



**FARMINGTON CITY**

**PLANNING COMMISSION**

**AUGUST 03, 2023**



# FARMINGTON

## MORE TIME FOR LIVING

### PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday August 03, 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 6:45 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. David and Natalie Jackson – Applicant is requesting a special exception approval to exceed the standard width allowance for a driveway, located at 306 S 1400 W., in the AE (Agricultural Estates) zone.

#### **SUBDIVISION – no public hearing**

2. Sego Homes – Applicant is requesting final plat approval for the Sego Homes at Station Park Phase 2 Subdivision (S-12-21)

#### **OTHER BUSINESS**

3. Miscellaneous, correspondence, etc.
  - a. Minutes Approval 07.06.2023 and 07.13.2023
  - b. City Council Report 07.18.2023 and 08.01.2023
  - c. OTR Garage Discussion
  - d. Other

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*

***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 28, 2023.*

*Carly Rowe, Planning Secretary*



# Farmington City Planning Commission Staff Report August 3, 2023

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## Item 2: Jackson Driveway Special Exception – Extended width

Public Hearing:	Yes
Application No.:	M-8-23;
Property Address:	306 S 1400 W
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	0.40 ac
Number of Lots:	1
Property Owner:	David and Natalie Jackson
Applicant:	David Jackson

Request: *The applicants are seeking approval for a special exception to the maximum driveway width, to add 7.5 feet to their driveway.*

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### **Background Information**

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). It is in the purview of the Planning Commission to consider how wide the driveways may be when exceeding 30 f. 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.

**Suggested Motion**

Move that the Planning Commission approve the special exception for an additional 7.5 feet to the driveway curb cut, subject to all applicable Farmington City development standards and ordinances and the condition that the applicant must receive an Excavation Permit from Public Works.

**Findings:**

1. The driveway is located on a lot of sufficient size to accommodate the special exception.
2. It is reasonable to assume that the extra width will not create unreasonable traffic hazards, as the purpose of the extension is to better maneuver an RV to an RV Pad.

**Supplemental Information**

1. Vicinity Map
2. Information from applicant







# SPECIAL EXCEPTION APPLICATION

**DAVID JACKSON**  
**306 S 1400 W, FARMINGTON 84025**

**I WOULD LIKE TO EXTEND THE WIDTH OF MY DRIVEWAY BY CUTTING THE CURB 7.5 FEET, PROVIDING A LARGER ACCESS TO A SIDE YARD RV PAD.**





# Farmington City Planning Commission Staff Report August 3, 2023

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## Item 3: Se-go Homes at Station Park – Phase 2 Final Subdivision Plat

Public Hearing:	No
Application No.:	S-12-21
Property Address:	Approximately 1525 W Burke Lane
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	8.66 Acres
Number of Lots:	43 of 122
Property Owner:	Se-go Ventures #5 LC
Agent:	Wayne or Spencer Corbridge

Request: *Applicant is requesting approval for the final plat approval for phase 2 of this subdivision development for recording.*

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### **Background Information**

The Planning Commission has previously approved the final plat for all 122 units of this project on May 5, 2022. Since then, the developer has decided to phase the project into three phases to manage the construction timing. The final plat for Phase 1 of the project (the first 31 units) was approved on December 8, 2022. The developer has completed improvements for phase 1 and begun vertical construction on the townhome units and has been allowed to continue construction of subsequent phases based on the overall approval given in May of 2022 and full review of construction drawings. As the actual plat recording is being done in phases, the phase 2 plat is back before the Planning Commission for approval.

The development has remained consistent from the Project Master Plan/Schematic Subdivision, Preliminary Plat, full project Final Plat in its layout and design. Phase 2 includes 43 of the 122 townhome approved units. These units are 3 and 4 story townhomes with rooftop space on the larger units located primarily around the perimeter of the project including the live/work units along Burke Lane.

### **Suggested Motion**

Move the Planning Commission approve the final plat for Phase 2 Se-go Homes at Station Park subject to all applicable Farmington City ordinances and development standards and any remaining DRC comments, and the completion of any items from previous approvals.

Findings:

1. The Final plat for Phase 2 is consistent with the approved Final Plat, Preliminary Plat, Schematic Subdivision Plan and Project Master Plan and follows applicable ordinances and standards and the approved development agreement. The project continues providing for the anticipated housing, commercial uses, and live/work space within the general configuration and previously seen number of units.
2. The engineering and construction drawings have previously been approved and the improvements are in place or will be guaranteed according to city ordinance before recordation of this phase 2 plat.

