



FARMINGTON CITY

PLANNING COMMISSION

AUGUST 17, 2023



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday August 17, 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 and training 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.

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

SPECIAL EXCEPTION APPLICATION – public hearing

1. Christine Elegante – Applicant is requesting a special exception approval to exceed the standard height allowance for a fence, located at 2134 Pheasant Place, in the AE (Agricultural Estates) zone.
2. US Bank – Applicant is requesting 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. **TABLED FROM PREVIOUS MEETING – NO PUBLIC HEARING.**

SUBDIVISION – public hearing

3. Blake Bastian – Applicant is requesting recommendation for Preliminary Planned Unit Development (PUD) Master Plan and Schematic subdivision plan for the proposed Gatrell Gardens Subdivision, which will consist of 8 lots (including 2 existing homes) on 2 acres or property, located at 37 and 79 North 100 West and a portion of 184 W State Street, in the OTR zone (S-5-23).

CONDITIONAL USE APPLICATION – public hearing

4. Tauni Frampton – Applicant is requesting conditional use approval related to the design of a proposed new single-family home located on .43 acres at 68 East 400 North in the OTR zone (C-9-23)

ZONE TEXT AMENDMENTS – public hearings

5. Farmington City – Applicant is requesting Additional text and amendments to Section 11-28-140: FENCES, and Section 11-18-160: OPEN STORAGE IN RESIDENTIAL ZONES of Chapter 11-28: SUPPLEMENTARY AND QUALIFYING REGULATIONS, of the Farmington City ZONING REGULATIONS. The proposed amendments are to consider matching requirements in residential zoning districts to residential developments in other zones. (ZT-11-23)
6. Farmington City – Applicant is requesting Additional text and amendments to Section 11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES), of Chapter 11-17: ORIGINAL TOWNSITE RESIDENTIAL ZONE (OTR), of the Farmington City ZONING REGULATIONS. The proposed amendments are to consider changes to the percent of garage that may occupy the front plain of a home. (ZT-13-23)
7. Farmington City – Applicant is requesting amendments to Chapter 11-30: FOOTHILL DEVELOPMENT STANDARDS, of the Farmington City ZONING REGULATIONS. The proposed amendments are to reconfigure/modify the foothill ordinance review and approval process consistent with the Subdivision and Zoning Ordinances, add some architectural design standards, emphasize the no build standards of steep slope areas, and to implement other miscellaneous changes. (ZT-14-23)

OTHER BUSINESS

8. Miscellaneous, correspondence, etc.
 - a. Minutes Approval 08.03.2023
 - b. City Council Report 08.15.2023
 - 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, on August 14, 2023.

Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report August 17, 2023

Item 2: Special Exception –Fence Height

Public Hearing: Yes
 Application No.: M-9-23;
 Property Address: 2134 Pheasant Place
 General Plan Designation: PPR (Pub/Priv Rec Open Space and or Parks Very Low Density)
 Zoning Designation: AE (Agricultural Estates)
 Area: 0.24 ac
 Number of Lots: 1
 Property Owner: Thomas and Christine Elegante
 Applicant: Christine Elegante

Request: *The applicants are seeking approval for a special exception to exceed the maximum fence height of 8 feet.* _____

Background Information

The applicant is requesting a special exception to exceed the maximum fence height of 8 feet as prescribed by FCC 11-28-140:

*11-28-140: FENCES: A. Side, Rear Yards: **No fence, wall, hedge or similar device shall be constructed or placed in any required side or rear yard in a residential zone in excess of eight feet (8') in height.** Where a retaining wall is reasonable and necessary and is located on a property line separating two (2) lots, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.*

The applicant wishes to construct a 12-foot tall fence of chain-link or other netting around the back and side yards of their property. These yards are directly adjacent to 950 North, a collector road, which will connect the West Davis Highway to Farmington, Kaysville and I-15. As a collector, it is anticipated that 950 North will handle high volumes of traffic. The applicant has a private basketball court in their back yard, and would like to construct the 12-foot tall fence as a better barrier between their yard and the road.

For private multipurpose sport courts, the ordinance allows a property owner to request to exceed the 8 foot maximum fence height, with the approval of a special exception from the Planning Commission:

11-28-060 C: Private Multipurpose Sports Courts: Private multipurpose sports courts, tennis courts or other similar playing surfaces, shall be set back at least five feet (5') from the rear and side property lines, fifteen feet (15') from the side corner property line, at least thirty feet (30') from the front property line, and shall be at least twenty feet (20') from any neighboring dwelling. Any deviation from the above setbacks or fence standards contained in this title shall require a special exception (no fee shall be assessed for such application). No lighting may be installed in connection with the multipurpose sports court, tennis court or other similar playing surface which shall throw any

direct rays beyond the property lines on which it is constructed. (Ord. 1997-26, 6-4-1997; amd. Ord. 2011-10, 5-17-2011; Ord. 2015-25, 8-4-2015; Ord. 2021-01, 1-19-2021)

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

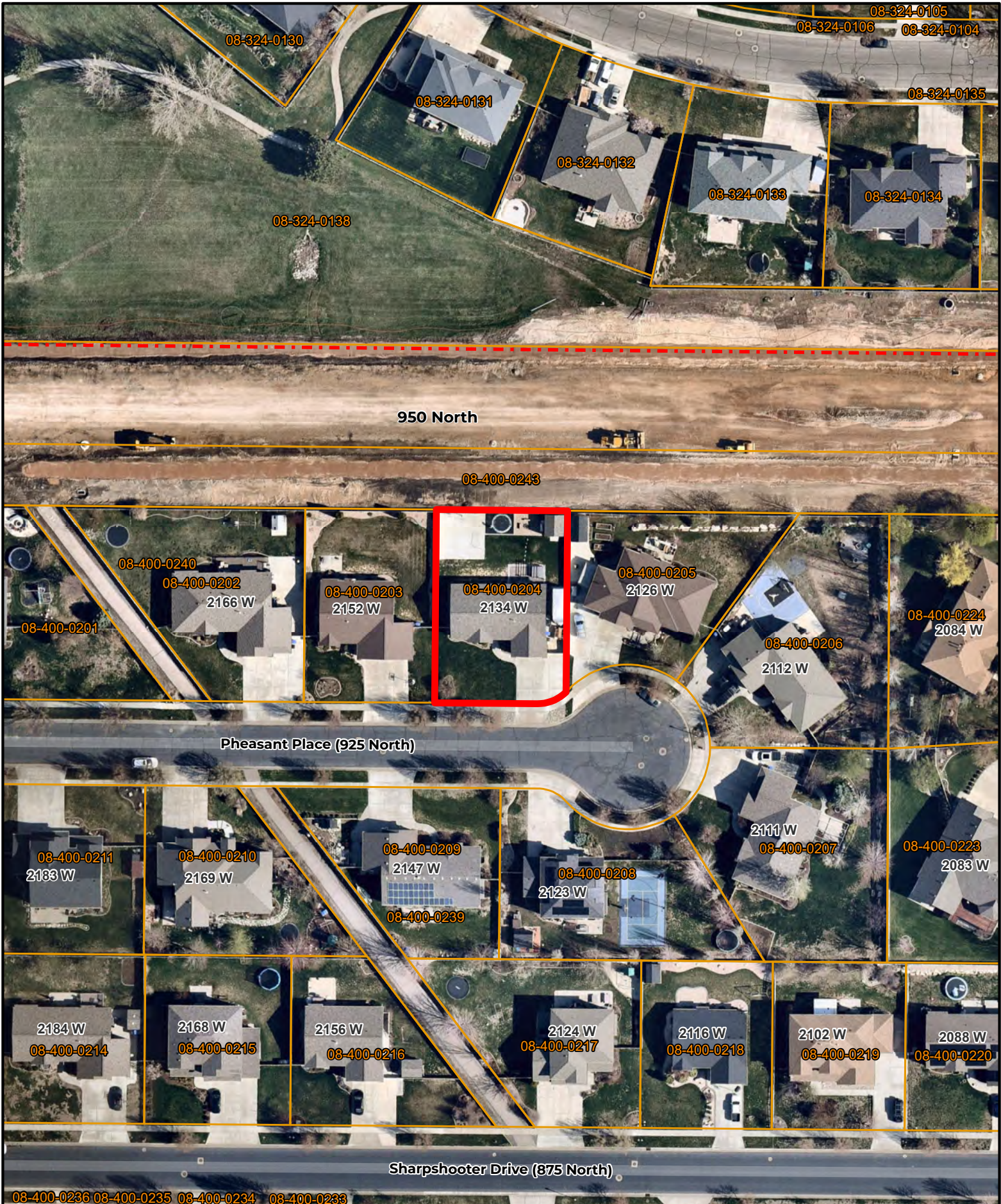
Move that the Planning Commission approve the special exception for an additional 4 feet to the maximum rear and side yard fence height of 8 feet, for a total of 12 feet, for the property at 2134 Pheasant Place, subject to all applicable Farmington City development standards and ordinances, and the condition that the applicant receive a building permit for the fence.

Findings:

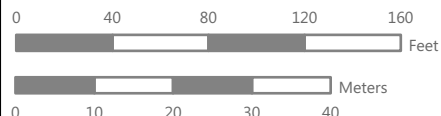
1. A taller fence would presumably prevent basketballs or other sport equipment from entering the 950 North right of way, contributing to a safer roadway.
2. With an approved building permit, it is reasonable to assume that the extra fence height will not be detrimental to the health, safety or general welfare of persons residing or working the vicinity, or injurious to property or improvements in vicinity.
3. The property is of sufficient size to accommodate the special exception.

Supplemental Information

1. Vicinity Map
2. Information from applicant



VICINITY MAP
2134 W Pheasant Pl



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.



1. Describe in detail the proposed special exception for which this application is being submitted.

Now that the road at 950 north has been paved and is ready to connect with Legacy and Shephard Lane, we are requesting a special exception to be able to install a 12-foot fence around the back corner of our property to keep basketballs from going out into the road. We are asking for a special exception for Section 11-28-060 Subsection C: Private Multipurpose Sports Courts as well as Section 11-28-140: Fences. We would like to install a 12-foot fence around an existing basketball court to keep balls from flying over the fence and into the road. Although, 950 North just opened and is not a through road yet, we have already had many balls go over the fence. To prevent any accidents from flying balls, we would enclose the back 30 feet of our west corner property and 15 feet on the side. With the strong winds that are so common in our area, we would most likely do a chain link fence or steel poles with some type of netting.



**Farmington City
Planning Commission Staff Report
August 17, 2023**

Item 1: US Bank – Drive Up Stacking Queue

Public Hearing: No
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.*

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.

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. US Bank is requesting that number be reduced to stacking for 3 cars, not including vehicles at the ATM. 11-32-040 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 Planning Commission reviewed and tabled this request for the first time on July 13, 2023. The main questions that the Commission had concerned the following:

1. Why is the drive up ATM needed, as it would be in addition to the two walk up ATMs in the branch building approximately 200 ft away?
 - a. Response from Kimley-Horn: ***“The exterior branch walk-up ATM will have 24/7 access, while the interior walk-up ATM and exterior drive-thru motor bank would only be accessible during regular branch hours. The exterior walk-up ATM is not a preferred customer touchpoint during non-business branch hours, even with 24-hour exterior access. Customers prefer the safety of remaining in their vehicle, as such US Bank is trying to provide the drive-up ATM service for their customers and other citizens. The bank feels that the proposed drive-up ATM, independent from the branch, would provide better visibility and safety for its users. The drive-up ATM would be highly visible and not present any security obstructions for the user. With dedicated lighting, the drive-up ATM would also provide safe usage during late evening usage.”***

2. If a drive up ATM is needed, why couldn't it be accommodated on site with the US Bank branch?

- a. Response from Kimley-Horn: *“The branch will only be providing motor bank access, as their branch prototype does not allow for a drive-up ATM.”*
3. The traffic study provided at the July 13 meeting did not clearly address the Commissions concerns.
 - a. *Updated traffic study included as Supplemental Information #3*

Suggested Motion

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

Findings:

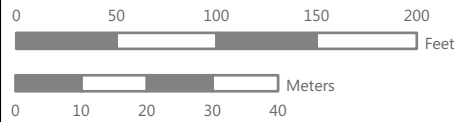
1. The traffic study provided by the applicant submits evidence that proposed plan is sufficient.
2. The removal of 11 parking spaces has not been opposed by Station Park CenterCal and makes little to no impact on the parking ratios for the property.

Supplemental Information

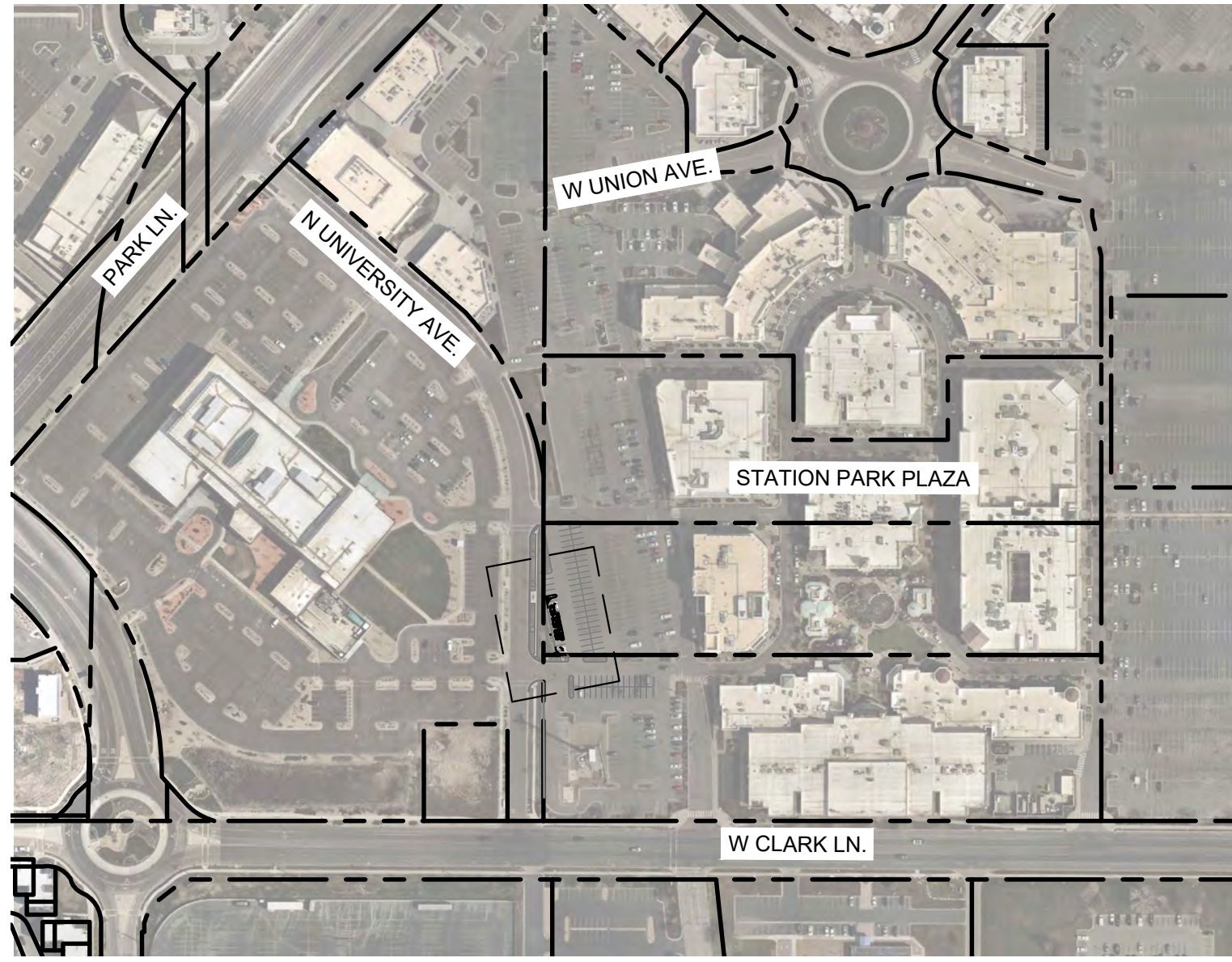
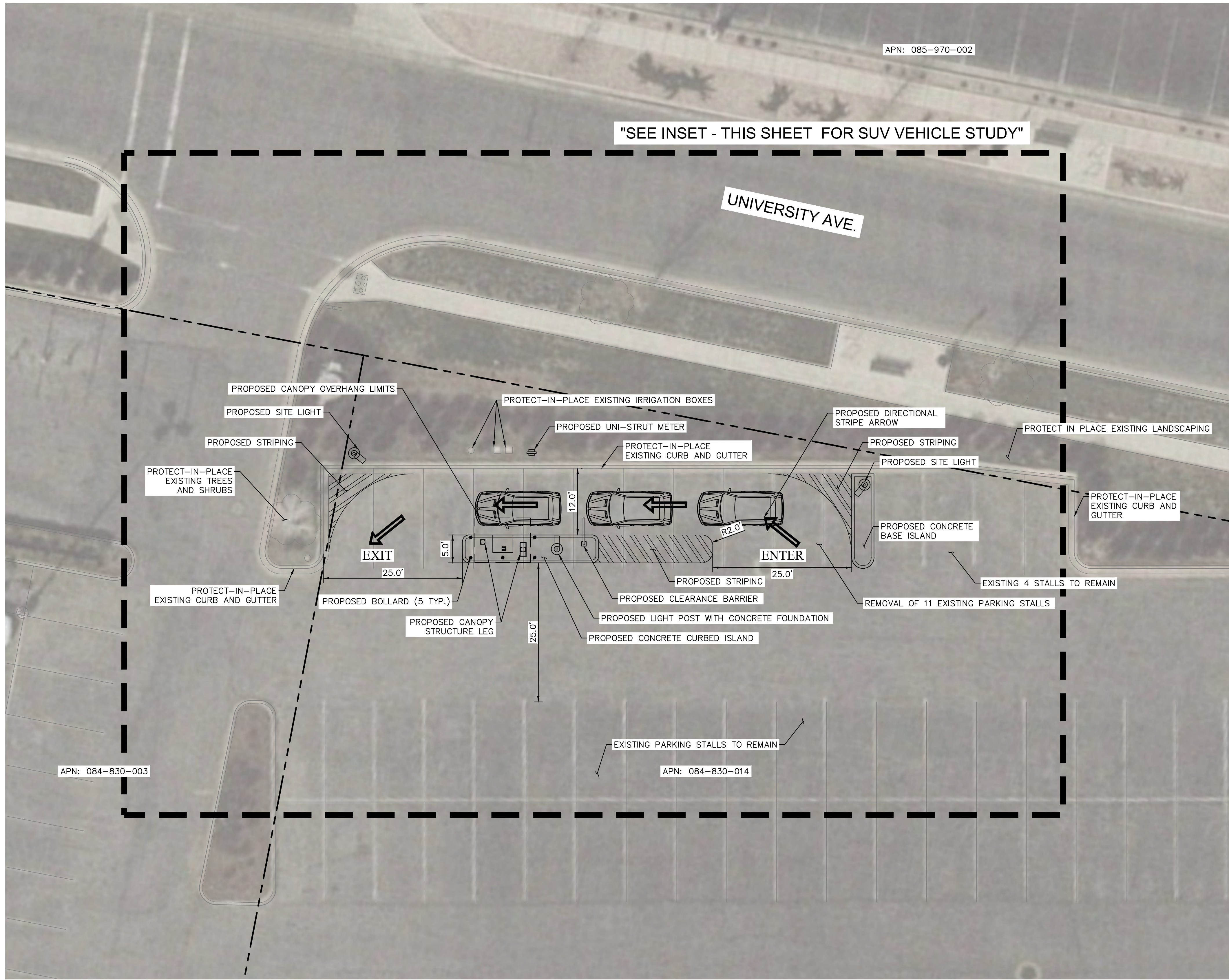
1. Vicinity Map
2. Conceptual site plan
3. Project memorandum
 - a. Traffic study



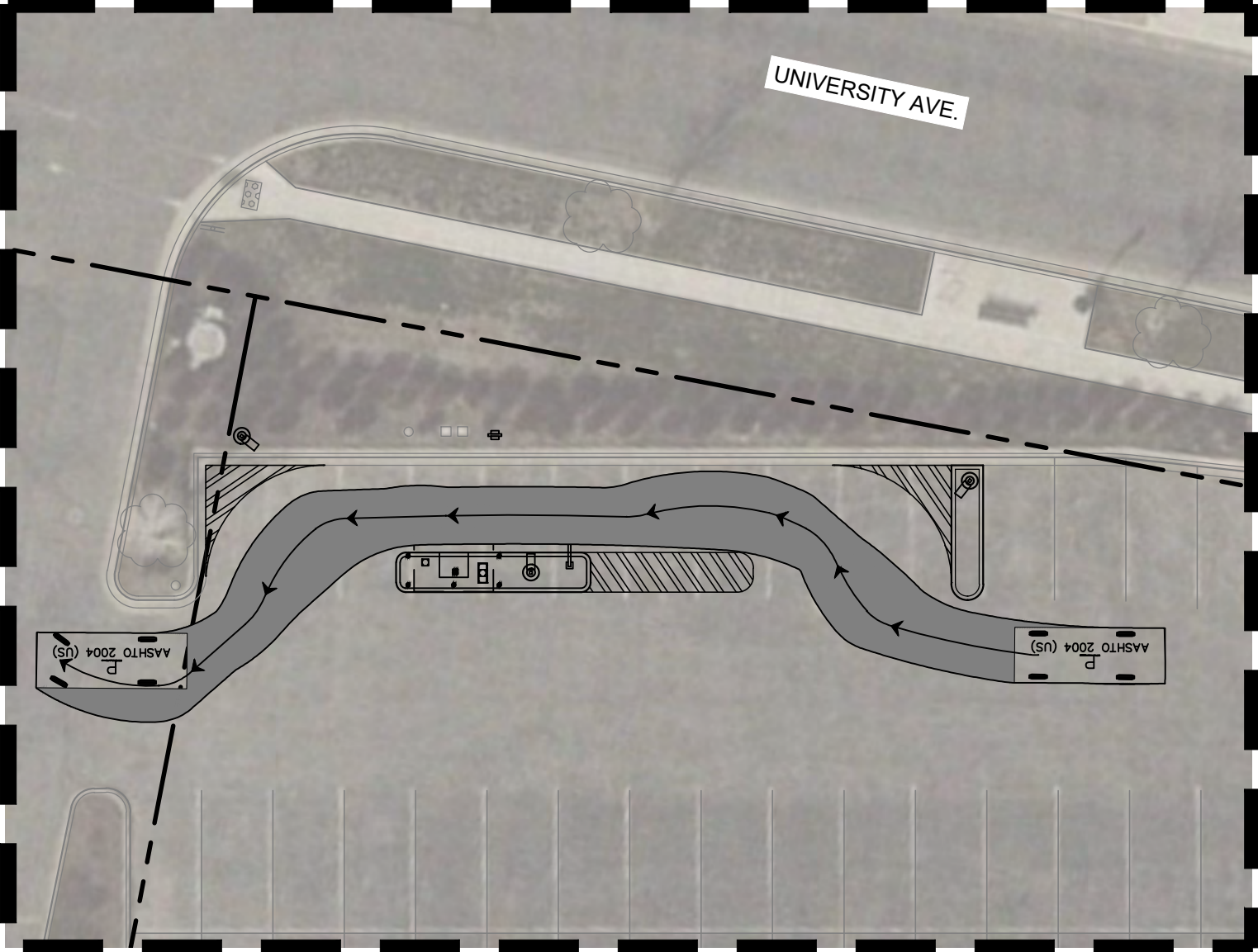
VICINITY MAP
US Bank ATM Location



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.



OVERALL SITE PLAN
SCALE: 1" = 350'



SUV VEHICLE STUDY
SCALE: 1" = 20'

LEGEND

--- PROPERTY LINE

PROJECT TEAM

OWNER/DEVELOPER
FLITE BANKING CENTERS, LLC
C/O DEANGELO RIOS
8955 KATY FREEWAY, STE.107
HOUSTON, TX 77024
(281) 816-5391
DRIOS@FLITEATM.COM

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES
C/O JACOB GLAZE, P.E.
1100 W TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
(714) 705-1374
JACOB.GLAZE@KIMLEY-HORN.COM

DATA SUMMARY

ADDRESS: 140 N UNION AVE FARMINGTON, UT 84025

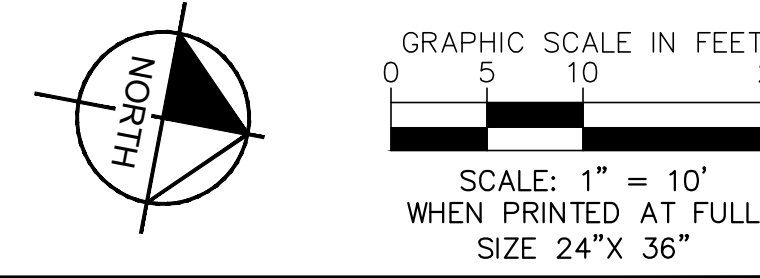
APN: 084-83-0014

EXISTING ZONING DISTRICT: COMMERCIAL ZONE (C-2)

EXISTING LAND USE: COMMERCIAL RETAIL

FLOOD ZONE: ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEAVE PER FEMA MAP NO. 49011C0381F

SITE COVERAGE
GROSS AREA: 189,541 S.F. (4.35 AC) 100%
TOTAL DISTURBED SITE AREA: 1,665 S.F. (0.04 AC) 0.09%



NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
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7			
8			
9			
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DESIGNED BY: SP
DRAWN BY: SP
CHECKED BY: KC
DATE: 06/15/2023
KIMLEY-HORN PROJECT NO. 194401014

CONCEPTUAL SITE PLAN



MEMORANDUM

To: Community Development
City of Farmington

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

Date: July 31, 2023

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

Background

This memorandum serves as a detailed description of the proposed special exception on the city stacking/ queuing requirement, shown below, for the proposed 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.

