



HISTORIC BEGINNINGS • 1847

**Farmington City Planning Commission**

**July 06, 2023**



## PLANNING COMMISSION MEETING NOTICE AND AGENDA

### SPECIAL MEETING

Thursday July 6, 2023

Notice is given that Farmington City Planning Commission will hold a special meeting at 6 p.m. via zoom.

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.

#### CONDITIONAL USE PERMIT – public hearing

1. Adam Trump – Applicant is requesting Special Exception approval, to exceed the standard height allowance for a detached accessory building, located at 251 East State Street, in the OTR-F (Original Townsite Residential - Foothill) zone. (M-6-23)

#### OTHER BUSINESS

2. Miscellaneous, correspondence, etc.
  - a. 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 June 29, 2023.*

*Carly Rowe, Planning Secretary*



## Planning Commission Staff Report July 6, 2023

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### Item 1: Special Exception Request

Public Hearing:	Yes
Application No.:	M-6-23
Property Address:	251 East State Street
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	1.03 Acres
Property Owner:	Adam and Tiffany Trump

*Applicant is requesting a special exception to allow an accessory building in the OTR zone to exceed 15 feet in height.*

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### **Background Information**

The owner/applicant is requesting a special exception to construct an accessory building which measures 18 ft. to the midpoint of the pitched roof. Section 11-17-070 (E)(4) of the OTR zone specifies that *'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.'*

The consideration for a Special Exception is outlined by [Section 11-3-045](#) which provides the criteria for such requests under subsection E(2) as follows:

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*

The Planning Commission may only authorize an adjustment of 20% as a special exception (see subparagraph B below). The proposed 18' building height does not exceed this standard.

- B. *Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section. When pertaining to an adjustment to the height of a building, the Planning Commission may authorize an adjustment of up to twenty percent (20%) of the prescribed requirement.*

### **Suggested Motion**

Move that the Planning Commission approve the special exception allowing the accessory building height to exceed 15 feet by as much as 3 feet as measured by Farmington city ordinance to the midpoint of the pitched roof, subject to all applicable Farmington City standards and ordinances.

