



FARMINGTON CITY

PLANNING COMMISSION

September 7, 2023



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday September 7, 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. Key Bank – Applicant is requesting a special exception approval have a drive through as part of a financial institution at 529 North Station Parkway in the GMU (General Mixed Use) zone (M-10-23).

CONDITIONAL USE APPLICATION – public hearing

2. Farmington Flex / Andrew Hiller – Applicant is requesting conditional use approval to use space in the Farmington Flex development for Gymnasium/Indoor Sports in part of building 3 at 1261 South 650 West in the LM&B (Light Manufacturing and Business) zone (C-10-23)

ZONE TEXT AMENDMENTS – public hearings unless noted otherwise with item.

3. Farmington City – Additional text and amendment to Title 16, STORMWATER REGULATIONS. The proposed amendments are to update definitions and to clarify what permitting is needed before disturbing land. (ZT-15-23)
4. 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, and Chapter 11-2, DEFINITIONS, 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)
5. (Public hearing previously held) 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)
6. 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

7. Miscellaneous, correspondence, etc.
 - a. Minutes Approval 08.17.2023
 - b. City Council Report 09.05.2023
 - 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, and emailed to media representatives on August 11, 2023.*

Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report September 7, 2023

Item 1: Key Bank – Drive Up Window Special Exception

Public Hearing:	Yes
Application No.:	SP-4-23, M-10-23
Property Address:	529 Station Parkway
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	0.99 acres
Number of Lots:	1
Property Owner:	Park Lane Commons Eight LLC
Applicant:	Ben Gingrich

Request: *The applicant is seeking a special exception for a drive up window in the GMU Zone.*

Background Information

Key Bank has applied for site plan approval with City Staff for a new branch located at 529 Station Parkway. As part of this project, the applicant has proposed a drive up window with three lanes. Drive Up windows are allowed only as special exceptions in the mixed use zones. The purpose of the special exception requirement is to allow additional consideration on design to minimize the impact of drive up windows, as the goal of the mixed use zones is to promote walkable and pedestrian oriented scales and uses. To better align with the purpose of the mixed use zones, several conditions can be implemented such as positioning the drive up opposite of the primary frontage, and to remove the overhead awning. The awning can introduce difficulty in redeveloping the building in the future, as once in place, they are unlikely to be removed, even if the building use changes. Some solutions to the awning are to detach the awning (such as with Mountain America Credit Union 495 N Station Parkway), or to remove it entirely (such as with Bank of America (423 N 1075 W).

On May 16, 2017, the City Council approved a zone text amendment to Chapter 18 allowing for financial institutions in the GMU zone to have drive-up windows through special exception, as set forth in Section 11-3-045 of the Zoning Ordinance, below:

“A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration, and/or impacts to determine the desirability of authorizing its establishment on any given site.” A special exception, therefore is to be treated similarly to a conditional use, and must be a public hearing. The approval standards, as set forth in Section E specify that:

“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.”

Suggested Motion

Move that the Planning Commission approve the drive up window special exception for Key Bank at 529 Station Parkway, subject to all applicable Farmington City development standards and ordinances.

Findings:

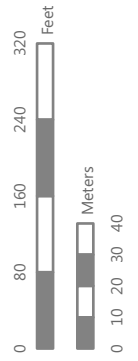
1. The drive up window has sufficient stacking space (12 spaces) to accommodate the use.
2. The drive up window is oriented away from the primary frontage on Station Parkway.
3. The drive up window use has been successfully implemented at other locations in the mixed use zones, such as Mountain America Credit Union (495 N Station Parkway) and Chase Bank (100 N Station Parkway).

Supplemental Information

1. Vicinity Map
2. Key Bank Site Plan and Elevations
3. Drive Up Examples



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



VICINITY MAP
529 Station Parkway



FARMINGTON BRANCH KEYBANK NATIONAL ASSOCIATION

529 STATION PKWY
FARMINGTON, UT 84025



**ARCHITECTS
+ ENGINEERS**

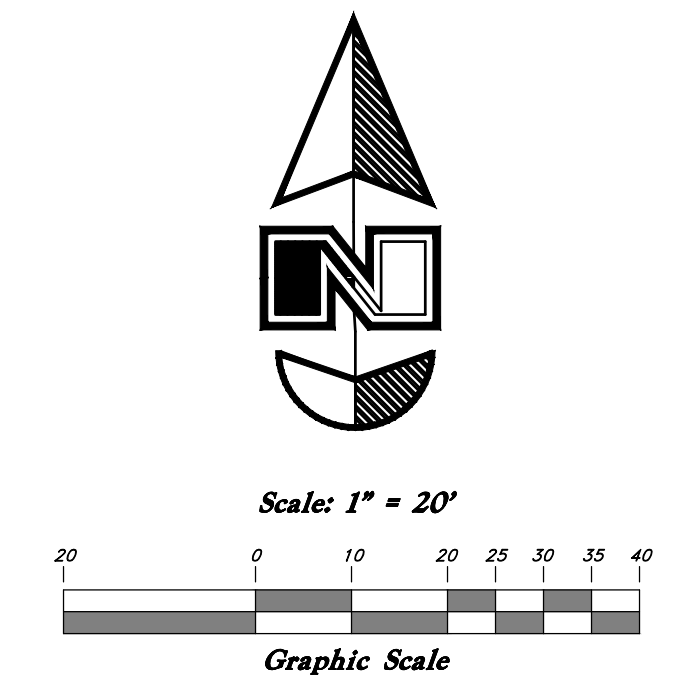
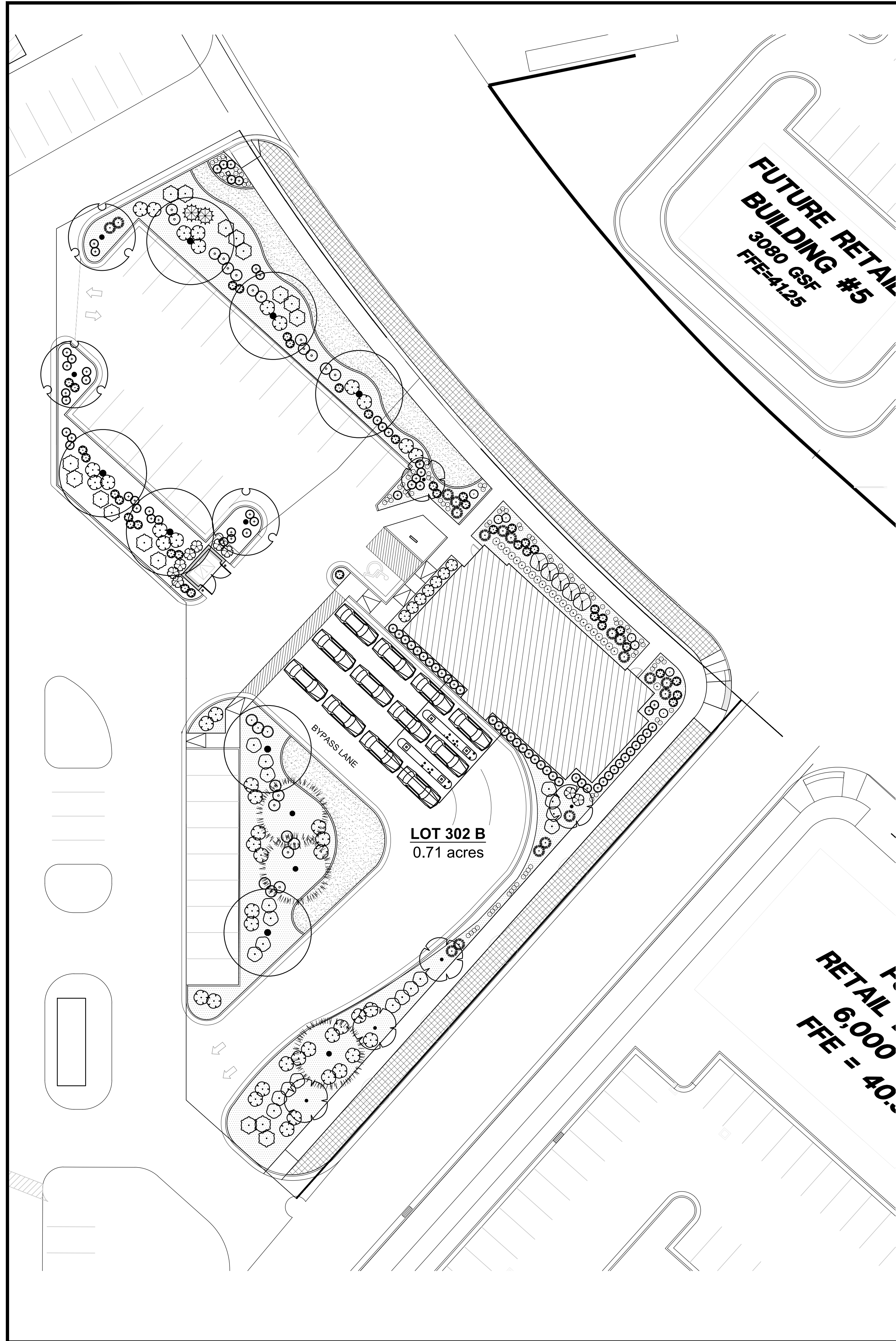
1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OH 44113
WWW.HSBARCH.COM

DRAWING INDEX SCHEMATIC	
SHEET NUMBER	SHEET NAME
SD 0	COVER SHEET
SD 1	SITE PLAN
SD 2	FLOOR PLAN
SD 3	EXTERIOR ELEVATIONS
SD 4	EXTERIOR ELEVATIONS
SD 5	3D VIEWS



