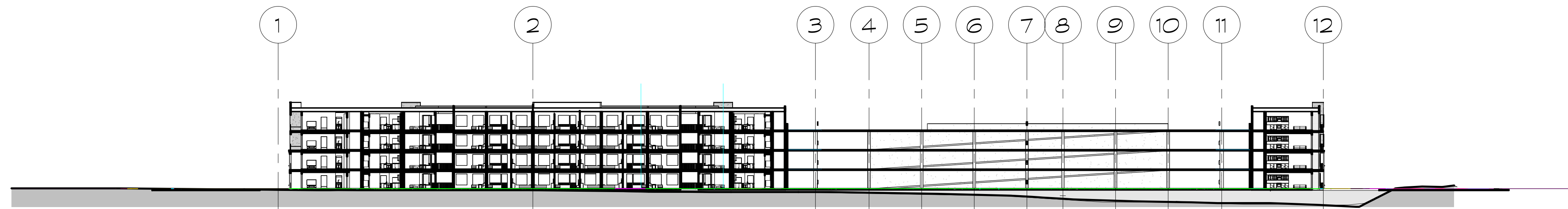
RENDERINGS  
6-21-23



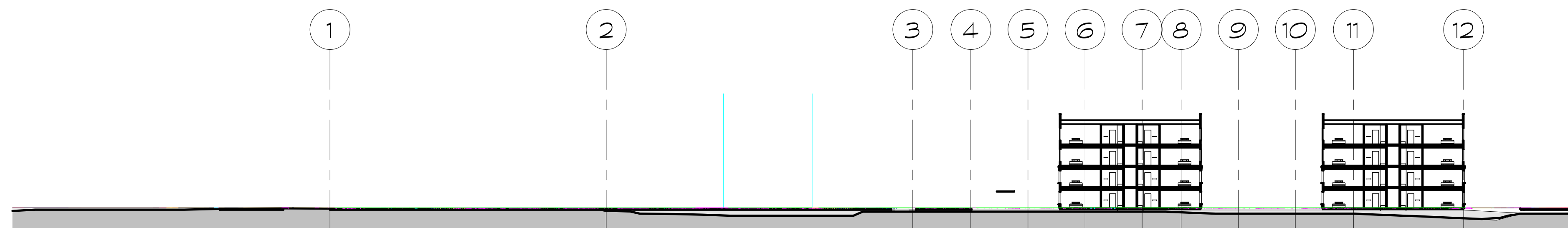




1 Section A  
P1.09 SCALE: 1" = 40'-0"



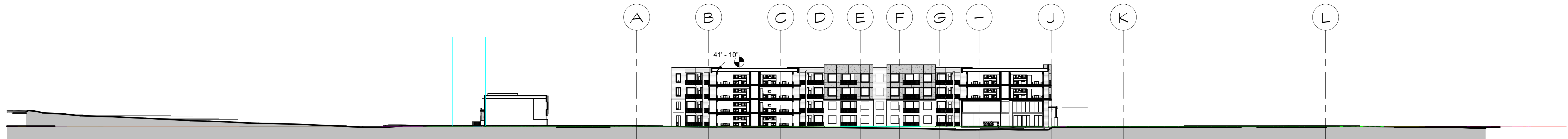
2 Section B  
P1.09 SCALE: 1" = 40'-0"



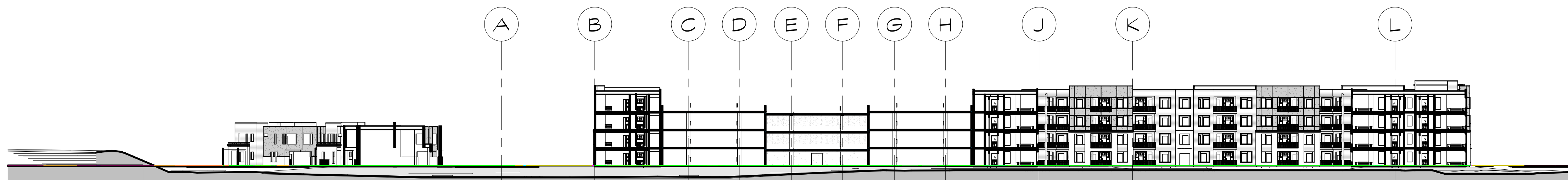
3 Section C  
P1.09 SCALE: 1" = 40'-0"







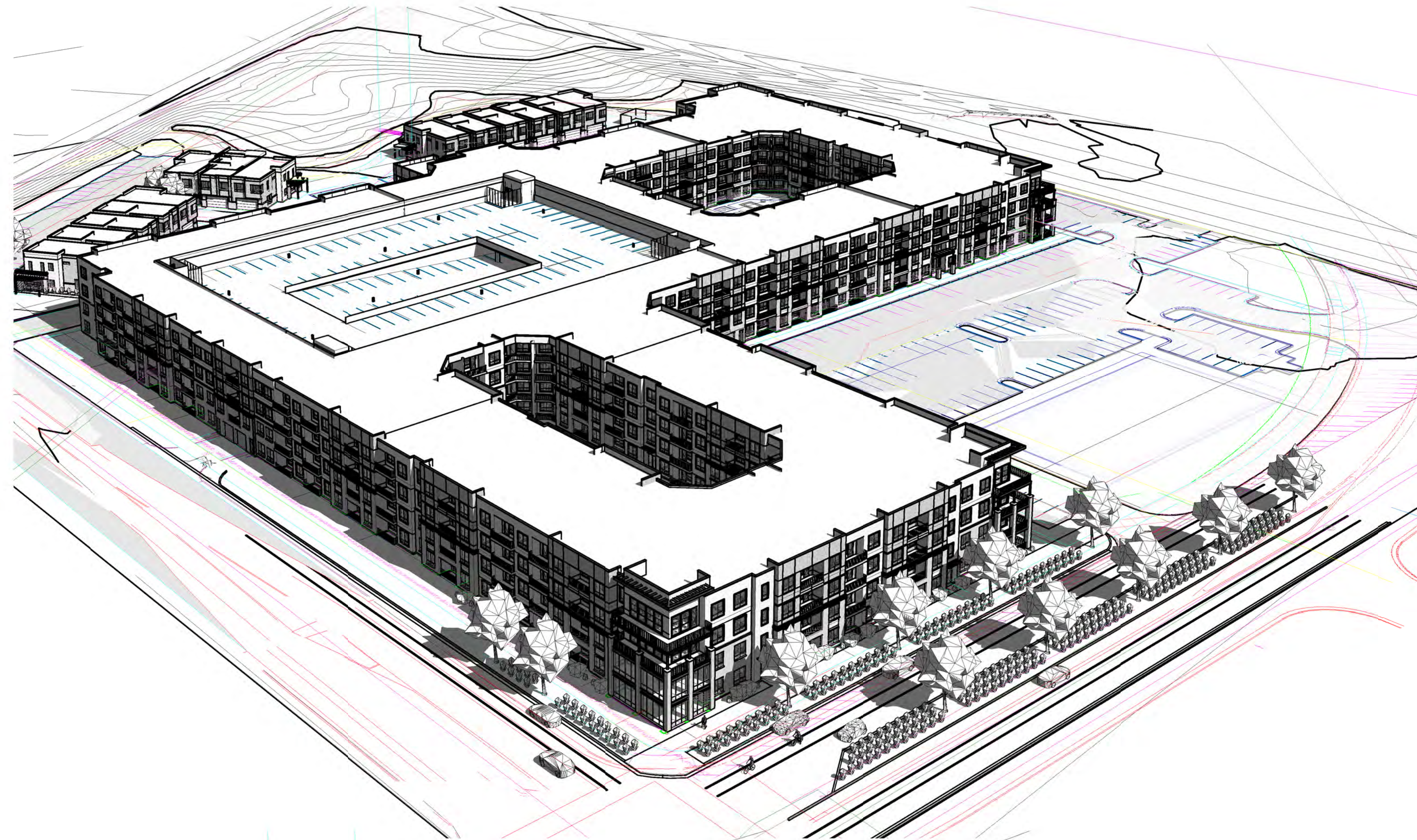
1 Section D  
SCALE: 1" = 40'-0"



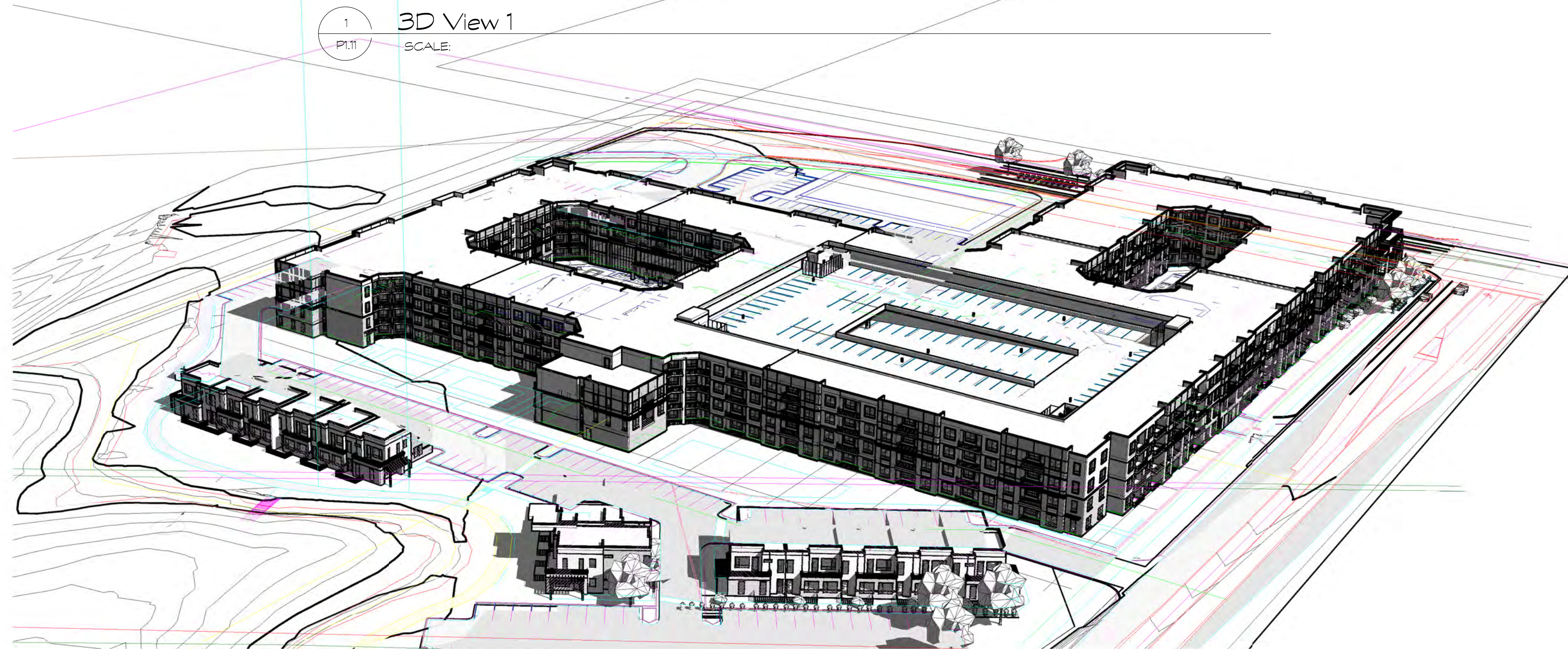
2 Section E  
SCALE: 1" = 40'-0"







1 3D View 1  
P1.11 SCALE



2 3D View 2  
P1.11 SCALE

# THE TRAIL - EVERGREEN

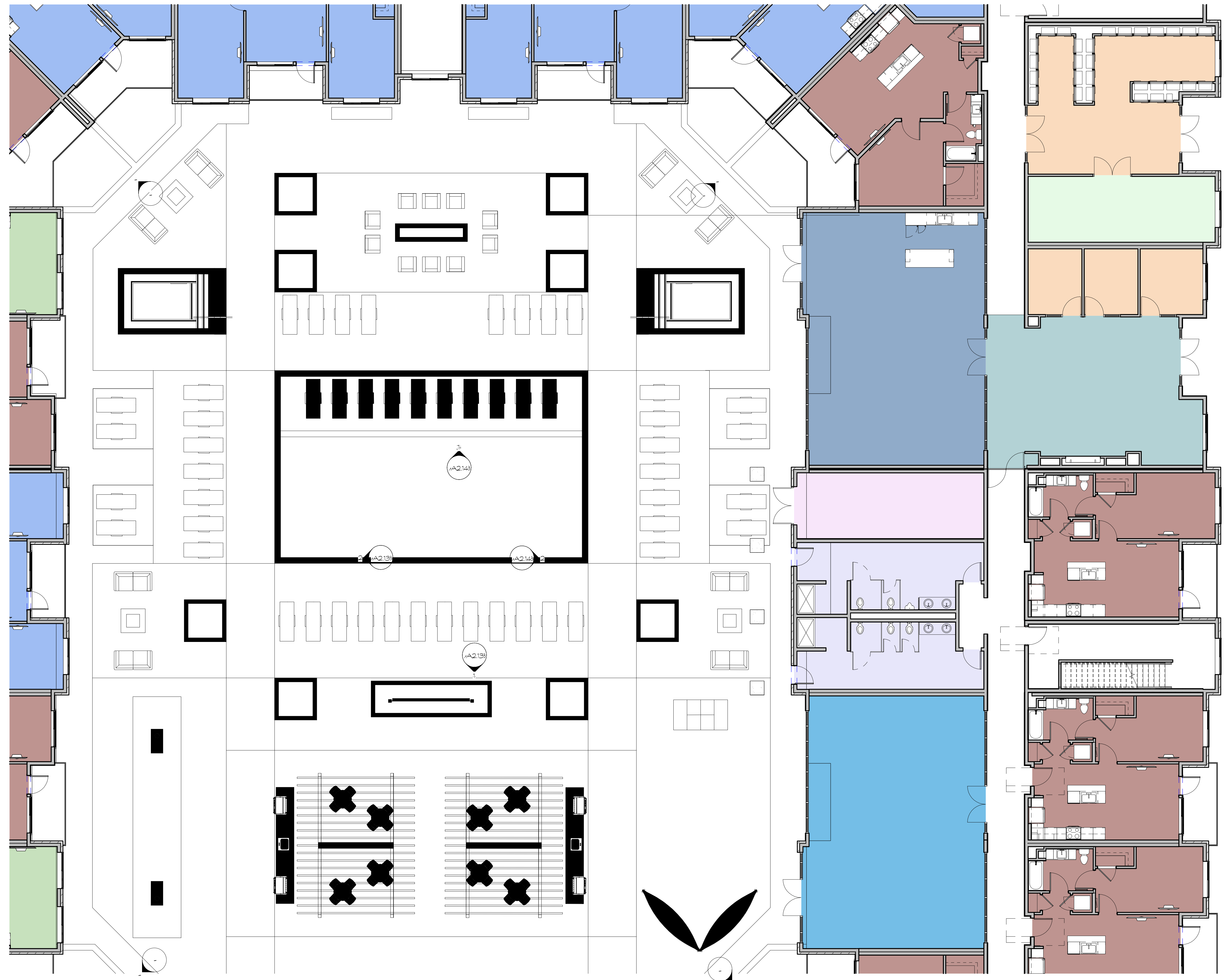
FARMINGTON, UTAH



3D MASSING  
6-21-23







THE TRAIL - EVERGREEN

FARMINGTON, UTAH



Common Level 1

6-21-23







THE TRAIL - EVERGREEN

FARMINGTON, UTAH



Common Level 2

6-21-23



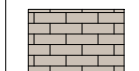
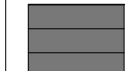