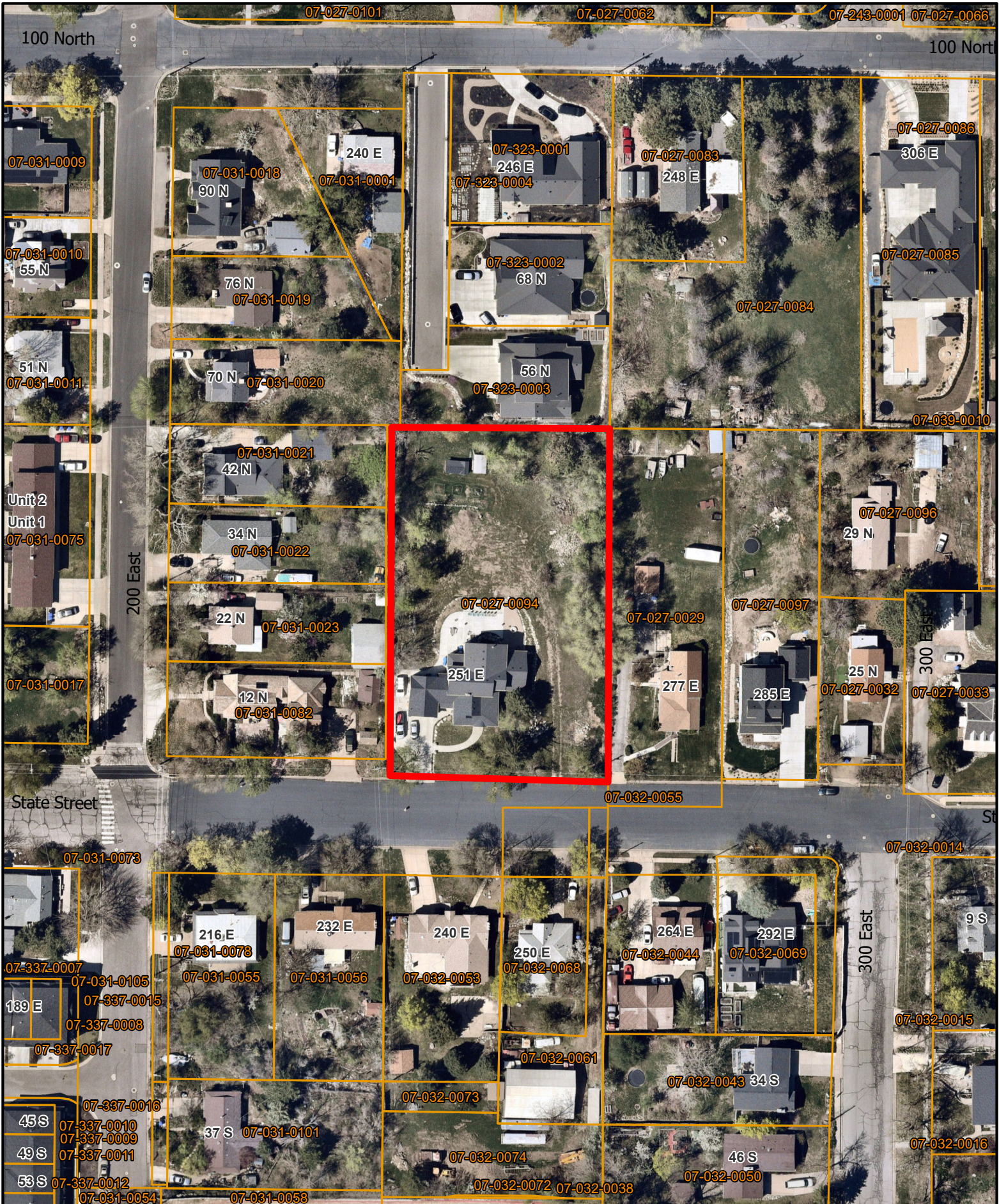
#### **Findings for Approval:**

1. Additional building height is compatible with the use of the property
2. The additional building height would not be detrimental to the health and safety of neighboring properties.
3. The building will not create unreasonable traffic hazards.
4. The building is located on a parcel of sufficient size (1.03 acres) to accommodate the special exception.
5. The proposed height of the accessory building of 18' remains significantly subordinate to the height of the main building (or existing single-family dwelling located on site).