**Supplemental Information**

Vicinity Map

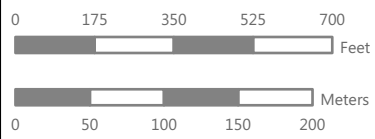
Phasing Plan

Phase 2 Final Plat





**VICINITY MAP**  
**Farmington Station Center**

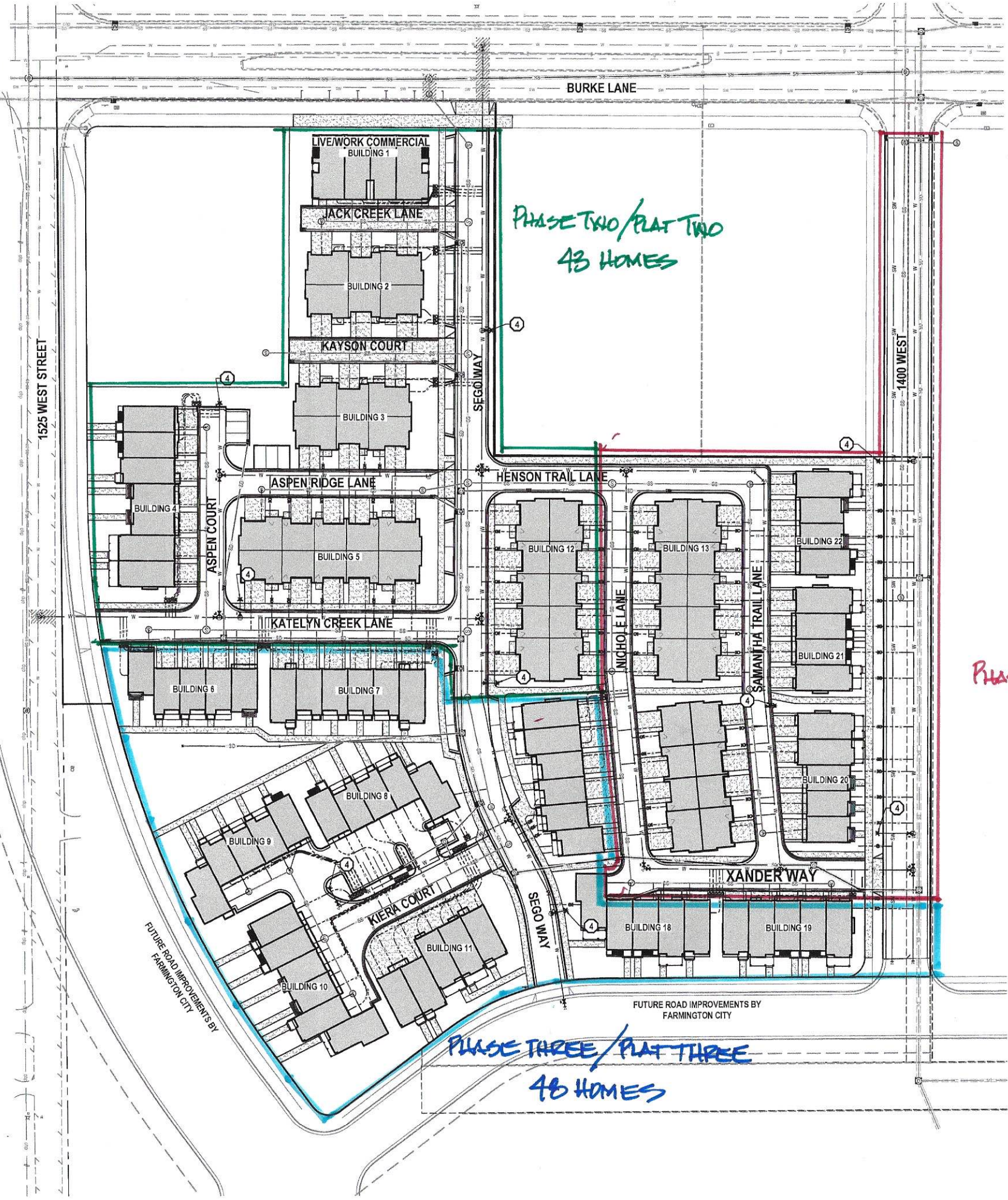


Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



**811**  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION  
 Here where below.  
 Call before you dig.

**BENCHMARK**  
 SOUTH QUARTER CORNER OF SECTION 14,  
 TOWNSHIP 3 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV = 4228.95'



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
  3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
  4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
  6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
  8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
  9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
  10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. 4" SDR 35 PVC SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  2. CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  3. 8" C-900 PVC DR-14 POTABLE WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  4. FIRE HYDRANT ASSEMBLY COMPLETE PER FARMINGTON CITY STANDARDS AND SPECIFICATIONS.
  5. INSTALL 2" CULINARY WATER LATERAL AND METER PER FARMINGTON CITY STANDARDS.
  6. INSTALL 8" x 8" TEE WITH THRUST BLOCK AND GATE VALVES AS SHOWN.
  7. INSTALL 8" GATE VALVE.
  8. INSTALL 2" IRRIGATION METER PER FARMINGTON CITY STANDARDS.
  9. INSTALL 8" x 8" TEE WITH THRUST BLOCK AND GATE VALVES AS SHOWN.
  10. INSTALL 8" CROSS WITH THRUST BLOCKS AND GATE VALVES AS SHOWN.
  11. 10" C-900 PVC DR-14 POTABLE WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  12. 6" C-900 PVC DR-14 SECONDARY WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  13. INSTALL 10" x 8" TEE WITH THRUST BLOCK AND GATE VALVES AS SHOWN.
  14. INSTALL 10" x 8" TEE WITH THRUST BLOCK AND GATE VALVES AS SHOWN.
  15. PLUG AND MARK FOR FUTURE CONNECTION.
  16. 8"x6" TEE WITH THRUST BLOCK AND GATE VALVES AS SHOWN.
  17. 10"x10" TEE WITH THRUST BLOCK AND GATE VALVES AS SHOWN.

*PHASE ONE / PLAT ONE  
 31 HOMES*

*PHASE THREE / PLAT THREE  
 48 HOMES*

*PHASE TWO / PLAT TWO  
 43 HOMES*

**ENSIGN**  
 THE STANDARD IN ENGINEERING

**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529

**LAYTON**  
 Phone: 801.547.1100

**TOOELE**  
 Phone: 435.843.3590

**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
 CM MANAGEMENT  
 9071 SOUTH 1300 WEST, SUITE 100  
 WEST JORDAN, UTAH

CONTACT:  
 CHRIS MCCANDLESS  
 PHONE: 801-964-5770

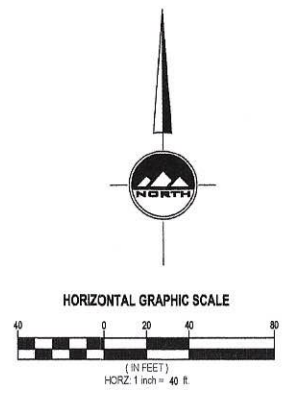
**NORTH FARMINGTON STATION TOWNHOMES  
 PRELIMINARY PLAT - NOT TO BE RECORDED  
 1400 WEST BURKE LANE  
 FARMINGTON, UTAH**

REGISTERED PROFESSIONAL ENGINEER  
 12/09/2021  
 5150916-2202  
 BRADEN D. MORGAN  
 Braden D. Morgan  
 STATE OF UTAH

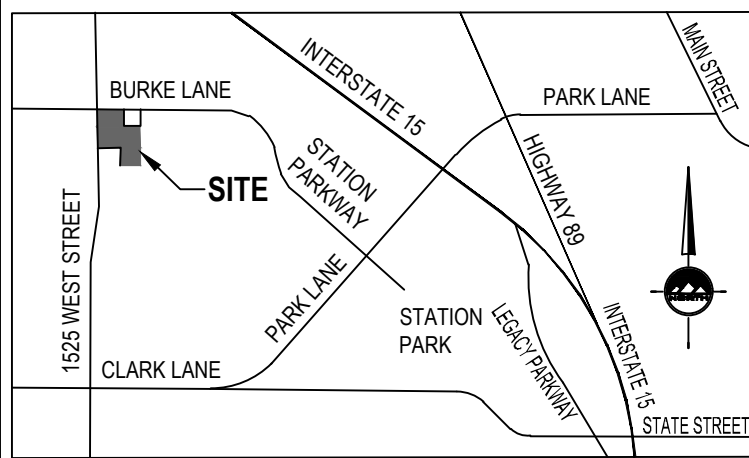
**PRELIMINARY  
 UTILITY PLAN**

PROJECT NUMBER: 9030      PRINT DATE: 12/6/21  
 DRAWN BY:      CHECKED BY:  
 PROJECT MANAGER:

**C-300**







VICINITY MAP  
NO SCALE  
FARMINGTON, DAVIS COUNTY UTAH

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS

NOTES:

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAN MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E AND STORM DRAINAGE/ SEWER EASEMENT.
2. COMMON AND LIMITED COMMON AREAS ARE CITY, COUNTY, BENCHLAND WATER DISTRICT AND WEBER BASIN WATER CONSERVANCY DISTRICT EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
3. ALL PRIVATE ROADS ARE COMMON AREA AND A UTILITY EASEMENT. UNITS 105-126, 207-211 AND 218-222 ARE TO BE CONSTRUCTED WITH AN R-2 CONSTRUCTION TYPE.
5. FARMINGTON CITY WILL OWN AND MAINTAIN WATER LINES UP TO THE MASTER METERS. HOA SHALL OWN AND MAINTAIN ALL WATER LINES FROM THE MASTER METERS IN.
6. SECONDARY WATER HAS BEEN ALLOCATED TO THIS PARCEL BASED ON AN ANTICIPATED LANDSCAPE AREA OF 1.876 ACRES AND THAT NO MORE THAN 20% OF THE LANDSCAPE AREA IS PLANTED IN TURF AND AT LEAST 80% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS OR XERISCAPING. LARGER TOTAL LANDSCAPE AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN END USER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.
7. THE SEWER DISTRICT WILL NOT BE HELD LIABLE DUE TO DAMAGE TO DRIVEWAY APPROACH, SIDEWALK OR CURB DUE TO LACK OF ROOM DUE FOR TURNING RADIUS.