2 North Presentation  
P112 SCALE: 1"=20'-0"



1 East Presentation  
P112 SCALE: 1"=20'-0"

MATERIAL LEGEND	
	BRICK
	FIBER CEMENT LAP SIDING
	STUCCO



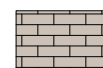






1 South Presentation  
P1.13 SCALE: T = 20'-0"



2 West Presentation  
P1.13 SCALE: T = 20'-0"

MATERIAL LEGEND	
	BRICK
	FIBER CEMENT LAP SIDING
	STUCCO







# Farmington City Planning Commission Staff Report July 13, 2023

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## Item 4a: Mountain View Phase 2 Condition Extension Request

Public Hearing:	No
Application No.:	S-3-21
Property Address:	Approx. 450 West 250 South
General Plan Designation:	AG (Agriculture Preservation - Very Low Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	0.41 Acres
Number of Lots:	N/A
Property Owner:	UDOT
Applicant:	Shane Smoot

Request: *The applicant is requesting and extension of time to complete a condition of Final Plat approval for the Mountain View Phase 2 subdivision.*

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### **Background Information**

The Planning Commission considered and approved the Final Plat for the Mountain View Phase 2 subdivision on June 3, 2021 (see enclosed 6.3.21 PC staff report and accompanying information). Previously, the City Council, after receiving a recommendation from the Commission, approved a Preliminary PUD Master Plan/Schematic Plan for the project on April 6, 2021. As an integral part of providing open space, the Master Plan/Schematic Plan shows land off-site set aside for an improved future trail head/turn-around area at the east end of 250 South Street next to the Legacy Parkway Trail.

The developer is responsible for arranging for UDOT to convey the trail head site to the City; however, UDOT still owns, the .41-acre property which consists of two parcels (08-087-0119 (.25 acres) and 08-087-0165 (.16 acres). As conditions, among others, of Final Plat approval, the Commission established the following:

5. In the event that the UDOT parcel is not acquired by the applicant and conveyed to Farmington City within 24 months from the recordation of the affidavit, the developer shall develop lots 101 and 102 as a park with landscaping maintained by the subdivision HOA.
6. Should the applicant be unable to acquire the UDOT land, the applicant can request an extension from the Planning Commission, and the Commission shall have the discretion whether to grant that extension.

[Note: Prior to consideration of Phase 2, the developer recorded a restriction, acceptable to the City, on Lots 101 and 102 of Phase 1 of the Mountain View subdivision to ensure that these lots remain vacant until he completes all requirements related to the trail head property on 250 South].

### **Suggested Motion**

Move that the Planning Commission approve a one-year extension to allow time for the applicant to complete Condition 5 of final plat approval for the Mountain View Subdivision Phase 2.



**Findings:**

1. During the last two years the applicant diligently worked to finalize his trail head/open space commitments, especially involving UTOT, and providing city staff periodic updates as to his progress.
2. A few months ago, UDOT was prepared to convey Parcel 08-087-0119 to the City; however, despite the developer's best efforts, UDOT inadvertently left Parcel 08-087-0165 out of the process.
3. A deadline of one year is reasonable (not another two), because the applicant has already accomplished most of the groundwork for the entire property conveyance.

**Supplemental Information**

1. Mountain View at Farmington Phase 2 Schematic Plan, April 6, 2021.
2. Planning Commission Staff Report—June 3, 2021.
3. Planning Commission Minutes---June 3, 2021.



April 6, 2021 C.C.

**Reeve & Associates, Inc.**

**Schematic Plan**

PART OF THE EAST 1/2 SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SEBMAN U.S. SURVEY

**Mountain View at Farmington Phase 2**

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

Project Title: **Mountain View at Farmington Phase 2**

Engineer: **A. LOEHLER**

Planner: **J. WATKINS**

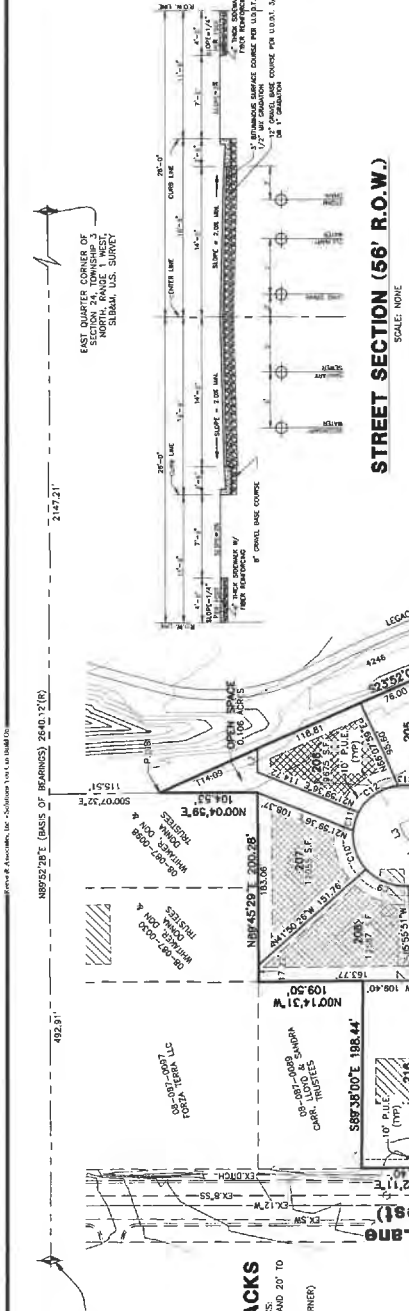
Designer: **J. WATKINS**

Begin Date: **1-31-21**

Project Location: **INDIAN HILL AT FARMINGTON PHASE 2**

Project Number: **898-3440**

Sheet: **1** of **1**



**LOT SETBACKS**

FRONT: 20' TO LIVING AREA AND 20' TO REAR GARAGE

SIDE: 5' & 5' (10' CORNER)

REAR: 10'

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SEBMAN U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTHEAST ALONG THE QUARTER CORNER OF SAID SECTION 24, 400.31 FEET AND 500.07 FEET FROM THE CENTER CORNER OF SAID SECTION 24, THENCE S23°55'17"W 55.31 FEET, THENCE S89°09'53"W 56.31 FEET, THENCE S50°40'29"W 98.54 FEET, THENCE S29°50'09"W 27.50 FEET, THENCE N00°12'11"E 102.25 FEET, THENCE S89°09'53"W 106.00 FEET, THENCE N00°12'11"E 106.44 FEET, THENCE S89°40'00"E 184.44 FEET, THENCE N00°12'11"E 104.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 233244 SQUARE FEET OR 5.400 ACRES MORE OR LESS.



**STREET SECTION (56' R.O.W.)**

SCALE: NONE

**NOTES**

- CULINARY WATER WILL CONNECT TO THE EXISTING 8" WATER LINE NORTH OF PROPERTY AND IN
- SANITARY SEWER WILL CONNECT TO THE EXISTING 8" SEWER LINE NORTH OF PROPERTY.
- STORM WATER WILL BE DETAINED ON SITE AND WILL OUTFLOW INTO THE EXISTING STORM DRAIN
- THERE IS NO FEMA FLOOD PLAIN IMPACTING THE DEVELOPMENT ACCORDING TO MAP PANEL 1
- PROPOSED DEVELOPMENT IS IN AN UNDEVELOPED AREA
- PROPERTY IS PROPOSED TO BE R ZONE
- CONTIGUOUS ARE SHOWN IN ONE FOOT INTERVALS.

**SITE INFORMATION**

PANEL: **F** (SEE MAP PANELS FOR OTHER PHASES) PARCELS: **03-015-0108, 03-015-0109, 03-015-0110**

APPROX. PROJECT START DATE: **JUNE 2021**

APPROX. PROJECT #10 DATE: **JUNE 2021**

PROPERTY ZONE: **R**

TOTAL ACRES: **5.81 AC. (W/ ACQUIRED 0007 PARCELS)**

OPEN SPACE REQUIRED: **0.58 ACRES (10%)**

OPEN SPACE: **0.59 ACRES (10.1%)**

NET AREA: **5.81 ACRES**

GROSS TOTAL AREA: **5.81 ACRES**

NET AREA: **3.45 ACRES**

YIELD PLAN: **3.4 LOTS (W/ PHASE 1)**

DENSITY: **32 LOTS (W/ PHASE 1)**

**CURVE TABLE**

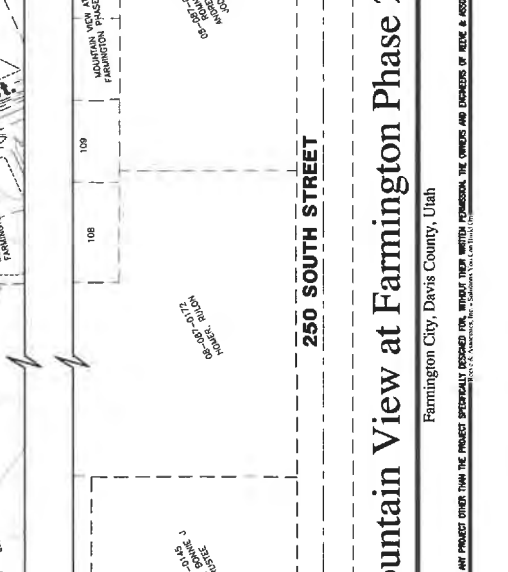
STATION	ARC LENGTH (CHORD) DISTANCE	BEGINNING BEARING (ANGLE)	END BEARING (ANGLE)	RADIUS
1+00.00	27.85	102.25	58.54	97.94
1+27.85	17.72	97.94	14.28	97.94
1+45.57	9.58	97.94	5.27	97.94
1+55.15	10.87	5.27	20.47	97.94
1+66.02	13.71	20.47	28.74	97.94
1+79.73	19.27	28.74	46.29	97.94
1+99.00	27.85	46.29	88.07	97.94
2+26.85	17.72	88.07	14.28	97.94
2+44.57	9.58	88.07	5.27	97.94
2+54.15	10.87	5.27	20.47	97.94
2+65.02	13.71	20.47	28.74	97.94
2+78.73	19.27	28.74	46.29	97.94
2+98.00	27.85	46.29	88.07	97.94
3+25.85	17.72	88.07	14.28	97.94
3+43.57	9.58	88.07	5.27	97.94
3+53.15	10.87	5.27	20.47	97.94
3+64.02	13.71	20.47	28.74	97.94
3+77.73	19.27	28.74	46.29	97.94
3+97.00	27.85	46.29	88.07	97.94

**LEGEND**

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- SECTION TIE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING IRRIGATION WATER LINE
- EXISTING CULINARY WATER LINE
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING STRUCTURE
- BLINDABLE AREA
- P.U.E. - PUBLIC UTILITY EASEMENT

**LINE TABLE**

LINE NO.	LINE DESCRIPTION	LENGTH
1	SECTION CORNER	10.87
2	SECTION CORNER	10.87
3	SECTION CORNER	10.87
4	SECTION CORNER	10.87
5	SECTION CORNER	10.87
6	SECTION CORNER	10.87
7	SECTION CORNER	10.87
8	SECTION CORNER	10.87
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20	SECTION CORNER	10.87
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22	SECTION CORNER	10.87
23	SECTION CORNER	10.87
24	SECTION CORNER	10.87
25	SECTION CORNER	10.87
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28	SECTION CORNER	10.87
29	SECTION CORNER	10.87
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44	SECTION CORNER	10.87
45	SECTION CORNER	10.87
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57	SECTION CORNER	10.87
58	SECTION CORNER	10.87
59	SECTION CORNER	10.87
60	SECTION CORNER	10.87
61	SECTION CORNER	10.87
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81	SECTION CORNER	10.87
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85	SECTION CORNER	10.87
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89	SECTION CORNER	10.87
90	SECTION CORNER	10.87
91	SECTION CORNER	10.87
92	SECTION CORNER	10.87
93	SECTION CORNER	10.87
94	SECTION CORNER	10.87
95	SECTION CORNER	10.87
96	SECTION CORNER	10.87
97	SECTION CORNER	10.87
98	SECTION CORNER	10.87
99	SECTION CORNER	10.87
100	SECTION CORNER	10.87



**Developer:** Shone Smart  
32 West Freeway Ave.  
Murray UT 84107  
(801) 898-3440

**Mountain View at Farmington Phase 2**

Farmington City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5180 S. 1300 W., INDEPENDENCE, UTAH 84413, AND SHALL NOT BE REPRODUCED, RE-COPIED, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, UNLESS WRITTEN PERMISSION THE UNDERSIGNED IS OBTAINED AND EXPRESSLY BY REVE & ASSOCIATES, INC.