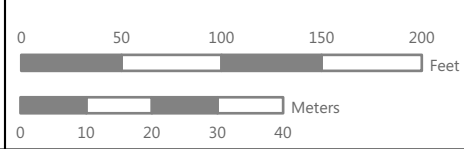
### **Supplementary Information**

1. Vicinity Map
2. Building Elevations
3. Site Plan





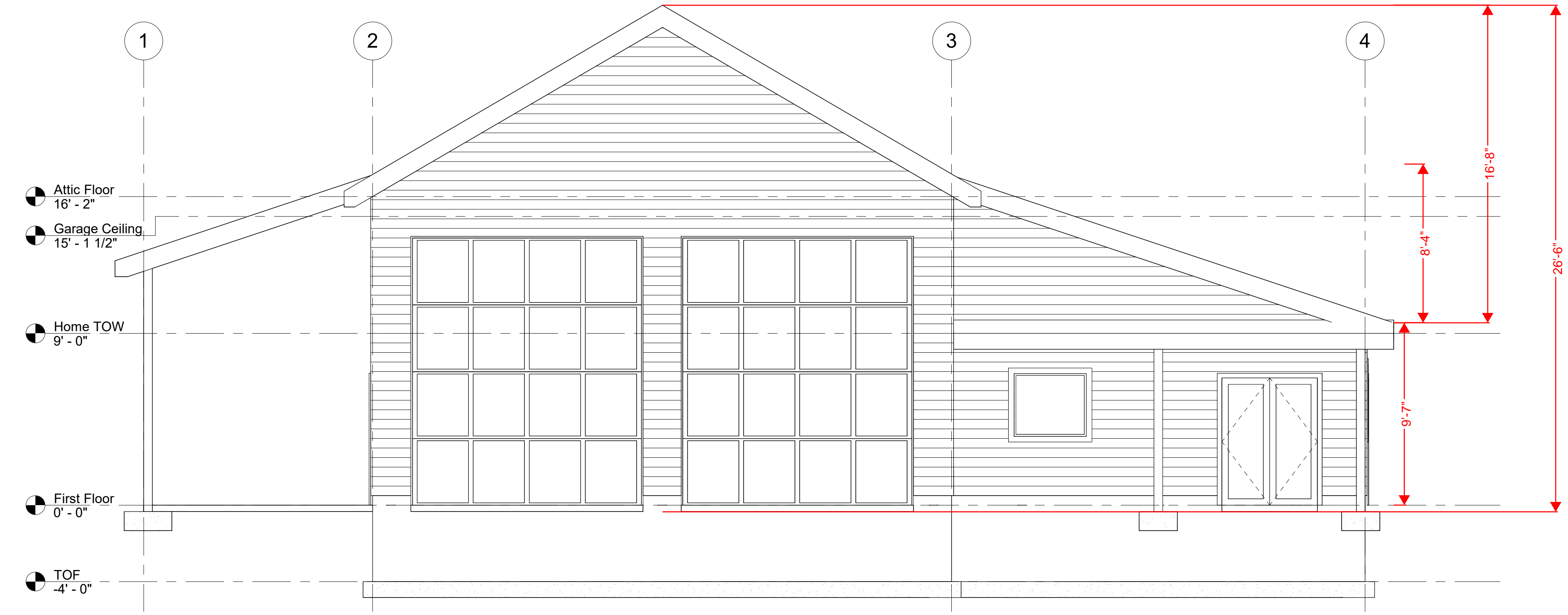