KEY PLAN





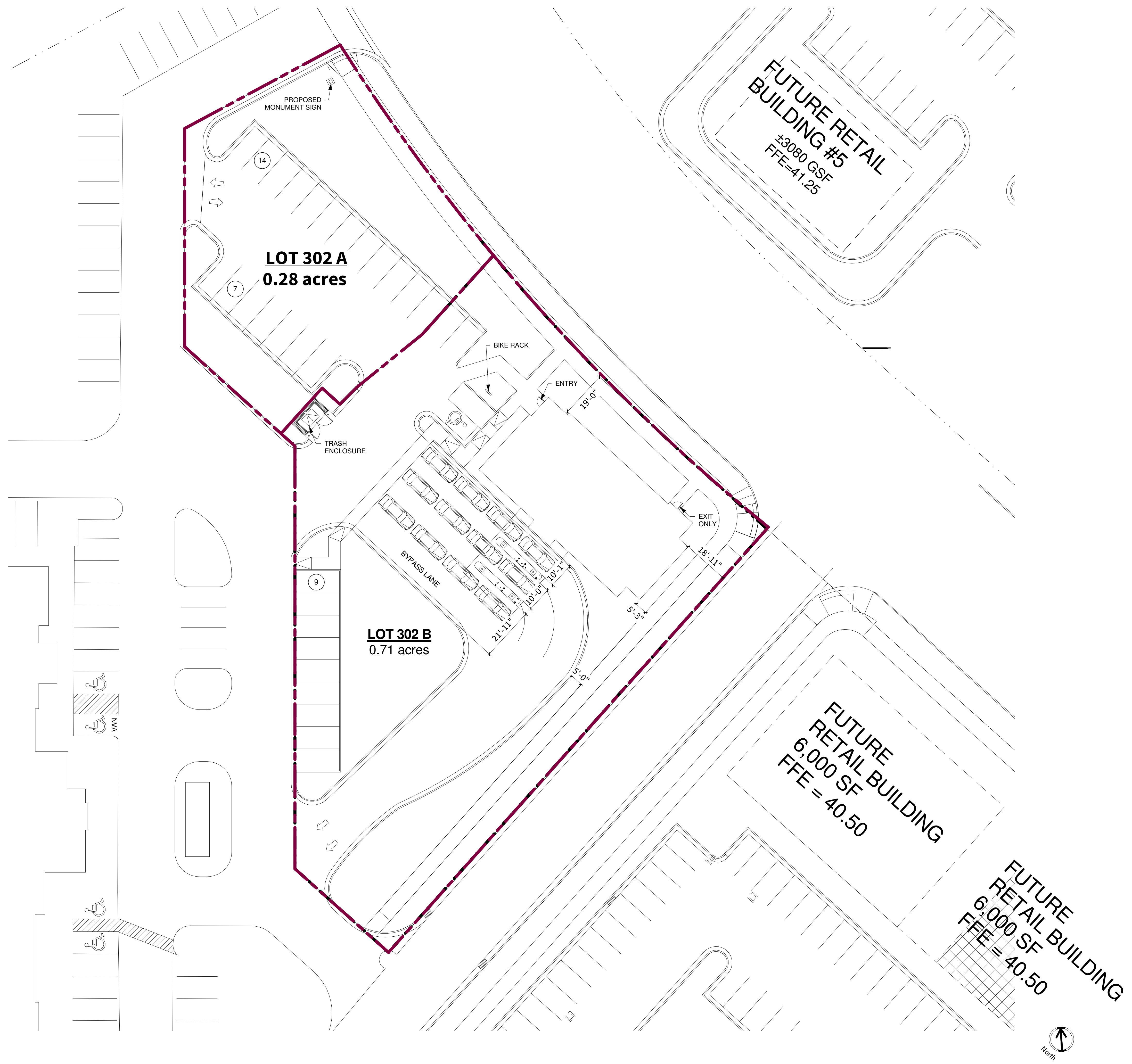
PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. ALL PLANTS SHOWN GRAPHICALLY ARE REQUIRED. ANY PLANT QUANTITIES ARE FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY PLANT QUANTITIES PRIOR TO BIDDING.
3. SPACING BETWEEN PLANTS AND BETWEEN PLANTS AND PAVING ARE BASED ON THE MATURE SPREAD OF THE PLANTS. PRIOR TO PLANTING, VERIFY ROOM TO ACCOMMODATE MATURE PLANT WITHOUT OVCROWDING AND ENCRACHING ON PAVING.
4. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. TOPSOIL IS TO BE IMPORTED (HARVESTED AND STOCKPILED ON SITE) TO THE SITE. SUBMIT TOPSOIL TEST. SCREEN AND AMEND TO MEET THE FOLLOWING STANDARDS:
 - 5.1. ORGANIC MATTER: GREATER THAN 1.0%
 - 5.2. SOLUBLE SALTS: LESS THAN 4 dS/m
 - 5.3. PH: BETWEEN 5.0 AND 8.2
 - 5.4. TEXTURE: SAND: 15-60%, SILT: 10-60% CLAY 5-30%.
 - 5.5. SODIUM ADSORPTION RATIO (SAR): BELOW 10 FOR SANDY CLAY LOAM, SANDY LOAM AND LOAM, BELOW 7 FOR SILT LOAM, SILTY CLAY LOAM, AND CLAY LOAM.
 - 5.6. COARSE FRAGMENTS 2mm AND SMALLER: LESS THAN 5%.
 - 5.7. NO ROCKS OVER 1.5"
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR SPECIFIED TOPSOIL AND MICH LAYER THICKNESS. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
8. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
9. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	3	<i>Pinus nigra</i> / Austrian Black Pine	B & B	6-7' Ht.
	5	<i>Prunus sargentii</i> 'Pink Flair' / Sargent Cherry	B & B	2"Cal
	3	<i>Tilia cordata</i> 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"Cal
	7	<i>Zelkova serrata</i> 'Green Vase' / Sawleaf Zelkova	B & B	3"Cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	25	<i>Cornus sericea</i> 'Kelsey' / Kelsey Dogwood	5 gal	
	19	<i>Euonymus alatus</i> 'Compactus' / Compact Burning Bush	5 gal	
	3	<i>Physocarpus opulifolius</i> 'Summer Wine' / Summer Wine Ninebark Drought Tolerant	5 gal	
	19	<i>Pinus mugo</i> 'Slowmound' / Mugo Pine Drought Tolerant	5 gal	
	2	<i>Pinus mugo</i> 'Tannenbaum' / Mugo Pine	5 gal	
	46	<i>Prunus besseyi</i> 'Pawnee Buttes' / Sand Cherry Drought Tolerant	5 gal	
	7	<i>Prunus laurocerasus</i> 'Otto Luyken' / Luykens Laurel	5 gal	
	17	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac Drought Tolerant	5 gal	
	7	<i>Ribes alpinum</i> 'Green Mound' / Green Mound Alpine Currant	5 gal	
	22	<i>Ribes rubrum</i> 'Red Lake' / Red Lake Currant	5 gal	
	80	<i>Rosa x 'Meijococ'</i> / Pink Drift® Groundcover Rose	5 gal	
	2	<i>Sorbaria sorbifolia</i> 'Sem' / Sem Ash Leaf Spirea	5 gal	
	5	<i>Symphoricarpos x chenaultii</i> 'Hancock' / Hancock Coralberry Drought Tolerant	5 gal	
	7	<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac Drought Tolerant	5 gal	
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	
	95	<i>Gaillardia x 'Arizona Sun'</i> / Blanket Flower	1 gal	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	
	41	<i>Pennisetum alopecuroides</i> 'Cayenne' / Fountain Grass Drought Tolerant	1 gal	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	8,930 sf	DECORATIVE GRAVEL MULCH / 1.5" Washed, Local Gravel Color to Compliment Building. Place 3" deep over Dewitt Pro 5 weed barrier fabric and 12" deep imported topsoil. Submit Samples for Color Selection.	Stone Mulch	
	2,196 sf	Dwarf Fescue Mix Sod Install over 6" deep topsoil.	sod	Sod
	3,507 sf	EXISTING LAWN Maintain and Protect	None	

<p>GREAT BASIN ENGINEERING</p> <p>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</p>	<p>Concept Landscape Plan</p> <p>Key Bank Farmington Branch</p> <p>529 Station Parkway Farmington City, Davis County, Utah A part of Section 14, T3N, R1W, SLB&M, U.S. Survey</p>
<p>06 July, 2023</p>	
<p>SHEET NO. LP1</p>	
<p>141904</p>	



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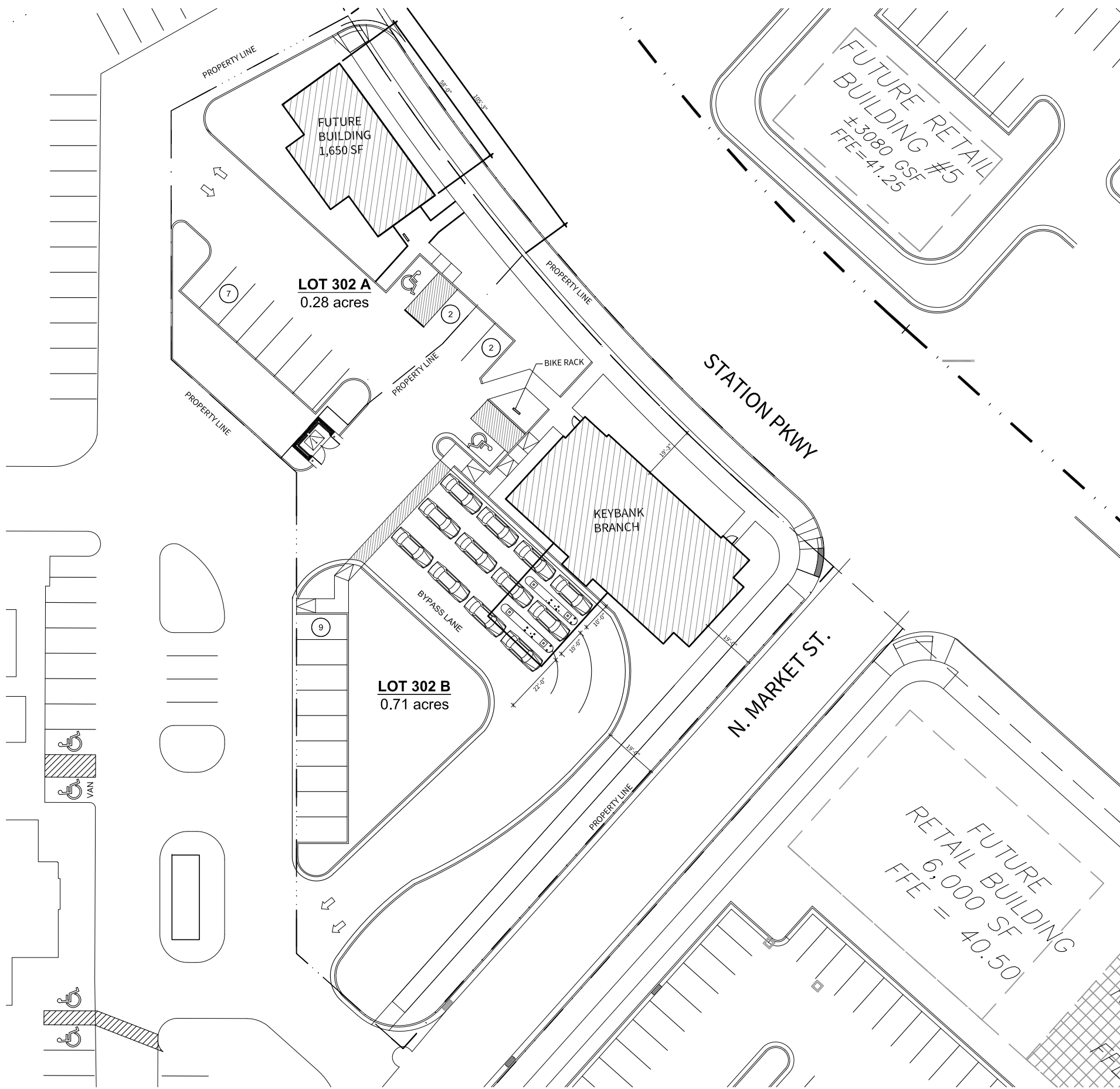
DATE	ISSUE

DRAWN BY: MRW
JOB NO: 23124

**FARMINGTON BRANCH
KEYBANK NATIONAL ASSOCIATION**

529 STATION PKWY
FARMINGTON, UT 84025

SITE PAN



FUTURE DEVELOPMENT PLAN PROVES THAT BOTH LOT 302A AND 302B CAN BE DEVELOPED WITH BUILDINGS AND PARKING MEETING ZONING ORDINANCE.