US Bank drive-thru ATMs do not need to accommodate for 4 vehicle stacking, as traffic data from existing and proposed sites in Utah demonstrate 3 stacking spaces is sufficient to meet demand.

Existing US Bank Sites

US Bank 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 3:00 PM and 7:00 PM, on Saturday 5/27 at 4:00 PM, and on Sunday 5/28 at 3:00 AM. 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.

Proposed US Bank Site

US Bank has a future branch located at 1004 West Clark Lane, Farmington, Utah, 84025, just 250-feet in overall distance from the proposed single drive-thru ATM structure. The branch will have a 3,999 SF building, exterior drive-thru ATM access, along with walk-up exterior and interior access. This new branch is completely independent of the proposed drive-thru ATM at 140 N Union Avenue.

A traffic study was conducted for the new drive-thru ATM location, US Bank has determined the anticipated transaction volumes over a 7-day period between 7/11 to 7/17, see **Figure 2.0**. Per the results of that study, the peak hours occur on Friday, 7/14 between 2:00 PM and 7:00 PM, on Saturday 7/15 at 1:00 PM, and on Sunday 7/17 at 5:00 PM. It is concluded that the average transaction time would be approximately 1.5 minutes. Peak hour on Friday from 6:00 PM to 7:00 PM, denotes 21 transactions within the span of one hour. Based on the peak data, the proposed site plan provides sufficient space for 3 stacked vehicles and 2 vehicles in queue.

Analysis Conclusion

Based off the existing and proposed drive-thru data, should the 2 spaces be exceeded, there is space 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 – Existing FLITE ATM Traffic Study

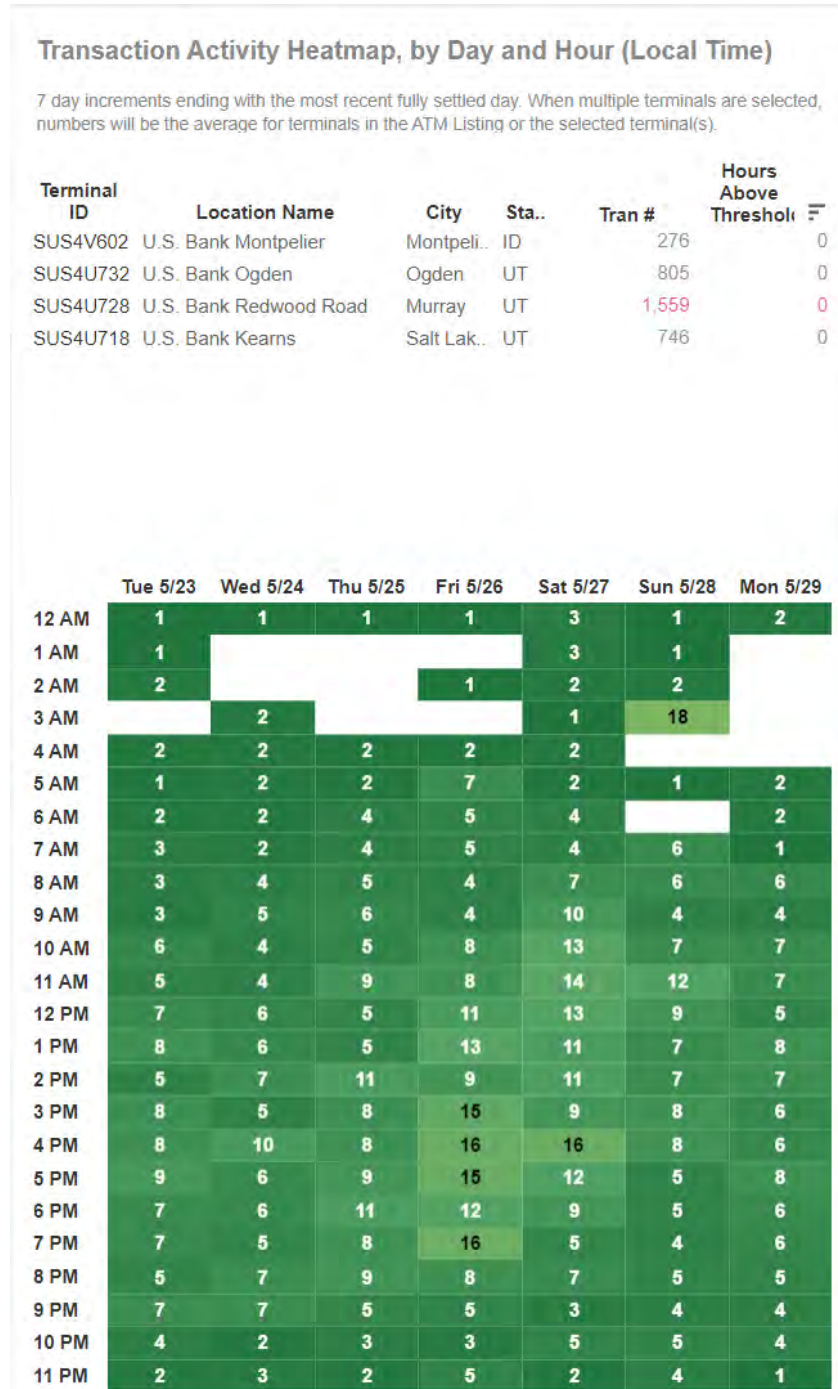
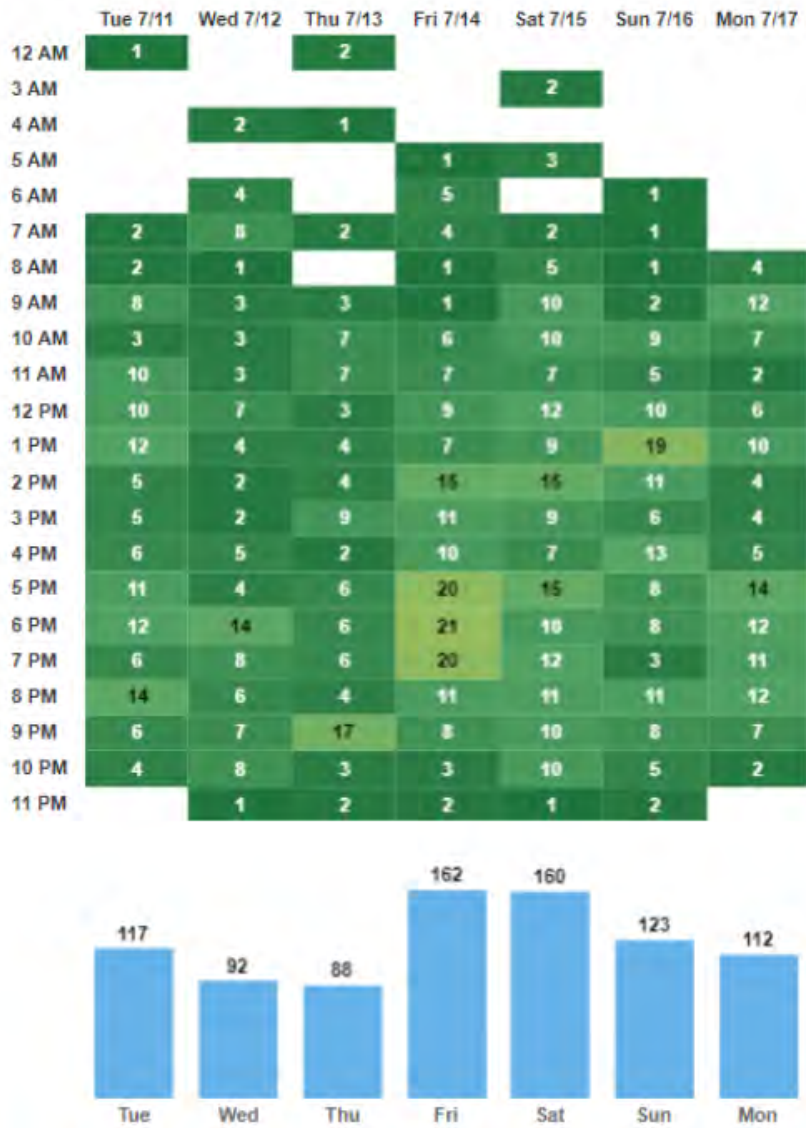


Figure 2.0 – Proposed FLITE ATM Traffic Study



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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Savannah Pierson



Farmington City Planning Commission Staff Report August 17, 2023

Item 3: Preliminary PUD Master Plan – Schematic Subdivision Plan - Gatrell Subdivision Planned Unit Development (PUD)

Public Hearing:	Yes
Application No.:	S-5-23
Property Address:	37 and 79 North 100 West and a portion of 184 W State Street
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	2 acres
Property Owner/Applicant:	Blake Bastian and Fadel Trust / Blake Bastian

Request: *A recommendation for Preliminary PUD Master Plan and Schematic Subdivision plan approval.*

Background Information

The subject property which consists of 2 acres accessed from 100 West Street just north of State Street currently includes 2 homes. The applicant has provided a yield plan indicating the potential development of the property with 6 lots if it were to be developed using standard street and lot dimensions. Rather than pursue this configuration, the applicant is looking to preserve the existing 2 homes along 100 West Street which are on the Farmington City Historic Sites List.

In order to preserve these 2 homes and to provide more flexibility in how the property is developed the applicant is looking for approval of a PUD subdivision. This first step is the schematic plan and Preliminary PUD Master Plan consideration. The Planning Commission is tasked with making a recommendation to the city council regarding the request and a final determination would be made by the City Council.

Per Farmington City Municipal Code (FMC) 11-27-010, the purpose of the PUD is “...to promote flexibility in site design, to achieve, for example, the clustering of buildings, the mixture of housing types, and the combining of housing with supplementary uses such as commercial centers, business parks or other multiple use centers, etc. This chapter is also intended to promote better design of residential developments through the use of design professionals. It is further intended that a planned unit development will provide for more open space, more public amenities, and the preservation of natural features such as floodplains and steep slopes that would not be possible under traditional development techniques...” FMC 11-27-120 states that “smaller planned unit developments are encouraged in the older historical parts of the City in order to use lot interiors where unique conditions may exist.”

FMC 11-27-070 below indicates the items that the Planning Commission should consider to determine if the proposal is more appropriate than a standard subdivision.

11-27-070: PRELIMINARY PUD MASTER PLAN REVIEW BY PLANNING COMMISSION:

The Planning Commission shall review the application for approval of a planned unit development designation and the preliminary PUD Master Plan at a public hearing. The Planning Commission shall either recommend the City Council approve the application and plan as presented, recommend the City Council approve it subject to certain conditions, table the application pending receipt of required materials, data, studies and information, or recommend the City Council disapprove it. Any recommendation for approval of the preliminary PUD Master Plan shall be made only after the Planning Commission makes the following findings:

A. Layout: The proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The Planning Commission shall consider the architectural design of the buildings and their relationship on the site and their relationship to development beyond the boundaries of the proposed planned unit development. The Planning Commission shall consider the landscaping and screening as related to the several uses within the proposed planned unit development and as a means of its integration into its surroundings.

B. Consideration Of Adjacent Property: The proposed planned unit development will create no detriment to property adjacent to the planned unit development and to this end the Planning Commission may require that the uses of least intensity or greatest compatibility be arranged around the boundaries of the project. The Planning Commission may require that yard and height requirements for the adjacent zone apply on the periphery of the planned unit development.

C. Efficient Use Of Land: The proposed planned unit development will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone. The Planning Commission shall consider the residential density of the proposed development and its distribution.

D. Compensation For Increased Density: The increased density allowed within the planned unit development will be compensated by better site design and by the provision of increased amenities, common open space and recreational facilities. To ensure this requirement is achieved, site plans and other plans should be prepared by design professionals.

E. Hazards Not Increased; Recommendations: Any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety or general welfare of the residents of the proposed planned unit development. Based on its action on the preliminary PUD Master Plan, the Planning Commission shall make recommendations to the City Council. A recommendation for approval of the preliminary PUD Master Plan shall also include a list of recommendations for deviation from the requirements of the underlying zone requirements.

The applicant has provided a plan indicating a private drive that that enters from 100 West to a 5 smaller lots on the eastern portion of the subdivision. The homes would be accessed from a lane designed as a turnaround for emergency services. Further, the lane stubs to what is identified as lot 8 which would be established as a larger ½ size lot that. The Development Review Committee has reviewed the proposal and at the schematic level it can work as proposed from a technical standpoint. As proposed the historic homes would remain on their own lots while the smaller new homes would be surrounded by common area.

While the yield plan indicates a potential of 6 lots using the conventional standards, the applicant is requesting that the preservation of the 2 existing homes on site meet the ‘some other public benefit’ provision of FMC 11-17-035 in lieu of moderate income housing units, the applicant is also requesting that the city consider ‘additional lots’ for this preservation effort. This provision does not place a cap on the number of additional lots so the applicant has the right to ask for consideration of the 2 extra lots identified. A baseline for consideration of added density may be a reference to the common open space density bonus from 11-27-120 identified below.

“Every planned unit development shall provide usable common open space, accessible to all lots or units, of not less than ten percent (10%) of the net area (gross area less constrained or sensitive lands), in single-family planned unit developments. . .” (Section 11-27-120 G 1. of Chapter 27 of the Zoning Ordinance (the PUD chapter)). The common area includes 6700 sq. ft. in Open Space Parcel A and 8600 sq. ft. in Open Space Parcel B for a total of 15,300 sq. ft. of open space or 17% open space. While the proposal meets the 10% requirements, the preservation of the historic homes may also be allowed in lieu of open space requirements for a PUD per 11-27-120 (G)(2)(a). The applicant has provided a detail indicating what is expected to occur with trees on site. However the implementation of open space even with the historic preservation is relevant in consideration of additional units. Under a standard open space type subdivision where 20% of the property is designated as open space the development may merit a 20% density bonus. In this case that would bump the project from the 6 units identified in the yield plan to 7.2 or 7 units.

The applicant proposes to remove the existing fencing around the perimeter and replace it with a 6ft. vinyl privacy fence.

The creation of a private drive with the proposed lot sizes and common area configuration may be accomplished through the Planned Unit Development (PUD) process, but at the sole discretion of the City (it is a legislative act).

Provision permitting consideration of ‘additional lots’:

11-17-035: MODERATE INCOME HOUSING:

A. Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:

1. Open space; or
2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or
3. Some other public benefit; or
4. A combination of 1, 2, and 3 above.

B. Exemption: Subdivisions resulting in two (2) or fewer additional lots are exempt from the minimum moderate-income housing requirements of this Section.

C. Additional Lots: The City may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

The following has been included for reference in consideration of the proposed lot sizes and setbacks identified in the schematic plat. The PUD allows the city to approve deviations from these standards.

The proposed development includes yards of 10 ft or larger around the perimeter, except for the existing home on lot 1 which would remain at just over 3 feet from the north property line. Yards between new homes are 15 feet total.

11-17-040: MINIMUM LOT AND SETBACK STANDARDS:

A. Minimum Standards: The following shall be the minimum lot areas, widths and main building setbacks in the OTR Zone:

Zone	Lot Area	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
OTR	10,000 square feet for each single-family	85'	95'	30'	10'	20'	30'

Suggested Motion

Move the Planning Commission recommend that the City Council approve the Preliminary PUD Master Plan and Schematic Subdivision plan for the proposed Gatrell PUD Subdivision subject to all applicable Farmington City development standards and ordinances and the following:

1. The common open space be removed and the single family homes be placed on individual lots as the historic homes preservation can act in lieu of the need for open space.
2. The owners must enter in to an agreement with the City memorializing their commitment to preserve the two historic homes.
3. Reduce the total number of lots to 7.
4. The applicant must meet all requirements of the City’s DRC (Development Review Committee).

Findings:

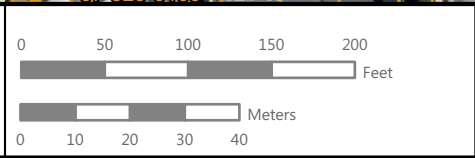
1. The PUD will result in the preservation of two historic homes.
2. As currently proposed, individual lots would be approximately 7,000 sq. ft. in size which are comparable to lots found in the general area and allow for homes that are comparable to others found in the area.
3. The density of development is consistent with what is allowed in the OTR zone which is 4 per acre or 8 homes on 2 acres, the consideration of additional density is required due to the shape of the property and need for access allowing only 6 homes per the yield plan.
4. The application is consistent with the goals and purposes of the Farmington City General Plan and Zoning Ordinance.

Supplemental Information

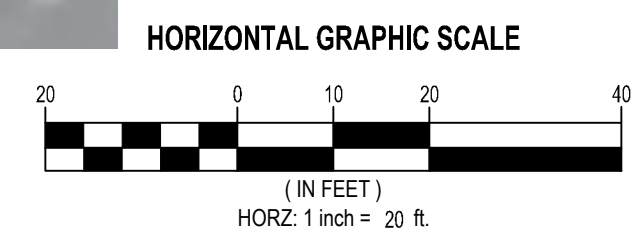
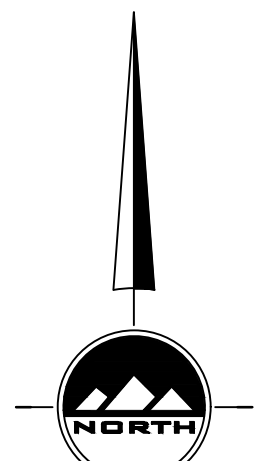
1. Vicinity map.
2. Subdivision Yield Plan of the property.
3. Preliminary PUD Master Plan and Exhibits.



VICINITY MAP
Gattrell Gardens PUD



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.



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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
ELITE-CRAFT HOMES, LLC.
49 NORTH MAIN STREET
FARMINGTON, UTAH 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525

GATRELL PROPERTY

37 & 79 NORTH 100 WEST
FARMINGTON, UTAH 84025

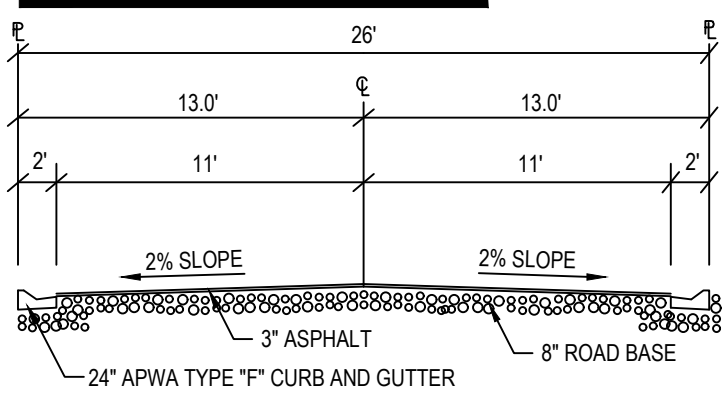
YIELD PLAN

PROJECT NUMBER: 12279
PRINT DATE: 2023-07-20
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER

1 OF 1

811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. Know what's below. Call before you dig.

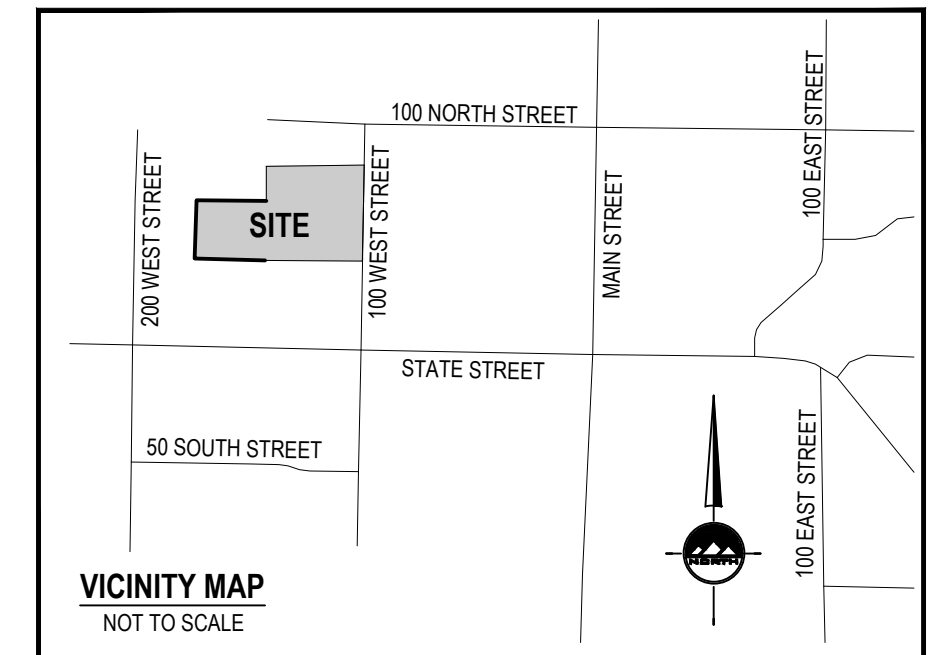
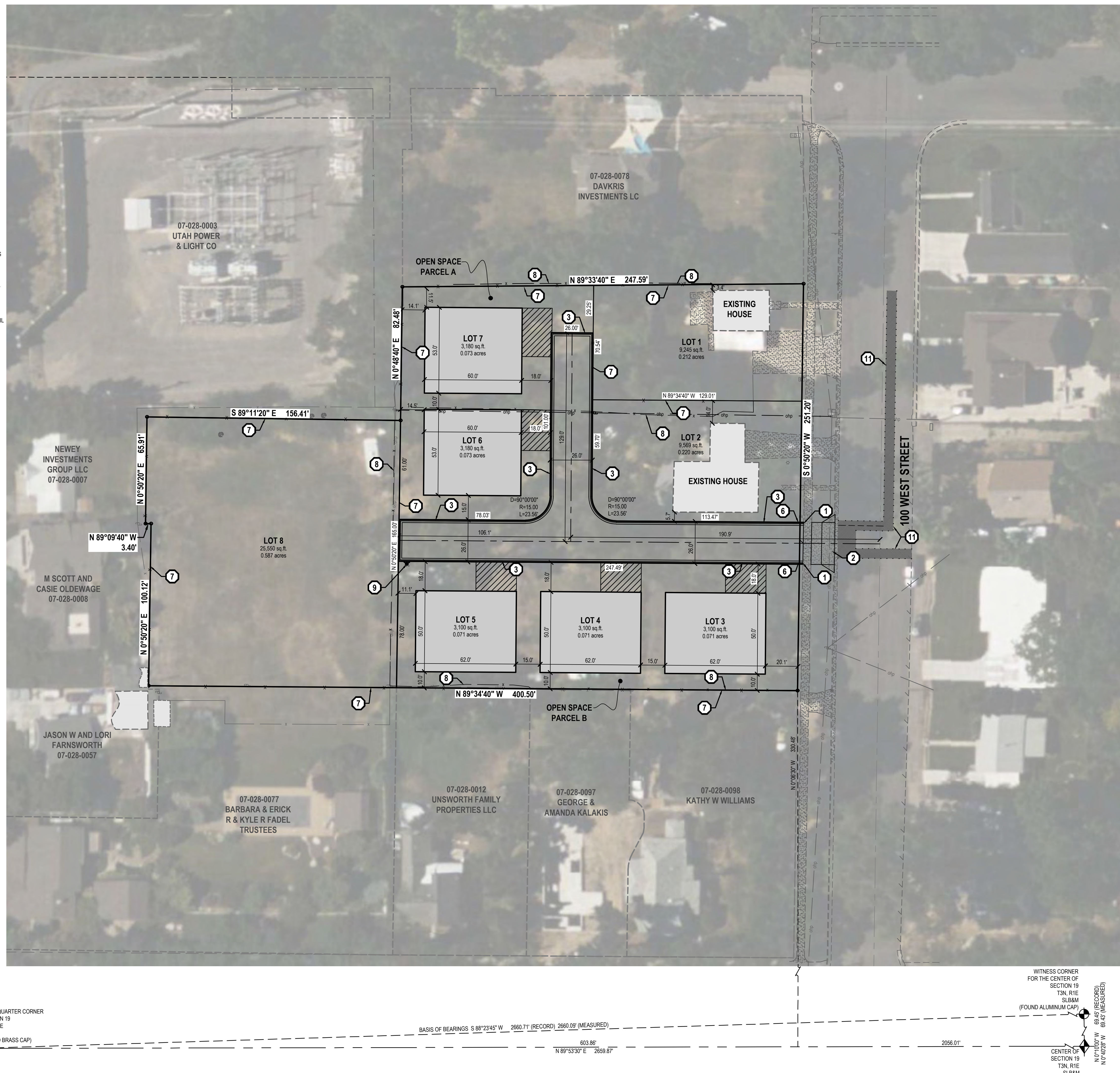
BENCHMARK
NCS BENCHMARK SET IN 1925. LOCATED SOUTHEAST OF PROPERTY.
ELEV = 4305.51'



PRIVATE LANE CROSS SECTION
NO SCALE

- 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:
- MATCH EXISTING IMPROVEMENTS
 - INSTALL DRIVEWAY APPROACH PER FARMINGTON STANDARD DETAIL 221
 - INSTALL TYPE "F" CURB AND GUTTER PER APWA DETAIL 205.2
 - INSTALL REVERSE PAN TYPE "F" CURB AND GUTTER PER APWA DETAIL 205.2
 - TRANSITION FROM TYPE "F" CURB AND GUTTER TO REVERSE PAN TYPE "F" CURB AND GUTTER
 - TAPER CURB FACE FROM 0" CF TO 4" CF
 - INSTALL 6" VINYL PRIVACY FENCE
 - EXISTING FENCE TO BE REMOVED
 - INSTALL CLOW FIRE HYDRANT PER FARMINGTON STANDARD DETAIL 511 SP
 - INSTALL SIDEWALK PER FARMINGTON STANDARD DETAIL 231 SP
 - SAWCUT EXISTING ASPHALT AND PROVIDE A SMOOTH CLEAN EDGE. REPLACE ASPHALT ROAD SECTION PER FARMINGTON CITY STANDARDS AND SPECIFICATIONS.