**VICINITY MAP**  
251 E State St



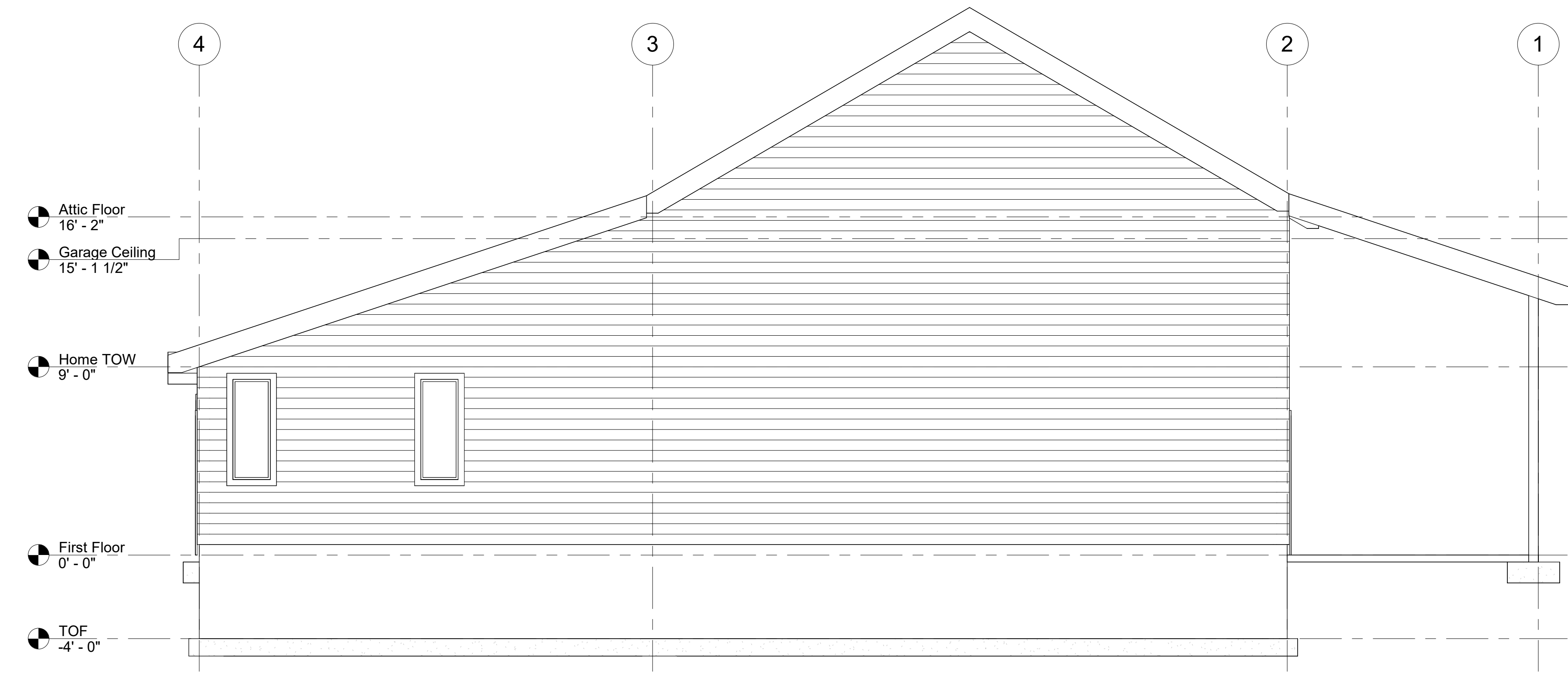
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