## Planning Commission Staff Report June 3, 2021

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### Item 3: Final Plat — Mountain View Phase 2 Subdivision

Public Hearing:	No
Application No.:	S-3-21
Property Address:	200 South 650 West
General Plan Designation:	AG (Agricultural Preservation) and RRD (Rural Residential Density)
Zoning Designation:	R
Area:	5.81
Number of Lots:	16
Property Owner:	Forza Terra, LLC.
Agent:	Shane Smoot

Request: *The applicant is seeking final plat approval for Mountain View Phase 2 Subdivision.*

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#### **Background Information**

The Final Plat for Mountain View Phase 2 Subdivision is a modification of the Mountain View Phase 2 Subdivision, approved by the Planning Commission on April 4, 2020. The amendment to the Preliminary Master Plan, rezone and subdivision schematic plan update were recommended for approval on March 4, 2021. The City Council approved the same on April 6, 2021. The update and master plan amendment approved on that day, shifted and changed the lot sizes in the phase to accommodate the newly acquired section of Parcel 08-087-0089. There are a few key differences in the approved plan and the modification:

1. The Parcel formerly known as “A” will now be Lot 206.
2. New Lot 206 modifies former Parcel A by adding an open space parcel connecting the cul-de-sac to the Legacy Trail.
3. Lot 211 (as on the final plat), will be Lot 215. And a small section of open space has been added on the western border. The City has recommended removing this parcel, as it does not serve a purpose, and is not necessary to meet the City’s open space standards.
4. A 0.411 acre of open space has been added bordering 250 South, where there is currently a trailhead to the Legacy Trail. The applicant would maintain and update this trailhead as part of the subdivision’s open space requirements.

The applicant is going through the subdivision process again as a requirement of City ordinance, and the major changes from the original approval to the current application.



### **Suggested Motion**

Move the Planning Commission approve the final plat for Mountain View Phase 2 Subdivision. All subject to all applicable Farmington City ordinances and development standards and any remaining DRC comments, and the following conditions:

1. The applicant applies any conditions of Schematic Subdivision update, rezone, and Preliminary Master Plan amendment approval.
2. Any conditions of the previous Final Plat approval for Mountain View Phase 1 shall also apply.

### **Findings for Approval:**

1. The modification is a better use of land than the previous Final Plat.
2. The Subdivision Schematic Plan and Rezone fit the General Plan designation and the current character of the area.
3. The Mountain View Subdivision is within walking distance from the commuter rail stop.
4. The modification creates a new open space parcel on the northwest side of Lot 206.
5. The applicant has agreed to maintain and update the trailhead to Legacy Trail on the south side of the subdivision as open space.

### **Supplemental Information**

1. Vicinity Map
2. Final Plat











Applicant **Jared Schmidt** with Symphony Homes (111 S. Frontage Rd., Centerville, Utah) answered questions. He will verify that Parcel A's open space is adequate. He has worked closely with the City Engineer on the dead-end street. There is yard drainage for all Lots 501-508. There will be no standing water, even if things need to be bermed. This will protect neighbors to the east and property to the south. Parcel A will not be developed, but will be long-term open space with natural grass and cattails. Sections of the next phase have historical wetland areas, necessitating a wetland delineation from the Army Corps.

Chairman **Alex Leeman** said this is consistent with what was presented in the past. **Wall** said he is glad the regulating plan was straightened out on the one on the east that was initially approved as a cul-de-sac.

## **MOTION**

**Greg Wall** made a motion that the Planning Commission approve the Chestnut Farms Phase 5 PUD preliminary plat, subject to all applicable Farmington City ordinances and development standards. With the condition that the preliminary plat follows the Preliminary Planned Unit Development (PUD) Master Plan and schematic subdivision plan, with an additional condition that the open space requirements for the entire subdivision are met; and also all DRC comments pertaining to the retaining wall at the south of Lots 505 and 504 and drainage issues in that area are addressed, with finding for approval 1 and supplementary information 1 and 2 (including vicinity map and preliminary plat).

### Findings for Approval 1:

1. The schematic subdivision plan, rezone, preliminary PUD Master plan and amendment were approved by the City Council on April 6, 2021. The proposed preliminary plat meets applicable City ordinances and is consistent with prior approvals.

**Rulon Homer** seconded the motion, which was unanimously approved.

### Item #3 Forza Terra LLC – Applicant is requesting final plat approval for the Mountain View Phase 2 Planned Unit Development (PUD) subdivision, located on 4.35 acres, at approximately 111 S 650 W in the R (Residential) zone. (S-3-21)

**Hansell** presented this agenda item. The Final Plat for Mountain View Phase 2 Subdivision is a modification of the Mountain View Phase 2 Subdivision, approved by the Planning Commission on April 4, 2020. The amendment to the Preliminary Master Plan, rezone and subdivision schematic plan update were recommended for approval on March 4, 2021. The City Council approved the same on April 6, 2021. The update and master plan amendment approved on that day shifted and changed the lot sizes in the phase to accommodate the newly acquired section of Parcel 08-087-0039. There are a few key differences in the approved plan and the modification:

1. The Parcel formerly known as "A" will now be Lot 206.
2. New Lot 206 modifies former Parcel A by adding an open space parcel connecting the cul-de-sac to the Legacy Trail.
3. Lot 211 (as on the final plat), will be Lot 215, and a small section of open space has been added on the western border. The City has recommended removing this parcel, as it does not serve a purpose, and is not necessary to meet the City's open space standards.
4. A 0.411 acre of open space has been added bordering 250 South, where there is currently a trailhead to the Legacy Trail. The applicant would maintain and update this trailhead as part of the subdivision's open space requirements.



The applicant is going through the subdivision process again as a requirement of City ordinance, due to the major changes from the original approval to the current application. The final plat doesn't follow the preliminary plat.

**Greg Wall** brought up an email from a neighbor, asking if promised fence installations are a requirement. This is not a public hearing. **Petersen** said it was a condition of approval for the PUD master plan. That was specific to Phase 1, and the developer posted a cash bond. He hasn't put up the fence yet. Fence contractors are out 3.5 months because of material shortages. Staff anticipated the fence would go up in mid-July.

Applicant **Shane Smoot** (152 Sunset View Drive, Centerville, Utah) clarified that 700 feet of fence will be in in the next few weeks. It should be done by the end of June. **Smoot** continued about the Utah Department of Transportation (UDOT) parcel. Their goal was to get the parcel this summer. Good progress has been made. The disposition group has authorized having it conveyed out to Farmington City. The applicant has an access easement across it. The original plan was to have that access go toward 250 South, but that plan was abandoned. They have been working with Staff to release that access easement. It is now with Region 1 for approval. **Wall** said Region 1 has an internal surveyor, and they need to prepare a Q package. **Smoot** said that has been done.

**Leeman** said he can't see how the Commission could approve final plat without the UDOT part being done in order to justify the proposed density.

**Smoot** is proposing that Lots 101 and 102, next to 213, sitting adjacent to the tennis courts in the middle of the subdivision not be developed until the UDOT parcel is conveyed. The requirement is 10 percent green space. With the UDOT parcel, it would bring the open space to 13 percent. Not developing Lots 101 and 102, they would be at 11.9 percent, which is above the threshold. With that condition in place, without the UDOT parcel, Lots 101 and 102 would be converted into green space. Those parcels have not been sold and are currently vacant.

**Smoot** said the area for the turn-around would be increased, with six parking stalls plus one handicapped stall as the proposed layout. For maintenance purposes, the City wants some grass. **Leeman** said he would like to have trees. **Petersen** said the trailhead would be treated as a mini-park, as a conditional use. Parks and Recreation wants maintenance as easy as possible. The design and layout would come back to the Commission. **Petersen** said forgoing development of two lots is a substantial commitment on the part of the applicant. A reasonable bond estimate will be there to handle the improvements and a turn-around for garbage trucks, snow plows and fire trucks. There should be a note on the Phase 1 Plat that Lots 101 and 102 are undevelopable until conditions are met. An affidavit would be signed, which would be recorded with the recorder's office. When the City acquires the UDOT land, the affidavit would be taken off. **Wall** said it would need to show up in a title search, and it would be in place until the City has the UDOT property and the developer has posted a bond or installed the landscaping.

**Leeman** said he is fine with the encumbrance of Lots 101 and 102 to hold as security for the additional parcel, and this satisfies his concern. Commissioner **Erin Christensen** agreed. **Petersen** said if those lots became a park, it would be an Homeowners's Association (HOA) park. The 250 South trailhead park would be public to be maintained by the City.

**Homer** reported that the applicant had visited with a neighbor, and all grievances were aired.

#### **MOTION**

**Greg Wall** made a motion that the Planning Commission approve the final plat for Mountain View Phase 2 Subdivision. All subject to all applicable Farmington City ordinances and development standards and any remaining DRC comments, and the following conditions:

1. The applicant applies any conditions of Schematic Subdivision update, rezone, and Preliminary Master Plan amendment approval.



2. Any conditions of the previous Final Plat approval for Mountain View Phase 2 shall also apply; including paying for installation of landscaping at either land acquired by the developer and deed to Farmington City, or the future park on Lots 101 and 102.
3. Fence for Phase 1 shall be completed by July 31, 2021, or the bond will be called and the work completed.
4. Lots 101 and 102 have an affidavit recorded against the properties that those lots will not be released for development until the parcel is acquired and conveyed to the City and landscaping is either completed or a bond is in place for landscaping the UDOT parcel that the applicant intends to acquire and convey to Farmington City.
5. In the event that the UDOT parcel is not acquired by the applicant and conveyed to Farmington City within 24 months from the recordation of the affidavit, the developer shall develop lots 101 and 102 as a park with landscaping maintained by the subdivision HOA.
6. Should the applicant be unable to acquire the UDOT land, the applicant can request an extension from the Planning Commission, and the Commission shall have the discretion whether to grant that extension.

Findings for Approval 1-5:

1. The modification is a better use of land than the previous Final Plat.
2. The Subdivision Schematic Plan and Rezone fit the General Plan designation and the current character of the area.
3. The Mountain View Subdivision is within walking distance from the commuter rail stop.
4. The modification creates a new open space parcel on the northwest side of Lot 206.
5. The applicant has agreed to maintain and update the trailhead to Legacy Trail on the south side of the subdivision as open space.

**Rulon Homer** seconded the motion, which was unanimously approved.

**CONDITIONAL USE APPLICATION**

**Item #4 Matt Frost – Applicant is requesting approval for a Conditional Use Permit (CUP) to build an Accessory Dwelling Unit (ADU) on the property located at 753 Glovers Ln., in the A (Agricultural) zone. (C-5-21)**

**Hansell** presented this agenda item. The applicant is requesting a Conditional Use Permit (CUP) to add an Accessory Dwelling Unit (ADU) to their property at 753 West Glovers Lane. The ADU, while substantial, is still subordinate in height and area to the main dwelling. The ADU will have frontage on Davis County Road (750 West), also referred to as the Sheep Road. Per 11-32-060, one driveway is allowed per street frontage. The ADU would house family members of the applicant.

On May 6, 2021 the Planning Commission held a public hearing for this item, and at that time, decided to table it due to water quality and soil stability concerns surrounding an artesian well on the property, because of the close proximity of a proposed sewer lateral for the ADU. A public hearing was not required at this meeting.

The update is the applicant sent a technical memorandum from AQUA Engineering detailing a study. There is a proposed resolution, involving having a lateral a certain distance from the well. **Petersen** said the three parties with an interest in the water rights was a real reason to originally table this item.

**Matt Frost** (753 Glovers Lane, Farmington, Utah) indicated that **Joel Anderson**, the contractor, was able to contact a company to help with the study. The sewer line was never proposed to go through the well. There was a misunderstanding at the last meeting. **Wall** asked if the applicant looked at the option of having the sewer lateral go along Sheep Road. **Frost** said there are some complications including a gas line. The artesian well is 210 feet down. The culinary needs to be 10 feet from the well and the sewer needs to be 25 feet from the well.



**FARMINGTON CITY  
PLANNING COMMISSION**

June 08, 2023

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**WORK SESSION**

**Present:** Chair Erin Christensen; Commissioners Samuel Barlow and Tyler Turner; and Alternate Commissioner Clay Monroe. **Staff:** Community Development Director/City Planner Lyle Gibson, Planning Secretary Carly Rowe. **Excused:** Staff, Community Development Director David Petersen and City Planner/GIS Specialist Shannon Hansell; Commissioners John David Mortensen, Larry Steinhorst, Frank Adams, and Mike Plaizier; and Alternate Commissioner Alan Monson.