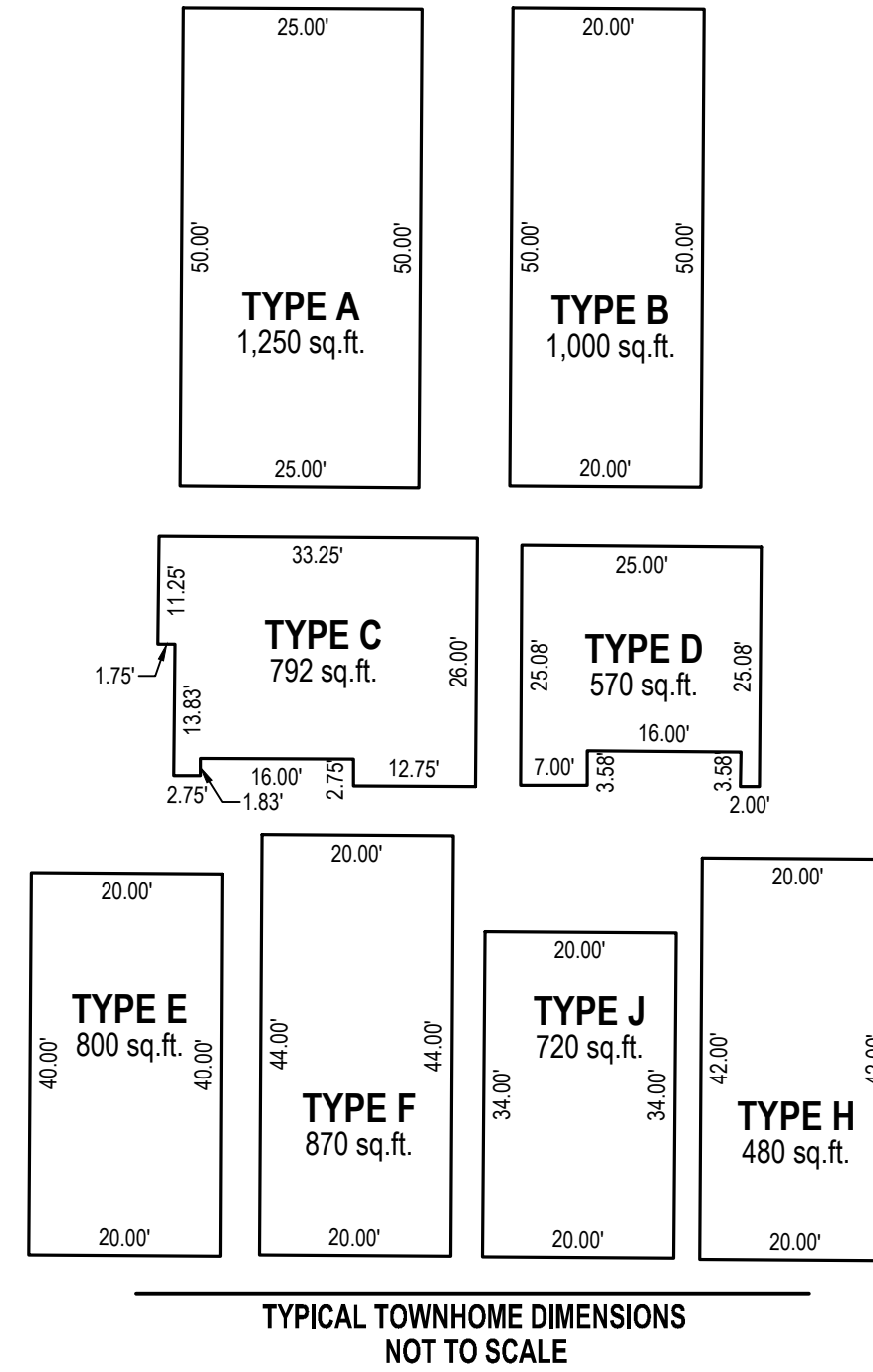
# SEGO HOMES AT STATION PARK PHASE 2

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH

Unit#	Full Address
101	1493 West Burke Lane (675 North)
102	1485 West Burke Lane (675 North)
103	1483 West Burke Lane (675 North)
104	1467 West Burke Lane (675 North)
105	1491 West Jack Creek Lane (645 North) Unit 105
106	1491 West Jack Creek Lane (645 North) Unit 106
107	1491 West Jack Creek Lane (645 North) Unit 107
108	1491 West Jack Creek Lane (645 North) Unit 108
109	1491 West Jack Creek Lane (645 North) Unit 109
110	1491 West Jack Creek Lane (645 North) Unit 110
111	1490 West Kason Court (630 North) Unit 111
112	1490 West Kason Court (630 North) Unit 112
113	1490 West Kason Court (630 North) Unit 113
114	1490 West Kason Court (630 North) Unit 114
115	1490 West Kason Court (630 North) Unit 115
116	1490 West Kason Court (630 North) Unit 116
117	1498 West Aspen Ridge Lane (610 North) Unit 117
118	1498 West Aspen Ridge Lane (610 North) Unit 118
119	1498 West Aspen Ridge Lane (610 North) Unit 119
120	1498 West Aspen Ridge Lane (610 North) Unit 120
121	1498 West Aspen Ridge Lane (610 North) Unit 121
122	1498 West Aspen Ridge Lane (610 North) Unit 122
123	1498 West Aspen Ridge Lane (610 North) Unit 123
124	1498 West Aspen Ridge Lane (610 North) Unit 124
125	1498 West Aspen Ridge Lane (610 North) Unit 125
126	1498 West Aspen Ridge Lane (610 North) Unit 126
127	619 North Aspen Court (1515 West)
128	615 North Aspen Court (1515 West)
129	613 North Aspen Court (1515 West)
130	609 North Aspen Court (1515 West)
131	607 North Aspen Court (1515 West)
132	605 North Aspen Court (1515 West)
133	603 North Aspen Court (1515 West)
207	604 North Sego Way (1465 West) Unit 207
208	604 North Sego Way (1465 West) Unit 208
209	604 North Sego Way (1465 West) Unit 209
210	604 North Sego Way (1465 West) Unit 210
211	604 North Sego Way (1465 West) Unit 211
212	600 North Sego Way (1465 West) Unit 212
213	600 North Sego Way (1465 West) Unit 213
214	600 North Sego Way (1465 West) Unit 214
215	600 North Sego Way (1465 West) Unit 215
216	600 North Sego Way (1465 West) Unit 216
217	600 North Sego Way (1465 West) Unit 217
218	604 North Sego Way (1465 West) Unit 218
219	604 North Sego Way (1465 West) Unit 219
220	604 North Sego Way (1465 West) Unit 220
221	604 North Sego Way (1465 West) Unit 221
222	604 North Sego Way (1465 West) Unit 222