302A: 9 PARKING SPACES
 302B: 11 PARKING SPACES



KEYPLAN

KEYBANK - FARMINGTON BRANCH

529 STATION PKWY
 FARMINGTON, UT 84025

FUTURE LOT 302A DEVELOPMENT

1"= 40'-0"

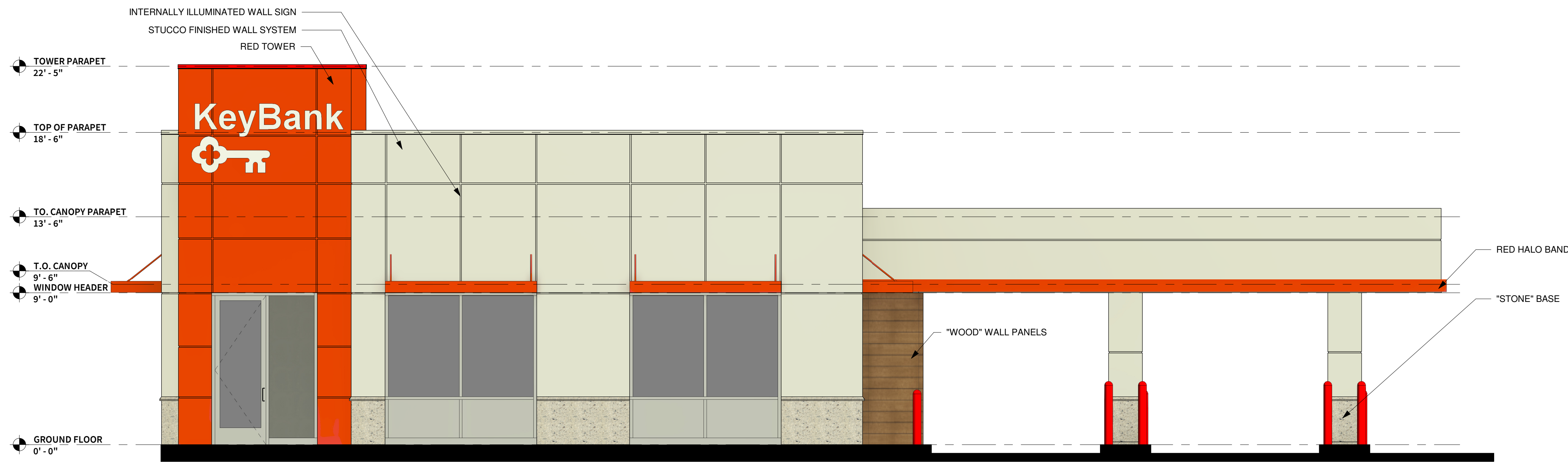
DATE	ISSUE

DRAWN BY: MRW
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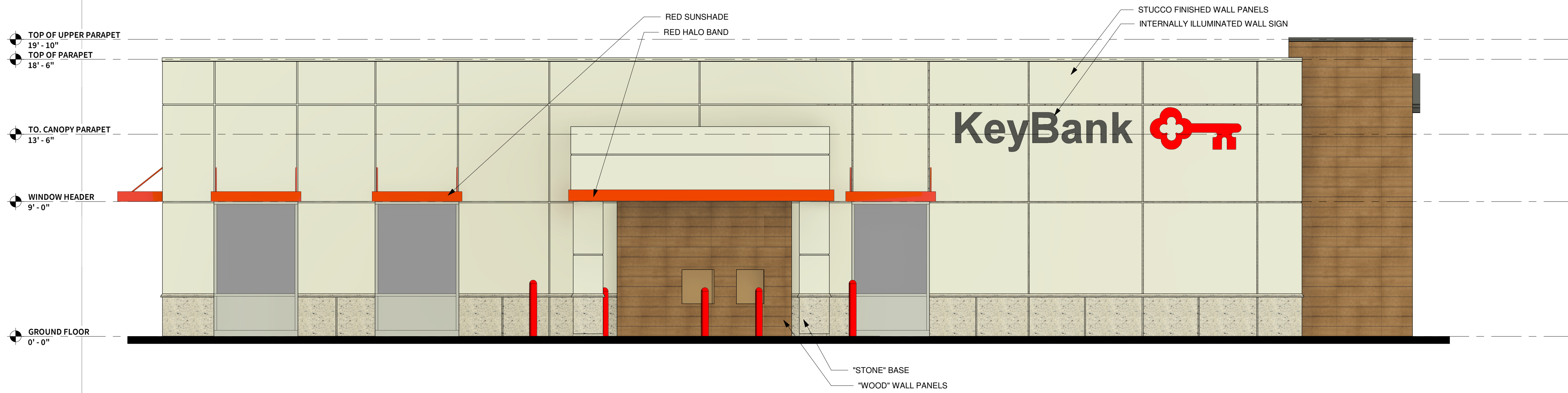
**FARMINGTON BRANCH
KEYBANK NATIONAL ASSOCIATION**

529 STATION PKWY
FARMINGTON, UT 84025

EXTERIOR ELEVATIONS



1 NORTH ELEVATION - SD
SD 3 1/4" = 1'-0"

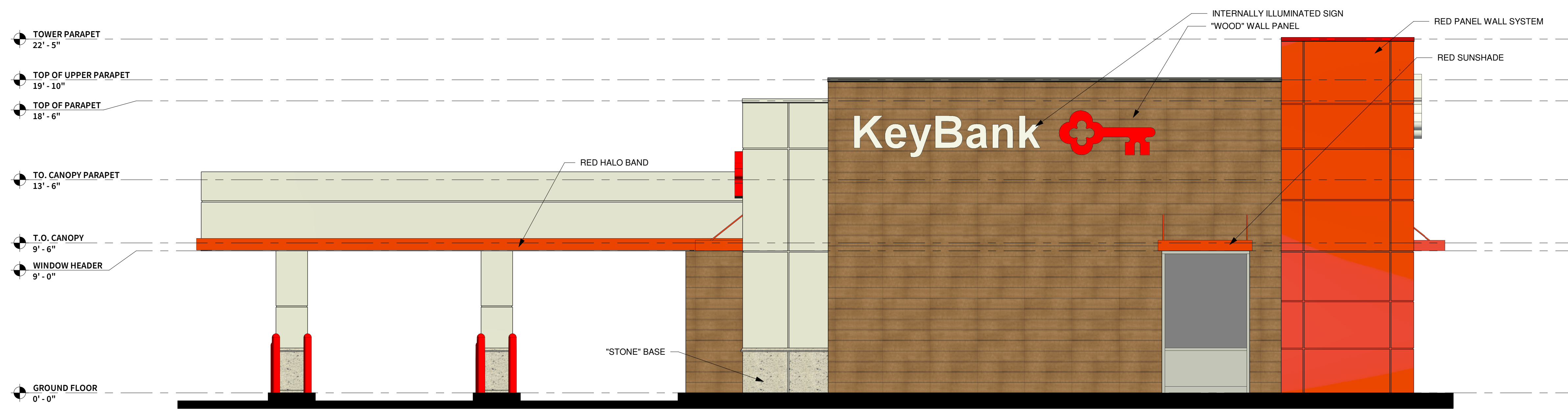


2 WEST ELEVATION - SD
SD 3 1/4" = 1'-0"



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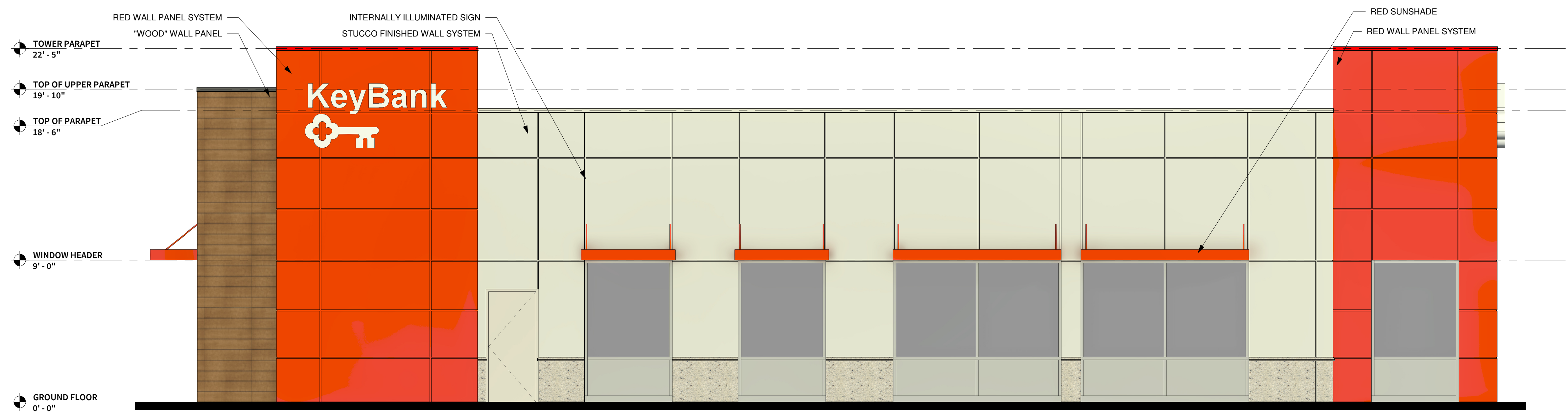
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1 SOUTH ELEVATION - SD
SD 4 1/4" = 1'-0"

DATE	ISSUE

DRAWN BY: MRW
JOB. NO: 23124



2 EAST ELEVATION - SD
SD 4 1/4" = 1'-0"

**FARMINGTON BRANCH
KEYBANK NATIONAL ASSOCIATION**

529 STATION PKWY
FARMINGTON, UT 84025

EXTERIOR ELEVATIONS

SD 4



NORTHEAST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



NORTHWEST VIEW



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DATE	ISSUE

DRAWN BY: MRW
JOB. NO: 23124

**FARMINGTON BRANCH
KEYBANK NATIONAL ASSOCIATION**

529 STATION PKWY
FARMINGTON, UT 84025

3D VIEWS

SD 5







Farmington City Planning Commission Staff Report September 7, 2023

Item 2: Conditional Use Permit – Gymnasium / Indoor Sports Facility

Public Hearing:	Yes
Application No.:	C-10-23
Property Address:	1261 South 650 West (Building 3)
General Plan Designation:	LM (Light Manufacturing)
Zoning Designation:	LM&B (Light Manufacturing and Business)
Area:	9.41 Acres
Number of Lots:	1
Property Owner:	Farmington Legacy LLC
Applicant:	Andrew Hiller

Request: *The applicant is seeking a conditional use permit to locate a tumbling and gymnastics business into nearly completed space of the Farmington Flex development.*

Background Information:

The property owner has interest from a gymnastics and tumbling business who would like to locate in Unit 4 of Building 3 at the Farmington Flex development. The building they are moving into is a new construction that has received previous approvals for the shell construction. They are working on the tenant improvements for their use and seeking a conditional use permit to complete their business license approvals.

The use is allowed with a conditional use permit and is similar to other gym/rec facilities in the immediate area previously approved by the Planning Commission. As a conditional use, the presumption is to approve the use so long as conditions can be imposed to mitigate potential detrimental impacts if necessary.

In the opinion of staff the use does not create negative impacts which would require mitigation beyond the generation of traffic meriting consideration of the impacts due to vehicle parking.

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

The applicant has recently requested similar approvals from the Planning Commission within the development. Since review of the other user, the applicant has since obtained more interest and has a better understanding of users throughout his development. With this understanding of parking needs, a parking analysis for the site has been provided with this report for consideration.

The other indoor sports user at the site was approved at a parking ratio of 2.5 / 1,000 sq. ft. The applicant has based available parking of this same requirement.

Suggested Motion:

Staff Recommends that the Planning Commission approve the requested conditional use permit with the parking ration at a minimum of 2.5 spaces per thousand as is provided on site without the need to add additional conditions.

Findings:

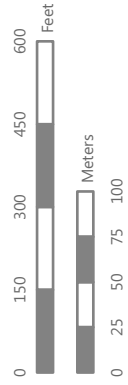
1. The proposed use is moving into an already approved building.
2. Potentially impacted businesses fall within the same project and parking can be further managed by the property owner.
3. At a parking ration of 2.5 stalls per 1,000 sq. ft. it is anticipated that the facility will be able to provide sufficient parking for its customers/users.