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



PROPERTY DESCRIPTION
A parcel of land, situate in the Northwest Quarter of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, also being a part of Lots 2, 3, 5 and 6, Block 9, Plat "A", Farmington Townsite Survey, said parcel also located in Farmington City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on westerly right-of-way line of 100 West Street, said point also being the common lot line between Lots 1 and 6, Block 9, Plat "A" Farmington Townsite Survey, said point being North 89°53'30" East 603.86 feet along the Section line (NAD83 bearing being South 89°46'08" East between the West Quarter Corner and the Center Quarter Corner of said Section 19) and North 00°06'30" West 330.48 feet from the West Quarter Corner of said Section 19 and running thence:
 North 89°34'40" West 400.50 feet along the North line of Lot 1, Block 9, Plat "A" Farmington Townsite Survey and beyond to the easterly line of that parcel described in that Warranty Deed (Entry No. 2428843, Book 4724, Page 14);
 thence North 00°50'20" East 100.12 feet along said easterly line to the northerly line of said parcel;
 thence North 89°09'40" West 3.40 feet along said northerly line to the easterly line of that parcel described in that Warranty Deed (Entry No. 2833652, Book 6151, Page 953);
 thence North 00°50'20" East 65.91 feet along said easterly line of the Utah Power and Light Parcel (Rocky Mountain Power);
 thence along said parcel the following two (2) courses and distances:
 1) South 89°11'20" East 156.41 feet;
 2) North 00°48'40" East 82.48 feet to the southerly line of that parcel described in that Warranty Deed (Entry No. 2828164, Book 6121, Page 585);
 thence North 89°33'40" East 247.59 feet along said southerly line to the aforementioned westerly right-of-way line of 100 West Street;
 thence South 00°50'20" West 251.20 feet along said right-of-way to the Point of Beginning.

Contains: 87,260 square feet or 2.003 acres.

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS & SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
 - THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).
 - STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
 - GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
 - BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
 - A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.

ENSIGN
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GATRELL SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
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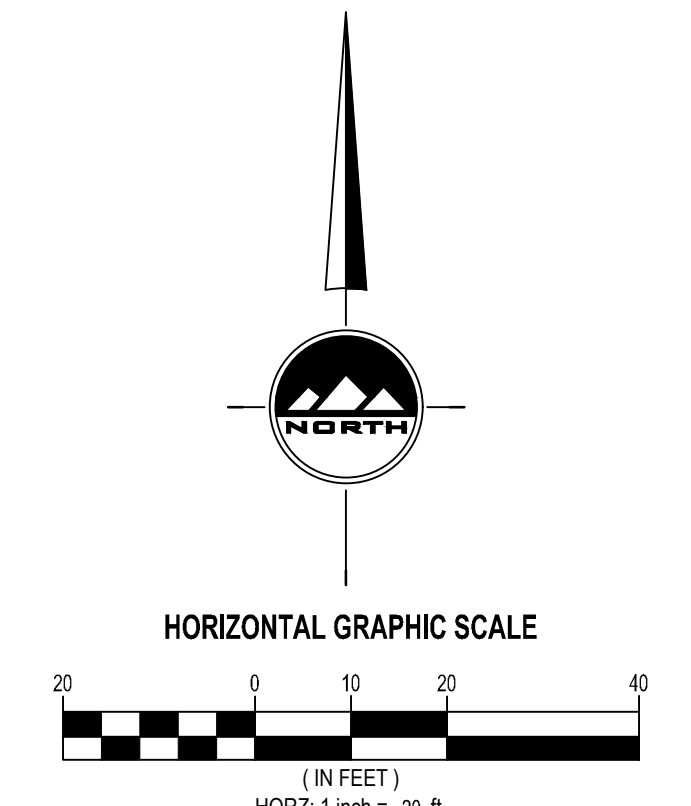
PROFESSIONAL ENGINEER
C. PRESTON
No. 0049039
7-16-23
STATE OF UTAH
GERRON HESS PRESTON

NO. DATE REVISION FOR REVIEW

PRELIMINARY SITE PLAN

PROJECT NUMBER 12279 PRINT DATE 2023-07-18
PROJECT MANAGER C. PRESTON DESIGNED BY M. ELMER

1 OF 3



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NCS BENCHMARK SET IN 1925. LOCATED SOUTHEAST OF PROPERTY.
ELEV = 4305.51'

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 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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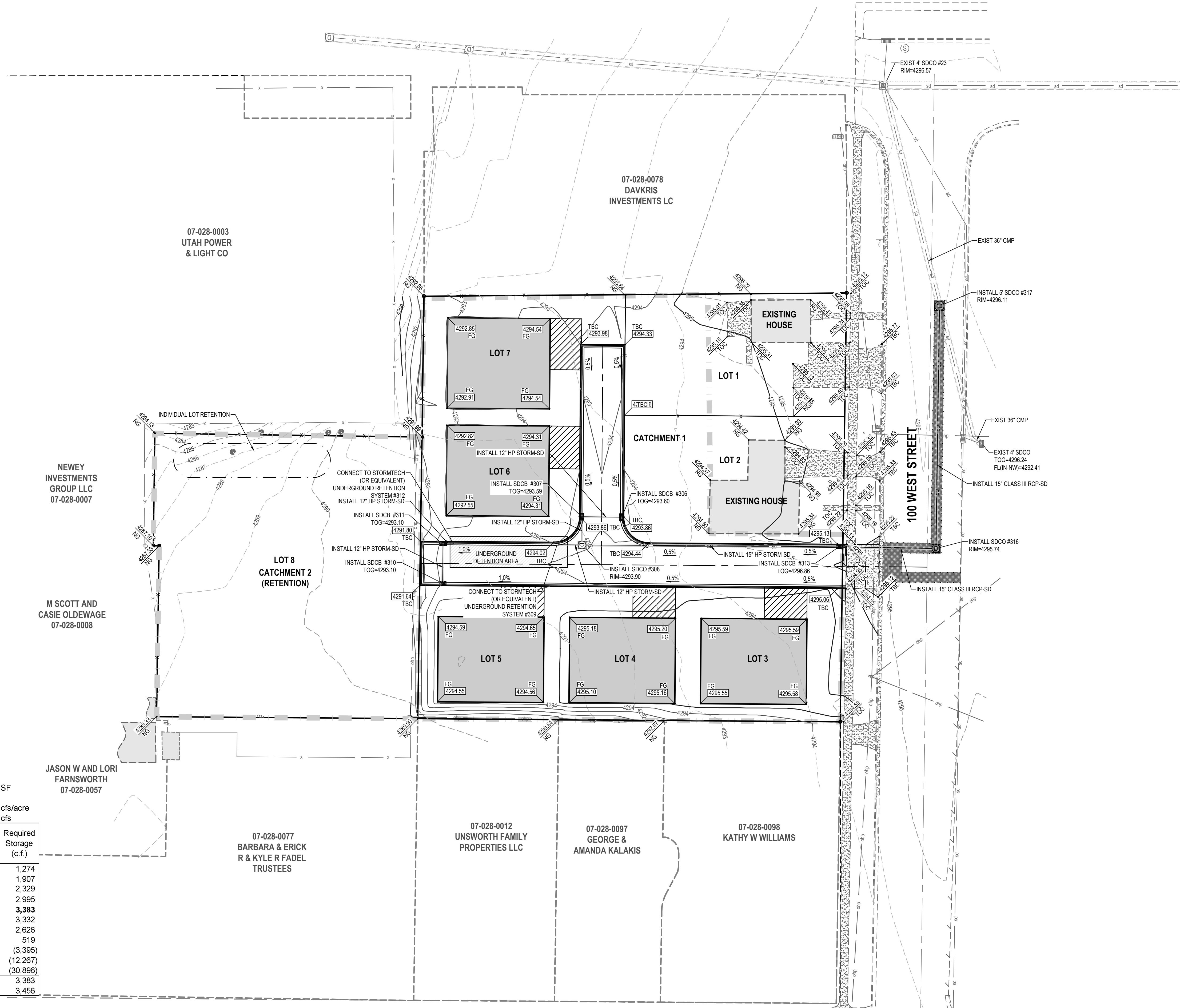
GATRELL SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
37 & 79 NORTH 100 WEST
FARMINGTON, UTAH 84025



NO. DATE REVISION FOR REVIEW

PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 12279 PRINT DATE: 2023-07-18
PROJECT MANAGER: C. PRESTON DESIGNED BY: M. ELMER



Study Summary Statistics
Phase 1:

	Area	C Value
Building Area	15,660	0.9
Total Hardscape	9,321	0.9
Landscaped Area	25,398	0.15
Total Area	50,379	
Weighted Average C		0.522
Total Area	50,379 SF	
Total Area	1.16 Acres	
Composite C		0.522

Detention Calculations (100-year storm)

Basin Tributary Area	50,379 SF
Runoff coefficient C:	0.522
Release Rate	0.20 cfs/acre
Peak Release	0.231 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.42	1,344	69	1,274
10	5.65	2,046	139	1,907
15	4.67	2,537	208	2,329
30	3.14	3,412	416	2,995
60	1.94	4,216	833	3,383
120	1.15	4,998	1,665	3,332
180	0.79	5,124	2,498	2,626
360	0.42	5,515	4,996	519
720	0.25	6,597	9,993	(3,395)
1440	0.15	7,718	19,985	(12,267)
2880	0.09	9,074	39,970	(30,896)
Required Detention:				3,383
Provided Detention:				3,456

Catchment Calculations (25-year storm)

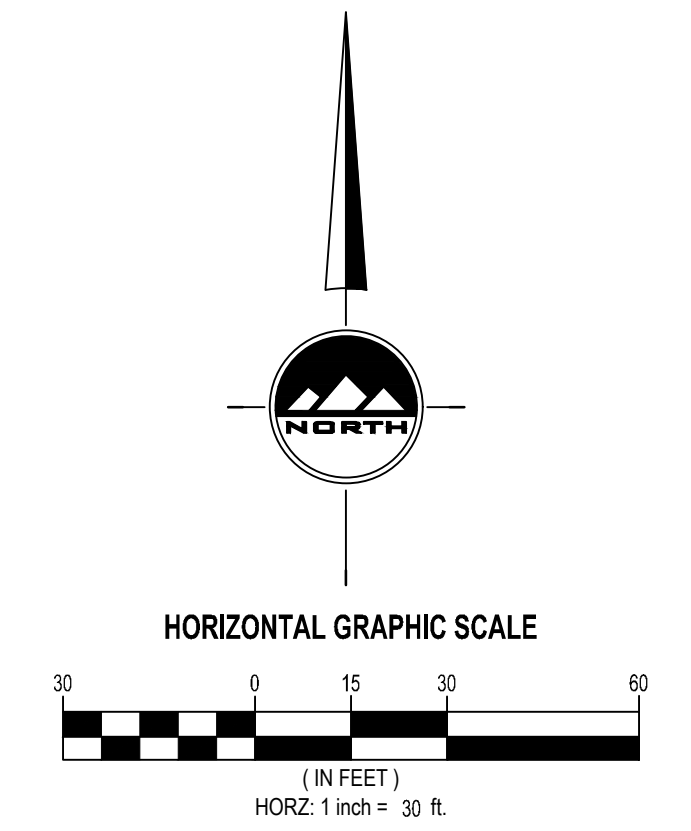
Time of Concentration: 15 min
Rainfall Intensity I: 3.13 in/hr
Mannings N: 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	50,379	0.522	1,905	SD1
2	25,549	0.300	0.555	RET

Pipe Design (25-year storm)

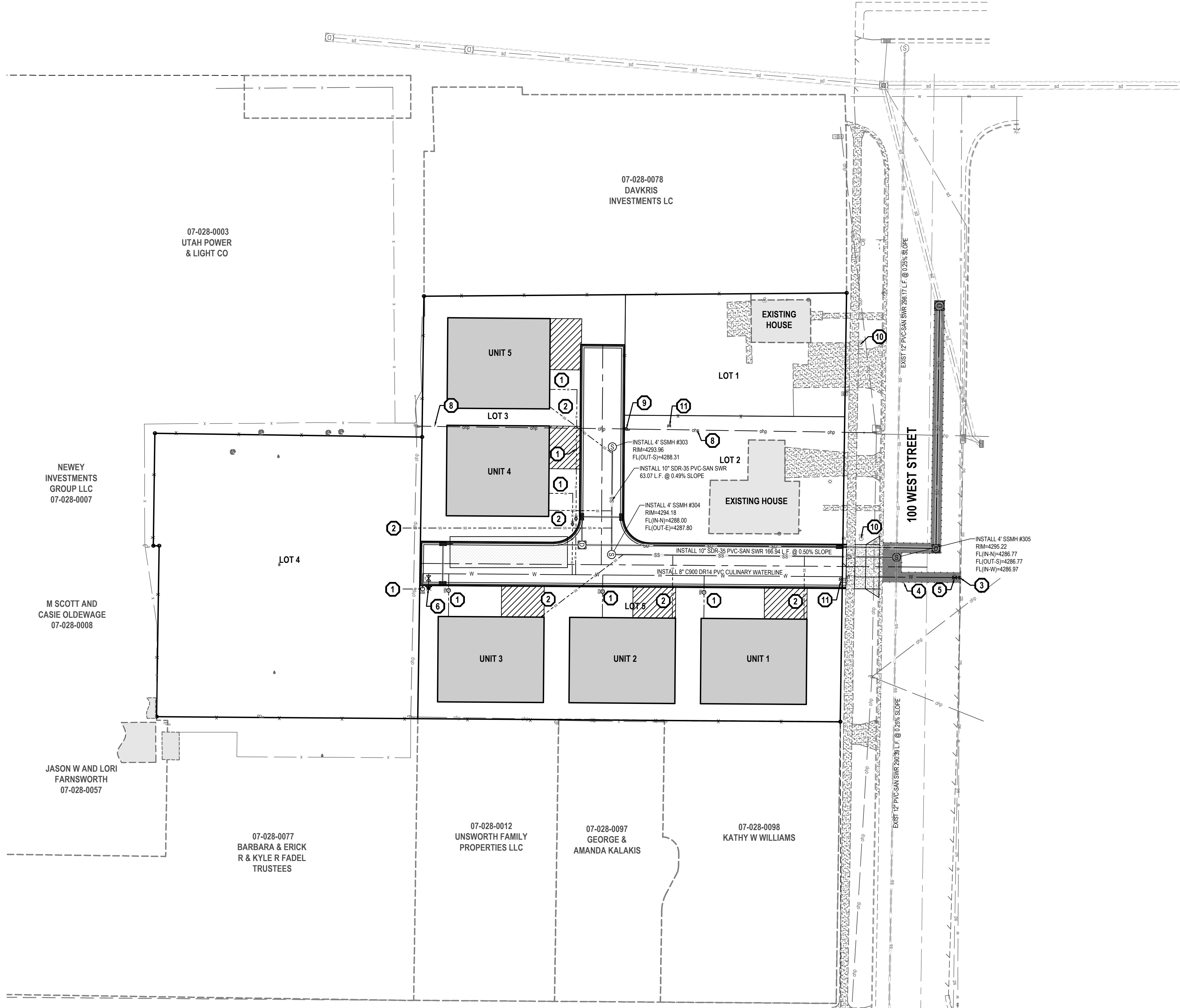
Mannings N (ADS): 0.011
Mannings N (RCP): 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD1	1	1.905		1.905	1.905	0.50%	12	ADS	2.985	63.8%



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- 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 TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. 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.
 5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 6. 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.
 7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
 8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 11. FIRE HYDRANTS ARE TO BE CLOW.
 12. VALVES ARE TO BE MUELLER OR CLOW.
 13. ALL WATER METERS IN DRIVEWAYS OR CONCRETE WILL BE INSTALLED WITH A 30" METER BOX WITH A TRAFFIC RATED LID.
 14. IF INSERTA-TEES ARE USED FOR LATERAL CONNECTIONS, CONTRACTOR TO ENSURE A MINIMUM OF 2' BETWEEN EACH CONNECTION.

- 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. INSTALL 1" DIP CULINARY WATER SERVICE WITH 3/4" WATER METER
 2. INSTALL 4" SDR-35 PVC SAN SEWER SERVICE LATERAL @ 2.0% MIN SLOPE
 3. FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE
 4. SAW CUT, REMOVE AND REPLACE EXISTING ASPHALT FOR UTILITY INSTALLATION. PROVIDE A SMOOTH, CLEAN EDGE. MATCH EXISTING CROSS SECTION.
 5. INSTALL 8" MUELLER OR CLOW GATE VALVE
 6. CLOW FIRE HYDRANT ASSEMBLY COMPLETE PER FARMINGTON CITY STANDARD 511 SP
 7. PRIVATE STREET LIGHT PER FARMINGTON CITY STANDARDS TO BE INSTALLED BY CONTRACTOR
 8. EXIST OVERHEAD POWER LINE TO BE REMOVED
 9. EXIST POWER POLE TO BE REMOVED
 10. EXIST WATER METER TO REMAIN
 11. EXIST IRRIGATION BOXES AND VALVES TO BE RELOCATED

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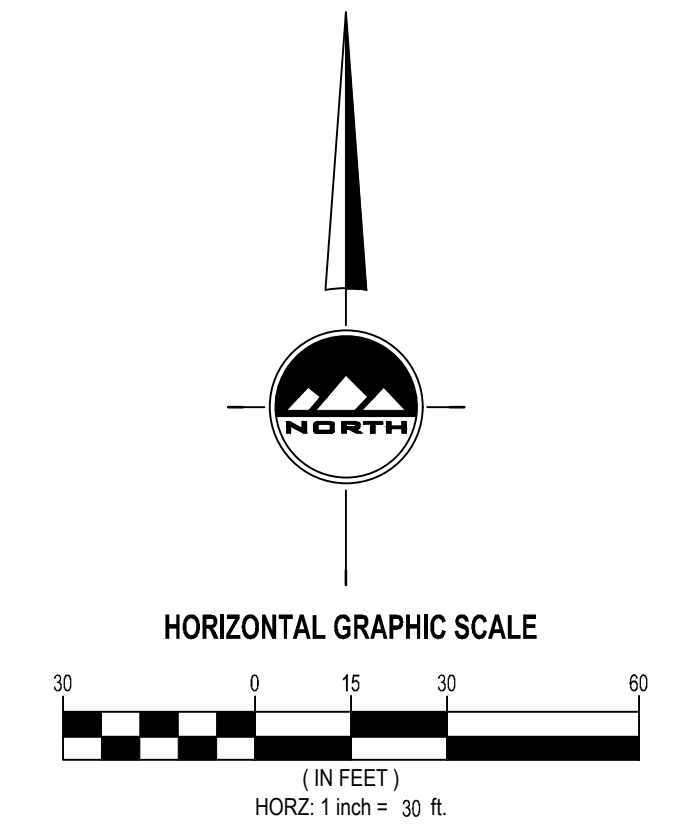


NO.	DATE	REVISION FOR REVIEW

PRELIMINARY UTILITY PLAN

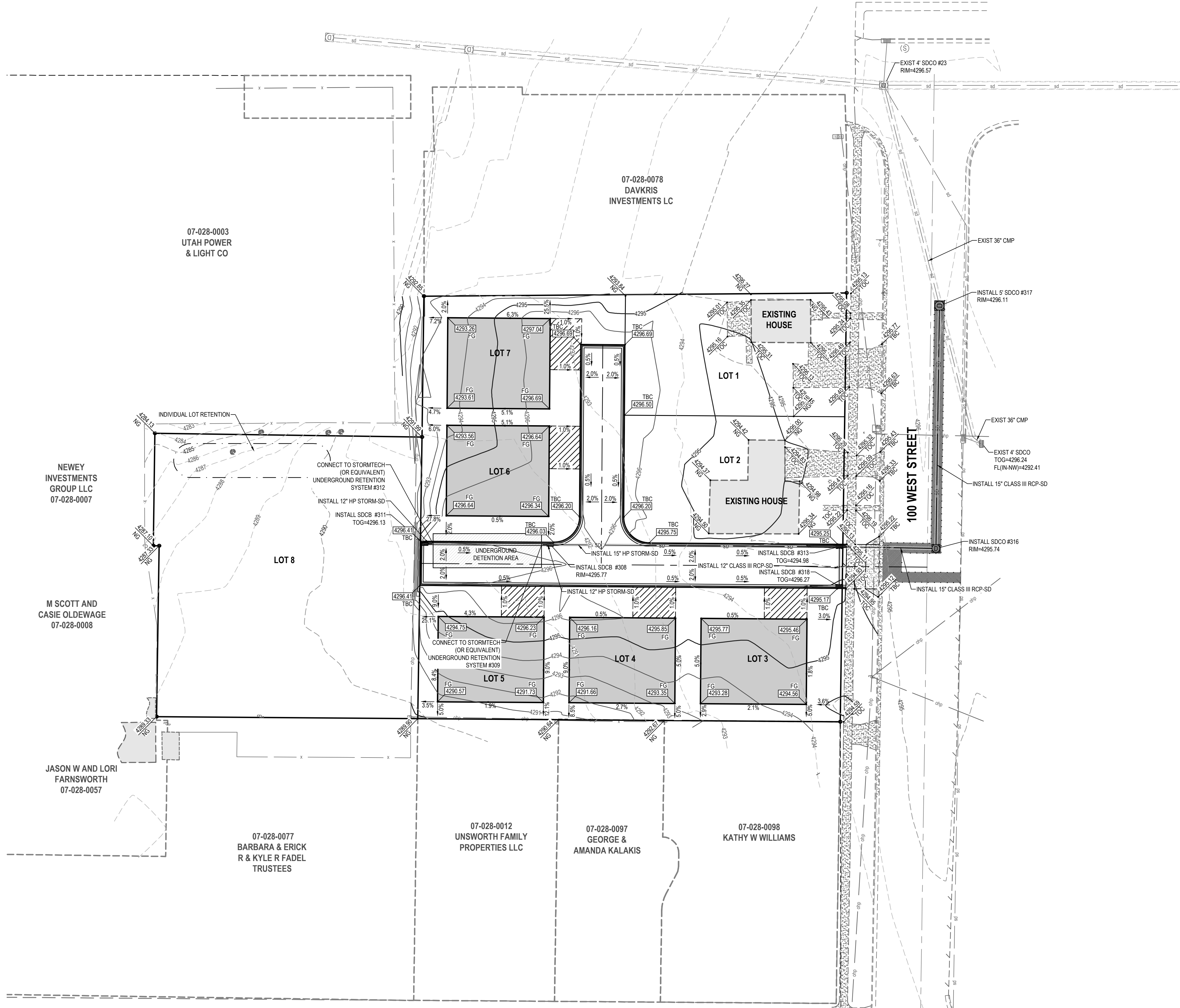
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Surface Comparison Analysis

Surface Volume Analysis	
Cut	38 CY
Fill	4,444 CY
Net	4,406 CY Fill
Imported Material Fill Volume	
Total Material Volume	832 CY
Net Fill Material Required	3,574 CY Fill

ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

TOOLEE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ELITE-CRAFT HOMES, LLC.
49 NORTH MAIN STREET
FARMINGTON, UTAH 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525

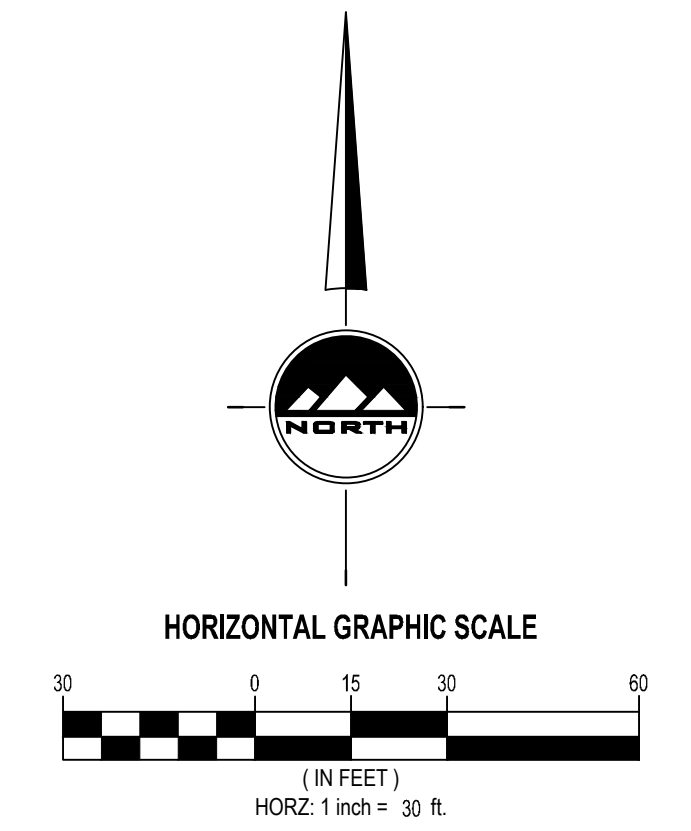
GATRELL SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
37 & 79 NORTH 100 WEST
FARMINGTON, UTAH 84025



NO. DATE REVISION FOR REVIEW

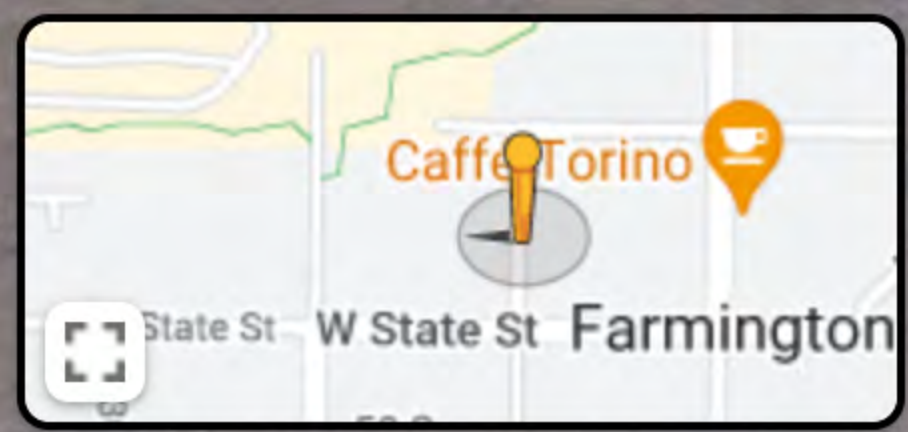
PRELIMINARY GRADING AND DRAINAGE EXHIBIT

PROJECT NUMBER: 12279
PRINT DATE: 2023-07-19
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER



Search Google Maps

60 N 100 W
 Farmington, Utah
 Google Street View
 Jul 2018 [See more dates](#)



Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

Windows taskbar showing a row of open files: IMG-9878.jpg, IMG-9877.jpg, IMG-9876.jpg, IMG-9875.jpg, IMG-9874.jpg, IMG-9873.jpg. Includes a 'Show all' button.