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	801.00'	104.87'	7°30'06"	S3°43'04"E	104.80'
C2	761.00'	35.38'	2°39'49"	S6°33'04"E	35.37'
C3	761.00'	43.02'	3°14'20"	S9°30'09"E	43.01'
C4	172.00'	5.10'	1°42'00"	S4°09'00"E	5.10'
C5	172.00'	11.00'	3°39'46"	S1°28'07"E	10.99'
C6	24.50'	16.14'	37°45'07"	N18°30'47"W	15.85'
C7	24.50'	22.34'	52°14'53"	N63°30'47"W	21.58'
C8	24.50'	22.34'	52°14'53"	S64°14'20"W	21.58'
C9	24.50'	16.14'	37°45'07"	S19°14'21"W	15.85'
C10	24.50'	38.48'	90°00'00"	N45°21'47"E	34.65'
C11	24.50'	10.17'	23°46'35"	S78°28'29"W	10.09'
C12	24.50'	28.32'	66°13'25"	S33°28'29"W	26.77'
C13	24.50'	28.32'	66°13'25"	S32°44'56"E	26.77'
C14	24.50'	10.17'	23°46'35"	S77°44'56"E	10.09'
C15	761.00'	69.76'	5°15'09"	S2°36'35"E	69.74'
C16	24.50'	36.10'	84°25'03"	S47°25'41"E	32.92'
C17	24.50'	31.50'	73°39'16"	N53°32'09"E	29.37'
C18	24.50'	6.99'	16°20'44"	N8°32'09"E	6.97'
C19	15.00'	23.56'	90°00'00"	S44°38'13"E	21.21'
C20	24.50'	38.48'	90°00'00"	N44°38'13"W	34.65'
C21	35.00'	55.18'	90°19'48"	S45°11'53"W	49.64'
C22	24.50'	15.93'	37°15'40"	S18°59'30"W	15.65'
C23	15.00'	23.56'	90°00'00"	S44°38'13"E	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°21'47"W	4.98'



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as SEGO HOMES AT STATION PARK PHASE 2 and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington, Utah, more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way line of 1525 West Street, said point being North 00°20'03" West 1,008.59 feet along the quarter-section line and East 17.54 feet from the South Quarter Corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian (NAD83 bearing being North 00°00'16" East along the quarter line between the South Quarter and the Center of said Section 14 per the Davis County Township Reference Plat); and running thence along said Easterly Right-of-Way line the following two (2) courses: (1) Northwesterly 148.16 feet along the arc of a 761.00 foot radius curve to the right (center bears North 78°52'41" East and the chord bears North 05°32'40" West 147.93 feet with a central angle of 11°09'18"); (2) North 00°01'59" East 304.33 feet to the Southerly Right-of-Way line of Burke Lane; thence South 89°38'13" East 333.94 feet along said Southerly Right-of-Way line; thence South 00°21'47" West 275.00 feet; thence South 89°38'19" East 60.42 feet; thence South 00°21'47" West 28.75 feet; thence Southeasterly 38.48 feet along the arc of a 24.50 foot radius curve to the right (center bears South 00°21'47" West and the chord bears South 44°38'13" East 34.65 feet with a central angle of 90°00'00"); thence South 00°21'47" West 106.51 feet; thence Southerly 16.10 feet along the arc of a 172.00 foot radius curve to the left (center bears South 89°38'13" East and the chord bears South 02°19'07" East 16.09 feet with a central angle of 05°21'47"); thence South 05°00'00" East 4.60 feet; thence South 88°17'04" West 91.16 feet; thence North 89°38'13" West 26.00 feet; thence North 00°21'47" East 12.14 feet; thence Northwesterly 38.48 feet along the arc of a 24.50 foot radius curve to the left (center bears North 89°38'13" West and the chord bears North 44°38'13" West 34.65 feet with a central angle of 90°00'00"); thence North 89°38'13" West 237.46 feet; thence Southwesterly 43.40 feet along the arc of a 24.50 foot radius curve to the left (center bears South 00°21'47" West and the chord bears South 39°37'14" West 37.94 feet with a central angle of 101°29'06") to the point of beginning.

Contains 156,172 square feet or 3.585 acres, 43 Townhome Units and 1 Parcel.



DATE \_\_\_\_\_ PATRICK M. HARRIS  
PLS NO. 286882

OWNER'S DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

## SEGO HOMES AT STATION PARK PHASE 2

do hereby dedicate for perpetual use of the public all parcels of land, including streets, and utility easements as shown on this plat as intended for public use under the authority and auspices of the Farmington City and other applicable state and federal laws and regulations.

In witness whereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

LLC: \_\_\_\_\_ By: \_\_\_\_\_  
It's: \_\_\_\_\_ It's: \_\_\_\_\_

### HOA OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that NORTH FARMINGTON STATION TOWNHOMES HOA, the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners of the described tract of land to be hereafter known as SEGO HOMES AT STATION PARK PHASE 2, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plan to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown therein in accordance with the Utah Condominium Ownership Act.

In witness whereof, I have hereunto set my hand this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NORTH FARMINGTON STATION TOWNHOMES HOA  
By: \_\_\_\_\_  
It's: \_\_\_\_\_

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, personally appeared before me

the signer (s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of \_\_\_\_\_ as \_\_\_\_\_ of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she them) having authority from said LLC for the purposes described hereon.

MY COMMISSION EXPIRES: \_\_\_\_\_  
\_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

## SEGO HOMES AT STATION PARK PHASE 2

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_

SHEET 1 OF 2

PROJECT NUMBER : 9030  
MANAGER : BDM  
DRAWN BY : SJL  
CHECKED BY : PMH  
DATE : 11/22/22

DAVIS COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT. 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOOLE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.898.2883

DEVELOPER  
SEGO HOMES  
1028 EAST 140 NORTH  
LINDON, UTAH 84042  
801.850.2040

CENTRAL DAVIS SEWER DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE CENTRAL DAVIS SEWER DISTRICT.

CENTRAL DAVIS SEWER DISTRICT

WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE BENCHLAND IRRIGATION.

BENCHLAND IRRIGATION

CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE FARMINGTON CITY ATTORNEY.

FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE CITY PLANNING COMMISSION APPROVAL.