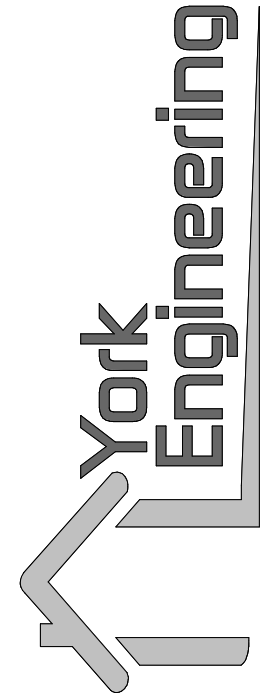
Engineer's Stamp:



1 Front Elevation  
1/4" = 1'-0"



2 Back Elevation  
1/4" = 1'-0"



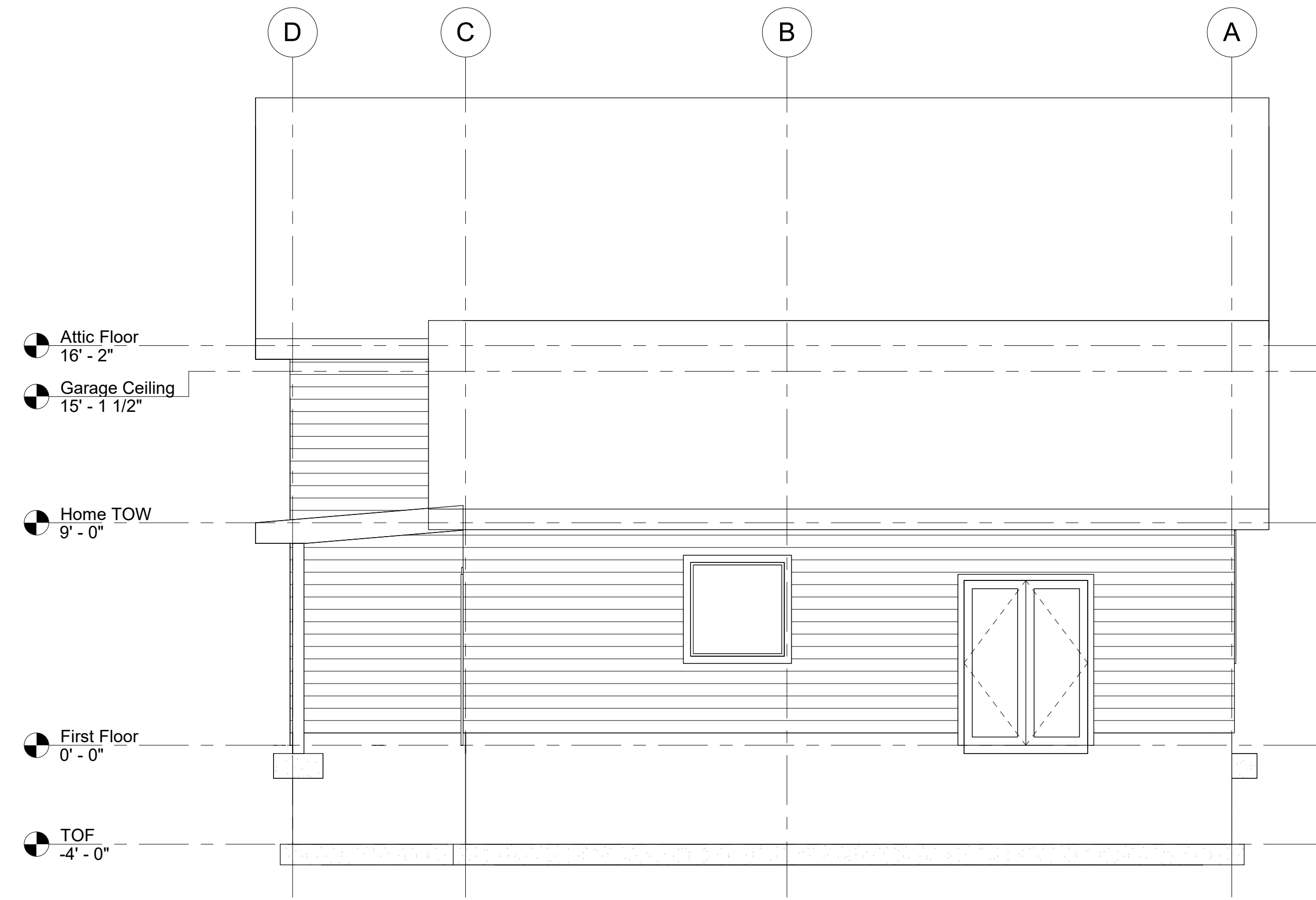
Structural Design and Analysis  
 380 N 200 W St 110  
 Bountiful, UT 84010  
 (801)876-3501