Supplemental Information

1. Vicinity Map
2. Site Plans and parking counts
3. Photos of Site



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



VICINITY MAP

Farmington Flex



06/11/2019



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www.sbrbrady.com

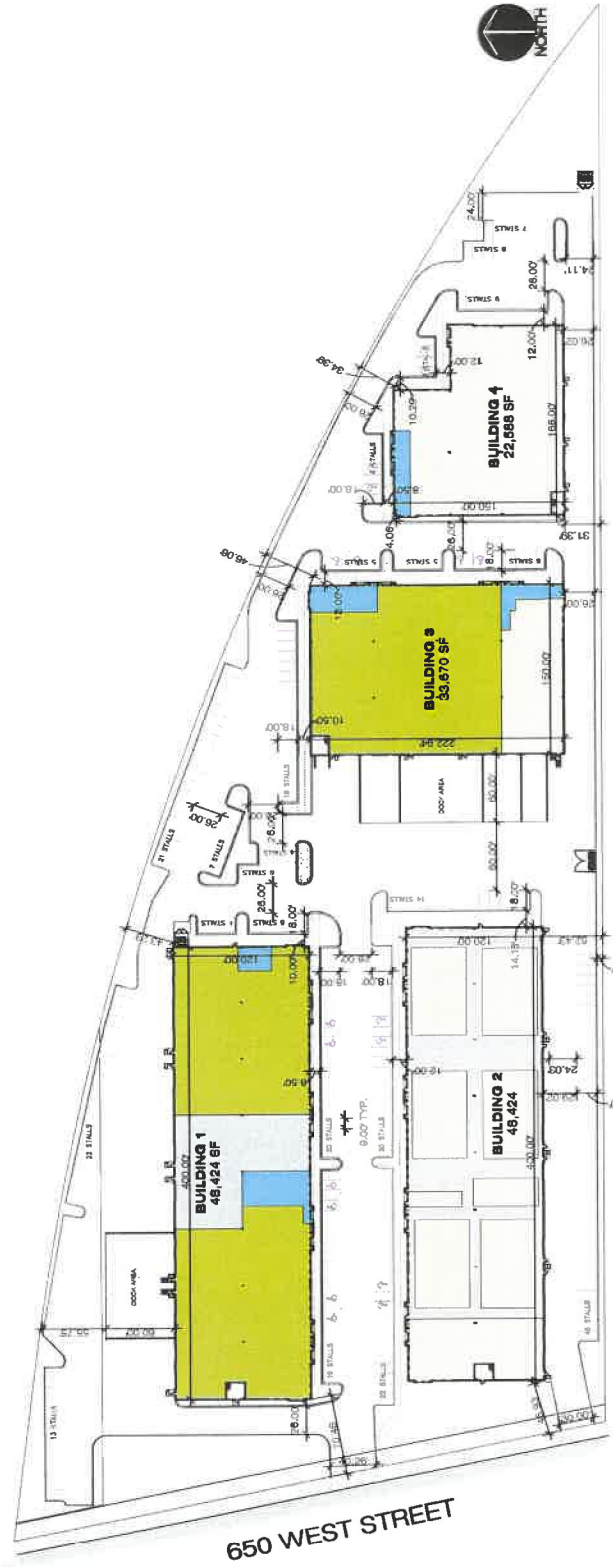
PARKING CALCULATIONS
FARMINGTON FLEX
FARMINGTON, UTAH
ATRUM INVESTMENTS

SITE PLAN

SCALE: 1" = 50'-0"
AUGUST 11, 2023
2071901SE.dwg

AS.2

MAXIMUM ESTIMATED PARKING USAGE SCHEDULE	
MONDAY - FRIDAY 8:00 AM - 5:00 PM	100 CARB
MONDAY - FRIDAY 8:00 PM - 10:00 PM	200 CARB
SATURDAY - SUNDAY 8:00 AM - 10:00 PM	200 CARB
PARKING STALLS PROVIDED	
	284



650 WEST STREET



SAMUEL J. BRADY ARCHITECTS

200 E. South Terryle
Salt Lake City, Utah 84111
(801) 586-1752
www.sambrady.com

BUILDING 1		
WAREHOUSE	38,700 SF	87
PROFESSIONAL OFFICE	27,000 SF	64
INDUSTRIAL	31,000 SF	18
PARKING STALLS REQ'D	NA	NA
PARKING STALLS REQ'D	80	84

BUILDING 2		
WAREHOUSE	45,154 SF	131
PROFESSIONAL OFFICE	8,000 SF	1400
INDUSTRIAL	8,000 SF	18
PARKING STALLS REQ'D	NA	NA
PARKING STALLS REQ'D	181	181

BUILDING 3		
WAREHOUSE	94,577 SF	24
PROFESSIONAL OFFICE	21,000 SF	6
INDUSTRIAL	7,500 SF	18
PARKING STALLS REQ'D	NA	NA
PARKING STALLS REQ'D	51	51

BUILDING 4		
PROFESSIONAL OFFICE	1,211 SF	4
INDUSTRIAL	21,100 SF	18
PARKING STALLS REQ'D	NA	NA
PARKING STALLS REQ'D	87	87

BUILDING 5		
WAREHOUSE	40,000 SF	111
PROFESSIONAL OFFICE	48,454 SF	138
INDUSTRIAL	31,000 SF	18
PARKING STALLS REQ'D	NA	NA
PARKING STALLS REQ'D	267	267

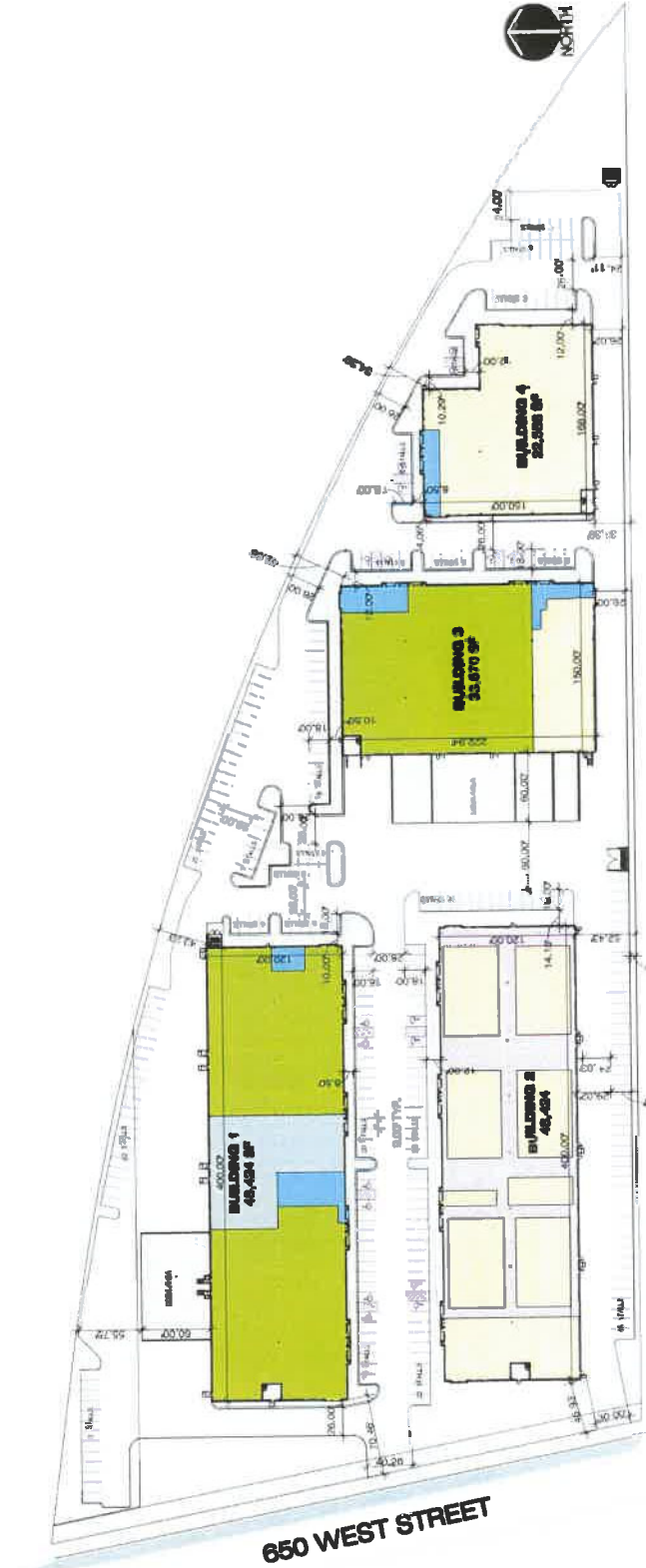
PARKING SUMMARY		
BUILDING 1	PARKING STALLS REQ'D	84
BUILDING 2	PARKING STALLS REQ'D	181
BUILDING 3	PARKING STALLS REQ'D	51
BUILDING 4	PARKING STALLS REQ'D	87
BUILDING 5	PARKING STALLS REQ'D	267
TOTAL	PARKING STALLS REQ'D	560

PARKING CALCULATIONS
FARMINGTON FLEX
1281 SOUTH 650 WEST
FARMINGTON, UTAH
ATKINS INVESTMENTS

SITE PLAN

SCALE: 1" = 50'-0"
DATE: 11.10.2013
20171013E.dwg

AS.1



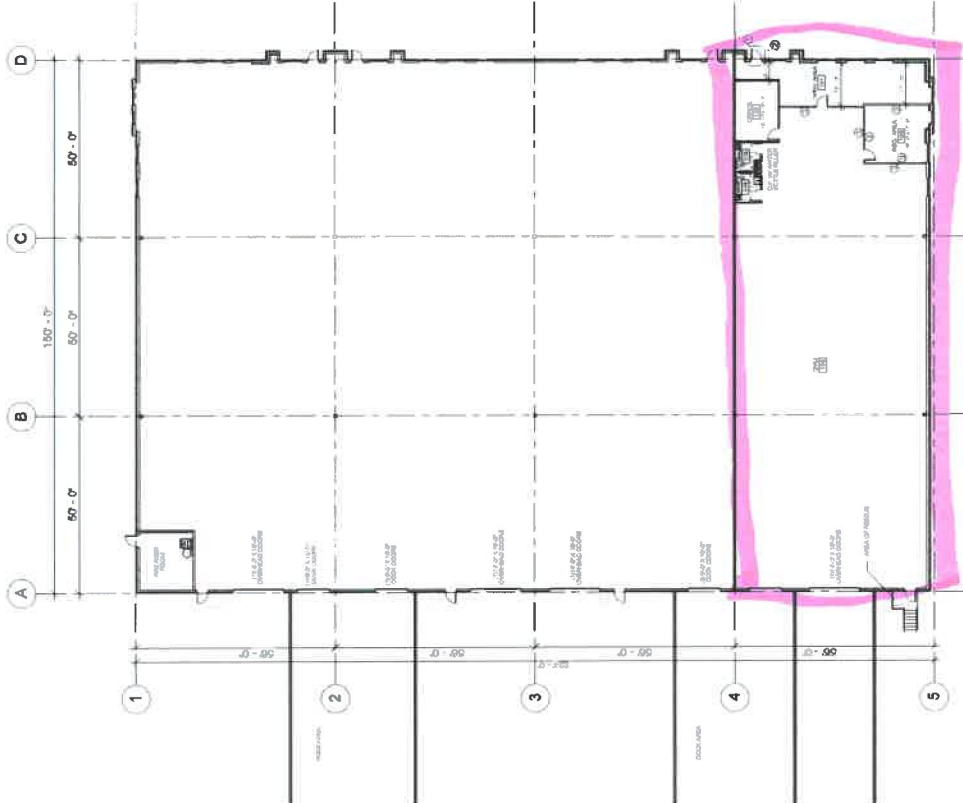


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NOTE: THIS DRAWING IS PROVIDED FOR INFORMATION ONLY AND IS NOT FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

WARHORS GYMNASTICS
FARMINGTON, UTAH
BUILDING 3
1261 SOUTH 650 WEST
FARMINGTON, UTAH



WALL TYPES

- EXIST. 1-HOUR RATED SHAF T WALL.
- NEW 5'-0" W/ 5/8" GYPSUM BOARD (TYPE X) EACH SIDE COORD. STUD GAUGE PER MANUF. DEFLECTION LIMIT REQUIREMENTS.
- ALTERNATE: 1/2" INSULATION; R-11 BATT INSULATION; EXTEND TO DECK; PROVIDE COORD. MECHANICAL SOUND BOOTS
- NEW 5'-0" W/ 5/8" GYPSUM BOARD (TYPE X) EACH SIDE COORD. STUD GAUGE PER MANUF. DEFLECTION LIMIT REQUIREMENTS.
- NEW 6" METAL STUDS W/ 5/8" TYPE 1X OVR. BO EACH SIDE COORD STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (6 PSF LOAD & L240 LOAD DEFLECTION LIMIT REQUIREMENTS).
- NEW 1/2" OSB PARTITION WALL, 5/8" OSB GUAGE METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE X) EACH SIDE OR IF NOTED OTHERWISE. PROVIDE STRUCTURAL SUPPORT AS REQUIRED PER MANUF. LIMITING HEIGHT TABLES. PROVIDE TOP CAP. SEE DETAIL 04A.3

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECTS. PROVIDE CHALK-LINE TO ARCHITECTS FOR CONSTRUCTION TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS.