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Things to do

Museums

Transit

Pharmacies

ATMs



Saved



Recents



N 100 W

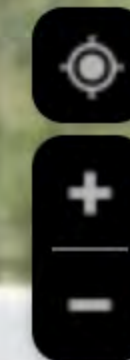
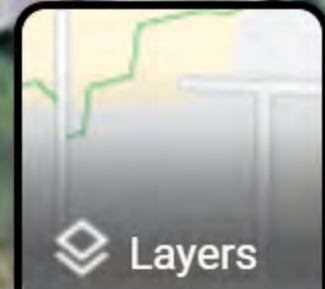
N 100 W

N 100 W

N 100 W

N 100 W

Google



SAMPLE FLOOR PLAN ELEVATIONS FOR GATRELL GARDENS



SAMPLE FLOOR PLAN ELEVATIONS FOR GATRELL GARDENS



SAMPLE FLOOR PLAN ELEVATIONS FOR GATRELL GARDENS



SAMPLE FLOOR PLAN ELEVATIONS FOR GATRELL GARDENS



SAMPLE FLOOR PLAN ELEVATIONS FOR GATRELL GARDENS



SAMPLE FLOOR PLAN ELEVATIONS FOR GATRELL GARDENS







Farmington City Planning Commission Staff Report August 17, 2023

Item 4: Conditional Use--Mass and Scale of a Single-family Home

Public Hearing:	Yes
Application No.:	C-9-23
Property Address:	68 East 400 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	0.43 ac
Number of Lots:	1
Property Owner:	Tauni and Jesse Frampton
Applicant:	Tauni Frampton

Request: *Applicant is requesting conditional use approval related to the design of a proposed new single-family home.*

Background Information

The applicant desires to replace an existing home, which is a resource on the City's historic sites list (and is eligible for the National Register of Historic Places), with a new home (see attached supplementary information). The property is zoned OTR, and Section 11-17-070 D., subparagraph 2, of the Zoning Ordinance states:

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.

Suggested Motion

Move that the Planning Commission grant conditional use approval for the new home request subject to all applicable Farmington City development standards and ordinances, and the following:

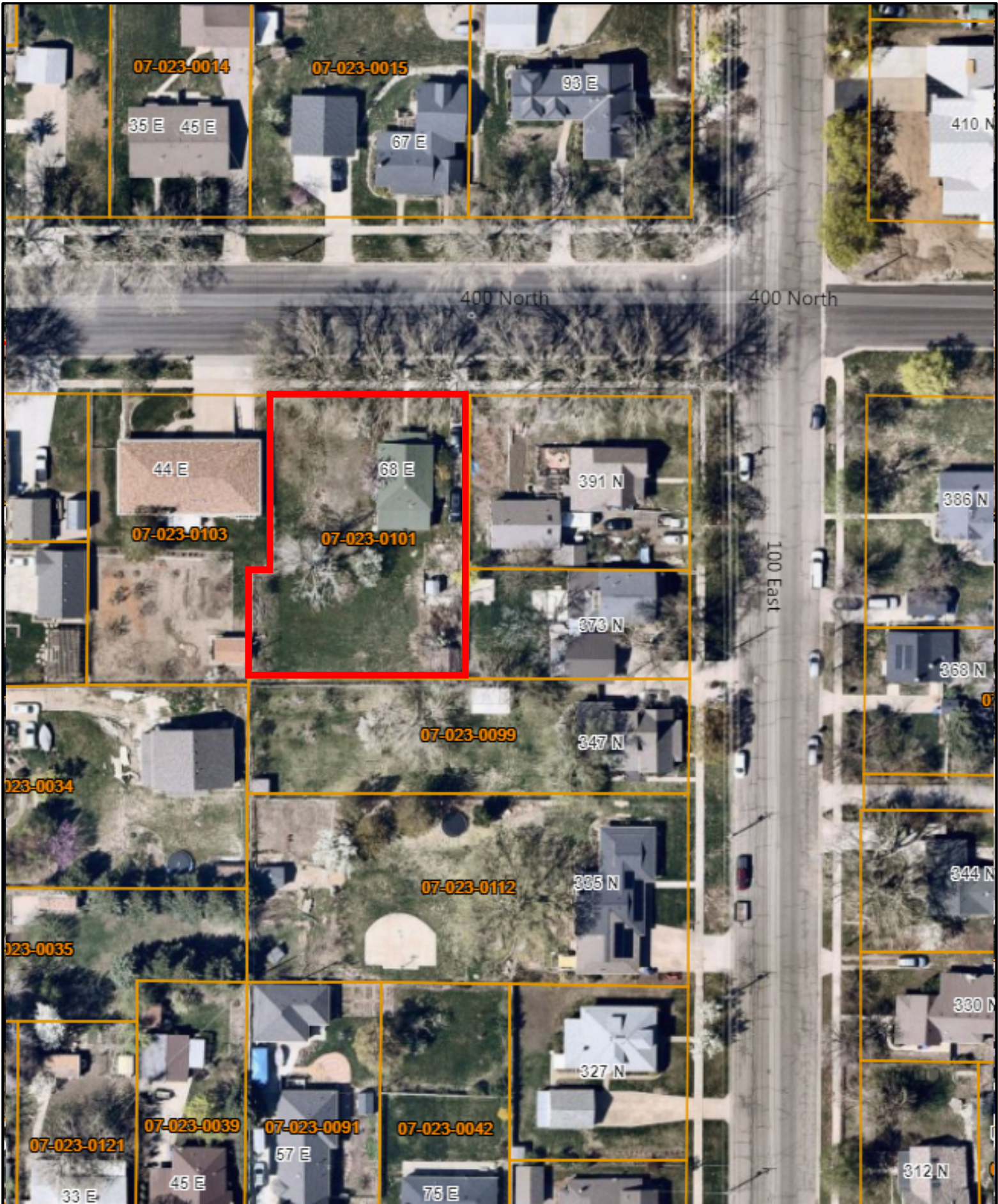
1. The City Council must approve an amendment to the OTR garage standards to allow attached garages to exceed front face percentage (%) standards if such garages are side loaded.
2. Place smaller ornamental trees along the west side of the driveway to soften the mass and scale of the single-family home, and its driveway.
3. The width of the driveway at the sidewalk must not be greater than 30 feet.

Findings:

1. The applicant has already taken steps to mitigate the larger mass and scale of the proposed single-family home by increasing the front set back from approximately 21 feet to approximately 42 feet [note: the approximate front setback distance of the existing homes on the same side of the block between Main Street and 100 East is 27 feet].
2. The 111.75' wide lot easily accommodates the 87' wide home [note: the minimum OTR lot width standard is a range between 70 and 85']
3. The zone text amendment referenced as a condition to the motion will enable the proposed configuration of the garage.
4. The approximate widths of the home and driveway located adjacent to the south side of the Frampton property are 78 feet and 34 feet, which is comparable to the applicant's request.

Supplemental Information

1. Vicinity Map
2. Photo of Existing Home
3. Information from applicant



VICINITY MAP
2134 W Pheasant Pl



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained in 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.



PROJECT NAME

Frampton Residence

68 E. 400 N. Farmington, UT

FRONT PERSPECTIVE



SHEET INDEX

- C1.1 COVER SHEET & INDEX
- C1.2 PROJECT NOTES
- C1.3 COMPLETE SCHEDULES
- C2.1 SITE PLAN
- A1.1 TERRACE LEVEL FLOOR PLAN
- A1.2 TERRACE LEVEL DIMENSION PLAN
- A1.3 MAIN LEVEL FLOOR PLAN
- A1.4 MAIN LEVEL DIMENSION PLAN
- A1.5 UPPER LEVEL FLOOR PLAN
- A1.6 UPPER LEVEL DIMENSION PLAN
- A2.1 TERRACE LEVEL REFL. FLOOR PLAN
- A2.2 MAIN LEVEL REFL. FLOOR PLAN
- A2.3 UPPER LEVEL REFL. FLOOR PLAN
- A3.1 FRONT & REAR ELEVATIONS
- A3.2 LEFT & RIGHT SIDE ELEVATIONS
- A3.3 PERSPECTIVE VIEWS
- A4.1 BUILDING SECTION 'A'
- A4.2 BUILDING SECTION 'B'
- A4.3 BUILDING SECTION 'C' & 'D'
- A5.1 ARCHITECTURAL DETAILS
- A5.2 ARCHITECTURAL DETAILS
- A6.1 ROOF PLAN
- A7.1 FOUNDATION DIMENSIONS
- E1.1 TERRACE LEVEL POWER PLAN
- E1.2 TERRACE LEVEL LIGHTING PLAN
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- E1.4 MAIN LEVEL LIGHTING PLAN
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- E1.6 UPPER LEVEL LIGHTING PLAN
- SN1 GENERAL STRUCTURAL NOTES
- S0.0 FOOTING & FOUNDATION PLAN
- S0.1 BASEMENT FLOOR SHEAR WALL PLAN
- S1.0 MAIN FLOOR FRAMING PLAN
- S1.1 MAIN FLOOR SHEAR WALL PLAN
- S2.0 UPPER FLOOR FRAMING PLAN
- S2.1 UPPER FLOOR SHEAR WALL PLAN
- S3.0 ROOF FRAMING PLAN
- SD1 STRUCTURAL DETAILS
- SD2 STRUCTURAL DETAILS
- SD3 STRUCTURAL DETAILS

PROJECT INFORMATION

OWNER:
Jesse & Tauni Frampton
801-725-2979

DESIGNER:
Inouye Design
Ph. 801-373-0909
1443 West 800 North ste. 203
Orem, Utah 84057

CONTRACTOR:
Creekside Construction, Inc.
Ryan Rogers
801-668-5715

STRUCTURAL ENGINEER:
Acute Engineering
801-229-9020

GEOTECHNICAL ENGINEER:

INTERIOR DESIGNER:

DESIGN CRITERIA

Governing Structural Codes:
2015 IBC, 2015 IRC, Utah R156-56

Location:
Lat 40.987 Long -111.886 Elev. 4440 ft.

Gravity Loads:
Roof DL: 15 psf
Roof LL: 20 psf (Pg = 38 psf)
Floor DL: 12 psf
Floor LL: 40 psf
Walls: 10 psf (interior), 12 psf (exterior)

Seismic:
Ss = 1.27 S1 = 0.47 SDS = 1.02
Design Category: D2

Wind:
140 mph (V ult), Exposure B

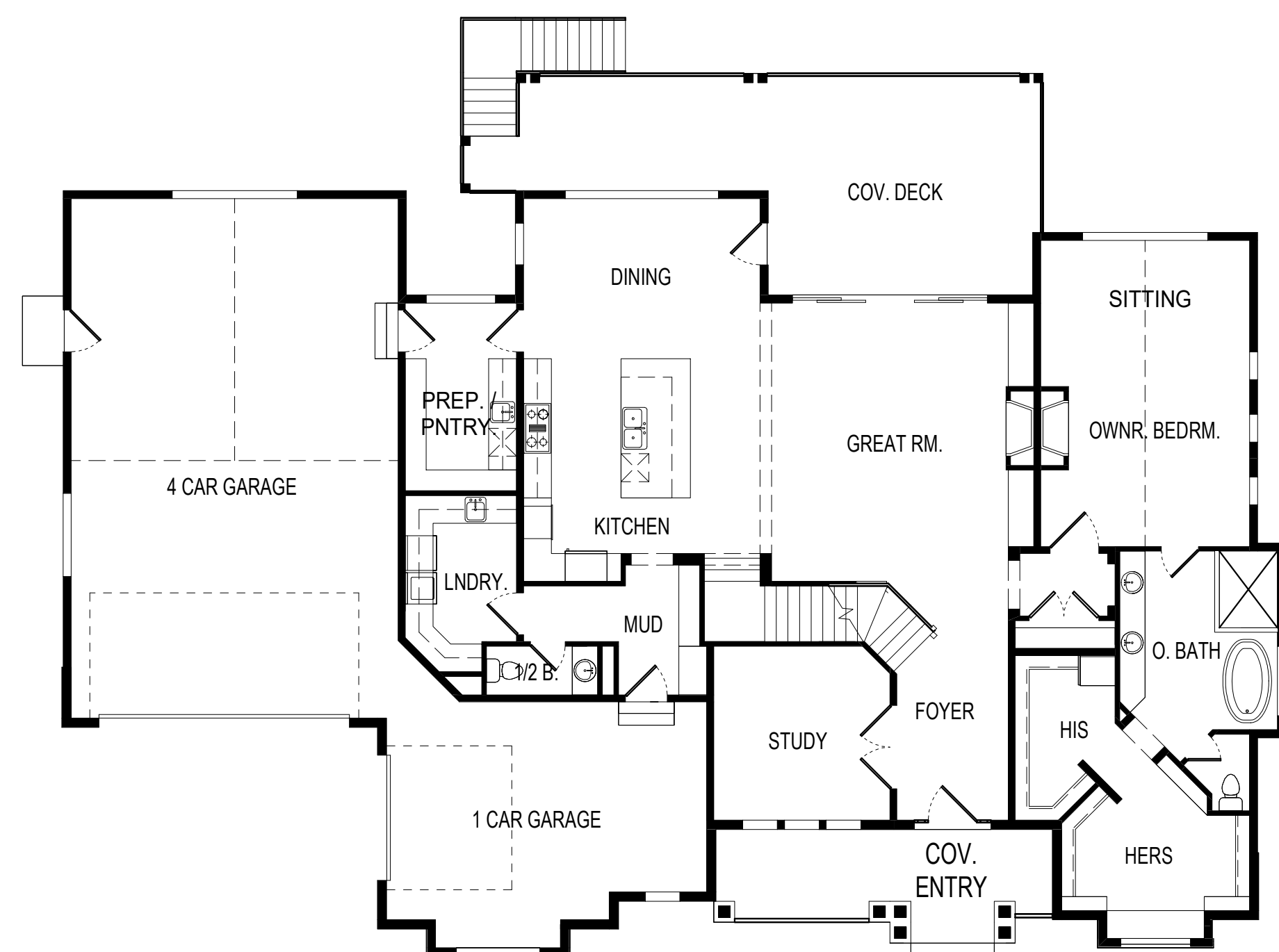
Foundation:
Bearing capacity 1500 psf
(Assumed; field verify)

Frost Depth:
30 inches (Assumed; field verify)

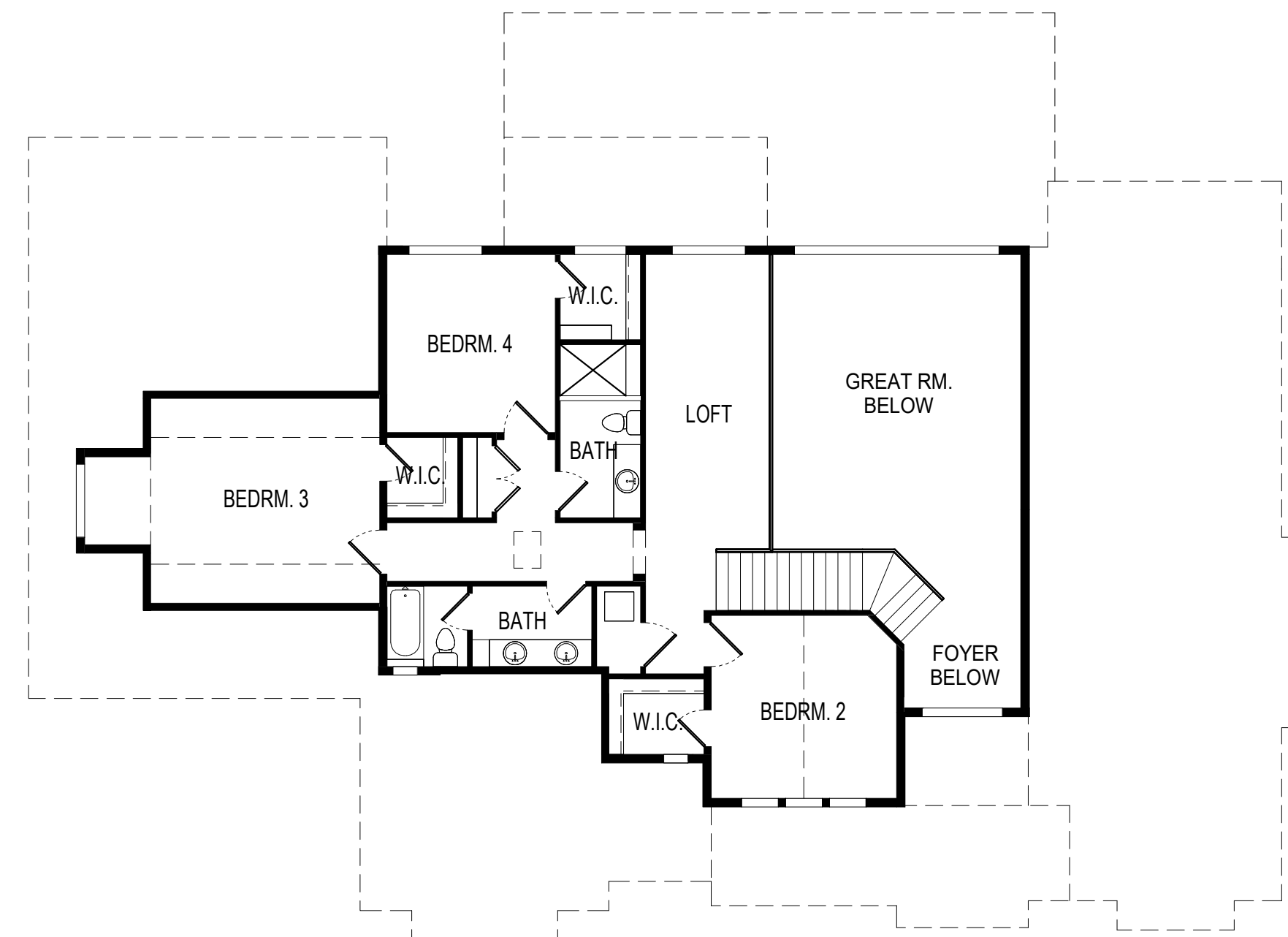
SQUARE FOOTAGE

TERRACE LEVEL	
Living Space	2045 SF
Storage	472 SF
MAIN LEVEL	
Garage Space	1410 SF
Living Space	2487 SF
UPPER LEVEL	
Living Space	1307 SF
TOTAL	
Garage Space	1410 SF
Living Space	5839 SF
Storage	472 SF

MAIN LEVEL SCHEMATIC



UPPER LEVEL SCHEMATIC



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Frampton Residence

68 E. 400 N. Farmington, UT

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Project 20032

29 June 2023

C1.1

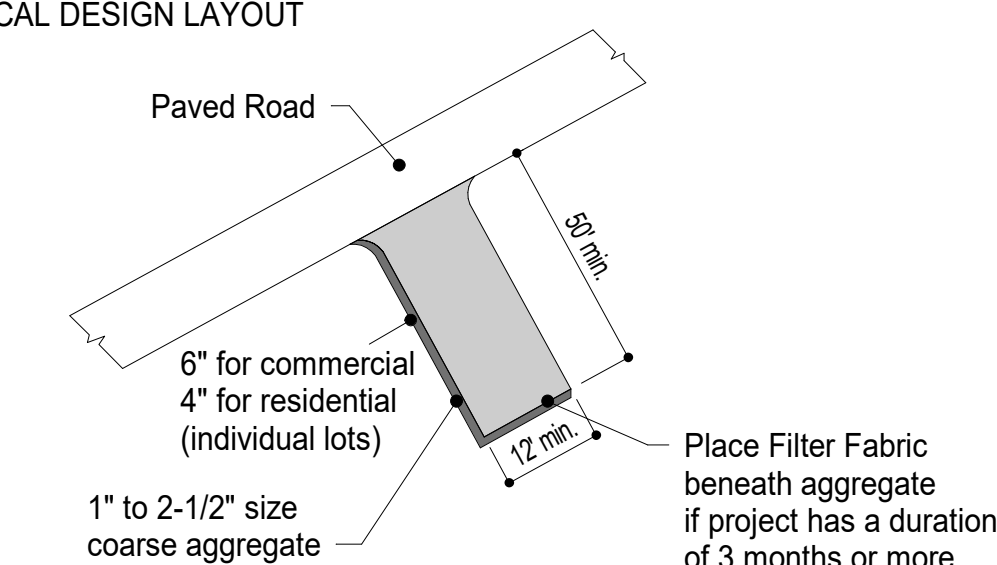
COVER SHEET & INDEX

GENERAL & KEYED NOTES

- 1 Minimum driveway slope to be 2% away from garage (12% maximum)
- 2 Finish grade & elevations to slope away from house @ minimum 5% for the first 10'
- 3 All drainage to slope away from residence @ all points to a public utility. Do not allow drainage to go onto any neighboring property by directing out to street.
- 4 Landscape by others
- 5 Sewer Lateral to have 2% min. rise
- 6 Provide landscape berming for runoff water retention as req'd
- 8 SWPP sign location
- 9 Provide rock retaining as req'd
- 10 Provide silt fence as req'd
- 11 Provide construction fence around perimeter

STABILIZED CONSTRUCTION ENTRANCE

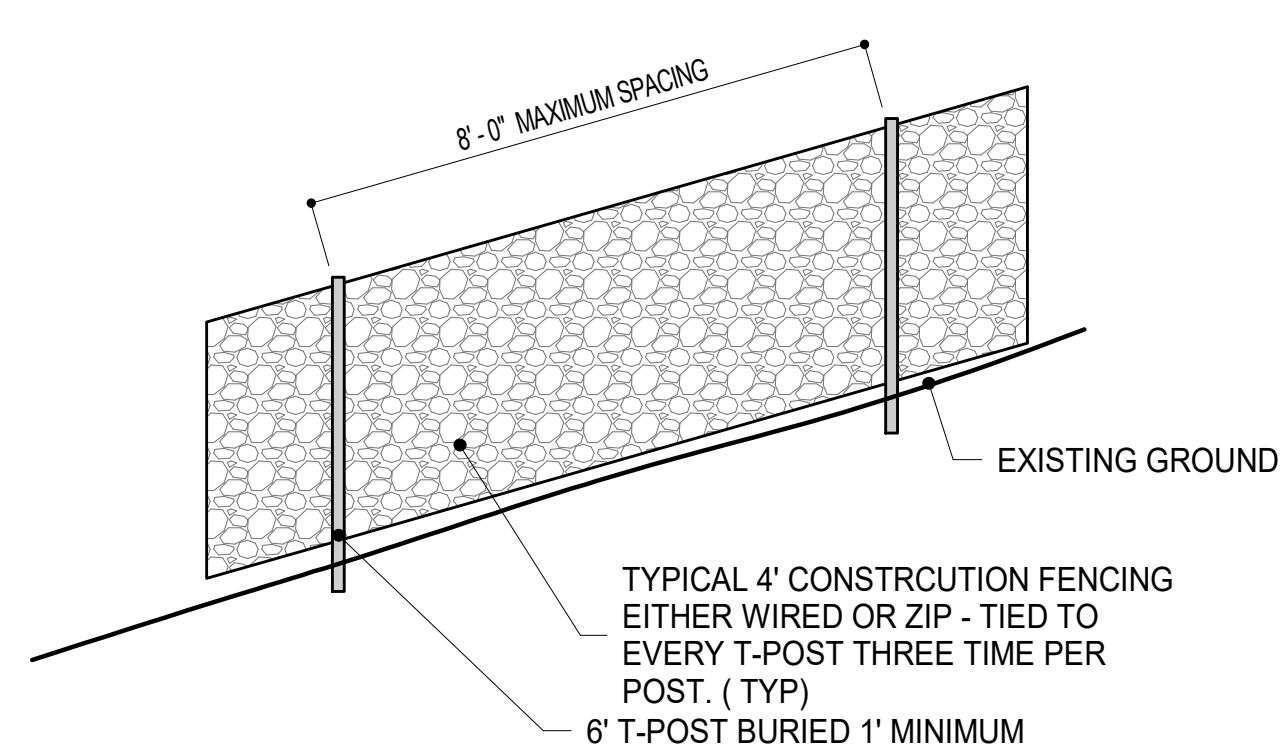
TYPICAL DESIGN LAYOUT



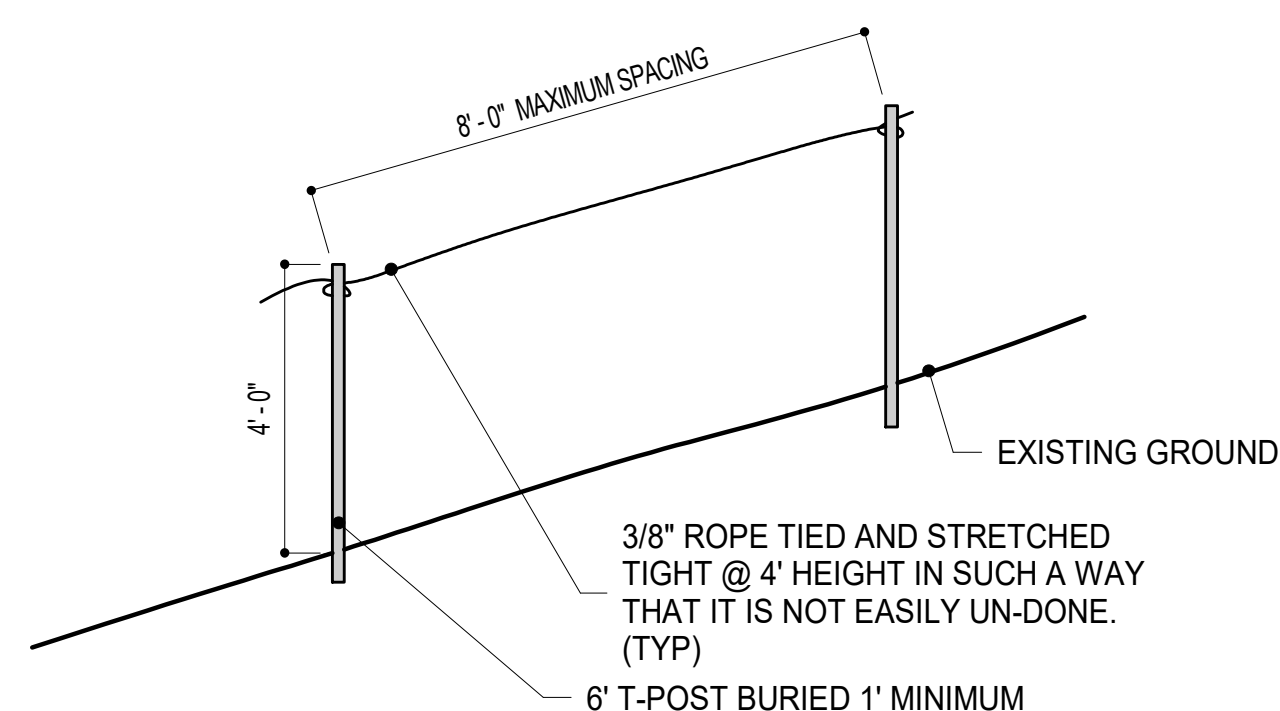
- Installation:**
1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
 2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope 2%.
 3. Compact subgrade and place filter fabric if required.
 4. Place coarse aggregate, 1 to 2-1/2" size, to a minimum depth of 6" for commercial projects, and 4" for residential projects.