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL

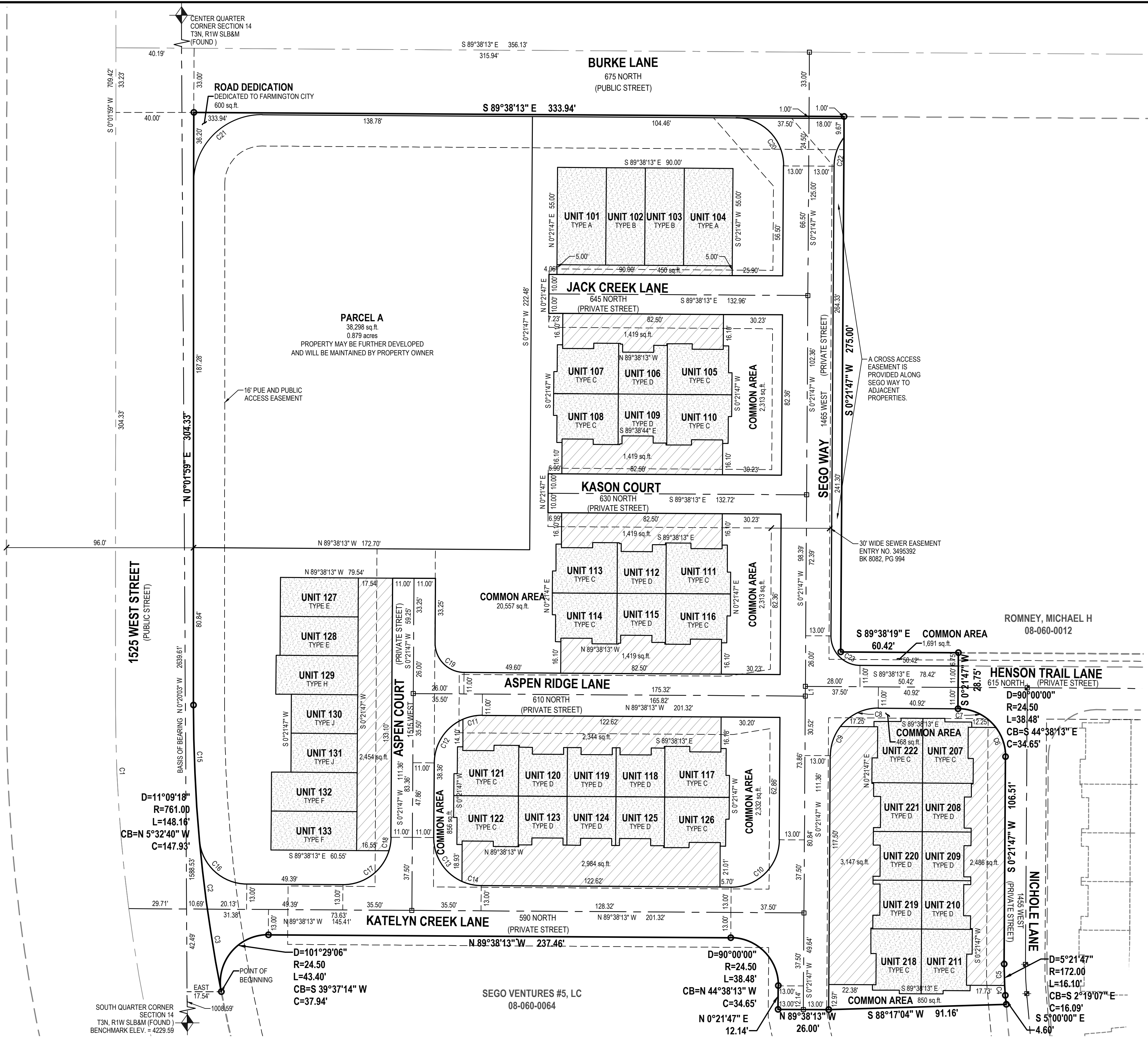
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE FARMINGTON CITY COUNCIL.

CITY RECORDER CITY MAYOR



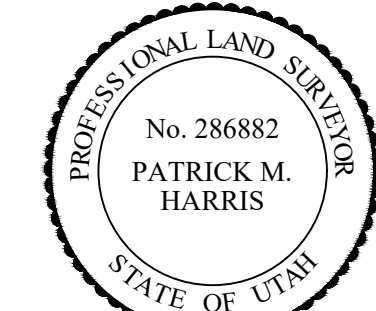
# SEGO HOMES AT STATION PARK PHASE 2

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH

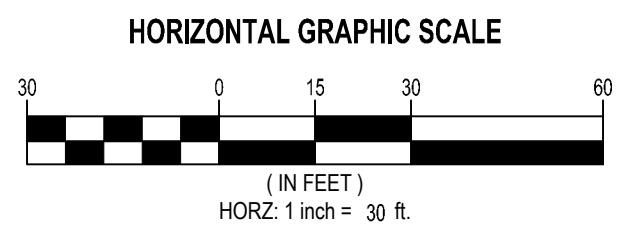


**LEGEND**

- SECTION CORNER
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV.
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS



**DEVELOPER**  
CW MANAGEMENT CORPORATION  
9071 S 1300 W  
WEST JORDAN, UTAH 84088  
801.984.5770



## SEGO HOMES AT STATION PARK PHASE 2

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_

### SHEET 2 OF 2

PROJECT NUMBER : 9030  
MANAGER : BDM  
DRAWN BY : SJL  
CHECKED BY : FMH  
DATE : 11/22/22



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOELE**  
Phone: 435.843.3590  
**CEDAR CITY**  
Phone: 435.865.1453  
**RICHFIELD**  
Phone: 435.896.2993

BY \_\_\_\_\_ DAVIS COUNTY RECORDER  
DEPUTY RECORDER

SOUTH QUARTER CORNER  
SECTION 14  
T3N, R1W SLB&M (FOUND)  
BENCHMARK ELEV. = 4229.59

CENTER QUARTER  
CORNER SECTION 14  
T3N, R1W SLB&M  
(FOUND)

**ROAD DEDICATION**  
DEDICATED TO FARMINGTON CITY  
600 sq.ft.

**PARCEL A**  
38,298 sq.ft.  
0.879 acres  
PROPERTY MAY BE FURTHER DEVELOPED  
AND WILL BE MAINTAINED BY PROPERTY OWNER

A CROSS ACCESS  
EASEMENT IS  
PROVIDED ALONG  
SEGO WAY TO  
ADJACENT  
PROPERTIES.

30' WIDE SEWER EASEMENT  
ENTRY NO. 3495392  
BK 8082, PG 994

ROMNEY, MICHAEL H  
08-060-0012

SEGO VENTURES #5, LC  
08-060-0064

D=90°00'00"  
R=24.50  
L=38.48'  
CB=N 44°38'13" W  
C=34.65'

D=5°21'47"  
R=172.00  
L=16.10'  
CB=S 2°19'07" E  
C=16.09'  
S 5°00'00" E  
4.60'

D=11°09'18"  
R=761.00  
L=148.16'  
CB=N 5°32'40" W  
C=147.93'

D=101°29'06"  
R=24.50  
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FARMINGTON CITY  
PLANNING COMMISSION

July 06, 2023

SPECIAL MEETING

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**REGULAR SESSION**

**Present:** Vice Chair John David Mortensen; Commissioners Larry Steinhorst, Tyler Turner, and Frank Adams. **Staff:** Assistant Community Development Director/City Planner Lyle Gibson and Planning Secretary Carly Rowe.

Vice Chair **John David Mortensen** opened the meeting at 6:05 PM.

**SPECIAL EXCEPTION APPLICATION – public hearing**

**Item #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)**

Planning Director, **Lyle Gibson** presented the item, the owner/applicant, **Adam Trump**, 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 sub-paragraph 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.*

**Larry Steinhorst** asked if the home was a one-story home, **Adam Trump** replied that it is a two-story home. **Steinhorst’s** question was if the main home is measured and if this will be conforming, as ADU’s must be subordinate in height to the main dwelling.

**Adam Trump**, the applicant (251 E State St) – stated that they did do an extensive remodel on the home and it is two-stories. The tallest point, could be upwards of 30 feet.