KEY NOTES

1. PROVIDE NEW AIR CURTAIN THAT COMPLIES WITH IECC 2021, SECTION C402.5.9 EXCEPT I#7: DOORS THAT HAVE AN AIR CURTAIN WITH A VELOCITY OF NOT LESS THAN 5.0 FEET PER SECOND SHALL BE PROVIDED WITH AN AIR CURTAIN WITH A VELOCITY OF NOT LESS THAN 2.0 FEET PER SECOND. AIR CURTAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. MANUAL OR AUTOMATIC CONTROLS SHALL BE PROVIDED THAT WILL OPERATE THE AIR CURTAIN WITH THE OPENING AND CLOSING OF THE DOOR. AIR CURTAINS AND THEIR CONTROLS SHALL COMPLY WITH SECTION C402.5.8.
2. EXISTING CONCRETE LANDING TO REMAIN: 5'-0" MIN. X 9'-0" MIN., SLOPE NOT TO EXCEED 2% SLOPE AND CROSS SLOPE.
3. PROVIDE 1/2" OSB SHEATHING ON WALL IN PLACE OF 6" GYPSUM BOARD.

FLOOR PLAN NOTES

1. EXISTING STICK FR IN INSULATION INTERIOR FINISH TO REMAIN.
2. EXISTING STICK FR IN INSULATION INTERIOR FINISH TO REMAIN.
3. PER IBC TABLE 601 ALL PRIMARY STRUCTURAL ELEMENTS TO BE 1-HOUR FIRE RATED.
4. SITE PLAN WITH ACCESSIBLE REQUIREMENTS PREVIOUSLY PREVIOUSLY APPROVED.
5. ILLUMINATION ALONG PATH OF TRAVEL FOR EXIT DISCHARGE PREVIOUSLY APPROVED.
6. EXISTING KNOX BOX FOR FIRE DEPARTMENT ACCESS TO REMAIN. PROVIDE NEW AS REQUIRED. FIELD DETERMINE.

MAIN FLOOR
FLOOR PLAN

SCALE: 1/8" = 1'-0"
AUGUST 10, 2023
2270804



A1.1

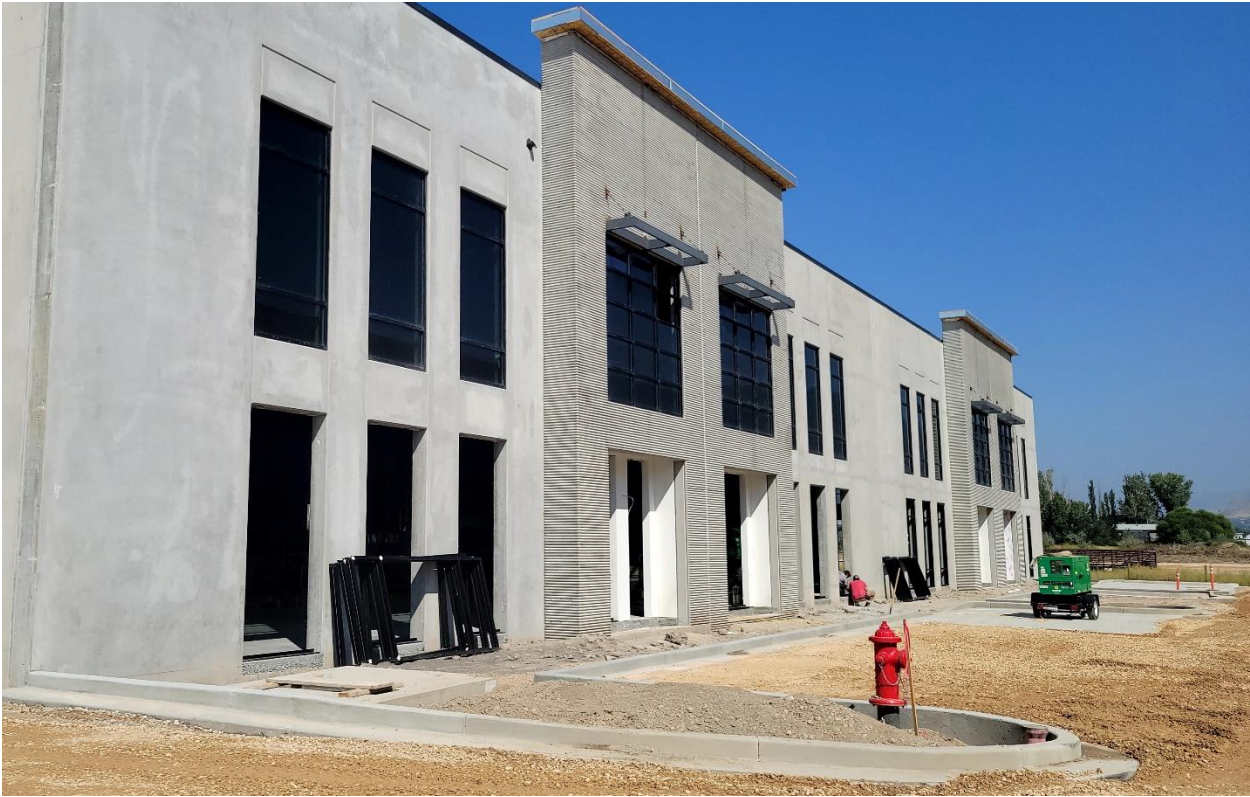
Buildings 1 and 2 looking towards 650 West (8/31/23)



Building 3 - west side (8/31/23)



Building 3 – (8/31/23)





Farmington City Planning Commission Staff Report September 7, 2023

Item 3: Ordinance Text Amendment – Title 16 Stormwater Regulations

Public Hearing: Yes
Application No.: ZT-15-23
Applicant: Farmington City

Request: *City Staff is proposing changes to two sections of Title 16 Stormwater Regulations, to better clarify the implementation of that Title.*

Background Information

Title 16 of the City Code describes Stormwater Regulations. Title 11 of City code describes Zoning Regulations. There is some overlap in the two titles, namely, certain definitions and permitting requirements. In the interest of protecting the City's stormwater systems and environmentally sensitive areas, such as foothills and wetlands, the Stormwater Official has proposed changes to Title 16. These changes must be reviewed by the Planning Commission as they have implications for land use and Title 11.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed zone text changes to Section 16-1-090 Definitions and changes to 16-3-010 City Stormwater Permit Required.

Findings:

1. Clarifying definitions helps property owners and the City by reducing confusion caused by subjectivity.
2. Defining the type of permit required in 16-3-010 outlines a clearer path to protect environmentally sensitive areas.

Supplemental Information:

1. Proposed changes (in red type) to 16-1-090 Definitions
2. Proposed changes (in red type) to 16-3-010 City Stormwater Permit Required

Proposed Changes:

16-1-090: DEFINITIONS:

Words not otherwise defined but used in this title or the materials referenced herein are defined in the federal clean water act, and any rules and regulations adopted pursuant thereto, and any applicable state laws, rules and regulations, including, but not limited to, the UPDES and NPDES programs. As used herein, the following terms, phrases and words shall have the following meanings:

...

AQUIFER RECHARGE AREAS: Retention basins, detention basins with retention attributes, or other locations in which a creek, stream, or canal infiltrate the ground.

...

ENVIRONMENTALLY SENSITIVE AREAS: Those areas with fragile biophysical characteristics or with significant environmental resources as identified by the city. Environmentally sensitive areas include but are not limited to: aquifer recharge areas, frequently flooded areas, steep slopes, delineated wetlands, streams, creeks, canals, and lake floodplain areas.

...

FREQUENTLY FLOODED AREAS: Areas flooded at least annually for three of the past five years.

...

STEEP SLOPE: A slope greater than an eighteen-inch vertical rise in a ten-foot horizontal plane. (>15% slope)

16-3-010: CITY STORMWATER PERMIT REQUIRED:

Except as otherwise exempted under section [16-3-020](#) of this chapter, any person or entity proposing to disturb one acre or more of ground in connection with any development, land disturbance or construction activity within the city or any person or entity proposing to disturb less than one acre of ground which is part of a larger common plan of development that disturbs one acre or more of ground shall be required to obtain a stormwater permit from the **state of Utah and the city of Farmington**. Such a permit is required to be obtained prior to or in conjunction with the issuance of any demolition, excavation, land disturbance, building, site plan, land use or subdivision permit or approval, or any development or construction activity within the city. ~~A stormwater~~ **A city Land Disturbance** permit shall also be required for any building permit for a structure requiring earthmoving, **or any earthmoving activity in an environmentally sensitive area** unless otherwise waived by the stormwater official. In determining whether to grant a waiver, the stormwater official shall consider the following with respect to the property and circumstances associated with the same: topography, vegetation, wetlands, steep slopes, sensitive areas, high water table, proximity to water channels, creeks, wells or riparian areas. (Ord. 2008-03, 1-8-2003)



Farmington City Planning Commission Staff Report September 7, 2023

Item 4: 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 Chapter 11-2 and Sections 11-28-140 and 11-28-160.