- Maintenance:**
1. Inspect daily for loss of gravel or sediment buildup.
 2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
 3. Repair entrance and replace gravel as required to maintain control in good working condition.
 4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.

CONSTRUCTION FENCE DETAIL

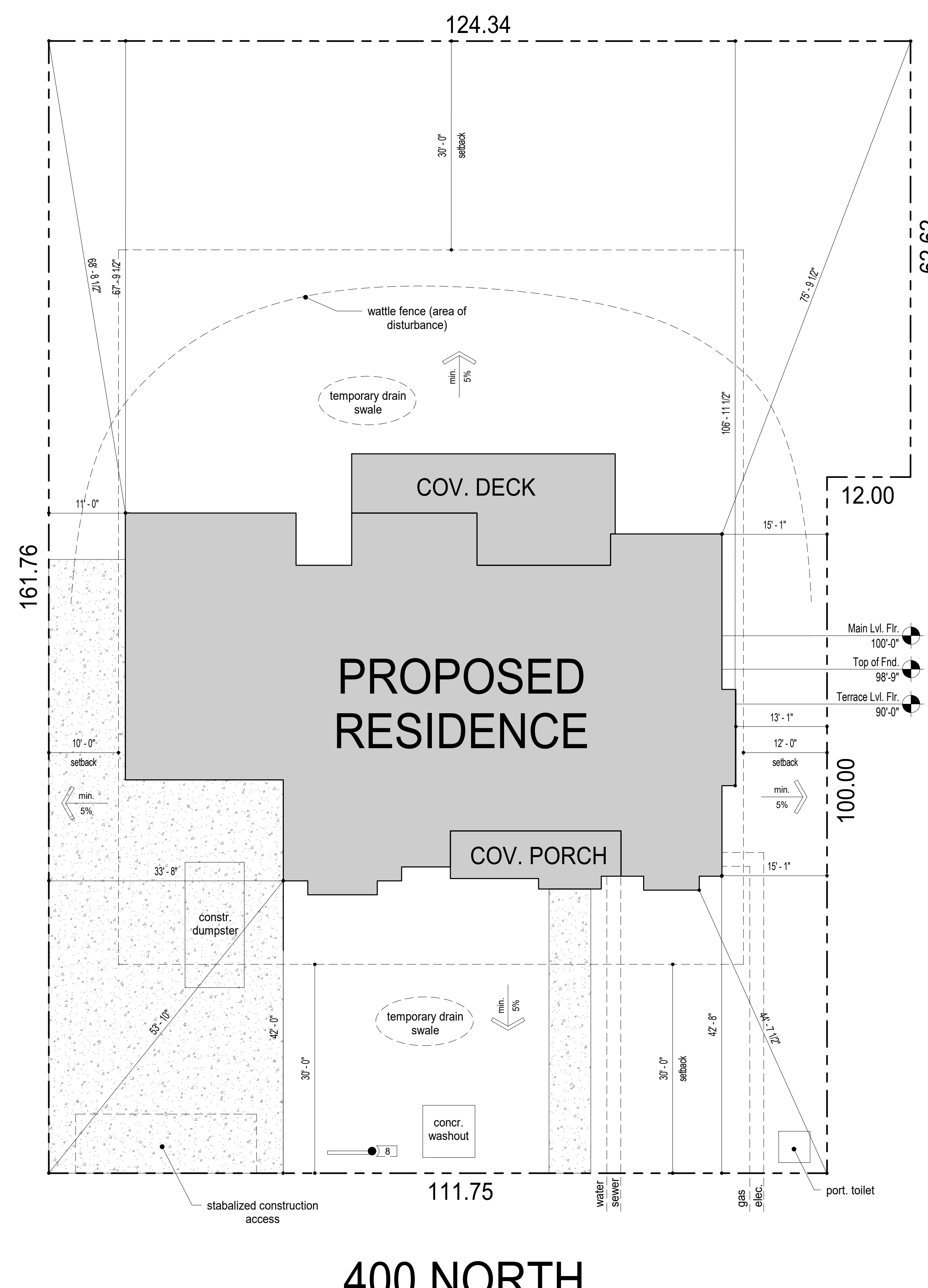
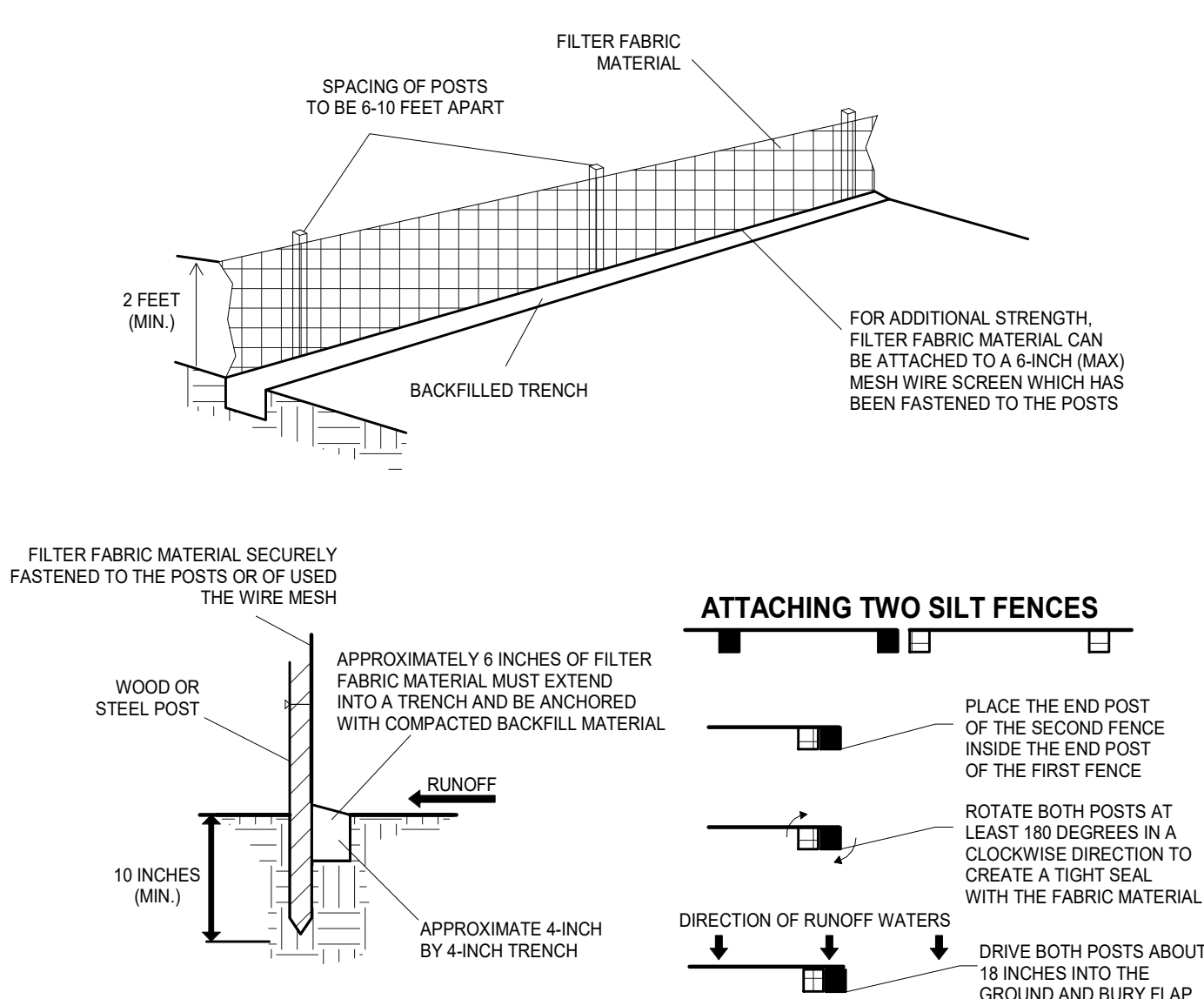


OPTION 1



OPTION 2

INSTALLING A SILT FENCE



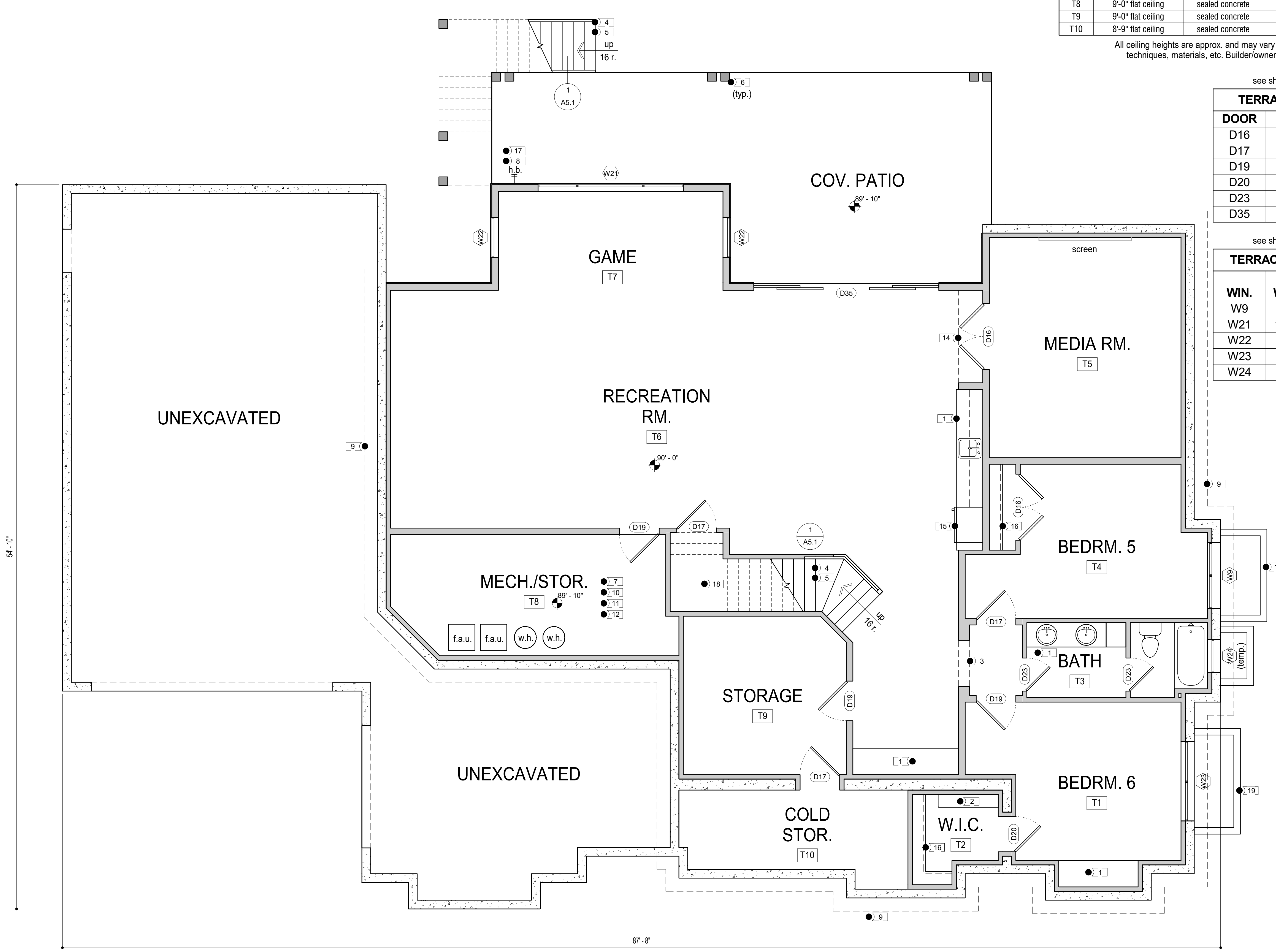
SUBDIVISION INFORMATION	
City	Farmington
State	Utah
Plat	A
Lot	
Subdivision	
Address	68 East 400 North

INOUE DESIGN
 1443 W 800 N #203 Orem, Utah 84057 Ph: 801.373.0909

Frampton Residence
 68 E. 400 N. Farmington, UT
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 12 x 18 (sheet size): 1" = 20'-0"
 24 x 36 (sheet size): 1" = 10'-0"
 Project 20032
 29 June 2023

SITE PLAN

C2.1



rm.	ceiling	flr. fin.	gyp. bd.	paint	base
T1	9'-0" flat ceiling	carpet	x	x	x
T2	9'-0" flat ceiling	carpet	x	x	x
T3	9'-0" flat ceiling	tile	x	x	x
T4	9'-0" flat ceiling	carpet	x	x	x
T5	9'-0" flat ceiling	carpet	x	x	x
T6	9'-0" flat ceiling	hardwood	x	x	x
T7	9'-0" flat ceiling	hardwood	x	x	x
T8	9'-0" flat ceiling	sealed concrete	x		
T9	9'-0" flat ceiling	sealed concrete	x		
T10	8'-9" flat ceiling	sealed concrete			

All ceiling heights are approx. and may vary depending on construction techniques, materials, etc. Builder/owner to verify all dimensions

see sheet C1.3 for complete schedules

DOOR	WIDTH	HEIGHT
D16	5' - 0"	6' - 8"
D17	3' - 0"	6' - 8"
D19	3' - 0"	6' - 8"
D20	2' - 8"	6' - 8"
D23	2' - 6"	6' - 8"
D35	14' - 0"	6' - 8"

see sheet C1.3 for complete schedules

WIN.	WIDTH	HEIGHT	HEAD HT.
W9	5' - 0"	5' - 0"	7' - 6"
W21	11' - 0"	5' - 0"	7' - 6"
W22	3' - 0"	5' - 0"	7' - 6"
W23	6' - 0"	5' - 0"	7' - 6"
W24	2' - 6"	2' - 8"	7' - 6"

GENERAL & KEYED NOTES

- Built-in cabinetry as per owner
- Built-in shelving as per owner
- Arched opening w/ top @ 8'-0"
- Provide handrail from nosing of top stair to nosing of bottom stair as per IRC
- Provide 36" (min.) guardrail as per IRC & owner
- 8" x 8" column w/ finish as per owner
- Provide flue as req'd
- Non-freeze type hose bib w/ backflow preventers installed
- Provide perimeter drain as req'd
- Provide exterior combustion air as per IRC
- Provide 2" step down into mech. rm.
- Provide approved seismic strap for water heaters as per IRC
- Provide 5/8" type 'x' gyp. bd. under stairs as per IRC
- Line of ceiling transition above.
- Refrigerator as per owner
- Rod & shelf
- Provide hose bib at front & rear of the dwelling as req'd
- Provide 5/8" type 'x' gyp. bd. under stairs as per IRC
- Provide concrete window wells w/ metal grate covering & ladder as per IRC



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Frampton Residence

68 E. 400 N. Farmington, UT

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12 x 18 (sheet size): 1/8"= 1'-0"
24 x 36 (sheet size): 1/4"= 1'-0"

TERRACE LEVEL	
Living Space	2045 SF
Storage	472 SF

Project 20032
29 June 2023

A1.1

TERRACE LEVEL FLOOR PLAN

see sheet C1.3 for complete schedules

MAIN LEVEL DOOR SCHEDULE		
DOOR	WIDTH	HEIGHT
D1	5' - 6"	8' - 0"
D2	6' - 0"	8' - 0"
D3	2' - 6"	8' - 0"
D4	2' - 8"	8' - 0"
D5	2' - 4"	8' - 0"
D6	14' - 0"	9' - 0"
D7	3' - 0"	8' - 0"

MAIN LEVEL DOOR SCHEDULE		
DOOR	WIDTH	HEIGHT
D8	3' - 6"	8' - 0"
D9	3' - 0"	8' - 0"
D10	3' - 0"	8' - 0"
D11	3' - 0"	8' - 0"
D12	18' - 0"	9' - 0"
D13	9' - 0"	9' - 0"
D15	5' - 0"	8' - 0"

MAIN LEVEL ROOM SCHEDULE						
rm.	ceiling	flr. fin.	gyp. bd.	paint	base	notes
M1	11'-0" to 20'-0" flat ceiling	hardwood	x	x	x	
M2	10'-0" flat ceiling	hardwood	x	x	x	
M3	10'-0" flat ceiling	carpet	x	x	x	
M4	10'-0" flat ceiling	carpet	x	x	x	
M5	10'-0" flat ceiling	tile	x	x	x	
M6	Vaulted ceiling	carpet	x	x	x	
M7	Vaulted ceiling	carpet	x	x	x	
M8	20'-0" flat ceiling	hardwood	x	x	x	
M9	10'-0" flat ceiling	hardwood	x	x	x	
M10	10'-0" flat ceiling	hardwood	x	x	x	
M11	10'-0" flat ceiling	hardwood	x	x	x	
M12	10'-0" flat ceiling	tile	x	x	x	
M13	10'-0" flat ceiling	tile	x	x	x	
M14	10'-0" flat ceiling	tile	x	x	x	

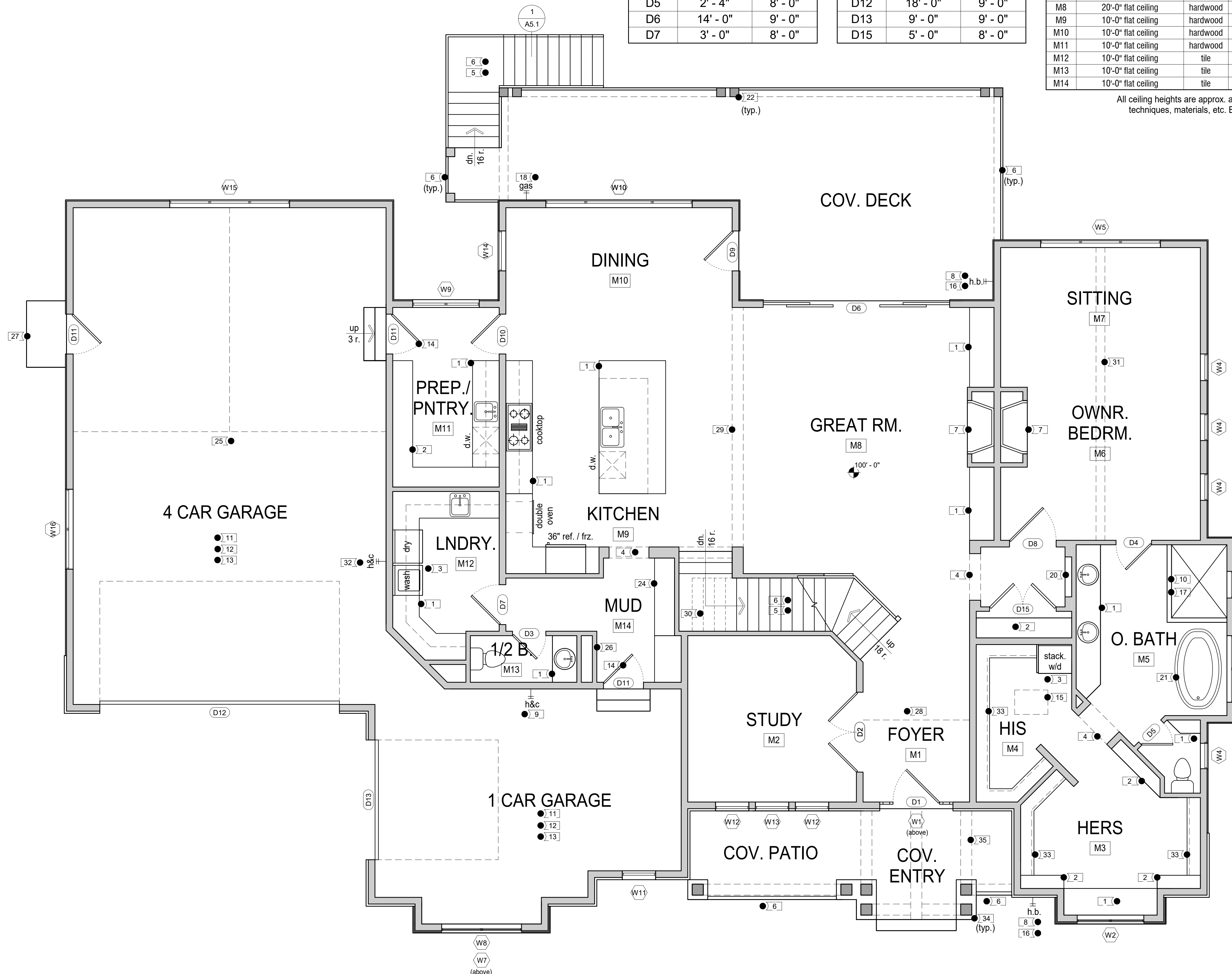
All ceiling heights are approx. and may vary depending on construction techniques, materials, etc. Builder/owner to verify all dimensions

see sheet C1.3 for complete schedules

MAIN LEVEL WINDOW SCHEDULE				
WIN.	WIDTH	HEIGHT	HEAD HT.	
W1	5' - 6"	2' - 0"	10' - 0"	
W2	5' - 0"	5' - 0"	8' - 0"	
W3	5' - 0"	5' - 0"	8' - 0"	
W4	2' - 0"	2' - 0"	8' - 0"	
W5	9' - 0"	6' - 0"	8' - 0"	
W6	3' - 6"	4' - 6"	18' - 6"	
W7	1' - 6"	3' - 0"	16' - 6"	
W8	6' - 0"	5' - 0"	8' - 0"	
W9	5' - 0"	5' - 0"	8' - 0"	
W10	11' - 0"	6' - 0"	8' - 0"	
W11	2' - 6"	5' - 0"	8' - 0"	
W12	2' - 6"	6' - 0"	8' - 0"	
W13	2' - 6"	6' - 0"	8' - 0"	
W14	3' - 0"	6' - 0"	8' - 0"	
W15	9' - 0"	6' - 0"	8' - 0"	
W16	6' - 0"	6' - 0"	8' - 0"	