**John David Mortensen** opened the public hearing at 6:15 PM.

**Jeff Fletcher** (34 N 200 W) – He backs the property and after seeing the plans, there are no concerns.

**John David Mortensen** closed the public hearing at 6:15 PM.

**Tyler Turner** asked for clarification, the only thing we are looking at tonight is the extra 3 feet on the ADU? To which **Gibson** answered “yes,” **Steinhorst** asked if there was a driveway being poured, **Trump** answered no additional curb cut but the gutters on State St. are very deep, so there are steel plates over those, and there will be a driveway on the east side of the property for the ADU, likely asphalt. **Frank Adams** had no questions for the applicant.

**Mortensen** wanted to clarify that the ADU is subordinate in height to the main dwelling. It was also asked if we were aware of the height of the property to the north which, looks just as tall. **Gibson** explained how we measure homes (to the mid-point) but we are not aware of the property to the north at this time. **Mortensen** asked for clarification if it was an ADU or a detached garage, as it was referred to as both. **Trump** clarified that it is an ADU on the 2<sup>nd</sup> story of the garage, for his mother-in-law. **Gibson** flashed over the elevation(s) for the building which show the two-stories, which will be able to fit large vehicles such as an RV, regarding the extra height. **Trump** mentioned he may store his own personal equipment in there and for the roof structure, they are hoping to match what is on the current home itself. **Mortensen** asked if a building permit was issued for this, **Gibson** clarified that this was part of the review so we have not completed it just yet.

**Turner** appreciates the site visit and the findings that **Dave Petersen** did on the staff report, he said he thinks it is a great use. **Adams** has no comments or questions. **Steinhorst** agrees with **Turner**, said he loves seeing ADU's go in and add affordable housing in the City and mentioned the design looks great.

**MOTION**

**Tyler Turner** made a motion to 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.

**Frank Adams** seconded the motion, which was unanimously approved.

Vice Chair John David Mortensen	X Aye _____Nay
Commissioner Larry Steinhorst	X Aye _____Nay
Commissioner Tyler Turner	X Aye _____Nay
Commissioner Frank Adams	X Aye _____Nay

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).

**OTHER BUSINESS**

**Item #2 Miscellaneous, correspondence, etc.**

- a. Other

**ADJOURNMENT**

**Larry Steinhorst** made a motion to adjourn at 6:25 PM.

Vice Chair John David Mortensen	X Aye _____Nay
Commissioner Larry Steinhorst	X Aye _____Nay
Commissioner Tyler Turner	X Aye _____Nay
Commissioner Frank Adams	X Aye _____Nay

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John David Mortensen, Vice Chair



**FARMINGTON CITY  
PLANNING COMMISSION**

July 13, 2023

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**WORK SESSION**

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

Community Development Director **David Petersen** addressed the Planning Commission regarding the Regulating Plan. A consultant from Denver was hired in 2003-2004 and said commercial would be a big hit in Farmington's future. Station Park came in years later. A commuter rail stop was contemplated early on. The transportation-oriented development ordinance was a Utah Transit Authority (UTA) template that many cities have used. Tenants rule and will dictate the overall layout in the end. The Apple Store's 1,300 square feet in Station Park produced more sales tax than Lagoon in their first few years. The goal was to be pedestrian-friendly. Farmington didn't want development like Riverpark in South Jordan in its North Station.

**Petersen** said Farmington has to constantly be on their toes so Layton and Bountiful don't reinvent themselves and outdo Farmington's retail offerings. An architect consulting with Farmington years ago suggested the City do a Regulating Plan to plot out streets, etc. This was to be followed like a zoning ordinance. Rectangles are the most efficient way to develop property rather than squares, as can be seen in examples from Washington D.C.; Manhattan, New York; London, England; and Philadelphia, Pennsylvania. Street patterns have staying power over the centuries.

Farmington's regulating plan has set block sizes and brings the buildings forward to the street. This can be seen in other developments on the Wasatch Front. Building height is based on the class of street (collector, principal, etc.). Other elements include build-to-lines, off-street parking, and siding requirements. Cabela's is a big property tax producer for Farmington. The Regulating Plan is more about the form, or what it looks like, not about the unit per acre count.

There is an amendment process in the Regulating Plan. Stack purchased 129 acres, initially planning to line Interstate 15 with office buildings. Chair **Erin Christensen** said the new City park and the Evergreen, both of which are on tonight's agenda, will require an amendment to the Regulating Plan. **Petersen** said since the Regulating Plan is part of the City's zoning code, amending the plan is a legislative act. It can be used as a tool to direct future development. The pedestrian greenway going through multiple developments will necessitate an amendment as well, so it can be memorialized in the Regulating Plan.

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**REGULAR SESSION**

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

Chair **Erin Christensen** opened the meeting at 7:06 PM.

**SPECIAL EXCEPTION APPLICATION – public hearing**

**Item #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)**

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. 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 Avenue. US Bank would like to build an offsite ATM just up the street at approximately 164 N. University Avenue. This would remove approximately 11 spaces from the CenterCal Station Park Area. The drive-up ATM would be able to accommodate three cars stacked and two 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 four 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 three stacked vehicle spaces and two 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 Utah Transit Authority (UTA) park and ride property nearby.

Representing the applicant, **Janice Sedita** (1310 Pine Chase Drive, Houston, Texas) with Flite Banking Centers said there is a difference between stacked and queued. She said the queue includes cars utilizing or waiting to utilize the ATM, and any cars behind that would be stacked. **Sedita** said studies and uses across the country have shown there are never more than three cars in line waiting to use an ATM at one time. The ATM in question would dispense cash as well as take deposits. Commissioners said that location may end up queuing more, which could cause traffic to spill out onto the street to the north. This ATM would be 200 feet from the branch. **Sedita** said the drive-up ATM would help mitigate any traffic concerns of the bank being built on the corner. Commissioners said that between 4 to 7 p.m. on Friday and Saturdays, when the ATM would get the most use, parking is already overflowing into the University of Utah medical center parking lot. These are key times for Station Park patrons. There should be an ATM at the branch as well. **Sedita** said US Bank is not going to want to take up any more parking spaces than the 11 proposed.

**Scott Arrington** (322 W 1250 N., Centerville, Utah) with Station Park addressed the Commission. He said there is a petroleum easement (fuel lines from North Salt Lake) near the area. CenterCal feels the ATM is a good amenity for customers, but it needs to fit between easements. Commissioners asked if they would give more parking spots in order to move the concrete-based aisle over, which would allow a wider turn-in for cars approaching the ATM. **Arrington** said he is not the decision-maker, but he would consider it. Efforts were coordinated between US Bank and CenterCal in order to arrive at the proposed plan.

**Christensen** said she is still unclear how many transactions are expected to take place during peak hours. She would like clarifications on data provided in the memorandum. It is hard to use mathematical averages when considering locations as diverse as Redwood Road in Salt Lake and Montpelier, Idaho. Commissioners are worried about cars queued to use an ATM blocking Station Park patron parking.

**Michael Villarreal** (8955 Katy Freeway, Houston, Texas) with Flite Banking Centers, the development company handling the design and engineering for the drive-up ATM, addressed the Commission. They have developed and property managed over 200 ATMs in 23 different states. He said evening transactions tend to be quick 2.5-minute cash transactions, not long, drawn-out ones. The line moves very quickly. In high-traffic locations, they rarely see more than three cars stacking. He said the memo data would be 16 transactions per hour per location.