Community Development Director/City Planner **Lyle Gibson** said the first meeting of each month beginning at 6 p.m., the Commission will go through training. Each Commissioner is required to go through four hours of training each year. This training will be focused on mixed use districts. There are two chapters in the zoning ordinance, that will not be discussed this evening: the commercial (near the Mercedes dealership and Lagoon) and the neighborhood mixed use areas (curated for the spot next to Zions on the north end of town). The training rather is in relation to the office park mixed use area. The idea behind zoning districts is to separate uses under the guise of health and welfare. Cities can limit what you do with your property and zoning for housing, commercial, industrial uses is legitimate. What is unique about mixed use districts is that it is more form-based, based on what it looks like. Miami is famous for form-based code. It creates a sense of place. In Farmington, there is the Office Mixed Use (OMU), General Mixed Use (GMU), Residential Mixed Use (RMU), and Transit Mixed Use (TMU).

One of the challenges with this district, which doesn't deal with density but rather form, is the regulating plan. The City's interest in this OMU area is to create something different than a typical suburban office park. There is a pedestrian focus, which is different than suburbia, where the car is king. The regulating plan dictates how large a block can be, which is based on blocks in Portland, Oregon. This forces people to build developments that fit the block size of 264 linear feet. A traditional big box store like Costco or Wal-Mart is larger than this so would not be permitted without an exception being allowed by the City Council. To further the pedestrian focus, buildings must be built close to the street, with a portion being built facing the street. In theory, front doors are on the sidewalk to be more inviting. It is to hide a sea of parking and create a beautiful streetscape. The design style doesn't mean fewer parking stalls. Retailers push back against it because motorists don't see obvious parking stalls.

Herriman lost out on a deal that Riverton benefited from, and it is Center Cal's second mall in Utah. It is similar to Farmington's Station Park. Cabela's was developed in Farmington using Section 140, which is sour to many City Councilmembers. **Gibson** said it is a "write your own rules" section that calls for a Development Agreement approved by the Council. Section 140 allows the City to get something in return for an otherwise variation from the rules. To use Section 140, the developer has to have a minimum of 25 acres. Sometimes landowners will team up to assemble the acreage. With 150 total acres originally approved, Stack now has sub-agreements. There are maximum building heights in the OMU, but Stack got a variation in their Project Master Plan (PMP).

Chair **Erin Christensen** said this has made it so that buildings have many sides, but not back sides. There is a nice streetscape, but since people will be parking in the back, that side of the building is nice, too. Therefore, it is difficult to locate a loading dock and know where to put trash. **Gibson** said it is a challenge. The more urban and in demand this use is, retailers will adjust. Example challenges include retailers and customers want the parking side to have the front door. Banking establishments that are street-facing often have to deal with more theft, etc.

Upcoming Agenda Items

Item 1. **Andrew Hiller** public hearing. Planning Secretary **Carly Rowe** said Meta Soccer Club is needing a conditional use permit to apply for their business license to do sports and recreation in the smaller building of 22,588 square feet. Everything was approved and the buildings are under construction. The use is permitted, but the Commission can consider any needed conditions. There are 291 parking stalls for the entire building, and 2.2 stalls are suggested per 1,000 feet. However, it is up to the Commission. **Andrew Hiller** owns this entire site, and Meta Soccer is the tenant. **Gibson** said Kongo had 102 stalls (or two spaces per 1,000), and Lifetime had six per 1,000 (but this includes parking shared with the City). The Commission could ask for three per 1,000 as a conditional use. Salt Lake requires three stalls per 1,000. There are 291 spaces around the entire property, with 153,000 total square feet of buildings.

Item 2. **Brandon Teeples** public hearing. **Gibson** said typically the limit is a drive approach as wide as a garage. That is 20 feet for a two-car garage or 30 feet for a three car garage. In this case, the owner has a three-car garage and wants to put in an RV pad on the north side while widening their driveway to access it. The ordinance said a widened driveway is allowed if it leads to an approved space, which an RV pad would be. However, they already have their maximum of 30 feet, and therefore they need to ask for an exception for an additional 10 feet in the width of the driveway. It is a private street without a high curb. The Commission needs to



look at the standards. Commissioner **Sam Barlow** said the applicant is effectively getting rid of his street parking. Something to consider is if the RV would create a blind spot. **Gibson** said building permits are not required to do flat concrete work. Building inspectors typically look at the slope of driveways rather than the width. There is no sidewalk on this side of the narrow 30-foot street.

Item 3. **Gibson** said new single-family detached residential dwellings will now have limitations on how much grass they can have in their front and side yards. Most people want the backyard to have grass. This will not apply to existing homes. Existing property owners can get incentives from Weber Basin to convert their front and side yards out of turf. It would be difficult for City Staff to monitor and enforce this. People are a lot more willing to do water-wise landscaping lately.

## REGULAR SESSION

**Present:** Chair Erin Christensen; Commissioners Samuel Barlow and Tyler Turner; and Alternate Commissioner Clay Monroe. **Staff:** Community Development Director/City Planner Lyle Gibson, Planning Secretary Carly Rowe. **Excused:** Staff, Community Development Director David Petersen and City Planner/GIS Specialist Shannon Hansell; Commissioners John David Mortensen, Larry Steinhorst, Frank Adams, and Mike Plaizier; and Alternate Commissioner Alan Monson.

Chair **Erin Christensen** opened the meeting at 7:04 PM.

## CONDITIONAL USE PERMIT – public hearing

### **Item #1 Andrew Hiller – Applicant is requesting a conditional use permit for Meta Soccer Club at the property located at 1261 S. 650 W. in the LM&B (Light Manufacturing and Business) zone.**

Planning Secretary **Carly Rowe** presented this agenda item. Meta Soccer Club is looking to open a location in Farmington at the above address. The building they are moving into is new construction that has received previous approvals. They are working to obtain a conditional use permit to then apply for their business license. The use is allowed with a conditional use permit and is similar to other gym/rec facilities in the immediate area previously approved by the Planning Commission. As a conditional use, the presumption is to approve the use so long as conditions can be imposed to mitigate potential detrimental impacts if necessary. In the opinion of Staff, the only impact to consider is the impact from traffic from the business use, namely parking.

Farmington City Code (FCC), 11-8-050 Conditional Use Standards (E), states that uses shall have adequate improvements such as parking and loading spaces. Per FCC 11-32-040: Minimum Parking Spaces Required, A facility such as Meta Soccer Club would fit best as a commercial recreation use which parking requirement is identified as one to be determined by the Planning Commission.

To help the Commission determine if adequate parking is available, the facility is 22,588 sq. ft. with approximately 50 parking stalls immediately surrounding the facility. There are 291 spaces in total around the complex for shared parking opportunity. The buildings were approved meeting a ratio of 2 spaces per 1,000 square feet with the assumption that most likely uses would fit into manufacturing and wholesale varieties. With 50 stalls close by, based on the building size, there are 2.2 stalls per 1,000 square feet. Common commercial ratios vary from 1.5 to 4 stalls per thousand square feet depending on the use. Other municipalities address parking for a health club or gym; for example, Salt Lake City requires 3 stalls per 1,000 square feet. This data is typically determined using the trip generation and parking manual where a sampling of facilities nationwide created data to consider as a baseline. Most of these facilities are traditional fitness gyms.

The property owner and manager will control the parking for all users on the site and is invested in having users that do not create problems for one another. The manager is able to monitor and mitigate issues before they arise or once they are an actual issue.

**Andrew Hiller** (1268 Atrium Court, Farmington, Utah) owns the property and sees the concern for parking, but has assured that the parking should not be an issue. As of right now, Kongo Sports nearby has lots of empty spots, and the other two tenants (candy and clothing shops) that occupy Building 1 are a typical 9 AM-5 PM office. The building should be finished by September. Striping of the parking lot is being done that day. Several tenants are interested in Buildings 3 and 4, such as a medical equipment provider. He has had a lot of interest from sports users. The Utah Department of Transportation (UDOT) will eventually sell off land adjacent to this site, and **Hiller** is interested in purchasing it. This could be used for additional parking.



The Meta Soccer fields are mostly for training during the winter months. There will also be offices and bathrooms at this location. The soccer field will be mostly turf. Two fields would each measure 50 feet by 100 feet, and there would also be a half field for younger children. The other soccer clubs that do have facilities in Farmington will be leaving. The games will be at the fairgrounds. They are non-profit and player-focused currently located in Bountiful. Indoor competition teams are small, about five on five.

Erin Christensen opened and closed the public hearing at 7:15 PM due to no comments received.

Christensen said it is difficult to know how much parking is needed. Hiller said there won't be competition games, and most of the use will be drop-off. His concern is more for safety and flow. Christensen said the parking for Building 3 should not take parking away from this. Hiller said parking spaces can potentially be added between the two dock doors on Building 3 if the tenant doesn't need trucks. The civil engineering plans said he needed 291. He said he provides more parking stalls than the neighbors on the west side. He said there are no dedicated spots for certain tenants, and all the parking is shared.

**MOTION**

Tyler Turner made a motion that the Planning Commission approve the requested conditional use permit with the parking ratio at a minimum of 2-3 spaces per thousand as is provided on site without the need to add additional conditions.

**Findings for Approval 1-3:**

1. The proposed use is moving into an already approved building.
2. The use takes up an entire building so will not have detrimental impact due to noise on surrounding uses. It is also not a use which produces other potential nuisances such as noise and light.
3. At a parking ratio of a minimum of 2 to 3 stalls per 1,000 square feet, it is anticipated that the facility will be able to provide sufficient parking for its customers/users.

Clay Monroe seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye ____ Nay
Commissioner Tyler Turner	X Aye ____ Nay
Commissioner Samuel Barlow	X Aye ____ Nay
Alternate Commissioner Clay Monroe	X Aye ____ Nay

**SPECIAL EXCEPTION – public hearing**

**Item #2 Brandon Teeples – Applicant is requesting a Special Exception approval, to exceed the maximum driveway approach allowance, located at 515 S. Wendell Way, in the AE (Agricultural Estates) zone.**

Community Development Director/City Planner Lyle Gibson presented this agenda item. The applicant is requesting a special exception to allow for the width of their driveway to exceed the standard allowed width per frontage of (30 feet). They already have a three-car garage and approaches in place. They are adding a RV pad on the north side and would like a wider approach to access that. This request goes beyond the 30 feet listed in the ordinance, and they are therefore asking for a special exception. The Zoning Administrator (Staff) has the ability to approve the location and proximity of the driveways. However, it is in the purview of the Planning Commission to consider how wide the driveways may be when exceeding 30 feet per FCC 11-32-060 (A)(1).

*11-32-060 (A)(1): Residential driveways shall be not more than twenty feet (20') in width when serving as access to two (2) properly designated spaces, or thirty feet (30') in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line. "Properly designated parking spaces" shall include spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the minimum front yard setback. Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments, may be reviewed by the planning commission as a special exception. Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces.*

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 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.

Applicant **Brandon Teeples** (515 S. Wendell Way, Farmington, Utah) addressed the Commission. The site is on a curve. The additional pad will get their vehicle off the road and improve the line of site for traffic. Residents are not allowed to park on the street during the winter, so this is needed. He lives in a Homeowner’s Association (HOA) and an RV can’t be parked outdoors. They need additional parking for their son who recently moved in with them. He moved into the home and there was already more than 30 feet of concrete on site. He said there are other nearby driveways south and to the east along 750 South and 820 South that are wider than 40 feet servicing three-car garages with additional parking on the side.

**Erin Christensen** opened and closed the public hearing at 7:35 PM due to no comments.

Commissioners said that adding a parking pad would improve the public safety in the area, as it would reduce on-street parking. **Christensen** said she would like to see the landscaping done to offset additional cement. The applicant agreed.

**MOTION**

**Tyler Turner** made a motion that the Planning Commission approve the special exception for an additional 10 feet to be added to the driveway at 515 S. Wendell Way, subject to all Farmington City ordinances and development standards; with a condition that landscaping be installed to the northern end of the property as shown on the diagram presented.

**Findings for Approval 1-3:**

- 1. The proposed additional width does not require a curb cut as the curb is “rolled” in Kestrel Bay Estates.
- 2. Wendell Way is a private road and is maintained by the Kestrel Bay Estates HOA.
- 3. Standards for the special exception are met per City Ordinances.

**Samuel Barlow** seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye ____ Nay
Commissioner Tyler Turner	X Aye ____ Nay
Commissioner Samuel Barlow	X Aye ____ Nay
Commissioner Clay Monroe	X Aye ____ Nay

**ZONE TEXT AMENDMENTS** – public hearing on item 3. no public hearings on items 4, 5, 6; continued from previous meeting.

**Item #3 Public Hearing: Farmington City – Applicant is requesting consideration for amendments to Chapter 11-7, Site Development Standards, of the Farmington City Zoning Ordinance to restrict the amount of lawn that may be planted in the front and side yard in new residential development to comply with standards established by the Weber Basin Water Conservancy District to make Farmington City property owners eligible for incentives to remove lawn in existing areas through the Weber Basin Lawn Exchange program.**

**Gibson** presented this agenda item. Farmington City enacted its first water efficient landscaping ordinance about a year ago in order to make Farmington City residents eligible for Weber Basin Water Conservancy District’s Flip Your Strip program. The original ordinance imposed restrictions primarily on multi-family, planned unit development, and commercial developments while limiting what could be done in park strips on all developments.



At the time, Staff had reservations about restricting the amount of lawn on a single-family home primarily because of the challenges in enforcing such restrictions. Landscape plans are not required on single-family lots and often home owners install landscaping long after a home is granted occupancy controlled through the building permit process. Because of this, there is little oversight in monitoring and inspecting landscaping on single-family homes. Notwithstanding, State and local programs are now requiring that front and side yard landscaping on single-family homes be limited to 35% lawn in order to for existing homeowners to be eligible to participate in their incentive programs.