Finding:

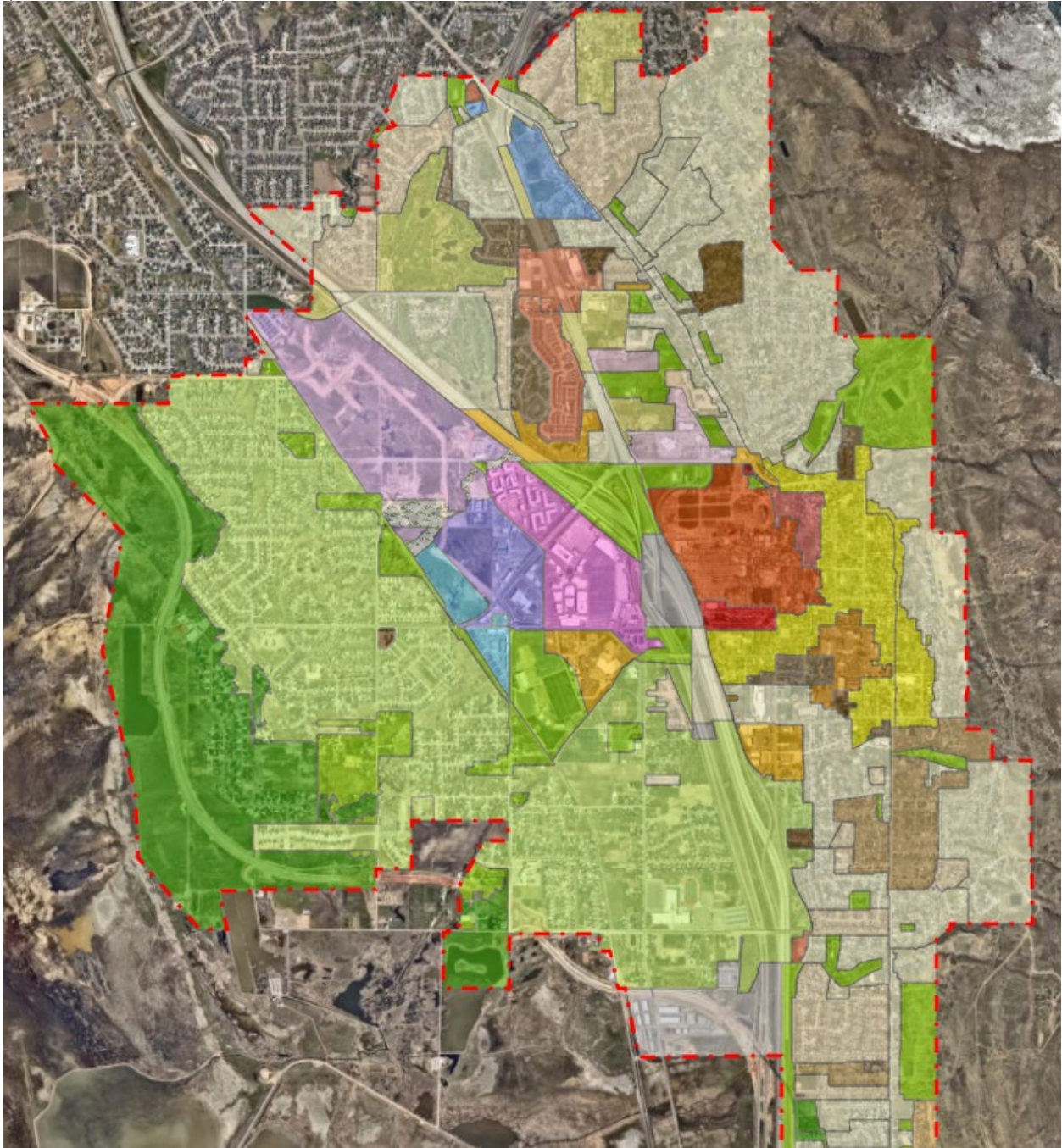
1. The proposed changes impose regulations on neighborhoods that while developed under an agricultural designation are residential in nature.
2. The regulations support characteristics of residential development and match requirements for neighborhoods and homes built within a residential zoning district.

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

11-2-Definitions

"residential area" Includes lots in any residential subdivision or any property on which a dwelling is located, except for lots or parcels located within the AA or A zoning districts.

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.

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 zone-area 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 zone-area 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:

No yard in a residential zone 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.

Change to read:

11-28-160: OPEN STORAGE IN RESIDENTIAL ZONESAREAS:

No yard in a residential zone-area 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.

11-2-Definitions

"residential area" Includes lots in any residential subdivision or any property on which a dwelling is located, except for lots or parcels located within the AA or A zoning districts.

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.

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 zone in excess of four feet (4'). (Ord. 1997-26, 6-4-1997)

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 zone 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. (Ord. 2006-28, 4-19-2006)

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

No yard in a residential zone 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. (Ord. 1997-26, 6-4-1997; amd. Ord. 2021-01, 1-19-2021)

Change to read:

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

No yard in a residential zone-area 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. (Ord. 1997-26, 6-4-1997; amd. Ord. 2021-01, 1-19-2021)



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 September 7, 2023

Item 6: 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 and Chapter 2 of the Zoning Ordinance to reorganize/ 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

On August, 17, the Planning Commission continued this agenda item, including the public hearing, to September 7, 2023. Moreover, the notice for the public hearing was re-posted to include amendments to Chapter 2 of the Zoning Ordinance (as well as Chapter 30).

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 "marked up" draft and "clean copy") 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.

The latest draft in this report includes comments from planning staff, the City Engineer, and the City Attorney.

The proposed reorganization of the Chapter is summarized in the table below:

Chapter 30 Reorganization Summary		
Section	Existing	Proposed
11-30-010	Purpose	Purpose
11-30-020	Definitions	Definitions
11-30-030	Scope and Application	Scope and Application
11-30-040	Density, Lot Size, Width And Characteristics	Density, Lot Size, Set Back , Width And Characteristics
11-30-050	Required Plans And Development Standards	Review And Approval Procedure, And Required Reports and Plans
11-30-060	Bonding Requirements	Development Standards
11-30-070	Review And Approval Procedure	Architectural Design
11-30-080	N/A	Bonding Requirements

Suggested Motion

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

- 1) Staff to incorporate comments from the Planning Commission;
- 2) Additional input from the City Engineer, Building Department, City Attorney, Planning Staff; and
- 3) Feedback from and the City’s Stormwater Official, Public Works Department, Fire Department, and others.

Supplemental Information

1. Draft Changes to Chapter 2 and Chapter 30 of the Zoning Ordinance—Clean Copy.
2. Draft Changes to Chapter 2 and Chapter 30 of the Zoning Ordinance—Marked Up Copy.

Clean Copy
9.7.23 PC

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.

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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, And Characteristics

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

11-30-060: Development Standards

11-30-070: Architectural Design

11-30-080: Bonding Requirements

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 shall not include the area of lands having a greater slope than thirty percent (30%).

DEVELOPMENT ACRES, GROSS: The entire 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 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 having previously been permitted by Davis County or Farmington City, and may be included within the usable area as may be determined by the City. 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, lots, parcels located in an approved subdivision shall comply with conditions, standards and requirements established through the site plan and/or subdivision approval process.

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

A. Scope: The City 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.

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 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 by the Zoning Administrator during the site plan review process 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.

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 100-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. 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 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 and after grading and excavation [note: grading and excavation is not allowed in areas with slopes over 30%].

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; or
 - 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. (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, Planned Unit Developments (PUD's), building permits, 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 reports and plans as set forth in the sub-paragraphs of this section. 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.
 - g. Soil reports must be current unless approved otherwise by the City Engineer.
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. Habitable 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 natural and manmade 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 100-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 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.

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.

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, and shall be met 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

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 according to the following standards:

b. Such facilities shall be designed so as to detain safely and adequately the maximum expected stormwater runoff for a 100-year storm for a sufficient length of time so as to prevent flooding and erosion during stormwater runoff flow periods.

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

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

e. 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: 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.

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

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

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

4. 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. A series of wall retaining the same hillside within thirty (30) horizontal feet of each other shall be considered one (1) wall.

5. 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.

6. 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.

7. 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.

8. 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:

1. 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

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:

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

2. 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.

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

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

E. 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.

F. 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, 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 only after careful review of each individual application:

Improvement	Established Standard	Maximum Exception
Collector road width	660 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 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:

For non-conventional subdivisions, the City may require the following:

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.

C. Should we require fencing requirements?

11-30-080: 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)

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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 **entire** 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 having previously been permitted by Davis County or Farmington City, and may be included within the usable area as may be determined by the City. 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, parcels 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.

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 by the Zoning Administrator during the site plan review process 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 100-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 d~~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 and after grading and excavation [note: grading and excavation is not allowed in areas with slopes over 30%].

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; or

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, Planned Unit Developments (PUD's), building permits, 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 reports and plans as set forth in the sub-paragraphs of this section. 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.
- g. Soil reports must be current unless approved otherwise by the City Engineer.

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. Habitable 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 natural and manmade 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 100-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 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.

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.

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 100-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. A series of wall retaining the same hillside within thirty (30) horizontal feet of each other shall be considered one (1) wall.

~~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.~~

12. 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.~~

24. 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.**

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

46. 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 60 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 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:

For non-conventional subdivisions, the City may require the following:

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.

C. *Should we requires fencing requirements?*

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 17, 2023

WORK SESSION

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

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

Planning Director **Lyle Gibson** provided an update/training on the new roads, all subdivisions, and what a build out would look like when the current projects are completed. The Utah Department of Transportation (UDOT) is busy with some of the biggest projects around including U.S. Highway 89, the West Davis Corridor (WDC) interchange to Shepard Lane, and the widening of Interstate 15. WDC is getting a lot of paving lately. The US 89 project is done, and staging areas are being cleaned up. Traffic now bogs down starting in the South Weber/Uintah area, but things are in the works to start a project there years in the future. Funding, designs, and concepts are being started to help the back-up there.

WDC update: utility work is done, retaining walls and underground items have been completed. Bridges, pavement, and sound walls are what is left. Pavement on the south end is getting completed. They are on pace to open the summer of 2024, less than a year from now. Farmington gets one new interchange at 950 North. There is a future, unfunded connection at 1525 West. For now, it is only an overpass with no accesses. UDOT is retaining enough land to build future accesses. Styrofoam (geofoam) blocks are being used to construct a flyover overpass. One square foot of this material can hold over 400 tons. It has to be light because of the potential effect it can have on the nearby railroad. Until 1525 comes in, the options for West Farmington are 950, Parrish, or Park Lane. There is not one by Glover that is accessible.

Community Development Director **Dave Petersen** said Legacy Parkway gets light traffic compared to I-15. Traffic on WDC may be lighter than Legacy Parkway, according to traffic models. When planning for Legacy Parkway in the 1990s, the first phase was to connect to the rest stop in Kaysville and be very close in proximity to other roads. Packing roads and a railroad closely together causes potential problems if there was a toxic spill. Right before Pages Lane off I-15, there was once a tanker spill that closed both lanes of I-15 down for over 24 hours. In order to get to Ogden from Salt Lake, traffic had to go through Henefer and Coalville. It was a big disruption. They needed U.S. 89 traffic to justify construction of other roadways. When WDC came along, Farmington's plan was not to disrupt west neighborhoods. There was a lot of political pressure to follow another option. A pinch point that could never be expanded was some of the issue. That is when West Farmington residents started protesting en mass.

The City Council has never been the same since. There used to be four Councilmembers from the east side with a token member from the west side. It shook up the balance of power, as residents were younger on the west side and didn't vote the same as residents on the east. Now, for the last decade, four of the Councilmembers live on the west side. Currently, the mayor lives on the west side as well. The City spent over \$500,000 fighting the alignment that disrupted West Farmington. It was the only city fighting the idea of a WDC. The City Council reluctantly went with UDOT in the end. At the time, 50% of Davis County workforce commuted outside the county to work in Salt Lake County while 3% of Salt Lake County residents left their county to go to work and 13% of Weber County residents left their county.

Gibson said UDOT is working on I-15 from I-84 to Farmington, where they plan to add additional lanes. It is more than five years out. They have decided not to do an interchange at Glovers Lane. That was a win from those residents he has heard from. Starting next year is a full I-15 interchange at Shepard Lane. That will lead to improvements at Park Lane including pedestrian access, bridge structure, etc. Shepard Lane has to be fully finished before they do any Park Lane improvements. He is not sure the timeframe of that because costs have increased since their initial projections.

950 North is a joint project between Farmington and Kaysville, managed by Kaysville. It should be completed by spring of 2024. It will get motorists on and off both WDC and I-15, going to Sunset Drive and then eventually Angel Street. The existing Shepard Lane bridge will be demolished. Stack is grubbing and clearing their site for construction of an office building.

The City is also working on Main Street between Park and Shepard, as it doesn't have any sidewalks, gutters, and curbs on that section. They will be using federal grants, but due to inflation, there is a budget shortfall to finish this project. It stays a two-lane road and could be happening next year. Developers will be doing Lagoon Drive north of the Mercedes dealership and the Chevron, making the connection up into Shepard Parkway.