Date	Author	Note
5/17/23 <td>LC <td>Submitted for permitting</td> </td>	LC <td>Submitted for permitting</td>	Submitted for permitting
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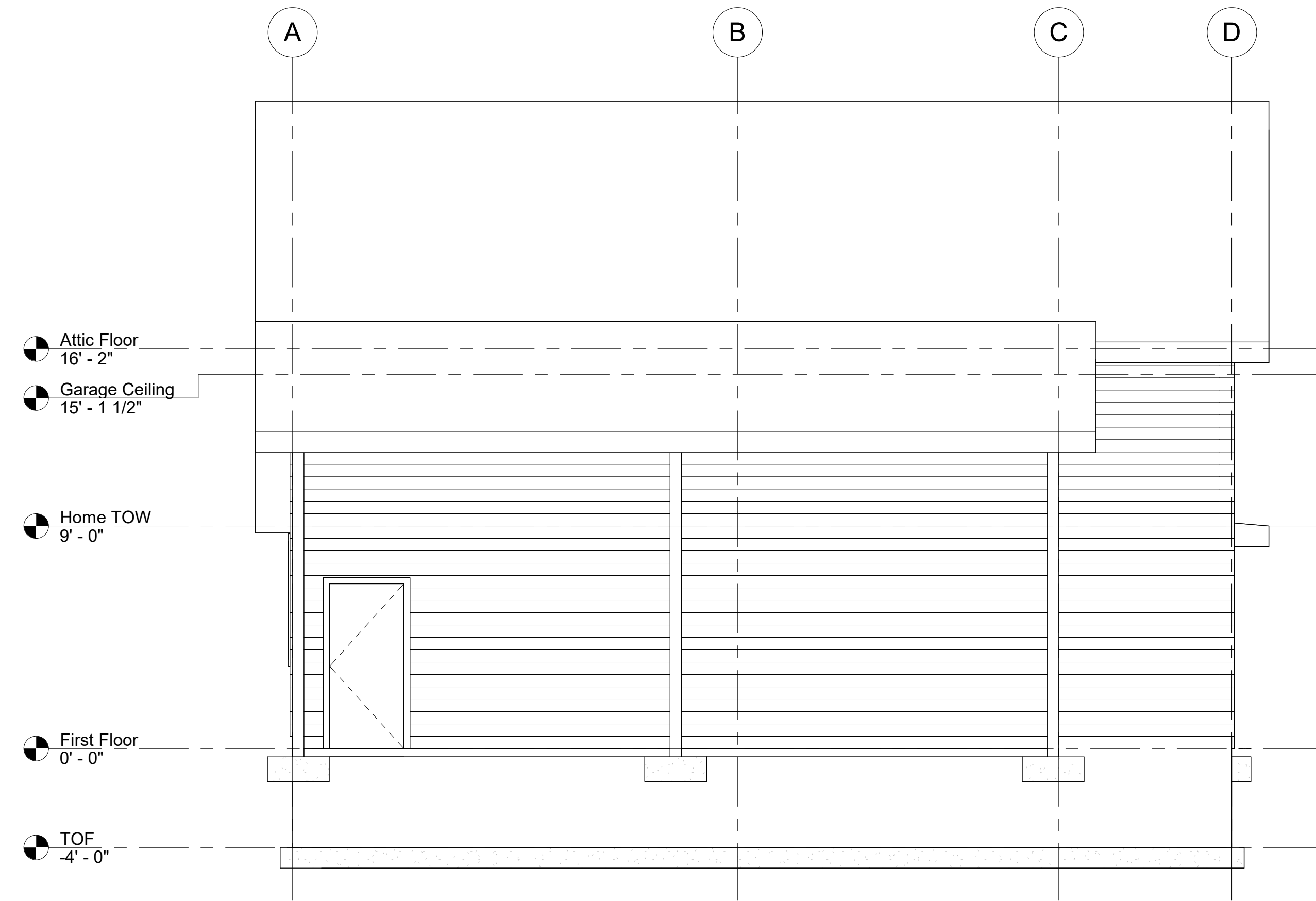
ENGINEER: LC  
 REVIEWER: LC