Weber Basin Water Conservancy District is also upping their requirement to maintain eligibility for the Flip Your Strip Program. Farmington City property owners are currently eligible for \$1.25 when removing lawn from their park strip through this program. Residents and businesses will no longer be eligible for this program after this year without an update to Farmington City’s ordinances.

Passing the proposed ordinance will make Farmington City property owners eligible for \$2.50 per square foot of lawn that is removed and replaced with water-efficient landscaping. These funds are applicable for any area of a yard, not just the park strip. The proposed ordinance does not mandate changes for existing homes and businesses, rather it imposes restrictions on new development. It does, however, allow for existing homes and businesses to consider participating in programs that offer financial incentives for replacing water-thirsty landscaping with water-efficient alternatives.

**Gibson** said landscapes are changing in a more water-efficient direction lately throughout the State. There is public eagerness to get this passed. Farmington City has two water districts: Benchland Water District and Weber Basin Water Conservancy District, and this would make all residents eligible no matter the provider. For residents to be eligible for the Flip Your Strip or Lawn Exchange programs, Farmington would have to pass this ordinance, and the resident would have to have certain plantings. However, Farmington would not regulate those plantings.

**Erin Christensen** opened and closed the public hearing at 7:46 PM due to no comments.

**MOTION**

**Tyler Turner** made a motion that the Planning Commission recommend to the City Council the proposed text amendment to Chapter 11-7, creating additional water-efficient landscaping requirements for new residential construction.

**Findings for Recommendation 1-5:**

- 1. Conservation of water is important for Farmington City and the surrounding region to ensure sufficient supplies for current use and future generations.
- 2. Water-efficient landscaping can continue to beautify the community and enhance the public health and welfare.
- 3. Water conservation will help ensure adequate supplies for existing and future development as well as water in natural areas like Great Salt Lake.
- 4. Existing residents and business owners will benefit by remaining eligible for the Flip Your Strip program and further benefit by becoming eligible for the Lawn Exchange Program.
- 5. Similar restrictions are already in place for multi-family and commercial developments, this puts single-family development under similar restrictions to do their part to conserve water.

**Supplemental Information 1-5:**

- 1. Example/ Handout – visual of restricted lawn area for new homes
- 2. Letter from Weber Basin Water
- 3. Draft Ordinance
- 4. Flip Your Strip program website: <https://weberbasin.com/Conservation/Rebates>
- 5. Lawn Exchange program website: <https://utahwatersavers.com>

**Clay Monroe** seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye _____Nay
Commissioner Tyler Turner	X Aye _____Nay
Commissioner Samuel Barlow	X Aye _____Nay
Commissioner Clay Monroe	X Aye _____Nay



**Item #4 Farmington City – Applicant is requesting consideration for Amendments to the Farmington City Zoning Ordinance. The purpose of these amendments is to resolve inconsistencies between sub-paragraphs under Section 11-17-050 regarding the location of accessory buildings and garages in Side Corner Yards in the Original Townsite Residential (OTR) zone, and possibly other zone text changes as well. (continued from previous meeting).**

**Gibson** presented this agenda item. The placement of homes in the older part of town varied, so this gives direction on where garages can be placed.

On May 18, 2023, the Planning Commission reviewed a draft hand-out summary table (see table titled “Original Townsite Compared with Other Areas in Farmington” enclosed in Staff Report), and one of the key elements that separates the downtown area from other areas in Farmington is the size and placement of garages, including driveway widths and whether a garage exists on-site or not. Some of the Commissioners surmised that the creation of Section 11-17-050 D was intentionally done to distinguish the treatment of garages from other accessory buildings. In doing so, the authors of the first OTR zone text language left out references to “side corner yards” on purpose in sub-paragraph D to avoid garages constructed “front and center” on corner lots and dominating the original townsite streetscape like is done in more recent post-1960s areas developed in Farmington.

**Background Information Presented at the 5/18/23 Planning Commission meeting:**

The Planning Commission held a public hearing and considered this item at its May 4, 2023, meeting, but tabled action to allow time for Staff to show how many side-corner yards in the OTR may be affected by the proposed text amendment. The table (included in the Staff Report) shows that 89 residential “corners” exist in the OTR zone which include, among other categories, 22 side corner yards greater than 35 feet in width and another 22 such yards 25 to 35 feet in width. In other words, close to 49.4% of all residential lots may be impacted by this ordinance. Remarkably, about 29% of all residential side corner yards are under 20 feet in width, and many of these significantly so.

**Background Information Presented at the 5/4/23 Planning Commission meeting:**

With regard to corner lots, Section 11-2-020 of the Zoning Ordinance defines a “Side Corner Yard” and a “Required Side Corner Yard” as follows:

YARD, SIDE CORNER: Any yard between the other front lot line that is not used to designate the front of the main building and the setback of a main building and extending between the rear lot line and the front setback parallel to the street.

[Note: A “Front Yard” is “Any yard between the front lot line and the front setback line of a main building and for inside lots extending between side lot lines, or for side corner lots extending between a side lot line and the other front lot line that is not used to designate the front of the structure, parallel to the frontage of the lot. ...”]

YARD, REQUIRED SIDE CORNER: Any yard between the other front lot line that is not used to designate the front of the main building and the minimum side corner setback of a main building required in a particular zone extending between the rear lot line and the front yard parallel to the street.

In other words, even though the width of a “required side corner yard” in the OTR zone is 20 feet, a “side corner yard” width may be much larger depending on the location of the main building on the lot. Section 11-17-050 A. allows one to construct an accessory building in the OTR zone, which includes garages, in the “side corner yard” but not the “required side corner yard”. See *italicized/bold* phrase at the end of the paragraph below:

- A. Location: Accessory buildings, except for those listed in subsection B of this section, may be located within one foot (1') of the side or rear property line, provided they are at least six feet (6') to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, are located at least fifteen feet (15') from any dwelling on an adjacent lot, and accessory buildings shall, without exception, be subordinate in height and area to the main building **and shall not encroach into the front yard and required side corner yard.**

Meanwhile, except for side and rear yards, subparagraph D.1. of the same section prevents one from building a garage, or “similarly related accessory building,” in the front yard “or any other yard,” which includes side corner and required side corner yards:



- D. Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:
1. Under no circumstance shall any garage encroach into the front yard or any other yard, except side yards and the rear yard, of the building lot.

**Christensen** said she likes maintaining the restriction because it is intentional that garages are not prominent. She also likes the flexibility of adding a garage with the same look and feel as the main building.

#### **MOTION**

**Clay Monroe** made a motion that the Planning Commission recommend that the City Council amend Section 11-17-050 of the Zoning Ordinance as follows:

#### ***11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES):***

- A. *Location: Accessory buildings, except for those listed in subsection C of this section, may be located within one foot (1') of the side or rear property line, provided they are at least six feet (6') to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, are located at least fifteen feet (15') from any dwelling on an adjacent lot, and accessory buildings shall not encroach into the front yard and required side corner yard.*
- B. *Size: All accessory buildings shall, without exception, be subordinate in height and lot coverage to the main building.*
- C. *Animal Shelters and Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and eighty feet (80') from any public street or from any dwelling on an adjacent property (exceptions to these setback requirements may be reviewed by the planning commission as a special exception).*
- D. *Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty-five feet (25') from each street upon which the lot has frontage.*
- E. *Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:*
  1. *Notwithstanding paragraph A of this Section, under no circumstance shall any garage encroach into the front yard, side corner yard, or any other yard, except side yards and the rear yard, of the building lot; if a garage currently does not exist on the property and one could not fit within the side or rear yard, then a garage may encroach into the side corner yard, but not the required side corner yard, provided that it is designed so as to be an architectural and integral part of the main dwelling.*
  2. *Attached garages constructed even with the front setback line, or that are set back (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than thirty three percent (33%) of the front plane of the home on lots greater than eighty five feet (85') in width, and up to forty percent (40%) on lots less than eighty five feet (85') in width if for every percentage point over thirty three percent (33%) the garage is set back (or recessed) an additional one foot (1') behind the front plane of the home. (Ord. 2015-11, 3-17-2015)*
  3. *All garages, unless otherwise provided herein, shall be considered as a permitted use.*
  4. *Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.*

#### **Findings for Recommendation 1-3:**

1. The City established the first OTR zone in the vicinity of the Rock Church in 2002, and the remainder in most of downtown Farmington in 2003. A study showed that 405 dwellings existed in this area at the time and garages were not a dominate, but a subdued, design feature for the district/neighborhoods (see "2001 OTR Information"). The existing text of Chapter 17 addresses garage characteristics separately from other accessory buildings, and the proposed changes to Section 11-17-050 are consistent with, enhance, and clarify the original language and intent of the ordinance.
2. The text amendment continues to help minimize the appearance of garages in the OTR zone.
3. The proposed changes offer flexibility for the owners of corner lots to construct a garage in the side corner yard, but not the required side corner yard, if a garage currently does not exist on the property and one could not fit within the side or rear yard, provided that it is designed so as to be an architectural and integral part of the main dwelling.



**Samuel Barlow** seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye _____Nay
Commissioner Tyler Turner	X Aye _____Nay
Commissioner Samuel Barlow	X Aye _____Nay
Commissioner Clay Monroe	X Aye _____Nay

**Item #5 Farmington City – Applicant is requesting consideration for additional text and amendments to Farmington City Code Title 11: ZONING REGULATIONS. This amendment changes an Accessory Dwelling Unit (ADU) from a Conditional Use to a Permitted Use in multiple zoning districts. (ZT-7-23). (continued from previous meeting).**

**Gibson** presented this agenda item. An accessory dwelling unit is defined in Farmington City’s ordinance as: “A detached dwelling unit within an accessory building, which is subordinate in area and height and is an architectural and integral part of a single-family dwelling located on the same lot.” The phrase “architectural and integral” is defined in 11-2-020 and does not necessarily indicate that the ADU must be connected, or stylistically similar, to the home—but rather the ADU must be located on the same lot. Staff has decided that since there are no revisions proposed to these definitions, they are not included in Supplemental Information #2.

In 2021, the Utah State Legislature enacted a law requiring that Internal Accessory Dwelling Units (IADUs) be permitted in most residential zones of a municipality. Prior to this, IADUs were conditional uses requiring the approval of the Planning Commission prior to building permit issuance. In essence, conditional uses are permitted uses which the Planning Commission may impose certain conditions upon prior to approval. The State does not require conditional uses to undergo a public hearing. However, Farmington City’s ordinance currently requires a public hearing.

Mitigating conditions can include requirements regarding the manner in which the use is operated, but do not allow denial based on evidence heard in the public hearing. Since conditional uses are administrative actions, the level of discretion is limited to only what is explicitly stated in the ordinance (11-8 of Farmington’s ordinances). Therefore, if the use meets all applicable requirements of the code, the Commission must approve the use.

Since 2021, no changes have been made to the law concerning detached ADUs, which have remained as an allowed conditional use in the majority of Farmington City’s zoning districts. At the March 23, 2023, Planning Commission meeting, Staff put together a table showing all conditional use permits related to IADUs or ADUs since 2019. Three of 18 ADUs reviewed in the past four years had additional conditions listed by the Planning Commission. The remainder were approved with only what was required by the ordinance at the time of approval.

Staff is recommending that ADUs be permitted in all zones in which they were previously conditional. Instead of the Planning Commission reviewing all ADUs, Staff would act as the approval body on building permits containing ADUs based on more robust standards. Additionally, this recommendation does not introduce ADUs as permitted or conditional uses to any zones they were not previously included already. The recommendation specifies that ADUs and IADUs will continue to be required to meet the criteria in 11-28-200.

The Planning Commission reviewed recommended zone text changes on March 23, 2023. The Commission tabled the item in order for Staff to complete a review of the following items:

- Compare and contrast the recommend zone text amendments to the existing ordinances of similar cities’ ADU requirements.
- Consider standards that the existing Farmington ordinance does not include for ADUs.
- Review options for a “hybrid” structure, wherein the Zoning Administrator approves most ADUs, but in certain circumstances, the Planning Commission may act as the approval body.

Changes were added regarding the above points, and submitted for review by the Commission on May 4, 2023. The Planning Commission tabled the proposed amendments for Staff to review the following:

- Clarification in proposed section 11-28-200F (Exceptions to Standards)
- Clarification regarding renting of the ADU
- Resolving inconsistencies to 11-14-020 (Business Park Conditional Uses)



Proposed 11-28-200F was updated to simplify language regarding the Planning Commission’s role in ADU special exceptions. Also, another point was added to include special exceptions regarding fixed dimensions. These changes hopefully clarify in what manner and circumstance a special exception may be requested. The language of the section is intended to prevent exceptions to lot size, ownership and salability, construction codes, habitation by a single family in one ADU, and number of ADUs permitted on a lot.

**Christensen** said her biggest concerns are with the exceptions (Section F). She would like the option to have the Planning Commission consider the exception if needed. She would not like to have an applicant exceed the height and lot coverage. In F1, she would like the Commission to have discretion to consider other conditions, and not be strictly limited. Consensus was to strike Section F.

**MOTION**

**Clay Monroe** made a motion that the Planning Commission recommend the City Council approve the zone text amendments as listed with the exception of 11-28-200 F being stricken, subject to all applicable Farmington City development standards and ordinances, and any changes as noted by the Commission.

**Findings for Recommendation 1-3:**

1. The amendments support Farmington City’s Moderate-Income Housing Plan, by simplifying the permitting process for property owners who wish to build an ADU.
2. By allowing Staff to review and approved ADUs, valuable time on Planning Commission agendas is created.
3. The changes included in this zone text amendment remove public confusion surrounding ADUs and public hearings.