GENERAL & KEYED NOTES

- Built-in cabinetry as per owner
- Built-in shelving as per owner
- Provide tile pan & floor drain for washer & dryer
- Square-cased opening w/ top @ 8'-0"
- Provide handrail from nosing of top stair to nosing of bottom stair as per IRC
- Provide 36" (min.) guardrail as per IRC & owner
- Provide 36" or 42" direct vent gas fireplace as per owner
- Non-freeze type hose bib w/ backflow preventers installed
- Provide hot & cold mixing valve
- Curbless shower entrance as per owner
- Slope concrete slab 4" to doors
- All penetrations (plumbing, water, vacuum, etc.) through garage fire wall to be w/ metal piping
- Provide (2) layers 1/2" type 'x' gyp. bd. @ c/g & (1) layer 5/8" type 'x' gyp. bd. @ house walls
- This door to be metal, 20 min. fire-rated w/ self-closing hinge as per IRC
- Provide 22 1/2" x 30" attic access as per owner
- A hose bib is req'd at front and rear of dwelling as per IRC
- Provide tempered glass for shower door and enclosure as req'd
- Provide gas line for outdoor BBQ as per IRC & owner
- Line of wall below
- Art niche as per owner
- Free standing tub as per owner
- 10" x 10" timber columns w/ finish as per owner
- Laundry chute as per owner
- Built-in locker system as per owner
- Line of wall above
- Provide flue as req'd
- 36" x 36" (min.) landing outside all exterior doors
- Line of ceiling transition above.
- Square-cased opening w/ top @ 9'-0"
- Provide 5/8" type 'x' gyp. bd. under stairs as per IRC
- Provide non-structural ceiling beams as per owner
- Provide hot & cold mixing valve
- Rod & shelf
- 10" x 10" built-up column w/ stone base as per owner
- Built-up timber beams w/ finish as per owner



MAIN LEVEL	
Garage Space	1410 SF
Living Space	2487 SF

Project 20032
29 June 2023

A1.3



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Frampton Residence

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12 x 18 (sheet size): 1/8"= 1'-0"
24 x 36 (sheet size): 1/4"= 1'-0"

MAIN LEVEL FLOOR PLAN

GENERAL & KEYED NOTES

- 1 Built-in cabinetry as per owner
- 2 Built-in shelving as per owner
- 3 Line of ceiling transition above.
- 4 Line of wall below
- 5 Provide 22 1/2" x 30" attic access as per owner
- 6 Square-cased opening w/ top @ 6'-8"
- 7 Provide handrail from nosing of top stair to nosing of bottom stair as per IRC
- 8 Provide 36" (min.) guardrail as per IRC & owner
- 9 Provide tempered glass for shower door and enclosure as req'd
- 10 Provide tiled bench in shower as per owner
- 11 Provide safety glazing as per IRC 308.4
- 12 Rod & shelf
- 13 Provide exterior combustion air as per IRC
- 14 Provide flue as req'd

UPPER LEVEL ROOM SCHEDULE

rm.	height	flr. fin.	gyp. bd.	paint	base	notes
U1	9'-0" flat ceiling	carpet	x	x	x	
U2	Vaulted ceiling	carpet	x	x	x	
U3	9'-0" flat ceiling	carpet	x	x	x	
U4	9'-0" flat ceiling	tile	x	x	x	
U5	Vaulted to 9'-0" flat ceiling	carpet	x	x	x	
U6	9'-0" flat ceiling	carpet	x	x	x	
U7	9'-0" flat ceiling	tile	x	x	x	
U8	9'-0" flat ceiling	carpet	x	x	x	
U9	9'-0" flat ceiling	carpet	x	x	x	

see sheet C1.3 for complete schedules

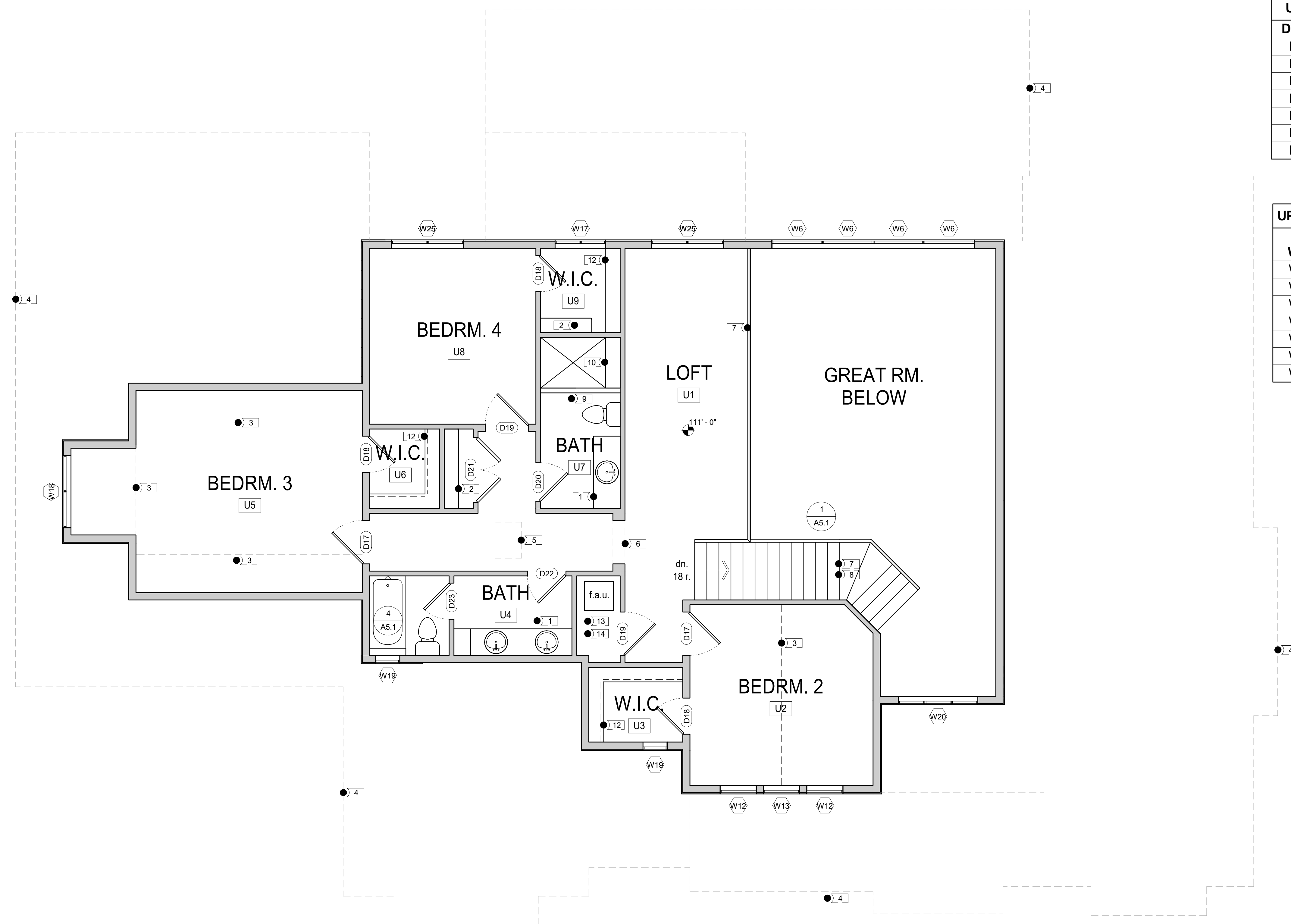
UPPER LEVEL DOOR SCHEDULE

DOOR	WIDTH	HEIGHT
D17	3' - 0"	6' - 8"
D18	2' - 6"	6' - 8"
D19	3' - 0"	6' - 8"
D20	2' - 8"	6' - 8"
D21	4' - 6"	6' - 8"
D22	2' - 8"	6' - 8"
D23	2' - 6"	6' - 8"

see sheet C1.3 for complete schedules

UPPER LEVEL WINDOW SCHEDULE

WIN.	WIDTH	HEIGHT	HEAD HT.
W12	2' - 6"	6' - 0"	8' - 6"
W13	2' - 6"	6' - 0"	8' - 6"
W17	3' - 6"	2' - 0"	7' - 6"
W18	5' - 0"	3' - 6"	6' - 8"
W19	1' - 8"	2' - 0"	7' - 6"
W20	5' - 6"	3' - 0"	7' - 6"
W25	5' - 0"	4' - 6"	7' - 6"



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Frampton Residence

68 E. 400 N. Farmington, UT

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12 x 18 (sheet size): 1/8"= 1'-0"
24 x 36 (sheet size): 1/4"= 1'-0"

UPPER LEVEL
Living Space 1307 SF

Project 20032
29 June 2023

A1.5

UPPER LEVEL FLOOR PLAN

● # GENERAL & KEYED NOTES

- 1 Provide soffit, ridge, & j-vents for adequate attic ventilation equal to 1/300 of attic space as per IRC
- 2 Class 'A' architectural asphalt composition shingles as per owner
- 3 Gable vents as per owner
- 4 Standing seam metal roof as per owner
- 5 10" aluminum fascia w/ decorative crown & vented soffit as per owner
- 6 Shake shingle siding as per owner
- 7 Stone veneer as per owner w/ 22 ga. ties @ 16" o.c. each way
- 8 Synthetic stucco system w/ hardcoat as per owner
- 9 Provide 36" (min.) guardrail as per IRC
- 10 12" stucco band or reveal as per owner
- 11 Precast concrete lintels & sills as per owner
- 12 Doors & windows as per floor plans, schedules, & owner
- 13 10" x 10" timber columns w/ finish as per owner
- 14 Provide rock retaining as req'd



FRONT ELEVATION



REAR ELEVATION



1443 W 800 N #203 Orem, Utah 84057 Ph: 801.373.0909

Frampton Residence

68 E. 400 N. Farmington, UT

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24 x 36 (sheet size): 1/4" = 1'-0"

Project 20032

29 June 2023

A3.1

FRONT & REAR ELEVATIONS

GENERAL & KEYED NOTES

- 1 Provide soffit, ridge, & j-vents for adequate attic ventilation equal to 1/300 of attic space as per IRC
- 2 Class 'A' architectural asphalt composition shingles as per owner
- 3 Gable vents as per owner
- 4 Standing seam metal roof as per owner
- 5 10" aluminum fascia w/ decorative crown & vented soffit as per owner
- 6 Shake shingle siding as per owner
- 7 Stone veneer as per owner w/ 22 ga. ties @ 16" o.c. each way
- 8 Synthetic stucco system w/ hardcoat as per owner
- 9 Provide 36" (min.) guardrail as per IRC
- 10 12" stucco band or reveal as per owner
- 11 Precast concrete lintles & sills as per owner
- 12 Doors & windows as per floor plans, schedules, & owner
- 13 10" x 10" column w/ finish as per owner



LEFT ELEVATION



RIGHT ELEVATION



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Frampton Residence

68 E. 400 N. Farmington, UT

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Project 20032

29 June 2023

A3.2

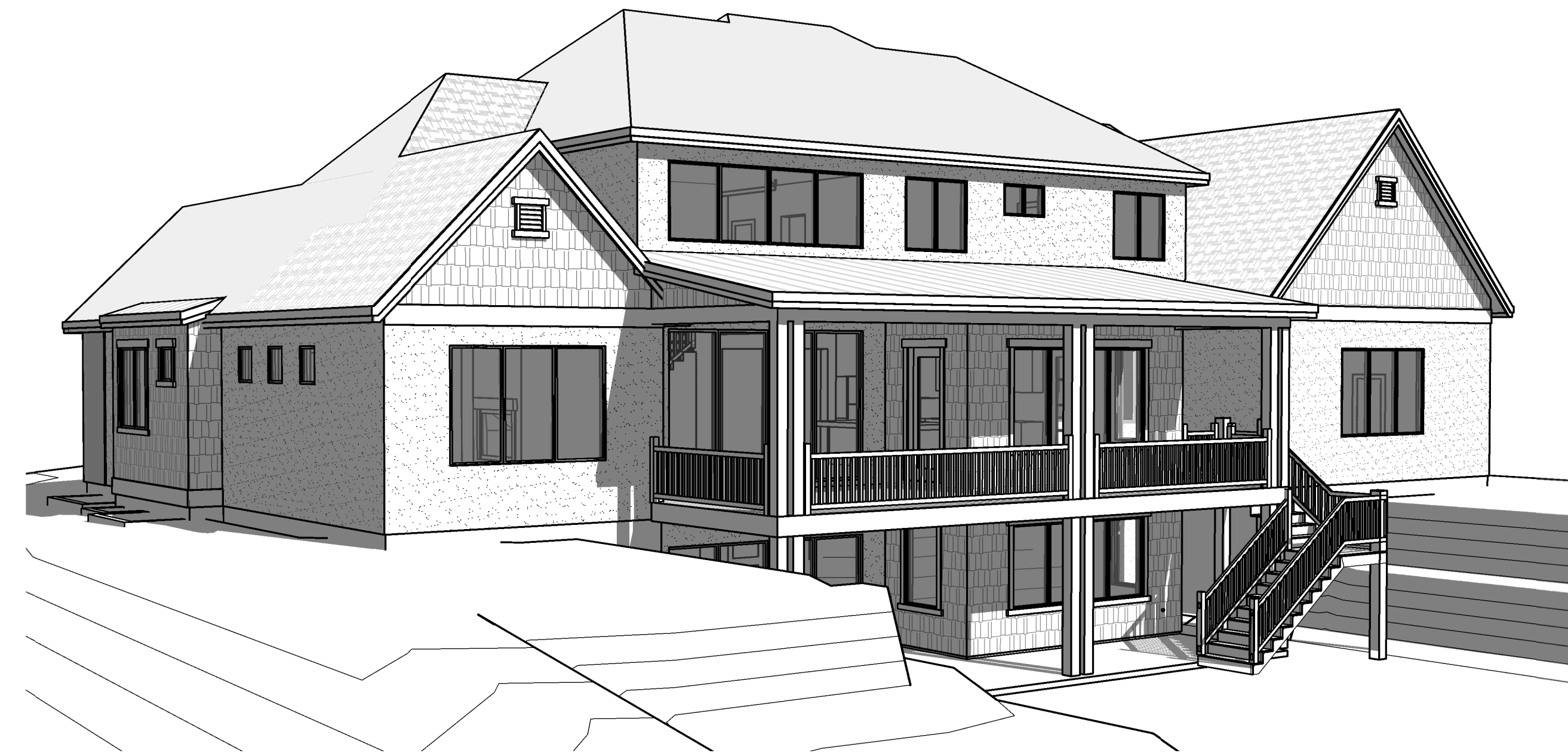
LEFT & RIGHT SIDE ELEVATIONS



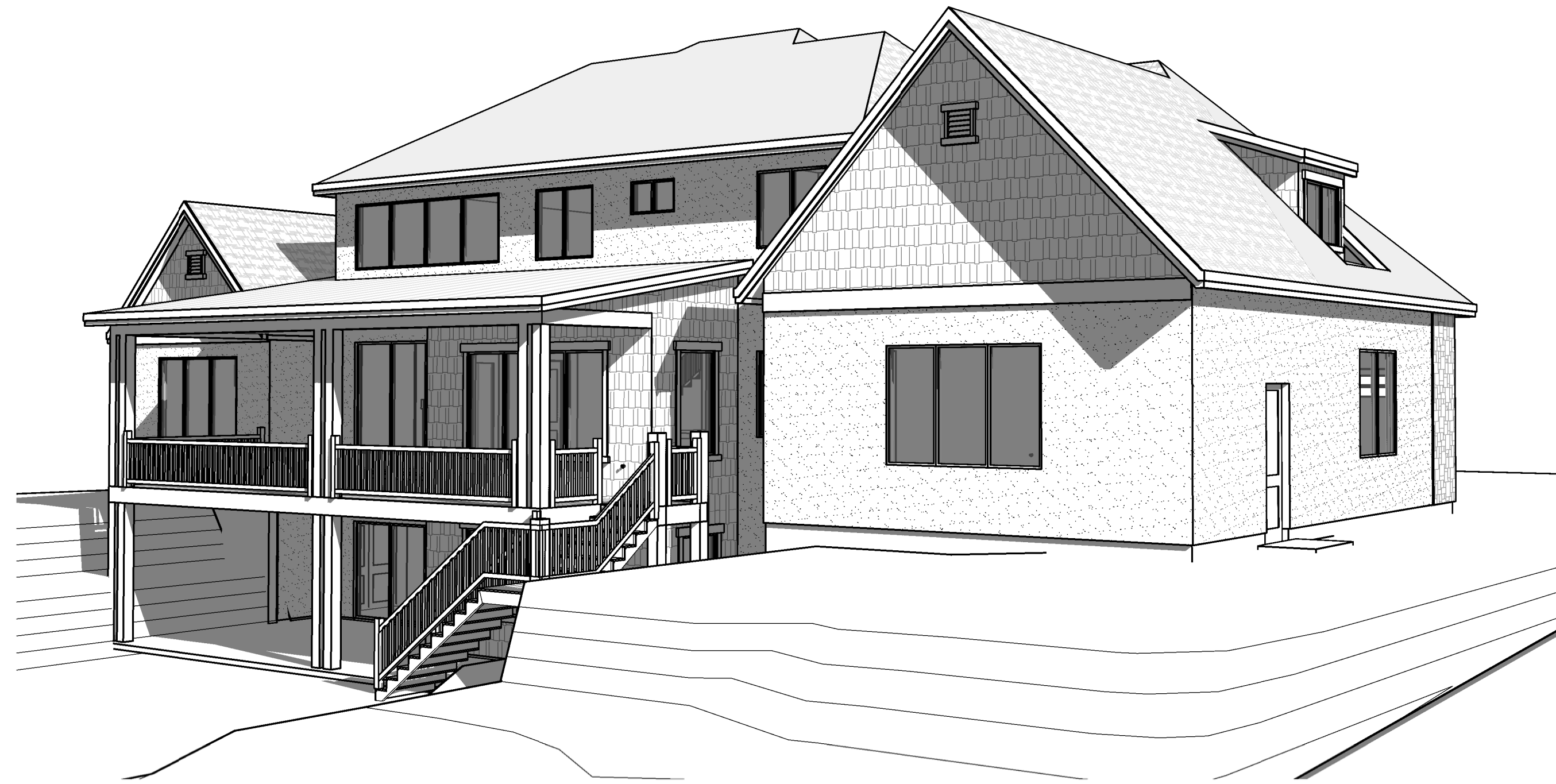
FRONT RIGHT PERSPECTIVE



FRONT LEFT PERSPECTIVE



REAR RIGHT PERSPECTIVE



REAR LEFT PERSPECTIVE



1443 W 800 N #203 Orem, Utah 84057 Ph: 801.373.0909

Frampton Residence

68 E. 400 N. Farmington, UT

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12 x 18 (sheet size): 1/8" = 1'-0"

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Project 20032

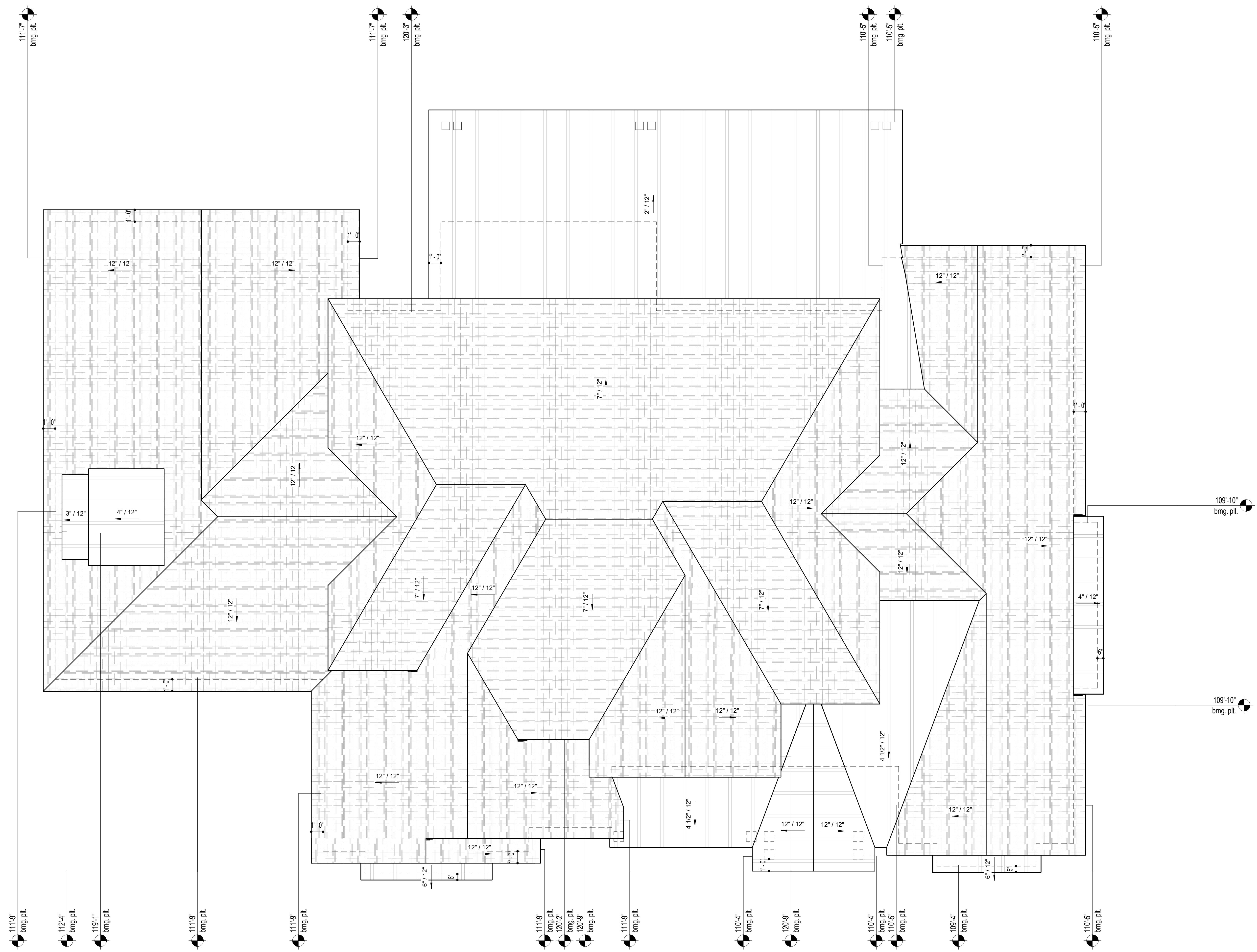
29 June 2023

A3.3

PERSPECTIVE VIEWS

GENERAL & KEYED NOTES

- 1 All overhangs to be 1'-0" from finished wall except @ barrel domers & shed domers (0'-6") or noted otherwise
- 2 Provide adequate slope for water drainage as req'd
- 3 Provide ice & water shield @ all roof edges, eaves or valleys, & extend 24" up warm side of the exterior wall
- 4 Provide adequate attic ventilation area req'd by code
- 5 Truss manufacturer to submit engineered shop drawings to city building officials for approval prior to fabrication



1443 W 800 N #203 Orem, Utah 84057 Ph: 801.373.0809

Frampton Residence

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Project 20032
29 June 2023

A6.1

ROOF PLAN



Farmington City Planning Commission Staff Report August 17, 2023

Item 5: Zone Text Amendment regarding fences and open storage.

Public Hearing: Yes
Application No.: ZT-11-23
Applicant: Farmington City

Request: *City Staff is proposing a change to text in the zoning ordinance to more effectively regulate fencing and storage in residential areas.*

Background Information

The current city ordinances have regulations related to fencing and open storage in order to foster clean vibrant residential neighborhoods. The presumption is that the way land is used in a residential neighborhood is different than what one may expect to find in a commercial, industrial, or true agricultural setting.

As written, the sections of ordinance under consideration only apply to residential zones. This has proved problematic in multiple circumstances where nearly all of the residential neighborhoods west of I-15 are actually located in an agricultural zoning district, the AE zone. In practice these provisions have probably been applied to these subdivisions and neighborhoods, but when push comes to shove the ability to enforce these provisions has fallen short if not in an R zone.

Suggested Motion

Move the Planning Commission recommend approval of the proposed changes to the zoning ordinance in sections 11-28-140 and 11-28-160.