**Erin Christensen** opened and closed the public hearing at 7:38 PM due to no comments received.

Commissioners want more clarification on the transaction data provided in the memo. They are worried about the size of the queue, but otherwise they like the proposal. **Villarreal** said US Bank is building a full branch across the street, and that branch will have additional ATMs. Therefore this will not be an unsupported ATM. Customer preference and visibility are elements to be considered as well, and banks hesitate to put out ATM usage data for competition purposes. It is hard to capture this data. He expects it to be less busy than the average remote ATM because it will be an ancillary use.

**John David Mortensen** wants to hear from someone involved in the branch construction across the street. **Barlow** said he is for the exception and wants the footprint as small as possible. Parking in that area is usually complicated and packed, although CenterCal seems to be fine with it. He said a drive-in ATM was recently installed in the parking area of the Kaysville Vasa, and it has created some parking issues.

**MOTION**

**Tyler Turner** made a motion that the Planning Commission **TABLE** the proposed stacking and queuing layout for the proposed offsite US Bank drive up to get additional information on estimates of how many transactions, or more data specific to this location.

**Alan Monson** seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye ____ Nay
Vice Chair John David Mortensen	X Aye ____ Nay
Commissioner Samuel Barlow	X Aye ____ Nay
Commissioner Larry Steinhorst	X Aye ____ Nay

Commissioner Tyler Turner  
Commissioner Alan Monson  
Commissioner Mike Plaizier

X Aye \_\_\_\_\_ Nay  
X Aye \_\_\_\_\_ Nay  
X Aye \_\_\_\_\_ Nay

**SITE PLAN APPLICATION – public hearing**

**Item #2 Farmington City and Blu Line 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 approximately 1400 W. Burke Lane. (SP-3-23)**

**David Petersen** presented this agenda item. There was a park with playing fields south of Canyon Creek Elementary. However, West Davis Corridor necessitated a trade with the Utah Department of Transportation (UDOT), which is how this new park came to be. 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 that starts north of Spring Creek and continues through the heart of the mixed-use area south.

Parking for the park is provided onsite with street parking available 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 provided 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 that 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 in order 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.

Representing Blu Line Design, **Brent Potter** (8719 S. Sandy Parkway, Sandy, Utah) addressed the Commission. The park is designed for unprogrammed recreation, as it does not have ball fields. An iconic monumental structure is proposed on the northwest corner. The plan includes bouldering walls, lounging/hang out area with hammocking poles, bistro lighting, benches, nine-square, ping pong tables, space for food truck vendors, basketball courts, pickle ball courts, playground equipment, interactive water feature, wetland boardwalks, detention basin lawn, water-wise landscaping, flowering tree orchard, perennial gardens, kinetic shade installation, central pavilion, 6- to 10-foot wide half-mile walking loop, and sports court lighting. The detention basin is 3 to 4 feet in depth. The next step is design development and then construction documents. He welcomed the Commission’s input.

**Barlow** suggested bike parking stalls, especially considering the nearby Legacy Parkway Trail. **Potter** said 108 parking stalls were removed to accommodate for trash and recycling facilities. The City Council requested a stage area. **Potter** mentioned the ice ribbon park in Bountiful. City Staff has agreed to do an experimental kinetic shade installation to test durability, etc. **Christensen** mentioned an architectural mesh material that may be an option. Power and wifi accessibility were also discussed. Restroom facilities aren’t yet finalized, but there may be two separate buildings. Construction time would be six to eight months, opening late summer or early fall 2024.

**Erin Christensen** opened and closed the public hearing at 8:35 PM due to no comments received.

**Christensen** said the Commission is the approving body on the schematic site plan item, and it will not be going on to the City Council. However, the City Council will consider the regulating plan on a future agenda. The regulating plan would amend the map.



**MOTION**

**Tyler Turner** made a motion that the Planning Commission **approve** the 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 **condition**:

- 1. All remaining Development Review Committee comments be addressed.

**Findings 1-3:**

- 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 (PRAT) Committee, 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 1-3:**

- 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

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

Chair Erin Christensen	X Aye ____ Nay
Vice Chair John David Mortensen	X Aye ____ Nay
Commissioner Samuel Barlow	X Aye ____ Nay
Commissioner Larry Steinhorst	X Aye ____ Nay
Commissioner Tyler Turner	X Aye ____ Nay
Commissioner Alan Monson	X Aye ____ Nay
Commissioner Mike Plaizier	X Aye ____ Nay

**SITE PLAN / SUBDIVISION APPLICATION**

**Item #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 three lots located at approximately 1550 W. Burke Lane in the Office Mixed Use (OMU) zone (SP-10-22 and S-18-22).**

**Hansell** presented this agenda item. The Trail is a multi-family residential project located at the corner of Burke Lane and Innovator Drive. This is just up the street from the park. 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 three-bedroom apartments, as well as townhomes. The project also features a commercial pad on Lot 1, which is anticipated to be developed as a future 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. The biggest difference from the current proposal and the one considered in February is the trail on Spring Creek which used to go all the way to the Denver and Rio Grande Western (D&RGW) Rail Trail.

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 exceed the City requirement of 1.6 per unit. For the office use, the parking ratio is 3 per 1000 square feet, which meets the City requirement.

**Refuse Collection:** The final site plan includes a 242 square foot 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 coordination 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 (D&RGW) Rail 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 Development Review Committee (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 Development Agreement:

**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 one-bedroom units, 159 two-bedroom units, 20 three-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 as a detention facility/recreation area and a 2.2-acre 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 two-story townhome product and the apartment building with a brief step from three stories to the main height of four stories. The four-story element of the building is more than 350 feet from the closest existing home. As proposed, the townhomes are two stories in height. While a specific height is not identified in the Project Master Plan (PMP), it is anticipated that the architecture will comply with the 27-foot height limitation within 200 feet of the western right-of-way line for the D&RGW Rail Trail and no four-story components of the apartment building is within this 200 feet specified in the original agreement. The closest point of the four-story apartment building is 270 feet 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 feet with a maximum of 1,056 feet. Each block face should be 264 feet in length or less. The proposed layout creates a block with a 990-foot perimeter around the commercial site, and another block of 2,500 feet around the apartment building, and blocks with perimeters of 534 feet and 1,200 feet around the townhomes. This makes for an average block size of 1,305 feet. There are a variety of block face lengths including the largest stretch of 630 feet on the west side of the apartment building and another significant deviation at 588 feet 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 frontages as required and the buildings are sited within the 0 to 20 feet 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.)**

**Christensen** questioned including firm building heights in the conditions. **Petersen** said it is already in the Project Master Plan. Cross access easements being added to the final plat would be part of the DRC conditions.