**Samuel Barlow** seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye ____ Nay
Commissioner Tyler Turner	X Aye ____ Nay
Commissioner Samuel Barlow	X Aye ____ Nay
Commissioner Clay Monroe	X Aye ____ Nay

**Item #6 Farmington City – Applicant is requesting consideration for additional text and amendment to multiple sections of Farmington City Code Title 11: ZONING REGULATIONS. The proposed amendments are to update side yard requirements related to primary and accessory buildings. (ZT-1-23). (continued from previous meeting).**

**Gibson** presented this agenda item. The Planning Commission held a public hearing in January of this year for this item. There was not public comment on the matter. After discussion by the Planning Commission, Staff was directed to leave the side yard setbacks as they relate to main structures alone, but noted that there were a couple of items presented by Staff that merited continued discussion, namely:

1. The Commission asked Staff to address scenarios where, because of a first-come-first-served situation, a property owner’s plans may be made non-compliant based on provisions that require accessory buildings to be “located at least 15 feet from a dwelling on an adjacent lot.” This has implications due to main dwellings and accessory dwelling units.

Examples:

- A property owner pours a pad where they one day hope to place a shed, the adjacent property owner builds a new home or adds an addition near this pad before the accessory building was started, making the accessory building illegal. In this example, investment has been made in improvements.
- Home owners often build out their property in phases where a detached garage, garden shed, pool and pool house are planned with the original home construction but are pursued at a later date, typically for financial reasons. If a neighboring property owner builds a new home, addition, or ADU close enough to these future accessory buildings, they may be made illegal. In this example, investment may have been made in plans; in a less direct manner, investment may have been made in site improvements in anticipation of future buildings.
- On a small single-family lot in a Planned Unit Development (PUD), the side yards and rear yards may be small enough that an accessory building may be pushed towards the middle of a rear yard or may not be feasible at all. The potential to have a small accessory building such as a shed may be beneficial in neighborhoods with smaller lots as storage in the smaller homes is limited.



To address these items, the updated ordinance removes the distance requirement for accessory buildings from a dwelling when located in a rear yard and imposes different restrictions on accessory buildings when located in a side yard.

- 2. The Commission also asked that Staff look at reconciling language which speaks to an accessory building as being “an architectural and integral part of the main building.”
  - a. The updated ordinance proposes language that states an accessory structure should match architectural features of the main building rather than assume it is actually part of the main building.

These items occur over multiple chapters of the ordinance, so much of what is included is repeated in different sections of the City code as it relates to single-family or two-family dwelling construction. **Gibson** said in a residential district, accessory buildings are allowed in a side yard, as long as they doesn’t exceed a 33% lot coverage and aren’t too close to other buildings on neighboring property. However, the proposed change says side yards can be used for accessory buildings no matter how close any of the neighbor’s buildings are. For a shed under 200 square feet, a building permit is not required unless utilities are being run to it. It can be built up to the property line. This change will likely legitimize many structures not currently meeting code.

**Erin Christensen** reopened the public hearing at 8:26 PM.

**Kenneth Blair** (2132 Chapman Lane, Farmington, Utah) came to the City months ago regarding his neighbor’s home placement in relation to his shed. The neighbor built his home 4 feet closer to **Blair’s** pad (for a 10 foot by 12 foot shed) than was originally agreed on. He is now 11 feet 5 inches from the neighbor’s structure.

**Erin Christensen** closed the public hearing at 8:27 PM.

Commission members agreed it would be fair to ask accessory buildings to be 3 to 5 feet off the property line, rather than a particular measurement from a neighboring structure. That would make it so one property owner’s choices didn’t impact another’s. The Commission discussed the impact this code could have on ADUs. In order to prevent the spread of fire, fire code could dictate more regulations for buildings close to property lines. **Barlow** said it needs some tweaking for ADU use, so it is not a land rush. **Gibson** said building code says structures can be 2 feet from the property line as long as the fire rating is met, and those may need to be grandfathered. Tool sheds are different than ADUs, and the ordinance should address each differently.

**MOTION**

**Samuel Barlow** made a motion to table the item to give Staff may address the Commission’s comments and concerns.

**Clay Monroe** seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye ____ Nay
Commissioner Tyler Turner	X Aye ____ Nay
Commissioner Samuel Barlow	X Aye ____ Nay
Commissioner Clay Monroe	X Aye ____ Nay

**OTHER BUSINESS**

**Item #7 Miscellaneous, correspondence, etc.**

- a. Minutes from May 4 and 18, 2023. **Christensen** feels it would be appropriate to wait to approve those, as most Commissioners who were in attendance at the previous meetings are now absent. These will be considered at the next meeting.
- b. City Council Report June 6, 2023
  - i. Planning and GIS Specialist **Shannon Hansell** attended. The Council authorized the City to condemn the **Brown** property in the Farmington Crossing area, north of Rose Cove Apartments. The Council also authorized a boundary adjustment study with Kaysville City regarding 950 North. The City owns a property on Park Lane where Innovator Drive would begin, and the plat has been cleaned up since. The Council discussed the park Level of Service (LOS) and the new park design.



**ADJOURNMENT**

**Clay Monroe** made a motion to adjourn at 9:05 PM.

- Chair Erin Christensen
- Commissioner Tyler Turner
- Commissioner Samuel Barlow
- Commissioner Clay Monroe

- X Aye  Nay
- X Aye  Nay
- X Aye  Nay
- X Aye  Nay

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Erin Christensen, Chair



**FARMINGTON CITY  
PLANNING COMMISSION**

June 22, 2023

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**WORK SESSION**

**Present:** Vice Chair John David Mortensen; Commissioners Larry Steinhorst, Frank Adams, and Mike Plaizier. **Staff:** Community Development Director David Petersen, Assistant Community Development Director/City Planner Lyle Gibson, Planning Secretary Carly Rowe. **Excused:** City Planner/GIS Specialist Shannon Hansell; Commissioners Tyler Turner and Samuel Barlow; Chair Erin Christensen; and Alternates Alan Monson and Clay Monroe.

Community Development Director **David Petersen** said Applicant **Adam Trump** would like to do a detached Accessory Dwelling Unit (ADU), and the City Council approved the ordinance earlier that week. His building is 6 feet too high, a difference of 15 to 21 feet. He sits on an acre lot on East State Street and would like to get under construction before August of 2023.

Applicant **Adam Trump** said he can't meet at the Commission's next meeting on July 13, so he is hoping he can get four Commissioners together for a special meeting before the Council's next meeting to consider his height exception. He hopes to meet July 3, 5, 6 or 7, 2023. Staff will have to check with the other Commissioners not present to set the date.

Assistant Community Development Director/City Planner **Lyle Gibson** said the **Tory McDonald** Conditional Use is a difficult one, and Staff is recommending denial based on architecture and roofline alterations. A historic preservation architect commented on the impact it would have on its eligibility to remain as a historic site, saying the proposed changes would make the building not eligible. This would make the homeowner ineligible for grants. It is a contributing property on Farmington's list, and currently listed on the historic register. The height, front face, and addition are all areas of concern. There is potential to keep it eligible, and **Petersen** said the City is willing to pay an architect to give the applicant some advice and guidelines. A majority of the homes in the Original Townsite Residential (OTR) Zone are single-story homes, and this proposal is for two floors.

**Gibson** said the Staff's findings on the Everly are that they remain consistent with their latest proposals. It is the same building that rotated due to a Bureau of Reclamation easement that could not be removed. The street frontage on Park Lane is maintained. It is a three-story building. Eliminating a two-story building lowered the unit count from slightly.

Regarding Ace Athletic Holdings, the applicant submitted a 270-page traffic study. **Petersen** said it is too much at one location and it has an industrial look near a bird refuge. The minimal landscaping has not been maintained and has become an eyesore. Commissioners said it doesn't fit the neighborhood. Because the corridor cuts through the area, the neighborhood is changing.

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**REGULAR SESSION**

**Present:** Vice Chair John David Mortensen; Commissioners Larry Steinhorst, Frank Adams, and Mike Plaizier. **Staff:** Community Development Director David Petersen, Community Development Director/City Planner Lyle Gibson, Planning Secretary Carly Rowe. **Excused:** City Planner/GIS Specialist Shannon Hansell; Commissioners Tyler Turner and Samuel Barlow; Chair Erin Christensen; and Alternates Alan Monson and Clay Monroe.

Vice Chair **John David Mortensen** opened the meeting at 7:04 PM.

**CONDITIONAL USE PERMIT – public hearing**

**Item #1 Tory McDonald – Applicant is requesting consideration of a Conditional Use application and determination of compliance with 11-17-070, Construction Design Guidelines, for an addition to an existing home, located at 386 N. 100 E., in the OTR (Original Townsite Residential) zoning district.**

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. The applicant has submitted plans to the Community Development office for an addition to their home in the OTR zoning district. As proposed, it was determined by City Staff that the design did not meet the design guidelines of the OTR district. The existing home fronts 100 East and has a historic registry plaque on it.

The existing home is approximately 1,300 square feet on a single level. The proposed addition includes approximately 950 square feet of additional footprint with a total of approximately 1,900 square feet of new living area and 440 square feet of garage space on the south side of the house. It is appropriate to provide parking for vehicles. **Gibson** said the standard of compatibility makes it ineligible to be approved. The Commission can propose alternatives. Notice has been sent to neighbors of the property in question.



There are provisions within the OTR district that allow the Planning Commission to consider some flexibility such as 11-17-070 (D)(2) where an addition may be larger than the existing building if approved by conditional use by the Planning Commission. The Commission is looking to determine if the proposed addition may be approved based on meeting the standards of a conditional use review for the amount of proposed building area, to determine if the proposal meets the standards for a conditional use, particularly the standard of compatibility. The Planning Commission is tasked with making a determination as to whether or not the proposal meets the design guidelines of 11-17-070.

The existing home is on the Farmington City Historic Sites List. Staff has reached out to an historic preservation specialist per 11-17-070 (A)(4) to better understand the implication of the proposed remodel on the impact of the addition on the home's eligibility for the registry and for an additional opinion on the proposal's compliance with the guidelines of the OTR district. As of the date of this report, Staff has not received input from this individual and will continue to push to provide an update at the public hearing for the consideration of the Planning Commission.

Provisions in question as noted by Staff are listed below:

**11-8-050: CONDITIONAL USE STANDARDS:**

D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;

**Applicable section of the OTR zoning ordinance:**

**11-17-070: NEW CONSTRUCTION DESIGN GUIDELINES:**

D. 2. New buildings and additions shall appear similar in scale to the scale that is established in the block or in the general vicinity. Subdivide larger masses into smaller "modules" that are similar in size to buildings seen traditionally. The area of a new construction or addition shall be equal to or less than that of the main dwelling or original building unless otherwise approved by the planning commission as a conditional use.

E. 3. Except as otherwise provided herein, the height of a new addition shall be equal to or less than that of the original building;

E. 4. Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed fifteen feet (15') in height unless approved by the planning commission after a review of a special exception application filed by the property owner.

F. 4. If a property owner is proposing to construct a second story but no second story homes exist in the neighborhood, the property owner should consider bringing portions of the roof down to the gutter or eave line of the first story;

F. 5. Major portions of second story and/or second story additions should be set away from front, rear and side property lines, and placed over the house and not the garage only;

**Applicant Tory McDonald** (386 N. 100 E., Farmington, Utah) stated that this is an original pioneer home. His family has owned it since 1860. They have never accepted any funding from any historic foundations. He would like to tear down the back side porch that was originally framed 70 years ago on the south end. He also corrected that the inside living square footage was approximately 1,000 rather than 1,300 square feet, as the walls are 18 inches thick. There are many double-story homes within 300 feet of his. The integrity of old town was compromised years ago. He is wanting to build this addition for his daughter and her family as soon as possible. There is a one-car garage that will likely be removed in the future. Franklin D. Richards originally built the home for one of his wives, and there was an addition done in 1907.

Commissioner **Frank Adams** asked if he would consider feedback from the architect and/or the Historic Preservation Commission. He would like to keep the integrity of the house, and understand options with the roof line. This would make it more compatible with the historic feel.

**John David Mortensen** opened the public hearing at 7:20 PM.

**Gary Mears** (391 N. 100 E., Farmington, Utah) lives across the street. He has spent over 50 years working on restoring and adding to historic buildings, and is in favor of what is being proposed. He is qualified to speak about the nature of historic homes. He said he would gladly show the Commission what does not comply with the OTR within a few blocks of **McDonald**. Speaking to the nature of



historic homes, his opinion is that the ordinances make it difficult for residents because older homes are smaller and need work done to be compatible with modern lifestyles. It is very expensive to fix older homes, and new construction is cheaper. Just because they like the area, most people want to bull-doze the historic homes to build a new home. He said the proposed addition would be more compatible with Farmington, to him, than some of the other new homes. He believes that people should be able to do what they want with their own property. It won't detract from anything else around it.

**John David Mortensen** closed the public hearing at 7:28 PM.

Commissioner **Frank Adams** said that he cannot relate to the old home aspect, but relates to the children needing a place to live aspect. He is not opposed to the second story, just the architecture of it. If it were more visually appealing and compatible, he would be in favor of that. He does not want to shut it down, and would like to work with the applicant.

Commissioner **Mike Plaizier** said the roof line does not blend in with the rest of the roof. He would like the applicant to take some time to work with the contracted Historic Architect. Commissioner **Larry Steinhorst** agreed with the above comments. There is a hodge-podge of styles in the OTR area.

**John David Mortensen** said he understands the fact of needing space to help grown children. He also said that there is not a lot of consistency on the applicant's block, as things started being built in 1850, and the area has homes from then to now. To expect consistency from then to now is not realistic. Farmington recognizes this as a historic home, and he would like to know about its eligibility for the historic registry. The City would like to preserve that. The City hopes that the Historic Preservation Commission can look at this, as well as a contracted architect.