**DETACHED BUILDING**  
 251 EAST STATE STREET  
 FARMINGTON, UT

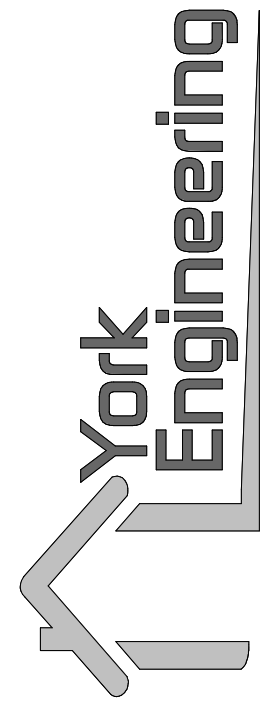
Engineer's Stamp:



1 Right Elevation  
1/4" = 1'-0"



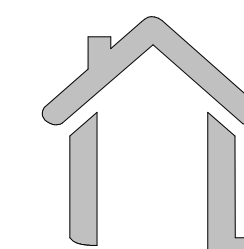
2 Left Elevation  
1/4" = 1'-0"



Structural Design and Analysis  
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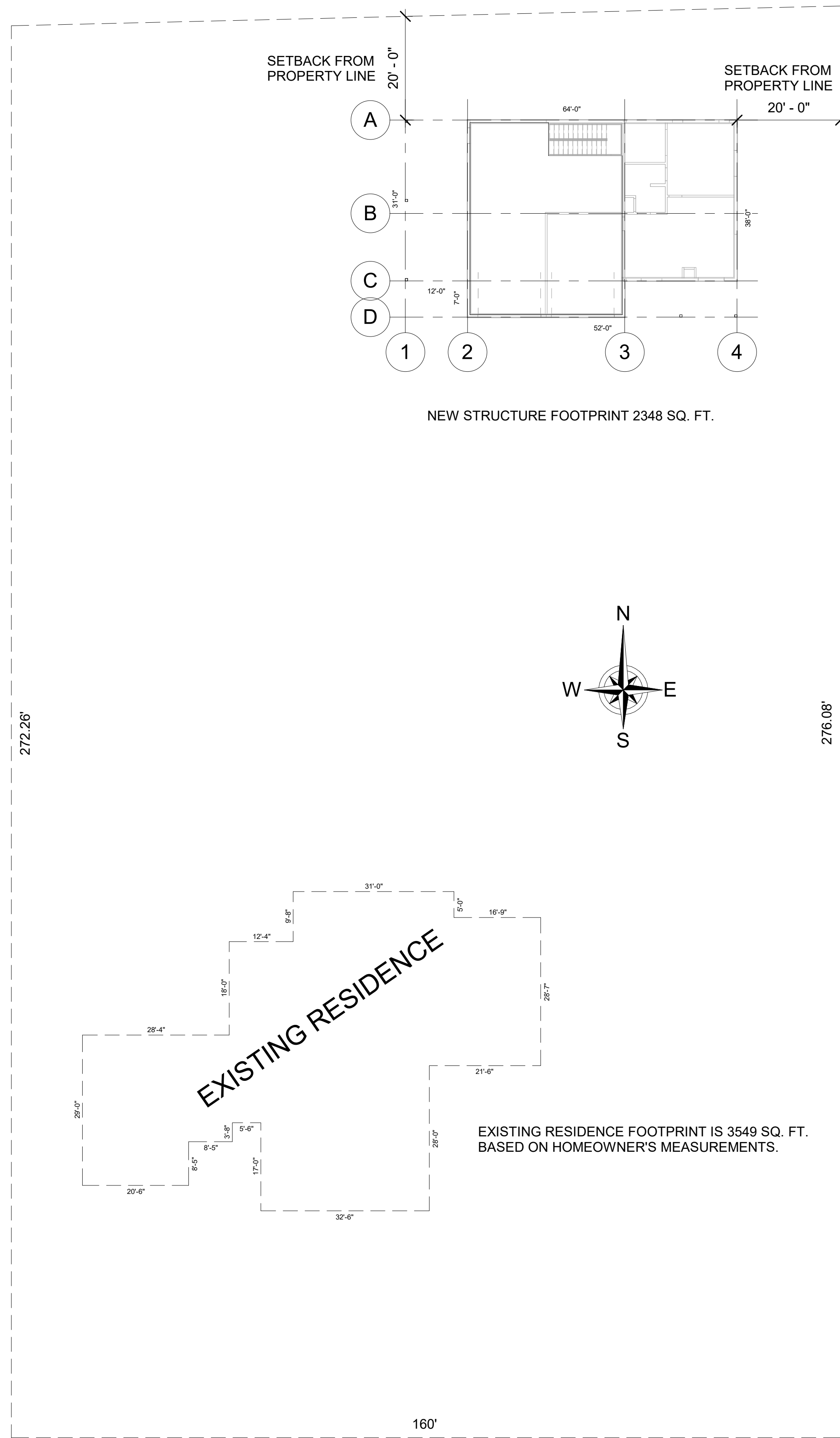


Elevations 2

**DETACHED BUILDING**

251 EAST STATE STREET  
 FARMINGTON, UT

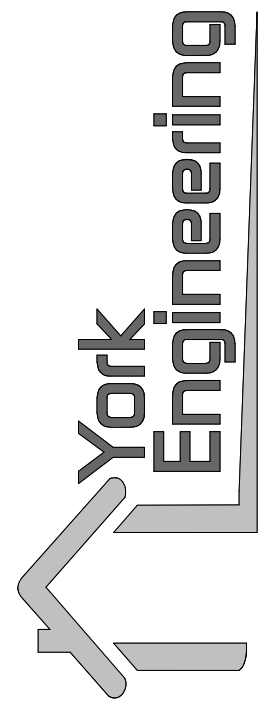
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NOTES:

1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS COMPLETE.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITH IN FIRST 10 FEET (5%)
3. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AT THE END OF EVERY DAY.
4. STRAW WATTIES (OR EQUIVALENT) SHALL BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION. (WHEN APPLICABLE)
5. BERMS OR SWELLS MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
6. A TRASH DUMPSTER WILL BE PROVIDED ON SITE AND NOT PLACED IN STREET, IN PARK STRIP OR ACROSS SIDEWALK.

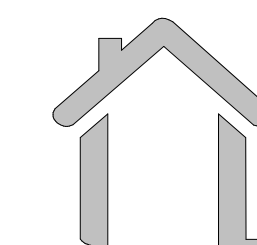
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REVIEWER: LC



Site Plan

1" = 15'-0"

**DETACHED BUILDING**

251 EAST STATE STREET  
FARMINGTON, UT

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