Applicant **Jeremy Carver** (12747 Whisper Grove Circle, Draper, Utah), civil engineer **Jeff Randall** (2010 N. Redwood Road, Salt Lake City, Utah), and architect **Alex Stoddard** (223 E. Flicker Drive, Sandy, Utah). **Carver** said they have received a lot of input, and they were excited to see progress on the park and West Davis Corridor. This will be a great area of Utah. The walking path will include a pedestrian bridge. **Stoddard** said the building will have two amenity courtyards including lounge and gathering spaces, dog park, resort-style pool, and outdoor barbecue areas. There will be indoor fitness facilities as well as an outdoor tot lot, bike storage/rental, pickle ball court, trails, and outdoor water-wise landscaping. **Carver** said he is drafting an agreement with an office developer to start construction before the residential component.

**MOTION**

**Tyler Turner** made a motion 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 the previously approved DA and the following Conditions 1-2.

1. The recommendation is subject to the final approval of an amendment to the City’s regulating plan allowing for the proposed block sizes.
2. 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 1-7:**

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 meet 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.

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

Chair Erin Christensen	X Aye ____ Nay
Vice Chair John David Mortensen	X Aye ____ Nay
Commissioner Samuel Barlow	X Aye ____ Nay
Commissioner Larry Steinhorst	X Aye ____ Nay
Commissioner Tyler Turner	X Aye ____ Nay
Commissioner Alan Monson	X Aye ____ Nay
Commissioner Mike Plaizier	X Aye ____ Nay

**OTHER BUSINESS**

**Item #4 Miscellaneous, correspondence, etc.**

- a. **Shane Smoot – Mountain View Phase 2 extension request on one condition of final plat approval (S-3-21)**



**Petersen** presented this agenda item. This is across the street from the City regional park and Ascent Academy Charter School, near three tennis courts. The Planning Commission considered and approved the Final Plat for the Mountain View Phase 2 subdivision on June 3, 2021 (see 6.3.21 PC Staff Report and accompanying information in Staff Report). 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 0.41-acre property, which consists of two parcels: 08-087-0119 (0.25 acres) and 08-087-0165 (0.16 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].*

Applicant **Shane Smoot** (152 Sunset View Drive, Centerville, Utah) addressed the Commission. UDOT had given the developer rights through the rectangular piece to access their development, so there is ingress/egress access there. There were concerns with the residents on 250 South, so he agreed not to pursue that and instead develop it differently. They proposed to relinquish their easement to pursue getting UDOT to deed the land to the City, and the developer would pay for the turn-around and landscaping. UDOT said they are ready to deed the rectangular piece, but inadvertently dropped the triangular piece. The rectangular piece goes a long way in fulfilling the developer's green space requirement, but the turn-around is impossible without the triangular piece. There is a deed restriction on those two lots until this is concluded.

**Christensen** said she knows the residents there are anxious to get the green space. However, the City allowed an extension because it is largely outside the purview of the applicant. She wondered if the developer could smooth out the two lots to provide some kind of a play area in the meantime. **Smoot** said they originally proposed 45 lots, and it ended up being 33 lots. One had been originally allocated for a play area, but when larger lots were planned, that play area was conceded. The regional park across the street makes blading the two lots unnecessary. However, he could blade the dirt in the meantime, although he doesn't know how attractive it will be.

#### **MOTION**

**Tyler Turner** made a motion 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 1-3:**

1. During the last two years, the applicant diligently worked to finalize his trail head/open space commitments, especially involving UDOT, 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 1-3:**

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

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

Chair Erin Christensen	X Aye _____ Nay
Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Samuel Barlow	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Tyler Turner	X Aye _____ Nay
Commissioner Alan Monson	X Aye _____ Nay
Commissioner Mike Plaizier	X Aye _____ Nay

**b. Minutes Approval 06.08.2023 and 06.22.2023**

**Mike Plaizier** made a motion to approve the minutes from June 8 and June 22, 2023. **Tyler Turner** seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye _____ Nay
Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Samuel Barlow	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Tyler Turner	X Aye _____ Nay
Commissioner Alan Monson	X Aye _____ Nay
Commissioner Mike Plaizier	X Aye _____ Nay

**ADJOURNMENT**

**Tyler Turner** made a motion to adjourn at 9:11 PM.

Chair Erin Christensen	X Aye _____ Nay
Vice Chair John David Mortensen	X Aye _____ Nay
Commissioner Samuel Barlow	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay
Commissioner Tyler Turner	X Aye _____ Nay
Commissioner Alan Monson	X Aye _____ Nay
Commissioner Mike Plaizier	X Aye _____ Nay

\_\_\_\_\_  
Erin Christensen, Chair

## CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the City Council of the City of Farmington will hold a regular meeting on **Tuesday, July 18, 2023** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so at [dcarlile@farmington.utah.gov](mailto:dcarlile@farmington.utah.gov)

### **WORK SESSION - 6:00 p.m.**

- 2023 Legislative Session Summary - Stewart Barlow & Paul Cutler
- Need-Based Assistance Program for Utility Bills
- South Park impact with I-15 widening

### **REGULAR SESSION - 7:00 p.m.**

#### **CALL TO ORDER:**

- Invocation - Councilmember Roger Child
- Pledge of Allegiance - Councilmember Amy Shumway

#### **PRESENTATION:**

- Farmington City Theater performance from Xanadu
- Freedom Light Foundation Board

#### **PUBLIC HEARINGS:**

- Zone Text Amendment - side yard requirements related to primary and accessory buildings.

#### **BUSINESS:**

- Condemnation of Parcel 08-283-002 for public park purposes
- Text Amendment to Accessory Buildings / Garages in Side Corner Yards in the OTR Zone
- Monterra Subdivision -Schematic plan
- Commission and Committee Member Residency Requirement
- Lower Farmington Creek Trail - Grant, Funding, and Manpower Allocation
- Historic Conservation Easement for Lot 704 Rice Farms Estates for Bob Aamodt
- First Amendment to the Development Agreement for the Trail Apartments

#### **SUMMARY ACTION:**

- Local Government Agreement for Utility Relocation coordination for the Main Street Widening Project
- Updated Investment Policy
- Approval of Minutes for 06.20.2023

#### **GOVERNING BODY REPORTS:**

- City Manager Report
  - Building Activity Report For June
- Mayor Anderson & City Council Reports

#### **ADJOURN**

**CLOSED SESSION** - Minute motion adjourning to closed session, for reasons permitted by law.

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

***CERTIFICATE OF POSTING*** I, the City Recorder of Farmington City, certify that copies of this agenda were posted at Farmington City Hall, Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov), and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn) on July, 13, 2023

## **CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is given that the City Council of the City of Farmington will hold a regular meeting on **Tuesday, August 1, 2023** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so at [dcarlile@farmington.utah.gov](mailto:dcarlile@farmington.utah.gov)

### **WORK SESSION - 6:00 p.m.**

- Tour of new roads in Farmington
- Discussion of regular session items upon request

### **REGULAR SESSION - 7:00 p.m.**

#### **CALL TO ORDER:**

- Invocation - Councilmember Scott Isaacson
- Pledge of Allegiance - Mayor Brett Anderson

#### **PUBLIC HEARINGS:**

- Consideration of approval 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.
- Regulating Plan Amendment - Proposed City Park

#### **GOVERNING BODY REPORTS:**

- City Manager Report
- Mayor Anderson & City Council Reports

#### **ADJOURN**

**CLOSED SESSION** - Minute motion adjourning to closed session, for reasons permitted by law.

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

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