Finding:

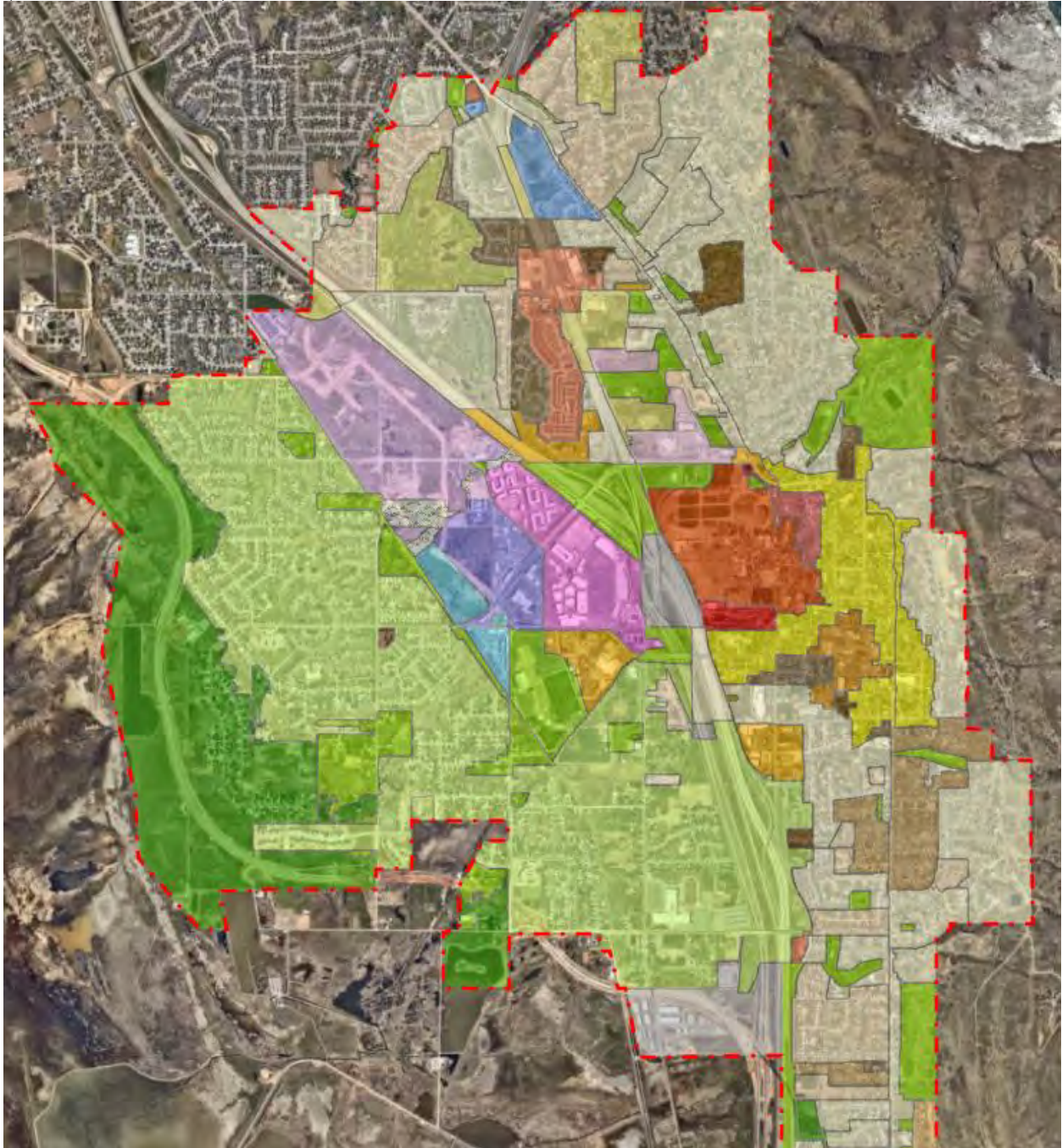
1. The proposed changes impose regulations on neighborhoods that while developed under an agricultural designation are residential in nature.
2. The regulations support characteristics of residential development and match requirements for neighborhoods and homes built within a residential zoning district.

Supplemental Information

Zoning Map
Draft Ordinance Changes

ZONING MAP:

(AE zone in  color)



INTERACTIVE MAP LINK:

<https://farmingtoncity.maps.arcgis.com/apps/webappviewer/index.html?id=e1a4cbb711e249b28b55f36e0e9ef51f>

DRAFT ORDINANCE CHANGES

11-28-140: FENCES:

A. Side, Rear Yards: No fence, wall, hedge or similar device shall be constructed or placed in any required side or rear yard in a residential area ('residential area' includes all properties regulated by Chapter 11 and 13 of this Title or the AE sub district of Chapter 10 of this Title) in excess of eight feet (8') in height. Where a retaining wall is reasonable and necessary and is located on a property line separating two (2) lots, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

B. Front Yard: No fence, wall, hedge or similar opaque device or open, mesh type fences (e.g., chainlink fences) shall be constructed in a required front yard of a residential area ('residential area' includes all properties regulated by Chapter 11 and 13 of this Title or the AE sub district of Chapter 10 of this Title) in excess of four feet (4').

C. Side Corner Yard:

1. Maximum: The maximum height of a fence, wall, hedge or similar device constructed in the side corner yard of a corner lot in a residential area ('residential area' includes all properties regulated by Chapter 11 and 13 of this Title or the AE sub district of Chapter 10 of this Title) shall be six feet (6') and shall not be constructed closer than eight feet (8') to the property line at the street frontage.

2. Modification: The zoning administrator may modify the requirement of the eight foot (8') setback or the four foot (4') front yard height limit where it can be demonstrated that the construction of a fence, wall, hedge or similar device closer to the property line at the street frontage, will not adversely affect the safety of pedestrians nor obstruct the view of or impact the safety of vehicular traffic or adversely affect adjacent properties. The zoning administrator, in his evaluation of the impact of the proposed fence, wall, hedge or similar device, shall consider location of driveways, adjacent sidewalks, street widths and rights of way, circulation visibility and overall streetscape aesthetics.

11-28-160: OPEN STORAGE IN RESIDENTIAL ~~ZONES~~ AREAS:

No yard in a residential ~~zone~~ area ('residential area' includes all properties regulated by Chapter 11 and 13 of this Title or the AE sub district of Chapter 10 of this Title) shall be used for the storage of junk, building materials, debris, obsolete or abandoned vehicles, or equipment. All such materials shall be stored completely within an enclosed building.



Farmington City Planning Commission Staff Report August 17, 2023

Item 6: Zone Text Amendments Regarding Garage Placement Standards in the OTR Zone

Public Hearing: Yes
Application No.: ZT-13-23
Applicant: Farmington City

Request: *City Staff is proposing a change to the text of Chapter 17 of the Zoning Ordinance to allow for side loaded garages to not affect the percent of garage that may occupy the front plain of a home in the OTR zone.*

Background Information

It is proposed that side loaded garages, with windows and fenestration consistent with the main building, should not be considered as part of the overall garage % of the front of the structure.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve a zone text change to Section 11-17-050 D. sub-paragraph 2. of Chapter 17 of the Zoning Ordinance (the OTR zone), as follows:

Attached garages, **except side loaded garages where windows, openings and fenestration of the front façade thereof are consistent with such features of the main building and where the garage door does not face the street**, 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.

Findings:

1. Side entry garages, if done right, minimize the unappealing appearance of the garage door to the passerby.
2. Side entry garages only work on wider lots, and these type of lots have appropriate street frontage to better accommodate homes with more garage space and provide opportunities to minimize the greater mass and scale which often accompany such larger garages.



Farmington City Planning Commission Staff Report August 17, 2023

Item 7: Zone Text Amendments regarding Foothill Development Standards

Public Hearing: Yes
Application No.: ZT-14-23
Applicant: Farmington City

Request: *City Staff is proposing a change to the text of Chapter 30 of the Zoning Ordinance to reconfigure/modify the foothill ordinance review and approval process consistent with the Subdivision and Zoning Ordinances, add some architectural design standards, emphasize the no build standards of steep slope areas, and to implement other miscellaneous changes.*

Background Information

Recent applications of the City's decades old foothill development standards revealed that Chapter 30 of the Zoning Ordinance can be a better document. City staff welcomes improvements to this part of the City code. Major changes (see enclosed draft) for Planning Commission consideration include, among other things:

- Review and approval procedures, which are no longer at the end of the Chapter, are more consistent with the City's subdivision, PUD, and site plan review processes; moreover, the review and approval body related to foothill standards is also now consistent with other City processes.
- Required reports and plan provisions are now part of the review and approval procedures instead of imbedded here and there with development standards.
- Development standards are not encumbered by item that are development standards.
- There is a new section related to "Architectural Design" (similar to what is found in other municipalities) for Planning Commission and City Council consideration.

Suggested Motion

Move the Planning Commission table consideration of the proposed zone text changes to allow time for:

- 1) Review and input of the draft document from the City Engineer, Stormwater Official, Public Works Department, Fire Department, Building Department, City Attorney, and others; and to
- 2) Post notice for another public hearing regarding the proposed change(s) to Chapter 2 "Definitions" of the Zoning Ordinance.

Supplemental Information

1. Draft Changes to Chapter 2 and Chapter 30 of the Zoning Ordinance.

CHAPTER 2
DEFINITIONS

SECTION:

11-2-010: General

11-2-020: Definitions Of Words And Terms

11-2-010: GENERAL:

For the purposes of this title, the following terms and words and their derivations shall have the meaning as given herein. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and the plural, the singular. The word "shall" is always mandatory. Words not included herein or in the building code shall be given their usual meaning as found in the English dictionary, unless the context of the words clearly indicates a different meaning. (Ord. 1991-21, 4-21-1991)

11-2-020: DEFINITIONS OF WORDS AND TERMS:

ACCESSORY BUILDING, **STRUCTURE**, OR USE: A building, **structure**, or use clearly incidental, customarily appropriate, and subordinate to the main use of the building or property.

CHAPTER 30
FOOTHILL DEVELOPMENT STANDARDS

SECTION:

11-30-010: Purpose

11-30-020: Definitions

11-30-030: Scope And Application

11-30-040: Density, Lot Size, **Set Back**, ~~Width~~ And Characteristics

11-30-050: Review And Approval Procedure, And Required Reports and Plans

~~11-30-0560: Required Plans And Development Standards~~

11-30-070: Architectural Design

11-30-0680: Bonding Requirements

~~11-30-070: Review And Approval Procedure~~

11-30-010: PURPOSE:

A. The city council of Farmington City, Utah, deems that in order to preserve the peace, health, safety and welfare, and promote the best interest of the inhabitants of Farmington City, that this chapter be enacted to provide standards, guidelines and criteria for minimizing flooding, erosion and other environmental hazards in designated foothill areas of the city. In addition, these standards are intended to protect the natural scenic character of the foothills, and those areas of the foothills which are not suitable for development, while ensuring the efficient expenditure of public funds.

B. The standards, guidelines and criteria established by this chapter are further intended to:

1. Minimize grading and earthwork and ensure grading which will eliminate sharp angles at the top and at the toe of cut and fill slopes, both with respect to building sites and to road cross-sections.
2. Protect the public from natural hazards of stormwater runoff and erosion.
3. Minimize the threat and consequential damage of fire in foothill areas.
4. Preserve natural features, wildlife habitat and open space.
5. Retain trees and other native vegetation (except in those cases where a high fire hazard results) which stabilizes steep hillsides, retains moisture, prevents erosion and enhances the beauty of the natural landscape.
6. Implement early temporary or permanent planting, or both, wherever appropriate to maintain necessary cut and fill slopes, stabilizing them by plant roots and concealing the raw soil from view.
7. Preserve public access to mountain areas and natural drainage channels.
8. Retain natural features, such as drainage channels, streams, ridgelines, rock outcroppings and vegetation.
9. Preserve and enhance visual and environmental quality; place greater regard for the view of the foothills as well as the view from the foothills.
10. Ensure an adequate transportation system for the total foothill area in compliance with the approved street plans of the city. Street design should, insofar as possible, be compatible with existing topography by minimizing cuts, fills or other visible scars.

11. Encourage a variety of development, designs and concepts compatible with the natural terrain of the foothill areas which will preserve open space and the natural landscape.

12. Enable lot layouts and structure designs which will aid the objective of reducing excavation and natural topographic disturbance.

13. Establish land use management criteria that will encourage protection of natural elements while allowing a harmonious and satisfying residential environment.

C. To achieve the intent of this chapter, it is recommended that professionals, qualified in each of the disciplines addressed herein, be utilized to stimulate creative and appropriate designs in the foothill area. (Ord. 1993-17, 4-21-1993)

11-30-020: DEFINITIONS:

Terms used in this chapter are defined as set forth below and are in addition to those defined in chapter 2 of this title. Unless a contrary intention clearly appears, words used in the present tense include the future, the singular includes the plural, the term "shall" is mandatory and the term "may" is permissive.

ALL WEATHER SURFACE: A concrete or asphalt surface.

AVERAGE SLOPE: Means and is determined by the use of the following formula:

$$S = \frac{.00229(I)(L)}{A}$$

S = Average slope of the site before development or construction.

.00229 = The conversion factor of square feet to acres.

I = Contour interval in feet of the topographic mapping.

L = Summation of the length of all contour lines in feet.

A = Total number of acres in the slope district.

A. The average slope may be calculated by other means which are acceptable to the city engineer and planning commission.

B. In the determination of the average slope of a slope district, the area (A) in the formula above ~~need~~ shall not include the area of lands having a greater slope than thirty percent (30%). ~~If such areas are excluded, their acreage shall not be included as part of the total area of the development site for purposes of determining the number of dwelling sites allowed, but may be included with individual building lots.~~

DEVELOPMENT ACRES, GROSS: The total area of the development, to include all transportation land or other nonresidential uses.

DEVELOPMENT ACRES, NET: The gross acreage less transportation land and open space.

DEVELOPMENT SITE: The total perimeters of:

- A. A subdivision, as defined in the Farmington City subdivision ordinance.
- B. A planned unit development, as defined in this title.
- C. A tract, lot or parcel of land intended to be used as a, **residential**, commercial, public, quasi-public, utility or other building site.

IMPERVIOUS MATERIALS: Matter which is impenetrable by moisture.

INSTITUTIONAL BUILDINGS: Means and shall include churches, schools, hospitals, public and quasi-public buildings.

OFF SITE: Any area or improvement within public rights of way or public utility easements, or outside the boundaries of the development.

ON SITE: Any area or improvement on private property.

OPEN SPACE: That space designated as undevelopable or as common open space areas used for visual relief or recreational purposes.

SLOPE DISTRICT: An area of at least three (3) acres where the area that is the development site is ten (10) acres or more and a minimum of one acre if the development site is less than ten (10) acres. The term "slope district" describes areas within a development site (or the entire development site if it qualifies under the definition) which are distinguishable as areas of consistent topography. Slope districts are classified by the following breakdown:

0 - 12.0 percent

12.1 - 20.0 percent

20.1 - 30.0 percent

Over 30 percent

TRANSPORTATION LAND: Land used for automobile, bicycle or pedestrian circulation.

UNDERLYING ZONE: The zone in which the parcel lies on the Farmington City zoning map.

USABLE LAND: Land included within a lot, no part of which has a slope exceeding thirty percent (30%). **This space may be no less than fifty feet (50') in width at any given point. This usable area must be undisturbed or virgin slope. Certain limited foothill areas may be considered as either natural or man-made "anomalies" such as gravel pit operations or other artificial disturbances based upon size, location, and history of slope, and may be included within the usable area as may be determined by the City. Lots shall allow dwelling structures to be located within 250 feet of a public street. All main buildings, and accessory buildings and structures (including retaining walls, fences and walls), shall be built on the useable land only.**

VEGETATION: Orchards, trees, shrubs, lawn, grass and perennial growth, and those plants native to the site. (Ord. 1993-17, 4-21-1993)

11-30-030: SCOPE AND APPLICATION:

A. The provisions of this chapter shall apply to all lands in Farmington City that lie within the area designated with zones having a suffix "F" on the official zoning map of Farmington City.

B. This chapter makes additional provisions to those set forth in the subdivision ordinance and other chapters of this title (the zoning ordinance). In the event of conflict, the more restrictive provisions shall apply.

C. Detailed reports and plans are required in the following sections of this chapter which must be approved by the city before any construction, excavation, and grading will be permitted in foothill zones.

D. Development of individual un-platted residential lots and/or parcels and/or located in an approved subdivision shall comply with conditions, standards and requirements established through the site plan and/or subdivision approval process. ~~Site specific plans, necessary to achieve the purpose of this chapter, may also be required for residential lots which are not located in a recorded subdivision.~~ (Ord. 1993-17, 4-21-1993)

11-30-040: DENSITY, LOT SIZE, SET BACK, WIDTH AND CHARACTERISTICS:

A. Scope: The ~~City planning commission and city council~~ shall approve the overall density of any development site based on the subdivision plans and/or site plans as provided for in this chapter.

B. Residential Density: The maximum density for each gross development acre in residential subdivisions or planned unit developments shall be determined by reference to the following table and the underlying zone:

Slope District Average Slope (%)	Maximum Density Dwelling Units/Gross Acre
0 - 12.0	4.0
12.1 - 20.0	2.8
20.1 - 30.0	1.6
More than 30.0	No development allowed, but such areas may be included as part of a building lot if allowed by the underlying zone.

C. Planned Unit Developments: The maximum density with respect to dwelling units per gross acre shall be the same in a PUD as in any other single-family subdivision.

However, at the discretion of the city, density bonuses may still be approved as outlined in the PUD chapter of this title.

D. Lot Size Conditions: When lot lines cross slope district boundaries, the lot size will be determined by the average slope of the usable land within the building lot. The ~~City planning commission~~ may require larger lots than the minimum depending upon the natural conditions (slope, vegetation, soils, etc.) of the site to assure each lot contains a suitable building site.

F. **Front Yard Setback.** The minimum front yard setback in the Foothill Overlay Zone may be reduced to not less than 20 feet, provided the average slope of the lot exceeds 20% and as recommended by the City Engineer.

E. Maximum Impervious Material Coverage: The maximum impervious material coverage that shall be allowable on residential lots shall be thirty five percent (35%) of the total lot area or five thousand (5,000) square feet, whichever is smaller, including the main building, accessory buildings, patios and driveways, ~~but the maximum impervious material coverage may exceed thirty five percent (35%) or five thousand (5,000) square feet if the city council approves it after receiving the recommendation and approval of the planning commission.~~

G. **Maximum Impervious Material Exception.** The maximum allowable impervious material coverage of a lot may be allowed to exceed 5,000 square feet as a special exception subject to the process set forth in Chapter 3 of this Title and upon a recommendation of the City Engineer and the approval of the applicable land use authority for the subject application (i.e. subdivision, site plan, or building permit).

Any applicant seeking a special exception to exceed 5,000 square feet of impervious material coverage per lot shall be required to provide on-site detention/retention as required by local or state statutes and appropriately sized outflow orifice plates for the additional impervious area (over 5,000 square feet) in accordance with City Engineer recommended detention/retention volume calculations for a 25-year storm event. The applicant shall be required to provide engineered drawings and specifications for the proposed detention/retention and drainage to qualify for the exception. Upon acceptance and approval of the engineering documents, the applicant shall enter into a maintenance agreement, as deemed acceptable by the City. Such maintenance agreement shall be recorded against the subject property as a condition of granting an increase impervious material allowance. For purposes of calculating the permissible lot coverage percentage, lot areas that exceed 30% slope shall be excluded and shall not be used in calculating the allowable impervious coverage area.

H. Usable Land:

1. ~~Single-family dwellings~~, other buildings and structures, including retaining walls, fences, and walls, shall be located only upon areas constituting usable land, which area shall be fully contiguous and shall be at least five thousand (5,000) square feet in size. The ~~City planning commission~~ may require usable areas larger than five thousand (5,000) square feet to ensure that dwellings, other buildings and structures, including

retaining walls, fences, and walls, can be located acceptable distances from geological hazards.

2. All accessory buildings, structures, and uses, including retaining walls, shall be located upon usable land.

3. All fences and walls shall be located on useable land and in areas less than twenty percent (20%) slope before or after grading and excavation.

4. As defined above, the slope of usable land shall be thirty percent (30%) or less. Areas with slopes districts of over thirty percent (30%) shall be:

a. Placed in permanent open space, maintained by a responsible legal entity, such as a homeowners' association.

b. Platted with adjacent approved building lots with an open space easement, or platted into building lots with an open space easement, each of which contains adequate usable land.

c. Subject to such other proposals that may be prepared by the developer and approved by the City planning commission. (Ord. 1993-17, 4-21-1993)

5. Grading, land disturbance and/or excavation of an area with slopes less than thirty percent (30%) is allowed, but only upon, or after, the issuance of a building permit by the City for a main building. Grading, land disturbance and/or excavation of areas with slopes thirty percent (30%) or greater is prohibited unless it is for streets and ways provided herein, and in the case of private driveways may only be allowed upon the issuance of a building permit by the City for a main building.

11-30-050 REVIEW AND APPROVAL PROCEDURE, AND REQUIRED REPORTS AND PLANS

A. Subdivisions, PUD's, and site plan proposals for subdivision, PUDs, or site plan development within the Foothill Overlay Zone shall comply with all provisions regarding the same as set forth in the Subdivision Ordinance and the Zoning Ordinance.

B. Schematic Approval. In addition to the requirements set forth in the Subdivision Ordinance and the Zoning Ordinance, proposals for schematic approval of a subdivision, PUD, or Site Plan within the Foothill Overlay Zone shall include the following:

1. Location of the proposed Planned Unit Development, Subdivision, or Site Plan, with identification of abutting streets.

2. A slope district map reflecting existing slope conditions prior to development at a scale of 1" = 100' and an estimate of the average slope of the proposed development.

3. A topographic contour map, tied to a land base survey, delineating areas within the development site with slopes of less than 10%, areas between 10% and 20%, areas between 21% and 30%, and areas greater than 30%, shall be designated topographic contours at two-foot intervals for slopes up to 20%- and five-foot intervals for slopes greater than 20%.

4. The total acreage of the site, number of lots and proposed total density and slope district density for residential developments.

5. The location and approximate size of the proposed lots and/or site.

6. A general street location, width, and grade of all proposed streets and radius of any cul-de-sac.

7. Location of known hazards (i.e., faults, drainage, rock fall, landslide, slump, etc.).

8. Soil type and general description of soil types to a depth of five feet.

9. Existing vegetation-type map.

C. Preliminary Approval. In addition to the information as required for preliminary plat approval under the Subdivision Ordinance, proposals for preliminary approval of a subdivision, Planned Unit Development, or site plan in the Foothill Overlay Zone shall be required to include the following. All reports and plans submitted herein, shall be prepared by persons or firms either licensed to practice their specialty or expertise in the State of Utah, if such license for practice is required, or by one having demonstrable expertise in such field of practice if such license is not required.

In addition to meeting the standards set forth in this chapter, the Subdivision Ordinance, and Zoning Ordinance, and the reports and plans below, proposals for preliminary approval shall be consistent with remaining development standards in this Chapter. Notwithstanding the results of preliminary consideration, final approval may result in less lots, a revised street configuration, modified usable areas, etc. In the event this occurs, the results of final approval shall prevail over preliminary approval.

1. Soil Characteristics Report: The soil report shall be prepared by a civil engineer specializing in soil mechanics and licensed by the state of Utah and shall be based upon adequate test borings and excavations. This report shall contain data regarding the nature, distribution and strength of soils within the project area to a depth of ten feet (10'). The soil report shall include, but not limited to:

a. Unified classification of all soils encountered on the site with an estimate of their susceptibility to erosion, liquid limit, shrink-swell potential and general suitability for development.

b. A statement as to whether or not groundwater was encountered in any of the test borings and at what elevation it was encountered and an estimate of the normal highest elevation of the season high groundwater table.

c. Flood history and potential.

d. Proximity to known floodplains and drainage channels.

e. The soil investigation shall recommend corrective actions intended to prevent damage to proposed structures and/or public improvements.

f. Topographic contours.

2. Vegetation and Revegetation Plan: This plan shall include a slope stabilization and revegetation report which shall include, but not be limited to:

a. Location and identification of existing vegetation;

b. The vegetation to be removed and the method of disposal.

c. The vegetation to be planted.

d. Slope stabilization measures to be installed while new vegetation is being established, including, among other things, erosion control blankets;

e. Analysis of the environmental effects of such operations including effects on slope stability, soil erosion, water quality, fish and wildlife, and fire hazard.

f. Topsoil stockpile areas will be designated.

g. Solar orientation is recommended for review.

3. Geology Report: A geology report shall be prepared by a geotechnical engineer licensed by the state of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. A clear distinction shall be made between observed and inferred features and/or relationships. The geology report shall include the following information, including but not limited to:

a. Structures may not be built within a minimum of 50 feet of a center line of a zone of deformation with respect to known active faults. The City may reduce the required setback provided herein from faults that are determined to be secondary, or a lesser significant classified deformation area, upon receiving recommendation from the City Engineer and based upon a geotechnical/geologic report submitted by the applicant. In no event shall the fault line setback be reduced to less than 30 feet from the center line of the fault or zone of deformation. If reduction is approved, a plat note and delineation of the fault line and deformation area shall be provided on the subdivision plat. The City may also require a notice of geologic hazard and/or a waiver of liability agreement to be provided by the applicant in a form acceptable to

the City. The zone of deformation is defined as area of variable width adjacent to a fault where it is determined that ground rupture is likely to occur. A greater setback may be required by the City where deemed necessary to protect public health and safety. Off-site improvement design will be reviewed and approved or denied by the City Engineer.

b. Definition of any zones of deformation with respect to active faults and other mass movements of soil and rock.

c. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.

d. Location of the depth to bedrock and geological evaluation if bedrock is within ten feet (10') of the surface.

e. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geologic hazards.

f. Flood erosion and/or deposition potential if floodways exist on the property.

g. Determination of ground water characteristics.

4. Grading, Drainage, and Erosion Control Plan: The area of the watershed shall be used to determine the amount of storm water runoff generated before and after construction. A drainage and erosion control plan shall be prepared by a professional engineer licensed by the state of Utah. The plan shall be sufficient to determine the erosion control measures necessary to prevent soil loss during construction and after project completion. The plan shall include a stormwater management, erosion control and grading details describing the methods by which surface water, natural drainages, flooding, erosion and sedimentation loss will be controlled during and after construction. In addition, developments in which the total area is over one acre shall submit a plan for erosion and sediment control which is consistent with current federal NPDES regulations. In a phased development, the area of all phases shall be used to compute the total area and the NPDES plan shall be prepared and submitted with the first phase of development. The plan shall include, but not be limited to, the following information:

a. The "rational method", or other stormwater computation method as approved by the city engineer, shall be used in computing runoff. The basic formula for the "rational method" is:

$Q = CIA$ in which:

Q = Runoff in cubic feet per second (cfs)

C = Coefficient of runoff or the portion of stormwater that runs off a given area. The following are typical examples of land use ranges for C value. The actual C value used shall be approved by the city engineer:

Industrial and commercial .80 - .90

Residential .30 - .40

Parks .15 - .25

Agricultural .10 - .20

I = Average rainfall intensity, based on Davis County data for the Farmington City area, during time of concentration for 10-year return period in inches per hour. The time of concentration shall be defined as the time required for water to flow from the highest to the lowest points of the drainage basin under consideration.