Lagoon's billboard recently went down. By summer 2024, that flyway will be finished. **Petersen** said the landscaping of the trail near both Legacy and the West Davis Corridor will be maintained by Davis County Public Works. The water and spigots weren't designed

for each City to take over landscaping, and the cities didn't have it in their budgets either. By the time an interlocal agreement had been signed, the trees along the trail had died. Since Shepard and Park Lane are the minimum distance apart that the federal government will allow, another lane of I-15 will be added. This distance will qualify for a sound wall.

Gibson addressed the agenda involving the subdivision off State Street where there are two existing homes on the property. The applicant is proposing a Planned Unit Development to overlay the typical standards of the Original Townsite Residential (OTR) zone in order to preserve the homes. The base is six lots, but the applicant is proposing eight using the PUD, getting bonus density for an open space conservation easement. Allowing for a 20% bonus, Staff recommended a bonus of one unit, not two, for a total of seven. A historic preservation component may help the applicant get one more lot, at the City's discretion.

Applicant **Blake Bastion** addressed the Commission. He plans to coordinate with his neighbor to use a little bit of their property to meet the seven-lot base. The neighbor could be landlocked without that, and they would eventually like a building lot for their son. The Commission gets discretion to decide if multiple homes being preserved merits additional bonus lots. Both homes are eligible for the National Register of Historic Places, one being built in 1901 and the other in 1906. He plans to fix up those homes and sale them at a lower value, so that they would add to the affordability of Farmington. They may cost \$400,000 to \$500,000. One could perhaps cost less.

Gibson said if the Commission is fine with granting the applicant two bonus lots due to historic preservation and affordable housing, they could vote to approve that. Staff's recommendation was to allow seven units, only granting one bonus lot, since **Gibson** doesn't feel like this is moderate-income housing. Otherwise, the Commission could table it and allow the applicant to come back with a different proposal. **Bastion** said the other alternative is that he demolishes the old homes and develops five lots.

REGULAR SESSION

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

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

Chair **Erin Christensen** opened the meeting at 7:02 PM.

SPECIAL EXCEPTION APPLICATION – public hearing

Item #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.

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. 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 minor collector road, which will connect the West Davis Highway to Farmington, Kaysville, and Interstate 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.*

Mike Plaizier questioned the basketball court to see if it was legal or non-conforming, as the ordinance calls for 15 feet from the side corner lot and 5 feet from the rear. **Hansell** said a building permit is not required for a basketball court, so it is possible this was put in without consulting the City. It is not currently meeting the ordinance. **Gibson** said the nonconforming use of the basketball court does not have an effect on a fence height, which is in the purview of the Commission tonight. Concrete can be poured up to the property line. Staff may need to follow up with the resident to see if there are issues that need to be reconciled. **Hansell** said the applicant must consult with any Homeowner's Association (HOA), and the City doesn't get involved with that, as it would be a private agreement between property owners. The City doesn't have any fence aesthetic requirements in this zone. They only have those in the Original Townsite Residential (OTR) zone downtown. They meet all other fence standards.

Applicant **Christine Elegante** (2134 Pheasant Place, Farmington, Utah) addressed the Commission via Zoom. They are looking at putting a sport court fencing with poles and netting or chain link along the back 30 feet next to 950, and 15 feet next to the neighbors. The 30 feet is about a third of their back property line. They have other neighbors who have sports court enclosures, and their next step is consulting with their HOA. The vinyl fence that is currently there was there when they first built their home, and was installed by the HOA. The netting would be something that could be put up and down, as there are high winds in the area. But the poles would stay stationary.

Erin Christensen opened and closed the public hearing at 7:12 pm due to no comment received. She said it seems to improve safety rather than be a detriment. It is a big fence, but there doesn't seem to be anyone complaining about it. The fence will keep stray balls from entering the roadway.

MOTION

Tyler Turner made a motion 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 for Approval 1-3:

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 1-2:

1. Vicinity Map
2. Information from applicant

Larry Steinhorst seconded the motion, which was unanimously approved.

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
Commissioner Tyler Turner	X Aye _____ Nay

Item #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 approximately 164 N. University Ave. TABLED FROM PREVIOUS MEETING – NO PUBLIC HEARING.

Hansell presented this agenda item. US Bank is nearing the end of the site plan process for a planned branch location at 115 N. University Avenue, on the corner of Clark Lane and University Avenue. The US Bank would like to build an offsite Automated Teller Machine (ATM) just up the street at approximately 164 N. University Avenue. 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 four cars, not including the vehicle at the pick-up window. US Bank is requesting that number be reduced to stacking for three 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. Since, the applicant has submitted a new traffic study. 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 feet 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 vehicles; 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 Commission’s concerns.
 - a. ***Updated traffic study included as Supplemental Information #3***

Michael Villarreal with Flite Banking Centers (8955 Katy Freeway, Houston, Texas) said US Bank contracts out Flite Banking Centers to build their drive-up ATMs across many states. They have contracted with Kimley-Horn civil engineers for site development. They have provided a new traffic study that has more local-specific information. It shows number of transactions per hour for specific days of the week. Average transaction time for each cash withdrawal is 1.5 minutes. There should not be prolonged or habitual stacking at this site. US Bank is the ground lessor for the branch as well as the drive-up ATM location. The branch location has only a walk-up exterior ATM, not a drive-up ATM. All banks are trying to deploy more drive-up ATMs for both convenience and safety. These are preferred to exterior walk-up ATMs. There are three ATMs in question: one inside the branch, one walk-up ATM outside

the branch, and one drive-up ATM 250 feet away. Since this drive-up ATM is so close to a branch, he predicts its usage would be below average.

Frank Adams questioned why the branch would not include a drive-up ATM, and it takes up 50 parking spaces in an area that gets regularly compact with parking. **Villarreal** said the lot is not large enough for multiple drive-up lines. **Gibson** said the property surrounding the branch location belongs to a different land owner, University of Utah Health Care. CenterCal owns the land where the branch and ATM drive-up is proposed. The proposal is to have enough spaces for one car to be using the ATM while two cars sit in the queue. **Hansell** said the code contemplates stacking for drive-up restaurants, where cars are stacked for longer than they would be for a cash withdrawal. That is why this is being brought before the Commission.

Commissioners are concerned about traffic flow in this area, especially because the peak hours for Station Park and ATM patrons would be the same. This is taking up prime parking during peak hours. Although there is 174 feet between the drive-up ATM and University Avenue where more cars can queue, Commissioners are concerned what extra queueing will do to nearby parking that is always in demand.

Hansell said this is actually a parking determination question for the Commission, not necessarily a special exception. This is a permitted use. If the Commission denied this request because they want more room for stacking, the applicant could return with an alternate design that would meet code. Therefore it would be a permitted use and it would not come back to the Commission. **Villarreal** said the code requires five-car stacking for a drive-through restaurant, but Farmington lacks a code that specifically addresses stacking for a drive-up ATM. This is why the Commission has input on this.

Michael Brant (1220 Marshall Street NE, Minneapolis, Minnesota), a design architect with RSP Architects, addressed the Commission via Zoom. They designed the branch across the street. There are two lanes: a transactional one nearest the building and another one, which is the bypass lane. There is not a drive-up ATM because the parcel is not big enough. If it had been big enough, there would have been three lanes: a transaction lane, an ATM lane, and a bypass lane. There is a pond to the west and hospital parking to the north.

Christensen clarified that the question before the Commission is not if they want an ATM on that corner, because it is a permitted use. The question is if they have enough space for cars to be there. If not, the alternative is they will come up with a larger space that takes up more Station Park parking.

MOTION

Tyler Turner made a motion 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 for Approval 1-2:

1. The traffic study provided by the applicant submits evidence that the 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 1-3:

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

Larry Steinhorst seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye ____ Nay
Vice Chair John David Mortensen	__ Aye __X__ Nay
Commissioner Larry Steinhorst	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay
Commissioner Mike Plaizier	__ Aye __X__ Nay
Commissioner Tyler Turner	X Aye ____ Nay

The motion passed 4 – 2.

SUBDIVISION – public hearing**Item #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 eight lots (including two existing homes) on 2 acres of property, located at 37 and 79 North 100 West and a portion of 184 W. State Street, in the OTR zone (S-5-23).**

Gibson presented this item. The subject property which consists of 2 acres accessed from 100 West Street just north of State Street currently includes two homes. The owner of the two homes, **Blake Bastian**, has been in coordination with the neighbor to the west, the **Fadel** family, about collaboration with them to get access and include more acreage in the proposal.

The applicant has provided a yield plan indicating the potential development of the property with six 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 two homes along 100 West Street. The homes facing 100 West are on the Farmington City Historic Sites List. In order to preserve these two 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 enters from 100 West to five 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 lot that would be built on at a future date. The Development Review Committee (DRC) 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 six lots using the conventional standards, the applicant is requesting that the preservation of the two 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 two extra lots identified. Moderate-income housing could also be seen as “some other public benefit.” 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 6,700 square feet in Open Space Parcel A and 8,600 square feet in Open Space Parcel B, for a total of 15,300 square feet 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 six units identified in the yield plan to 7.2, or seven units.

The applicant proposes to remove the existing fencing around the perimeter and replace it with a 6-foot 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, as 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 feet 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'

Commissioners pointed out that the provided elevations showed garages exposed to the street, which may not be allowed in the OTR zone. **Gibson** said it would be beyond the normal allowed percentage of 33% garage to frontage. Community Development Director **Petersen** said the Farmington Historic Preservation Commission has not reviewed these specific homes, and have not given a recommendation regarding their preservation. The age of the homes makes them eligible for the National Register, but age is only one factor. Recently two homes in the City were found not eligible for the National Register, even though they were over 50 years old.

Gibson said under a normal scenario, a developer would level at least one of the existing homes to make way for a total of six lots based on existing zoning (in the absence of a PUD). The typical PUD subdivision has a 10% open space minimum. A preserved historic home could be in lieu of the 10%. In this case, the applicant has both 17% open space and preservation of two historic homes, for which he is asking for bonus density. **Gibson** said his opinion is that the open space should be used as private yards rather than common area.

Applicant **Blake Bastian** (7689 S. 1750 E., South Weber, Utah) said the sample elevations are of other homes developed in a PUD-type development and have yard space that is limited common space and recorded fence lines. This would mean use of the common space is limited to the person living there, but it also meets the open space requirements of the City. It is maintained as limited common space by the HOA. He is trying to provide as much as possible to get the bonus density. The fences could be included with the house or not. It feels like your own space, but it belongs to the whole development. This would provide new construction in a low-inventory market. Keeping the older homes would allow provision of homes selling at a lower price point, around \$300,000 to \$500,000. New construction would sell for \$800,000 to \$900,000. Neighbors living nearby are in support of the proposal. There are quite a few rental properties nearby, and the applicant didn't speak with those owners. This was designed not to cut off **Fadel's** access to a future building lot. They approached Lagoon to the north, but Lagoon was not interested in development there. **Fadel** has signed an affidavit agreeing to the proposed layout. The **Fadels** understand their lot could not be further subdivided. **Bastian** has developed other properties in the OTR zone before, so he is familiar with the requirements. The pad sites would accommodate 2,000 to 4,000 square foot homes. This is geared to patio homes, or one-level living with basements, all without having to maintain yards. The two existing homes are each on approximately 10,000 square feet lots. The homes have tenants in them now. Without the **Fadel's** property, the applicant would only have 1.5 acres, which would further limit him. He hasn't even looked into the fee in lieu option to get bonus density.

Gibson said there is an option in the ordinance that instead of deed restricting a unit, the applicant would pay cash to the City that they earmark for moderate-income housing in other areas. **Bastian** said he is not excited about deed-restricted lots, as it sets up the future land owner for frustration. He has sold Elite Craft Homes in Farmington before, and plans to sell this development to them. Three-car garages are important to today's buyers, and the applicant wanted to know if the Commission was open to an exception for the garages. Limiting the lots to seven instead of eight would cause the prices of the lots/homes to increase.