**Lyle Gibson** stated that the City would be happy to coordinate those resources.

**MOTION**

**Frank Adams** made a motion that the Planning Commission table the requested Conditional Use Permit until the applicant has had an opportunity to visit with the architect and see what can be done. When done doing that, put it back on the agenda to put their best foot forward architecturally and historically.

**Plaizier** seconded the motion, which was unanimously approved.

Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Frank Adams	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Mike Plaizier	X Aye _____ Nay

**SUBDIVISION APPLCATION – no public hearing**

**Item #2 Castle Creek Homes/Bryce Thurgood – Applicant is requesting Final Site Plan approval for the proposed Everly Apartments, located at approximately 1180 Park Lane, in the RMU (Residential Mixed Use) zone.**

**Gibson** presented this agenda item. The property is located just off Park Lane and east of the Denver and Rio Grande Western (D&RGW) Rail Trail. The City is working on Innovator Drive, which is the major north-south road on the east side of this project. Everything east of this is office/commercial. One pad was reserved for a commercial pad, which is a proposed Maverik gas station.

The Everly is a residential apartment project which includes 407 units over multiple buildings. This project was first seen by the City for consideration in October of 2020. After multiple meetings and different concepts, the Commission recommended approval of the Project Master Plan (PMP)/Development Agreement (DA), schematic subdivision plan, and a zone text amendment to the City's Regulating Plan on August 5, 2021. The Council subsequently approved the schematic subdivision plan, schematic site plan, and PMP/DA, and tabled the Regulating Plan zone text amendment for the Everly on November 16, 2021.

The Council approved the PMP/DA with 416 units plus 2 shared spaces (clubhouse and future retail area) with three-story buildings along the Rail Trail and taller four-story buildings along Innovator Drive. As such, the final site plan shown today is consistent with the PMP that was approved by the City Council at the November 16, 2021, Council meeting. The primary notable difference is the orientation of units near the Maverik site in order to work around an existing utility easement.



Since the approval of the PMP/DA and conceptual site plan, a subdivision plan has been approved that will encompass the subject project, and the City has proceeded with construction of the Right-of-Way improvements. Meanwhile, the applicant has been working with the Development Review Committee (DRC) to confirm technical specifications and compliance of the project with applicable standards. The DRC committee is now comfortable recommending approval of the final site plan by the Planning Commission.

**Gibson** said it is not the applicant’s desire to rotate the building to face the gas station, but a Bureau of Reclamation easement made it necessary. Staff recommends approval of this project. Weber Basin Water District is in charge of monitoring the Bureau of Reclamation easement that is on the property. It is an old land drain system to push water under the soil. It may be inactive, but they are unwilling to remove it. The OrthoStar building across the street is a two-story building. E&H Land/Evans family has 45 acres total, which is cut in half by Innovator Drive. Everything on the west end is where the residential has been permitted, and commercial is on the east end.

Applicant **Bryce Thurgood** with Castle Creek Homes (Perry, Utah) stated that the only changes have been the two buildings to accommodate the easement as mentioned above.

**Mike Plaizier** asked about the recycling ordinance. The site plan does have a garbage and recycling area, two each side-by-side at each site. Considering the Americans With Disabilities (ADA) parking, **Thurgood** stated that the number of parking stalls needs to be corrected as some garages for ADA homes have wider spots. He will provide clarification to that.

**John David Mortensen** asked why the two-story buffer was taken out. The short answer was because of the easement mentioned earlier, as well some gas line easements and storm detention. This caused a loss of approximately six units. The active play area/dog park on the southwest will have pea gravel as well as grass and a basketball court. This area is near the Rail Trail. He also asked about the commercial. **Gibson** said Boyer across the street is committed to office and is actively looking for tenants. Maverik is in process of reviews.

**MOTION**

**Larry Steinhorst** made a motion that the Planning Commission approve the final site plan for the Everly Apartments subject to all applicable Farmington City standards and ordinances and the Conditions 1-2:

1. All remaining Development Review Committee (DRC) comments be addressed.
2. Should any significant changes to the project occur, a new PMP/DA will be brought to the Planning Commission for review and recommendation to the Council.

**Findings 1-2:**

1. The final site plan is consistent with the PMP/DA approved by the City Council on November 16, 2021.
2. The final site plan is acceptable according to FC 11-18-140.

**Mike Plaizier** seconded the motion, which was unanimously approved.

Vice Chair John David Mortensen	X Aye _____Nay
Commissioner Frank Adams	X Aye _____Nay
Commissioner Larry Steinhorst	X Aye _____Nay
Commissioner Mike Plaizier	X Aye _____Nay

**ZONE TEXT AMENDMENTS** – public hearing on item 3. No public hearings on items 4, 5, 6; continued from previous meeting.

**Item #3 Farmington City – Applicant is requesting consideration for additional text and amendment to multiple sections of Farmington City Code Title 11: ZONING REGULATIONS. The proposed amendments are to update side yard requirements related to primary and accessory buildings. (ZT-1-23).**

**Gibson** presented this agenda item. **Update:** At the June 6, 2023, Planning Commission meeting, the discussion lead to interest in exploring a fixed set back dimension for accessory buildings, particularly those which include an ADU. In order to keep some spacing and to keep it equal, the Planning Commission considered having such a building required to remain 5 feet from a property line. This is more constant and predictable. Under this direction, one property owner’s rights would not be determined by what an adjacent property owner does and the first-come, first-served ramifications of the existing ordinance would be corrected.



The Commission asked about fire safety and building code as buildings get closer to property lines. The building official has confirmed that the need for enhanced fire rated materials on an accessory structure relates to its distance from the property line, not the distance from buildings on someone else's lot. Buildings under 200 square feet which are not regulated by the building code do not have a distance requirement where fire rating becomes necessary, but when a building exceeds that square footage, anything closer than 5 feet to a property line must be constructed with a 2-hour fire rated material. This requirement limits the amount of openings, doors, and windows that are possible on sections of the building in such close proximity to a property line. The building official recommended that for buildings over 200 square feet in size, a 5-foot setback requirement is a good number. It is the feeling of Staff that there may be good cause on occasion to allow a building to go closer, and thus the ability to request a special exception may be appropriate.

The draft ordinance included with the report has been updated to require accessory buildings over 200 square feet in size be 5 feet from a side and rear property line with the ability to request a special exception from the Planning Commission to reduce those setbacks. Language has also been updated pertaining to the definition of architectural and integral to better match how it is currently defined in the city's ordinance.

**June 8, 2023 Report:** The Planning Commission held a public hearing in January of this year for this item. There was not public comment on the matter. After discussion by the Planning Commission, Staff was directed to leave the side yard setbacks intact, but noted that there were a couple of items presented by Staff that merited continued discussion, namely:

1. The Commission asked Staff to address scenarios where, because of a first-come, first-serve situation, a property owners plans may be made non-compliant based on provisions that require accessory buildings to be "located at least 15 feet from a dwelling on an adjacent lot." This has implications due to main dwellings and accessory dwelling units.

Examples:

1 – A property owner pours a pad where they one day hope to place a shed; the adjacent property owner builds a new home or adds an addition near this pad before the accessory building was started, making the accessory building illegal. In this example, investment has been made in improvements.

2 – Home owners often build out their property in phases where a detached garage, garden shed, pool and pool house are planned with the original home construction but are pursued at a later date typically for financial reasons. If a neighboring property owner builds a new home, addition, or ADU close enough to these future accessory buildings, they may be made illegal. In this example, investment may have been made in plans; in a less direct manner, investment may have been made in site improvements in anticipation of future buildings.

3 – On a small single-family lot in a Planned Unit Development (PUD), the side yards and rear yards may be small enough that an accessory building may be pushed towards the middle of a rear yard, or may not be feasible at all. The potential to have a small accessory building such as a shed may be beneficial in neighborhoods with smaller lots, as storage in the smaller homes is limited.

To address these items, the updated ordinance removes the distance requirement for accessory buildings from a dwelling when located in a rear yard and imposes different restrictions on accessory buildings when located in a side yard.

2. The Commission also asked that Staff look at reconciling language which speaks to an accessory building as being "an architectural and integral part of the main building."
  - a. The updated ordinance proposes language that states an accessory structure should match architectural features of the main building rather than assume it is actually part of the main building.

These items occur over multiple chapters of the ordinance, so much of what is included is repeated in different sections of the City code as it relates to single-family or two-family dwelling construction. **Gibson** proposed a language fix on 3A of the proposed text to include side and rear yards.



**MOTION**

**Frank Adams** made a motion that the Planning Commission recommend the City Council approve Section 1 and Section 2 of the attached zone text amendment, with the verbal amendment **Gibson** gave in 11-11-060 adding the words “and/or rear” and same thing under 11-13-050 3a to ensure buildings can be in the side or rear yard and also removing the second “from” in the same codes in #3 as follows:

**11-11-060 (A)(3)**

An accessory building shall not be located closer than 5 feet from ~~from~~ a side or rear property line unless a special exception is approved by the Planning Commission to reduce these setbacks in accordance with 11-3-045

a. Exception. An accessory building which is less than 10 feet in height and under 200 sq. ft. in ground floor area may be located within a side and/or rear yard closer than 5 feet to a side property line so long as it complies with the other provisions of this Section. (11-11-060).

**11-13-050: (A)(3)**

An accessory building shall not be located closer than 5 feet from ~~from~~ a side or rear property line unless a special exception is approved by the Planning Commission to reduce these setbacks in accordance with 11-3-045;

a. Exception. An accessory building which is less than 10 feet in height and under 200 sq. ft. in ground floor area may be located within a side and/or rear yard closer than 5 feet to a side property line so long as it complies with the other provisions of Section (11-11-060).

Findings 1-3:

1. The zone text amendments clarify for property owners and builders what they need to account for before considering building in a recorded easement and will help reviewers of a project to remember this consideration as well.
2. The zone text amendments clarify meaning regarding accessory buildings and their compatibility with the main dwelling on a lot.
3. The proposed zone text amendments continue to allow a reasonable use of property while reducing scenarios where a neighboring property owner may determine inadvertently or otherwise what someone else can do with their property.

Supplemental information 1:

1. Draft changes and additions to the Zoning Ordinance referencing
  - Chapter 10 – Agricultures
  - Chapter 11 – Single Family
  - Chapter 13 – Multi Family
  - Chapter 17 – Original Townsite Residential
  - Chapter 21 – Commercial Recreation Transition
  - Chapter 22 – B (transition zone from Lagoon to Original Townsite)

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

Vice Chair John David Mortensen	X Aye _____Nay
Commissioner Frank Adams	X Aye _____Nay
Commissioner Larry Steinhorst	X Aye _____Nay
Commissioner Mike Plaizier	X Aye _____Nay

**Item #4 Ace Athletic Holdings LLC – Applicant is requesting a Schematic Site Plan approval, and a recommendation for a Development Agreement, and application for the Agriculture Planned District overlay zone for an additional building and site plan alterations for Ace Athletics at 874 South Shirley Rae Drive. (Z-1-23)**

**Gibson** presented this agenda item. Ace Athletics initially approached the Planning Commission and City Council in 2022 with their desire to expand their facility at the corner of Glovers Lane and Shirley Rae Drive. Currently, the site includes a 20,000 square foot building and parking along the north half of the lot accessed from Shirley Rae Drive.

The existing facility was approved as a private school under a conditional use permit. Similar uses allowed in the Agriculture (A) zoning district include commercial recreation, but their interest in 2022 to expand was hindered by the lot coverage restrictions of



the underlying zone, which at the time set a limit of 25% coverage for buildings. The Planning Commission considered a rezone request to a commercial district that would allow for more coverage, but determined that there were too many uses allowed in a different district that may not be appropriate for the site if pursued. Following that consideration, changes to the Agricultural zoning districts to modify uses allowed within the districts and making changes to the lot coverage allowance were approved before the City determined that there was a more appropriate way to consider a handful of requests that were on the radar: the Agriculture Planned (AP) District process.

Since the beginning of the year, the Planning Commission worked to create a new section of ordinance titled [Agriculture Planned Districts \(11-27B\)](#) which allows for the consideration of variation from the normal standards and uses permitted in the underlying zone by Development Agreement. This process has been approved by the City Council and sets the stage for discretionary approval through a legislative action for unique projects which would not normally work in the Agricultural zoning districts. The Ace Athletics expansion is one of those projects.

A recommendation from the Planning Commission as to whether or not to approve the AP District should be based on their findings of whether or not the proposal meets the Purpose of the AP District and applicable Standards and Requirements identified within 11-27B.

**11-27B-010: PURPOSES:**

*The purposes of the AP District are:*

*A. To provide, where deemed appropriate by the City Council, non-residential and non-agriculture development compatible with and which enhances the purposes of the AA, A, and AE zones.*

*B. To allow sustainable and economically viable development which will enhance the community as a whole as well as immediately surrounding neighborhoods and existing property uses.*

*C. To protect environmentally sensitive areas, including, but not limited to: wetlands, open space, and areas in close proximity to the stream channels, ponds, and the marsh lands of the Great Salt Lake.*

*D. To ensure for orderly preplanning and long-term development of properties; and the creation of a cohesive development plan that will be viable, sustainable, and implements the goals and objectives of the Farmington City General Plan and other plans as adopted.*

*E. To give the property owner reasonable assurance that development plans prepared in accordance with an approved general development plan will be acceptable to the City.*

*F. To enable the adoption of measures providing for development harmonious with surrounding areas.*

**11-27B-020: STANDARDS AND REQUIREMENTS:**

*The following provisions shall apply in an AP District, which district shall also be subject to other provisions of this title, except that where conflict in regulations occurs, the regulations specified in this chapter, or on a general development plan approved pursuant to this chapter, shall apply:*

*A. AP Districts may be established on parcels of land which are suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purposes and objectives of this chapter, the Farmington City General Plan and/or other area plans as adopted.*

*B. Before detailed studies of any AP District development plans shall be undertaken by the Planning Staff or the Planning Commission, there shall be a complete development application on file with the City.*

*C. Applicable zoning regulations shall apply except as otherwise set forth in an AP District shall be as established by the General Development Plan and Development Agreement and may include:*



1. Permitted or conditional permitted land uses, including accessory uses;
2. Minimum development area or lot size, which may not be less than allowed in the underlying zone;
3. Maximum building height;
4. Landscaping;
5. Fencing;
6. Signage;
7. Parking;
8. Required amenities, private or public;
9. Circulation: pedestrian and vehicular;
10. Building design standards;
11. Other site-specific regulations as deemed appropriate.