A = Drainage area in acres.

b. Maps of the development site at the scale of 1" = 200' shall be provided by the developer to the City Engineer defining the boundaries of any 100 year flood plain and the limits of the watershed.

c. The grading plan shall show present topography to include elevations, lines and grades including the location and depth of all proposed fills and cuts of the finished earth surfaces using a contour interval of five feet or less. Access or haul road location, treatment and maintenance requirements shall be included. All cuts and fills shall be designed and constructed in such a way that they produce the minimum disturbance to the natural grade and character of the foothill area.

d. An appropriate scale shall be used which most clearly presents the proposed action, generally 1" = 100' or larger.

e. The proposed area to be graded shall be clearly delineated on the plan and the area amount stated in square feet.

f. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and any other water management or soil erosion control measures shall be shown. Calculations shall employ predictions of soil loss sheet erosion using the Universal Soil Loss Equation or appropriate equivalent. Equations should include factors of:

1. Rainfall intensity and energy
2. Soil erodibility
3. Land slope and length of slope or topography
4. Condition of the soil surface and land management practices in use
5. Surface cover; grass, woodland, crops, pavements, etc.
6. Methods intended to be employed to control increased erosion during construction phase.

g. The plan shall show existing details and contours at two foot (2') contour intervals where terrain will not be modified and proposed details and contours at two foot (2') intervals where terrain modifications are proposed. The plan shall be drawn at a scale of one inch equals twenty feet (1" = 20').

h. The proposed area to be graded shall be clearly delineated on the plan and the area amount stated in square feet.

i. Grading plans shall include slope district maps for the development site. Two (2) maps shall be prepared. The first shall represent the predevelopment slope districts and the second shall represent post development slope districts.

j. Analysis of the environmental effects of such operations, including effects on slope stability, soil erosion, water quality, fish and wildlife, and fire hazard.

D. Final Approval. To ensure proper development of subdivisions, PUD's site plans within the Foothill Overlay Zone and compliance with foothill standards, final approval shall be required by the City. Final approval shall include the information required in the Subdivision Ordinance, Zoning Ordinance, and any other requirements imposed by the City as required to meet applicable provisions of this Chapter. Final approval shall include, along with improvement drawings, spot elevations on all site and/or lot corners or contour grading plans of all lot frontages. The City may require the staking of lots, or a site, to ensure compliance with development standards.

E. Building Permits. Proposals for approval of main buildings, accessory buildings and structures, including retaining walls, fences, and walls, upon a lot or parcel within the Foothill Overlay Zone shall be required to file a site plan drawn to a scale of at least 1" to 10' which site plan shall meet the standards of the Zoning Ordinance and show lot lines, existing and proposed contours at two-foot intervals, location of proposed main building, accessory buildings and structures, including retaining walls, etc., walks, driveways, patio areas, and vegetative, drainage, and erosion controls. Site plans shall be reviewed and approved by the Zoning Administrator and City Engineer, and/or their designees. Additional reports as set forth herein may be required by the Zoning Administrator and reviewed by the City for approval when deemed appropriate by the Zoning Administrator.

F. Approval Condition. No grading, construction, or development shall be conducted within the Foothill Overlay Zone and no building permit shall be issued until final plat approval has been granted by the City Council for subdivision or PUD development and/or until final site plan approval has been granted by the City for a main building on a parcel and/or lot within the Foothill Overlay Zone. The approved site plan for a main building on a parcel and/or lot shall be attached to the building permit for the same.

11-30-060: DEVELOPMENT STANDARDS:

The development standards and provisions set forth in this Section shall be required in connection with all building and construction in the Foothill Overlay Zone, and schematic, preliminary, and final approval where applicable. ~~The planning commission shall require the following reports and plans to be provided by the applicant. All reports and plans submitted herein, and shall be met-prepared by persons or firms licensed or certified to~~

practice their specialty in the state of Utah, if the required expertise is in their field of practice:

A. Drainage And Erosion Control Plan: A drainage and erosion control plan shall be prepared by a professional engineer licensed by the state of Utah. The plan shall be sufficient to determine the erosion control measures necessary to prevent soil loss during construction and after project completion. The plan shall include a stormwater management, erosion control and grading details describing the methods by which surface water, natural drainages, flooding, erosion and sedimentation loss will be controlled during and after construction. In addition, developments in which the total area is over one acre shall submit a plan for erosion and sediment control which is consistent with current federal NPDES regulations. In a phased development, the area of all phases shall be used to compute the total area and the NPDES plan shall be prepared and submitted with the first phase of development. The plan shall include the following information:

1. The "rational method", or other stormwater computation method as approved by the city engineer, shall be used in computing runoff. The basic formula for the "rational method" is:

$Q = CIA$ in which:

Q = Runoff in cubic feet per second (cfs)

C = Coefficient of runoff or the portion of stormwater that runs off a given area. The following are typical examples of land use ranges for C value. The actual C value used shall be approved by the city engineer:

Industrial and commercial .80-.90

Residential .30-.40

Parks .15-.25

Agricultural .10-.20

I = Average rainfall intensity, based on Davis County data for the Farmington City area, during time of concentration for 10-year return period in inches per hour. The time of concentration shall be defined as the time required for water to flow from the highest to the lowest points of the drainage basin under consideration.

A = Drainage area in acres.

1. Lots shall be arranged so as to ensure adequate setbacks from drainage channels. The flow from a 100-year storm shall be the basis for calculating setbacks. No dwelling shall be allowed within the 100-year floodplain. **All structures shall comply with Chapter 31 Flood Damage Prevention.**
2. Erosion control measures on the development site shall be required to minimize the increased solids loading in runoff from such areas during and after construction. All erosion prevention devices, detention ponds and stormwater facilities shall be

constructed as part of the first facility improvements on the development site and according to the following standards:

a. Such facilities shall be designed so as to detain safely and adequately the maximum expected stormwater runoff for a 10-year storm for a sufficient length of time so as to prevent flooding and erosion during stormwater runoff flow periods.

b. The existing natural drainage system shall be utilized to the extent possible in its natural state.

c. Where drainage channels are required, wide shallow swales lined with appropriate vegetation shall be used instead of cutting narrow, deep drainage ditches.

d. Flow retarding devices, such as detention ponds, shall be used where practical to minimize increases in runoff volume and peak flow rate due to development.

3. Water from natural drainage channels shall be allowed to continue through the development site.

B. Grading, cuts, and fills: A grading plan shall be prepared by qualified professionals licensed by the state of Utah and shall comply with the following standards:

1. The grading plan shall show present topography and proposed modifications to include elevations, lines and grades including the location and depth of all proposed cuts and fills of the finished earth surfaces. All cuts and fills shall be designed and constructed in such a way that they produce the minimum disturbance to the natural grade and character of the foothill area.

2. The plan shall show existing details and contours at two foot (2') contour intervals where terrain will not be modified and proposed details and contours at two foot (2') intervals where terrain modifications are proposed. The plan shall be drawn at a scale of one inch equals twenty feet (1" = 20').

3. The proposed area to be graded shall be clearly delineated on the plan and the area amount stated in square feet.

4. Grading plans shall include slope district maps for the development site. Two (2) maps shall be prepared. The first shall represent the predevelopment slope districts and the second shall represent postdevelopment slope districts.

5. Topsoil stockpile areas shall be designated.

6. The developer is responsible for interim stabilization of all disturbed areas during the period of construction to prevent off site erosion effects, and for final stabilization once construction is completed. Lot owners or homeowners' associations are responsible for stabilization of building sites and lots upon taking possession of such.

7. All ~~permanent~~ fills **slopes** shall be constructed to prevent settlement, sliding or erosion damage to streets, curbs, gutters, sidewalks or buildings.

8. All cuts and fills **and degrees of compaction** shall comply with standards of the international building code **and all applicable Construction Codes**.

9. The top and bottom edges of slopes caused by an excavation or fill up to ten (10) vertical feet shall be at least ~~five (5)~~ **three (3)** horizontal feet from property lines or public right of way lines.

10. The maximum vertical height of all cuts or fills shall be 10 feet. Fills for slumps or other natural depressions may exceed 10 feet with City approval.

~~10. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend more than thirty feet (30'), horizontally, in front, to the rear, or to the side of the proposed structure, unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purposes of this chapter.~~

11. All structures except retaining walls or soil stabilization improvements shall have a setback from the crest of the fill or base of the cut of a minimum distance equal to the depth of the fill or the height of the cut, unless a structurally sound retaining wall is built for the cut or fill slope. Retaining walls may be a part of the dwelling unit.

12. Retaining walls shall be used to retain existing slope or graded slope as may be approved by the City Engineer. The height of necessary and approved retaining walls shall be a maximum of eight feet. Extensive "rear yard" retaining walls built for the purpose of leveling a yard by backfilling, are expressly prohibited.

13. Excess cut material resulting from road construction or utility installation shall be removed from the site. Access or haul road location, treatment and maintenance requirements shall be designated on the grading plan. Where permanent roads or roadbeds are to be used during construction and stormwater inlets have already been installed, they shall be protected to prevent sediment from entering the stormwater system. If temporary haul roads are proposed, the plan shall include a description of the method for controlling erosion and dust during the period of the road's operation and restoration of the area once hauling is completed.

~~14. Analysis of the environmental effects of such operations, including effects on slope stability, soil erosion, water quality, fish and wildlife, and fire hazard.~~

15. All repair measures for disturbed areas shall be made not later than thirty (30) days after the disturbance is made, except revegetation which shall take place at the earliest planting season thereafter.

C. **Vegetation and Revegetation Plan:** ~~The revegetation plan shall include a slope stabilization and revegetation report which shall include:~~

~~1. Location and identification of existing vegetation;~~

1. ~~The vegetation to be removed and the method of disposal.~~ **Vegetation shall be removed only when absolutely necessary (e.g., for the construction of buildings, roads and filled areas), as approved by the City Engineer.**

2. All areas of the development site cleared of natural vegetation in the course of construction shall be replanted with vegetation possessing erosion control characteristics at least equal to the natural vegetation which was removed;

3. The vegetation to be planted, **or** new plantings, shall be protected with mulch material and fertilized in conjunction with a planting and watering schedule.

4. Persons or firms having expertise in the practice of revegetation (i.e., licensed landscape architects or nurserymen) shall supervise the planning and installation of revegetation cover for the total development site; **and**

~~6. Slope stabilization measures to be installed while new vegetation is being established; and~~

5. All revegetation of disturbed areas shall be made not later than thirty (30) days after the disturbance is made or at the earliest planting season thereafter.

D. ~~Geology: A geology report shall be prepared by a geotechnical engineer licensed by the state of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. A clear distinction shall be made between observed and inferred features and/or relationships. The geology report shall include the following information:~~

~~1. Definition of any zones of deformation with respect to active faults and other mass movements of soil and rock.~~

2. No habitable structures or off-site improvements shall be built on any identified major or minor secondary faults.

~~3. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.~~

4. No structures or off-site improvements shall be allowed on any **area known to be an active landslide area, verified by the City Engineer or State Geologist.**

5. Problems associated with development on or near perched groundwater and shallow groundwater must be mitigated.

6. No structures shall be allowed in any rockfall zone. Off site improvements may be allowed through special **exception** approval by the planning commission, if the danger is mitigated.

~~7. Location of the depth to bedrock if bedrock is within ten feet (10') of the surface.~~

~~8. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geologic hazards.~~

9. ~~Flood erosion and/or deposition potential if floodways exist on the property.~~

~~E. Soil Characteristics Report: The soil report shall be prepared by a civil engineer specializing in soil mechanics and licensed by the state of Utah and shall be based upon adequate test borings and excavations. This report shall contain data regarding the nature, distribution and strength of soils within the project area to a depth of ten feet (10'). The soil report shall include:~~

~~1. Unified classification of all soils encountered on the site with an estimate of their susceptibility to erosion, liquid limit, shrink-swell potential and general suitability for development.~~

~~2. A statement as to whether or not groundwater was encountered in any of the test borings and at what elevation it was encountered and an estimate of the normal highest elevation of the season high groundwater table.~~

~~3. Flood history and potential proximity to known floodplains and drainage channels.~~

~~4. The soil investigation shall recommend corrective actions intended to prevent damage to proposed structures and/or public improvements.~~

F. Fire Protection:

1. All developed areas, **including individual lots and parcels**, shall have an approved water supply which meets minimum firefighting requirements.

2. **All water, sewer and utilities must be installed in accordance with the Subdivision Ordinance.**

3. Each development site proposal and building permit for private lots, flag lots, and where the front setback is greater than fifty feet (50'), shall be reviewed by the Farmington City fire department to determine whether it complies with the international fire code **and applicable Construction codes, but not limited to, provisions regarding Access Roadways for Fire Apparatus** in reference to, **among other things**, required vertical driveway clearance. Developments which do not, will be disapproved.

G. Streets And Ways:

1. The street standards and specifications of Farmington City shall apply to all developments, except where conditions related to proper development of foothill areas necessitate altering these standards as described below and elsewhere in this chapter.

2. Streets, roadways and private accessways shall follow as nearly as possible the natural terrain. Roads and other vehicular routes shall not cross property having a slope greater than thirty percent (30%) unless, after review by the **City planning commission**, it is determined that:

a. Appropriate engineering measures, consistent with the purpose of this chapter, can be taken to minimize the impact of cuts and fills; and

b. The environment and aesthetics of the area will not be significantly affected.

3. The following table lists standard improvements with established standards. The exceptions listed may be specifically approved by the city council only after careful review of each individual application and after receiving a recommendation from the planning commission:

Improvement	Established Standard	Maximum Exception
Collector road width	66 foot right of way	50 foot right of way
Cul-de-sac right of way	50 foot radius	46 foot radius
Horizontal curve	250 foot minimum radius for 30 miles per hour design speed	125 foot minimum radius for 25 miles per hour design speed
Local-Minor road width	56-50 foot right of way	42 foot right of way
Road grade	10% on collector streets 12% on local streets	12% on collector streets 14% on local streets (maximum length of street segments at increased grades shall be specifically approved by the city council)

4. The developer shall dedicate to the city a slope easement for any cut or fill slope created by construction of a street in the foothill overlay zone which is not contained within the public right of way.

5. Points of access shall be provided to all developed and nondeveloped areas for emergency firefighting equipment. Driveways shall not exceed a slope of fourteen percent (14%) and shall have direct access to a public street, **unless such direct access (not the slope) is approved otherwise as set forth in Chapter 32 of the Zoning Ordinance.**

6. Development sites which are located near canyon trails will provide reasonable access to those trails. Parking areas may be required by the **City planning commission** at trailheads.

7. The impervious surface for streets and ways within the gross development site shall not exceed twenty percent (20%).

8. Variations of the street design standards developed to solve special foothill visual and functional problems may be presented to the planning commission for consideration. Examples of such variations may be the use of split roadways or one-way streets for short sections in steeply sloped areas without intersections to avoid deep

cuts, also, modifications of surface drainage for curb, gutter and sidewalk design and other innovative designs may be considered in foothill developments.

H. On Site Development: The developer, or in the case of single- family and two-family dwellings, the owner, shall be fully responsible for making all improvements in accordance with the approved plans. The property owner shall be responsible for maintaining all improvements made in accordance with the site development approval. (Ord. 1993-17, 4-21-1993; amd. Ord. 2005-11, 4-6-2005; 2016 Code; Ord. 2022-8, 1-18-2022)

11-30-070: ARCHITECTURAL DESIGN:

A. The design of buildings proposed for construction in the Foothill Overlay Zone is encouraged to be visually compatible with the natural beauty of the foothills and canyon areas. The use of building materials in colors that will blend harmoniously with the natural settings is suggested.

B. The City may review the design and comment on the specified exterior materials and colors for all structures other than single-family dwellings. Prohibition of cedar shake roofing materials, the installation of chimney screens and sprinkling systems, as well as other fire protection measures may be required by the City as may be recommended by the Farmington City Fire Department.

11-30-0860: BONDING REQUIREMENTS:

The developer or lot owner may be required to guarantee the completion of revegetation projects, the stabilization of grading sites, construction of stormwater runoff facilities, and other requirements of this section by submitting to the city a bond in a form acceptable to the city attorney. If such bond is required, it shall be calculated and administered as set forth in section 12-6-160 of this code. (Ord. 1993-17, 4-21-1993)

~~11-30-070: REVIEW AND APPROVAL PROCEDURE:~~

~~—A. Subdivision Applications: Subdivision applications in designated foothill areas shall be reviewed according to procedures established in the Farmington City subdivision ordinance.~~

~~—B. Planned Unit Developments: Planned unit development (PUD) applications in designated foothill areas shall be reviewed according to procedures established in the Farmington City subdivision ordinance and shall also comply with additional standards contained in the PUD chapter of this title.~~

~~—C. Conditional Use Applications: Conditional use applications in designated foothill areas shall be reviewed according to procedures and standards established in the conditional use and/or site development chapters of this title.~~

~~—D. Permitted Uses: Permitted uses in designated foothill areas shall be reviewed according to procedures and standards established in the site development chapter of this title. (Ord. 1993-17, 4-21-1993)~~

**FARMINGTON CITY
PLANNING COMMISSION**

August 03, 2023

WORK SESSION

Present: Chair Erin Christensen; Vice Chair John David Mortensen; Commissioners Larry Steinhorst, Frank Adams, and Mike Plaizier.

Staff: Planning Director Lyle Gibson and City Planner/GIS Specialist Shannon Hansell. *Excused:* Community Development Director David Petersen; Planning Secretary Carly Rowe; Commissioners Samuel Barlow and Tyler Turner; and Alternates Clay Monroe and Alan Monson.

City Planner/GIS Specialist **Shannon Hansell** said the maximum required driveway width for three or more properly designated spaces is 30 feet. The applicant wants to extend it by 7.5 feet. Planning Director **Lyle Gibson** said there is no requirements as to how far from the drain the curb cut needs to be. It can be close to the drain and not alter the storm drain function. It is more an aesthetic question than a functional one.

Gibson said on the next agenda item, all 122 units have been approved, but sections of the whole will be platted one at a time. It is being paved this week. They can get permits to build the public improvements based on the overall plat approval. They want to record 40 units at a time, which they typically know at preliminary plat. Before they can record the plat, the City charges impact and inspection fees. They wanted to financially be ready for the next phase, and not pay all 122 up front.

Gibson said normally there is training conducted the first meeting of the week. However, this month it will be pushed to August 17, 2023, instead. There will be a road status update on that agenda.

Gibson said there is a recent example of a garage in the Original Townsite Residential (OTR) zone. They are building a side-load garage, as the garage doors don't face the street. The OTR ordinance has a limitation on seeing garage doors to maintain the residential character of the area, and there is a percentage limit on the amount of frontage that can be garage doors. The typical standard is 30%. In the event that it doesn't architecturally look like a garage, could there be an exception? This will be an item on a future agenda, possibly on Aug. 17, 2023. There is an existing home that is 40% garage. Side-loaded garages are becoming more popular.

REGULAR SESSION

Present: Chair Erin Christensen; Vice Chair John David Mortensen; Commissioners Larry Steinhorst, Frank Adams, and Mike Plaizier.

Staff: Planning Director Lyle Gibson and City Planner/GIS Specialist Shannon Hansell. *Excused:* Community Development Director David Petersen; Planning Secretary Carly Rowe; Commissioners Samuel Barlow and Tyler Turner; and Alternates Clay Monroe and Alan Monson.

Chair **Erin Christensen** opened the meeting at 7:01 PM.

SPECIAL EXCEPTION – public hearing

Item #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.

City Planner/GIS Specialist **Shannon Hansell** 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 (30 feet). It is 30 feet for any properly designated parking spots of three spots or more. This poses a problem when people want to have an RV pad next to their home. The applicant would like an additional 7.5 feet. Staff does not see this negatively impacting pedestrians or vehicular neighborhood traffic. 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.

Christensen said the code calls for the minimum necessary to access properly designated parking spaces, and asked if Staff had considered this. **Hansell** said that sentence is subjective and determined by the Planning Commission.

Applicants **David and Natalie Jackson** (306 S. 1400 W., Farmington, Utah) addressed the Commission. They are preparing their side yard for an RV pad, and removing a section of the curb would allow them to pull their trailer in at a less steep angle. It will create more ease to park the RV. There is a lot of grass right there, and it would be difficult to maintain watering it after cement is laid. There is a 7.5-foot chip in the curb there already. The property line is beyond that.

Christensen said that several of their neighbors do have cement on the side of their homes, but it doesn't look like their curb cuts have been extended. **Natalie Jackson** said one neighbor has extended the curb cut all the way to their property line so they can pull straight in. **David Jackson** said their neighbors to the south have a steep curb to get to their side yard. They want theirs a little more straight since there is an incline. The cement will avoid the utilities and the contractor will be putting a retaining wall around them.

Chair **Erin Christensen** opened and closed the Public Hearing at 7:08 due to no comments received.

Commissioners noted that this would cut down water needed to maintain grass. The steep incline makes it difficult to manipulate a larger RV into the side yard, so the extra space is needed.

MOTION

Frank Adams made a motion 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 1-3:

- 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.
- 3. It 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.

Mike Plaizier seconded the motion, which was unanimous.

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

Hansell said the applicant should now seek an online excavation permit from Public Works.

SUBDIVISION – no public hearing

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

Planning Director **Lyle Gibson** presented this agenda item. This project is just off the south side of Burke Lane nearly as far west as the Denver and Rio Grande Western (D&RGW) Rail Trail. A handful of the townhomes are under construction and going vertical. 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, begun vertical construction on the townhome units, 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 43 units in the Phase 2 plat are back before the Planning Commission for approval. The applicant wants this platted in phases rather than platting all 122 at once because of the fee structure. Sales so far are going well on these units, and the developer is eager to construct more.

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 three- and four-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.

Gibson said Staff went back and forth on if re-approval is needed. However, it is technically a different plat than what was approved. Staff wanted to err on the side of caution, so it was brought back before the Commission. Nothing in the code has changed since it was originally approved. They are still compliant with all City codes and standards. They were vested when it was originally approved. Nothing has changed since it was originally approved except splitting it into three, which would change the timing of when they pay associated costs.

Applicant **Spencer Corbridge** with Sego Homes was present online. It has been selling well and hits a needed \$400,000 price point. Nothing has changed from the original plat except dividing it into three. Dividing it helps reduce paying impact fees all up front, which helps make the project more affordable for them. Some lots are 4 to 5 feet below the streets. That is going to be filled in with a lot of fill that will be compacted to the correct height. Some townhomes are focused on affordability, especially the back-to-back townhomes. Phase 2 has this, and these are the most affordable price point starting at \$400,000. These would have 1,800 square feet, three stories, two-car garages, two-car driveways, and three bedrooms.

Gibson said to the northeast corner is The Burke project, two lots on the Romney property. It is an apartment building on the front with office on the end, and townhomes on the south end. On the other side of 1400 West is Lifetime.

MOTION

Frank Adams made a motion that the Planning Commission approve the final plat for Phase 2 Sego Homes at Station Park, subject to all applicable Farmington City ordinances and development standards and any remaining Development Review Committee (DRC) comments, and the completion of any items from previous approvals.

Findings 1-2:

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.

Mike Plaizier seconded the motion, which was unanimous.

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

OTHER BUSINESS

Item #3 Miscellaneous, correspondence, etc.

- a. Minutes Approval of July 6, 2023, and July 13, 2023. **Christensen** has three changes to propose for the July 13, 2023, minutes including completion of the summary of the request for an Automated Teller Machine (ATM). Another change was editing the number from 108 to two parking spaces that were removed to make way for garbage receptacles.
 - i. **Frank Adams** made a motion to approve the minutes with the changes that Chair **Erin Christensen** proposed. **Mike Plaizier** seconded the motion, which was unanimous.

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

- b. City Council Report for July 18, 2023, and Aug. 1, 2023.
 - i. **Gibson** presented this item. On July 18, 2023, the City Council considered the Monterra project by Myer’s Mortuary and Cherry Hill. Initially townhomes were proposed there, and then the applicant received zoning approval to allow up to four lots. It has been on hold for a long time to prove a benefit to the City, which would allow them additional density beyond the two allowed by the underlying zoning. At the Aug. 1, 2023, meeting, Ace Athletics was up for consideration by the Council. The applicant committed to adding rock and timber to the exterior of the building, as well as securing a landscape contract with a reputable provider. The Council did grant the Agriculture Planned (AP) District overlay as requested. **Commissioner Adams** noted that the landowner cleaned up their landscaping a few weeks after the Commission suggested better maintenance.

ADJOURNMENT

John David Mortensen made a motion to adjourn at 7:29 PM.

Chair Erin Christensen

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 15, 2023** at 7:00 pm.in the Council Chambers located at City Hall 160 South Main, Farmington, Utah. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at dcarlile@farmington.utah.gov

CALL TO ORDER:

- Invocation – Councilmember, Amy Shumway
- Pledge of Allegiance – City Manager, Brigham Mellor

PUBLIC HEARINGS:

- Property tax increase for FY24, truth-in taxation (TNT)

ADJOURN

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, and the Utah Public Notice website at www.utah.gov/pmn. on August 11, 2023