Erin Christensen opened the public hearing at 8:40 PM.

Jeff Gregson (94 N. 100 W., Farmington, Utah) said he moved to the neighborhood where this is being proposed 24 years ago. He asked the applicant if he talked to the homeowners or the renters in the neighborhood. Many of the surrounding homes are rentals, and only six are owner-occupied. He feels there are a lot of neighbors who oppose what has been presented. He said he's concerned things as proposed are not consistent the OTR. His 1854 home is one of the original pioneer homes in the area, and he has had to take care that his home remained consistent with the OTR. His road is used by motorists to get off State Street when it is busy, and this will add to the traffic. He wants more due diligence with the OTR, specifically new construction guidelines including setbacks and orientations that are in harmony with surrounding homes. It will first be built for profit, but the buildings will remain decades later, and it should be done right.

Tanner Forbush (80 N. 100 W., Farmington, Utah) has lived directly across the street from the proposed site for almost 30 years. When he moved in, he was told he had to have a certain amount of frontage on that property to build a home. He has completely remodeled his home, abiding by all regulations including frontage, outbuildings, etc. He has made sure he was compliant with the OTR Zone. Mr. **Bastian** has not spoken to him about this project. This project goes against everything the neighborhood stands for. This will increase the traffic in the area, especially when motorists are trying to get around the traffic light on Main and State Streets. Neighbors have worried about losing this open space for years.

Amanda Klakis (128 W. State Street, Farmington, Utah) said her husband has been a resident of Farmington for more than 40 years. She moved to Farmington from Salt Lake City. She tore down her home two years ago and rebuilt it with the OTR and historical preservation of the home in mind. This property is an eyesore and has been for a long time. The rental properties have not been maintained, and she sees them from the back of her house. Everyone is out for profit today, and she would rather look at new, maintained homes. She would like to have her 70-year-old mother live in one of these homes very near her.

Cindy Ellis (72 W. State Street, Farmington, Utah) lives around the corner from this site. She has done development work in Cedar City. This is a 1.5-acre development with a lot on the end. She is disappointed that there is no room for gardens in this development called "Gatrell Gardens." It is very compact and not creative. We need to stick to the original OTR and the neighbors are not fans of high density.

Erin Christensen closed the public hearing at 8:55 pm.

Petersen said there are a few options for giving the applicant bonus density. One is open space, and on a 2-acre lot, there is not room for much open space. That may need to go on the shelf. Another is preserving homes of a historical nature. One was built in 1880 and the other in 1889. There are not many 19th century homes left in Farmington. People speak of the charm of downtown. Is it worth the additional density to preserve the historic homes? They have the right to demolish the old homes to put new homes there.

Christensen said they do have the right to subdivide it under the current zoning. The OTR standards could still be applied in this PUD. Putting the PUD overlay on it allows deviations from the underlying standards. She lives in the OTR and she very much wants to maintain the standards. The two homes aren't the most charming of downtown homes, but they are worth preserving.

Adams said the homes don't add much to the neighborhood there, and he doesn't feel they are worth saving. This development would change the character of the whole neighborhood. They look like big townhomes. He is not sure downtown is the place to address the housing crisis and density issues. He would like to see the neighborhood preserved. The number of trees are slated to be taken out will change the look. He likes the access back to the **Fadel's** property.

Commissioner **Mike Plaizier** said it technically meets open space, but it is not really open space. He is concerned the proposed elevations don't look like the surrounding homes. Not enough is known about the historic homes, and he would like to get the Historic Preservation Commission's assessment on if they are worth saving. More needs to be known about the final agreement with the **Fadel's**. He also wants to know what the applicant has in mind for freshening up the historic homes.

Petersen said the two historic homes can be put on the Commission's August 28, 2023, agenda, asking for their input on both the homes and the layout. The lots would have to be wider for the garage doors to meet the standards. I-15 widening may interfere with preserving some historic homes.

Commissioner **Turner** said there are too many variables right now, especially with the **Fadel's**. He would like to table this for a lot more information, including from the Historic Preservation Commission.

Applicant **Bastian** said the trees are garbage trees that have grown along fence lines, and they are not the beautiful trees found on Main Street. The municipal code of the OTR says smaller PUDs are preferred to make the best use of interior lots. The proposal does this, as well as eliminates land locking a neighbor.

Petersen said because of the square block shape (not rectangular) in downtown Farmington, the lots are deep and very large, with the average size of 14,000 square feet. Some property owners have been sitting on their land with awkward interiors for generations. There is still a lot of generational ownership in Old Town.

Commissioner **Larry Steinhorst** said the entitlement is five lots, and the proposal is seven lots, which is two additional lots. The give is preserving the historic homes to get two extra lots. He would like only one bonus lot. **Christensen** agreed, saying she is in favor of less density as well. She said a deed restriction would not be possible, and the applicant may want to explore the fee in lieu option. Commissioners want more functionality than the proposed shared common space. Updated elevations that meet the OTR standards need to be provided. There are concerns about snow removal and emergency responses on the hammerhead dead end. **Gibson** said the Development Review Committee (DRC) has already looked at this from a technical standpoint, and at this point they are satisfied. **Adams** said he is not a fan of Homeowner’s Associations (HOAs), and simpler is better. He would like to have the applicant provide some guidance such as bylaws explaining how the proposed open space would work. **Gibson** said as a City, they can’t force owner-occupancy, although it is always a concern.

MOTION:

Frank Adams made a motion that the Planning Commission **table** the Preliminary PUD Master Plan and Schematic Subdivision plan for the proposed Gatrell PUD Subdivision to be brought back at the discretion of the applicant through the Planning Department.

Conditions 1-8:

1. Staff communicate with the Historical Society to get feedback before the next meeting. They will provide some input to the status of the historic homes.
2. An update with the **Fadels** and their willingness to go along with the plan that uses their property.
3. Impose OTR requirements on any development, with items only waived individually and specifically.
4. Provide better elevations on proposed homes.
5. What the applicant plans to do with the old homes, if they are going to renovate them and bring them up to date, providing costs estimates if possible.
6. Applicant look into the options if they lost one lot.
7. Applicant explore a fee in lieu of open space.
8. Applicant’s proposals for HOAs and rent restrictions for affordable and/or moderate housing.

Tyler Turner seconded the motion, which was unanimously approved.

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
Commissioner Tyler Turner	X Aye _____ Nay

CONDITIONAL USE APPLICATION – public hearing

Item #4 Tauni Frampton – Applicant is requesting conditional use approval related to the design of a proposed new single-family home located on 0.43 acres at 68 East 400 North in the OTR zone (C-9-23)

Petersen presented this agenda item. 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 supplementary information in Staff Report). They have done a good job with the front porch. They have a situation with their garage width. The lot is 111 feet wide; the house is 87 feet wide; and the garage can’t comprise more than 33% of the face of the home. However, it is larger than 33% as proposed. In some cases, side-entrance garages that do not face the street have not counted toward that percentage. A zone text change to this effect is in an upcoming agenda item. To do a side-entry garage, you need to have at least 24 feet for the car to pull out and enter into traffic. To do a side-entry garage, a wide lot is needed. The applicant is trying to make this home fit in with the neighborhood by setting it way back. The Ellis home west of this lot at 44 East has a wide driveway. Commissioners discussed the definition of scale, considering architectural effects to reduce the appearance of large scale.

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.

Applicant **Tauni Frampton** (1541 Sweetwater Lane, Farmington, Utah) grew up in Fruit Heights and has always loved Farmington’s Main Street. She and her husband have done everything they could to meet the OTR standards including the porch and the setback. The proposed home is bigger than what is there currently. The footprint of the house is 3,890 square feet on a 18,830 square foot lot. It is a large lot. The tree on far east side of the park strip would need to be removed for this proposal. Some of the other trees would need cleaning up and pruning, which requires special permission. They had a tenant in the house until the end of July, and now the home is vacant. The construction timeline is finishing in June of next year, 10 months from now. She would like to start construction right away. If she took down one tree, she plans to replace it by planting a new one.

Bryan Rogers (1186 W. 1520 N., Clinton, Utah), contractor for the project, addressed the Commission. The old trees have lifted up a significant amount of sidewalk with their roots. He doesn’t like the full-grown trees that are there.

Commissioners said they would like to keep as many trees as possible on site. **Petersen** said the surrounding homes are set back 21 and 27 feet, while the proposed home is set back 42 feet.

Erin Christensen opened and closed the public hearing at 10:02 pm due to no comments.

Commissioners said that it is a beautiful design, but it may not be to scale compared to other nearby homes. The Commission received positive feedback from neighbors. Neighbors are excited for it because the design fits the neighborhood. **Petersen** suggested dropping proposed Condition 1, as the City Attorney doesn’t think it is needed. The Condition read: 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.

MOTION

Tyler Turner made a motion 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 **Conditions 1-2:**

1. 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.
2. The width of the driveway at the sidewalk must not be greater than 30 feet.

Findings 1-4:

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 foot wide lot easily accommodates the 87 foot wide home. [Note: the minimum OTR lot width standard is a range between 70 and 85 feet.]
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 1-3:

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

Larry Steinhorst seconded the motion, which was unanimously approved.

Chair Erin Christensen	__Aye __X__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
Commissioner Tyler Turner	X Aye ____Nay

Motion passed 5 – 1. The Conditional Use is granted.

ZONE TEXT AMENDMENTS – public hearings

Item #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)

Item #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)

Item #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)

MOTION

Tyler Turner made a motion to move that the Planning Commission **continue** items 5, 6 and 7 as listed above to the next meeting dated September 7, 2023.

Larry Steinhorst seconded the motion, which was unanimously approved.

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
Commissioner Tyler Turner	X Aye ____ Nay

OTHER BUSINESS

Item #8 Miscellaneous, correspondence, etc.

- a. Minutes Approval August 3, 2023
 - i. **Frank Adams** made a motion to approve the minutes as listed above. **Larry Steinhorst** seconded the motion, which was unanimously approved.

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
Commissioner Tyler Turner	X Aye ____ Nay

- b. City Council Report 08.15.2023
 - i. **Gibson** provided a report on the August 15, 2023, City Council meeting. Truth in Taxation was the only item and was approved by Council.

ADJOURNMENT

Tyler Turner made a motion to adjourn at 10:21 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, September 5, 2023** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at dcarlile@farmington.utah.gov

WORK SESSION - 6:00 p.m.

- Presentation by Cultivate - Conlon Bonner
- Need-Based Assistance Program for Utility Bills

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation - Mayor Brett Anderson
- Pledge of Allegiance - Councilmember Alex Leeman

PRESENTATION:

- Spotlight - Eliza Lord, Farmington High School

PUBLIC HEARINGS:

- Renaming of a Public Street - 650 W to Phoenix Way (650 West)
- Renaming of a Public Street - Commerce Drive to Arrowgate Drive
- Update and adopt an impact fee facilities analysis for Parks
- Update and adopt an impact fee facilities plan for Parks
- Kaysville - Farmington Municipal Boundary Adjustment

BUSINESS:

- Criminal and Firearms Ordinance Revisions
- The Preserve at Farmington Creek - Lots 1-3 Amended

SUMMARY ACTION:

1. Minutes Approval for 07-18-2023, 08-01-2023 and 08-15-2023
2. Approval of an Agreement for the Deferral of Certain Public Improvements
3. Arbor Day Proclamation

GOVERNING BODY REPORTS:

- City Manager Report
 - Building Activity Report for July
- Mayor Anderson & City Council Reports

ADJOURN

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

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

CERTIFICATE OF POSTING I, the City Recorder of Farmington City, certify that copies of this agenda were posted at Farmington City Hall, Farmington City website www.farmington.utah.gov, and the Utah Public Notice website at www.utah.gov/pmn on August 31, 2023