*D. AP District regulations that are inconsistent with zoning regulations in this Title shall have precedence and shall supersede such zoning regulations with the exception of subdivision processes, standards for public improvements, and Building Codes, including but not limited to plumbing, mechanical, and electrical regulations. For those regulations not specifically addressed in the Development Agreement, previously adopted ordinances and regulations shall apply. All such exceptions shall be specified in the DA showing all such deviations from existing regulations and the existing regulation from which the deviation occurs.*

*E. The applicant has an affirmative duty to demonstrate that the overall development and any deviations from the underlying zone or other applicable ordinances enhances the purposes of the underlying zone.*

A General Development Plan has been created as a conceptual or schematic plan per 11-17B-030 A(1). Should the plan be approved by the City Council, a more detailed site plan and project details would be provided at a future date for a final review by the Planning Commission.

The Development Agreement defines or sets the parameters under which the property may be built and operate and identifies standards, which would require variation from the underlying zone to accommodate the proposed project:

**1: Use of Property:**

- The use has already been established as there is an existing facility, but the DA would clarify the permitted use and allow for its expansion.

**2. Lot Coverage:**

The existing lot coverage allowance of the A zoning district based on the recently updated ordinance is as follows:

**11-10-040 (C)**

*Lot Coverage. The gross area of a lot covered by the main building, accessory buildings and other structures shall meet the following standards:*

*1. Lots Less than 0.5 Acres in Area. The coverage and size requirements set forth in Chapter 11 of this title shall apply.*

*2. Lots Equal to or Greater than 0.5 acres in Area. A coverage base of 6,000 square feet plus one square foot of additional coverage for every eight (8) square feet of gross lot area more than 0.5 acres (or 21,780 square feet), but the base plus additional coverage shall not exceed 20,000 square feet. For illustrative purposes, the table below shows a few of the many possible coverage outcomes on the continuum between 6,000 and 20,000 square feet.*



Gross Lot Area Acres	0.5	1.0	1.5	2.0	2.5	3.0
Coverage Area (S.F.)						
Base	6,000	6,000	6,000	6,000	6,000	6,000
Additional *	0	2,750	5,500	8,250	11,000	13,750
Total	6,000	8,750	11,500	14,250	17,000	19,750
* Additional Coverage = One S.F. coverage for every 8 S.F. of gross lot area over 21,780 S.F. or 0.5 acres						

Based on this ordinance, the property would normally only be allowed 15,093 square feet of building coverage. The existing building alone is already larger than that figure with an expansion looking to essentially double the existing coverage.

**Parking** – Per ordinance, determined by Planning Commission for recreation use:  
 Existing 23 per court  
 Proposed 25 per court (50 total)

Other elements considered with a site plan which do not require exceptions:

**Setbacks** –

A zone:  
 Front: 30  
 Side: 10 – total 24  
 Side Corner: 25  
 Rear: 30

**Building Height**

A zone allowance 27 feet

**Landscaping**

15% of site or more

Of note during previous public hearings from 2022, neighbors primarily expressed interest in creating an access for traffic onto Glovers Lane to reduce the number of cars coming in and out of Shirley Rae Drive. This is accounted for with the proposed plan.

At the concept/schematic level, the Development Review Committee (DRC) has indicated that the proposed expansion will need to continue to accommodate the storm water runoff of the existing site plus anything new. A detention area is indicated with the concept plan, but engineering has not yet been provided or verified to determine if the design is sufficient. This would be a final review stage item.

The entire property lies in the Agricultural Estates (AE) flood zone identified by the Federal Emergency Management Agency (FEMA), including the existing building. Design for a new structure and site improvements would have to take this into consideration for final approval. Typically, this requires that the lowest floor in a structure be at or above the base flood elevation.

UPDATE FROM APRIL 20, 2023, MEETING: At this Planning Commission meeting, a hearing was held for this item, then a decision was tabled with a request to provide additional information for the Planning Commission before a decision is made. The minutes from that meeting are included with the supplemental information with the Staff report, but to highlight the direction given at that meeting and items requested, the approved motion is below:

Motion to table this item until the applicant is ready to come back, in order to see a more complete application addressing the neighbor’s concerns and concerns raised among the Commission including:

1. Traffic study that looks at not just viability of traffic, but states the actual usage assumptions, and the impacts on the neighborhood, specifically Shirley Rae, but also what it would do to Glover.
  - a. This study was completed by a reputable engineering firm indicating that the traffic generated by the facility with the additional courts would not reduce the level of service on the surrounding street network and intersections.



This report was reviewed by the City's traffic engineering consultant, who concurred with the overall findings (summary of this report is included in the Staff Report as well as review findings).

2. Assessment of parking, including the possibility of expanding parking and looking at detention pond placement.
  - a. The applicant performed counts of their actual use to most accurately determine what the appropriate amount of parking would be. The letter provided by the applicant speaks to this process. In total, the site would go from 23 stalls serving the one building to 50 stalls serving two buildings. The modified parking does relocate the detention area, which is still to be fully engineered and designed but with the amount of landscaped area on the west side of the buildings, this could be expanded based on actual sizing needs.
3. Strongly encourage conceptual elevations on material enhancements that would further aesthetics of the building such as rock, columns, and other things.
  - a. A rendering of what the additional building would look like on site has been provided. This shows an update from the previous version with a rock wainscot along the bottom of the buildings.
4. Encourage a detailed landscaping plan including the use of trees, which enhance the neighborhood and are aesthetically pleasing.
  - a. While the rendering shows lots of grass, a landscaping plan has been provided indicating the proposed plantings and ground cover details seeking to provide water efficient landscaping.
5. Potential ingress and egress on Glover, maybe a three-lane with a turn lane going right and one going left.
  - a. Access to Glovers Lane is included, other than a minor modification to account for turn radius as someone enters into the parking area from Glovers, the on-site access approach is sufficient without a third lane according to the City's traffic review.
6. Thoughts on the economic impacts this could bring to Farmington.
  - a. As part of the letter provided by the applicant speaking to how parking was determined, additional information has been provided on the economic impacts this project has on Farmington City.

Per 11-27B-040: Step 2, Should the applicant move forward and receive an approval from the City Council, additional engineering and detail will be submitted and reviewed by the City's Development Review Committee before returning to the Planning Commission for consideration of final site plan approval.

Applicant **Scott Adamson** (1498 W. Glovers Lane, Farmington, Utah) is also the nearest resident to the facility. He stated that they conducted the traffic study, which totaled approximately 270 pages, and it wouldn't be a major impact. He also stated that vehicles do not come all at once; rather, it is at the top of every hour for classes. There is a maximum of 18 people inside. He said that they had included Farmington rock in the bottom portion of the building and they will finish landscaping. The new landscaping plan will make the lot more visually pleasing and does include a handful of trees.

**Frank Adams** asked about Weber State University reaching out to use the facilities for their tennis teams. **Adamson** said he does have four WSU tennis players as coaches on their teams. WSU currently uses the Ogden Athletic Club, since they do not have indoor facilities on campus. The Club's bubble blew down, and they asked to use Ace's facilities. Regarding the other comment of "not competing with Lagoon," **Adamson** said that Lagoon does rent their four indoor courts out during the winter season, and he wanted to ensure that the Commission knows they are not trying to compete with that business. Ace rents 30% of Lagoon's courts for their classes. Ace wouldn't rent out their own indoor courts, as they are used for classes. They do rent courts out if there are any slots open for match play. The website mentioning that they rent courts is misleading and outdated.

**Adams** said that he was intrigued by the landscaping plan, as the weeds are not currently maintained and the building currently is not appealing. The general appearance of the building is not visually pleasing. He wants to know what assurances the City will have to ensure the new trees and landscaping will be planted and maintained. This is a big concern to the City. **Adamson's** understanding is that he must have that in before they can get occupancy. **Adamson** admitted that the entire area on the south side is unkempt. **Adams** doesn't think that the portion of the lot that had already been landscaped is being maintained. **Adamson** said having a fully landscaped lot will enhance their diligence to maintain the entirety. **Adams** asked why a for-profit company making good money has a hard time currently maintaining its landscaping. **Adamson** said he would take full responsibility. He hasn't been aggressive in weeding the rocks because there is a bigger problem to the south.

**Plaizier** said the next door neighbor who participated in a previous public hearing had no problem with this proposal, other than traffic and which direction the water flowed. **Adams** would like to see more trees in the plan. He doesn't feel this fits in the community the way it ought to. He proposed the remedy of the applicant taking care of his place and showing he is serious about



getting over the problems he has. It does not enhance the community, and double the size of the detractor will not help. It is troublesome to him. In order to grant this special zoning, the AP District, it has to not only be compatible, but enhancing. It is a warehouse look in a residential area, even though it would be zoned Agricultural. Commissioners said something besides corrugated aluminum is needed to make it look compatible with the general area.

**Gibson** said if the Planning Commission recommends denial, the applicant can withdraw for lack of support, or move on to the City Council. If the Council denies the request, the applicant would have to wait a year to request the same thing again. Or he could adjust his request and come back sooner than a year. There are provisions to prohibit people from continuously coming back. **Adams** wants the applicant’s business to succeed, but he also wants the applicant to be a good citizen enhancing the area.

**MOTION**

**Adams** made a motion to table the matter until the applicant is prepared to come back and demonstrate a commitment to landscaping, at which point he would be delighted to approve it.

The motion failed for lack of a second.

The other Commissioners had misgivings with making an approval subject to certain things, as that would be difficult to enforce. They would like to see a better plan. This could be tabled for a different reason and with different directions to the applicant.

Applicant **Adamson** said if the Commission would like to see an investment in a lot of upgrades, he would like a conditional approval in exchange. It is a good business that makes the coaches a lot of money. He likes to provide a service to the community, and they are not keeping up with demand. He can have rendering made to display his intentions.

**Gibson** said he believes **Adamson** can send updates to his office, which can be relayed to Commissioners for feedback. It is appropriate to get feedback in that manner between meetings. Community Development Director **David Petersen** said his fear is that the applicant does all the stuff for the Commission, but then gets denied at the City Council level. He would like more immediate feedback from the Council. He knows one Council member has feelings similar to **Adams**.

**MOTION**

**Larry Steinhorst** made a motion that the Planning Commission recommend approval of the AP District and included Development Agreement and approve the schematic site plan subject to approval of the AP District and Development Agreement which includes a General Development Plan (DGP) by the City Council, with the following Conditions 1-5 that would be worked on and presented to the City Council:

1. Update Landscaping Plan with sufficient trees of sufficient size at maturity to obscure the building to the south.
2. To present a landscape maintenance plan with a contract for landscape maintenance for one year with a reputable and licensed provider.
3. Show and implement additional architectural features that will make it more visually pleasing.
4. Rock facing on both buildings on the south and east sides.
5. These be done before going to City Council, and before being issued a building permit.

**Findings 1-3:**

1. The applicant has demonstrated that the proposed development meets the purpose and standards of the AP District and enhances the purposes of the underlying zone.
2. The use currently exists on site and has proven to be economically viable without creating harm to the immediate neighborhood or surrounding areas.
3. Expansion of the facility can be managed with the additional site plan improvements including additional parking and a re-engineered storm water system that will need to be designed and verified prior to receiving final approval.

**Mike Plaizier** seconded the motion, which was unanimously approved.

Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Frank Adams	____ Aye ____ X ____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Mike Plaizier	X Aye _____ Nay



The vote was 3-1 and will pass to City Council. **Adams** wants the Council to know this was not a unanimous decision. **Gibson** said it would be re-noticed for a public hearing on the Council level on July 18, 2023 or maybe in August. **Adamson** thanked the Commission for the communications and effort.

**OTHER BUSINESS**

**Item #5 Miscellaneous, correspondence, etc.**

- a. Minutes from May 4 and 18, 2023
  - i. **Frank Adams** made a motion to pass both sets of minutes. **Mike Plaizier** seconded the motion.

Vice Chair John David Mortensen	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay
Commissioner Larry Steinhorst	X Aye ____ Nay
Commissioner Mike Plaizier	X Aye ____ Nay

- b. City Council Report June 20, 2023 presented by **Gibson**:
  - i. Council approved the budget for the next fiscal year, including updates to impact fees as well. These impact fees will help build a new fire station.
  - ii. Council also approved that detached Accessory Dwelling Units (ADUs) will be permitted uses. This will mean the Planning Commission sees fewer of these in the future.
  - iii. Council passed the waterwise landscape ordinance update to maintain eligibility for incentives to retrofit landscaping.
  - iv. Council tabled the side yard and corner side yard garages in the Original Townsite Residential (OTR) zone.
  - v. The new City Park on the west side of town was presented as well as the new City Logo.
- c. Other

**ADJOURNMENT**

**Frank Adams** made a motion to adjourn at 9:36 PM.

Vice Chair John David Mortensen	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay
Commissioner Larry Steinhorst	X Aye ____ Nay
Commissioner Mike Plaizier	X Aye ____ Nay

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John David Mortensen, Vice Chair