

### **FARMINGTON CITY**

**PLANNING COMMISSION** 

**November 16, 2023** 



#### PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday November 16, 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 **6:30 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 <u>farmington.utah.gov</u>. Any emailed comments for the listed public hearings, should be sent to <u>crowe@farmington.utah.gov</u> by 5 p.m. on the day listed above.

#### SUBDIVISION/SITE PLAN APPLICATIONS - no public hearing

- 1. Blake Bastian Applicant is requesting consider a recommendation for Preliminary Planned Unit Development (PUD) Master Plan and Schematic subdivision plan for the proposed Gatrell Gardens Subdivision, which will consist of 9 lots (including 2 existing homes) on 2.5 acres or property, located at 37 and 79 North 100 West and a portion of 184 W State Street, in the OTR zone (S-5-23) (previously considered on 08/17/23 and 11/02/2023).
- 2. Farmington City Applicant is requesting Final Site Plan approval for the new City Park in the future Business Park area, located at 1397 W Cook Lane (Parcel 08-060-0070), on 10.26 acres of property in the OS (Open Space) zone. (SP-3-23)

#### **ZONE TEXT AMENDMENTS** – public hearing(s) – both items

- 3. Consideration of a recommendation for a Development Agreement which would grant exemptions from certain regulations of Chapter 11-35, HOME OCCUPATION. The exemptions are being sought as outlined in Section 11-35-050 (E) as a potential means to continue the operation of a tree trimming business with its equipment and offsite employees at 433 South 200 West. (Z-2-23)
- 4. Consideration of additional text and amendments to Title 11: ZONING REGULATIONS establishing the definition of 'Accessory Structure Operation' in Chapter 11-2 Definitions, and amending the SCHEDULE OF USES in Chapter 11-10 to determine where an Accessory Structure Operation is permitted and by which process it must be considered. (ZT-20-23)

#### **OTHER BUSINESS**

- 5. Miscellaneous, correspondence, etc.
  - a. Minutes Approval 10.19.2023 & 11.02.2023
  - b. City Council 11.14.2023
  - 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.

<u>CERTIFICATE OF POSTING</u> I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website <u>www.farmington.utah.gov</u>, and emailed to media representatives on November 13, 2023.

Carly Rowe, Planning Secretary



### Farmington City Planning Commission Staff Report November 16, 2023

# Item 1: Preliminary PUD Master Plan – Schematic Subdivision Plan - Gatrell Subdivision Planned Unit Development (PUD)

Public Hearing: No (2 prior hearings have been held, most recent was sent based on latest

involved property boundary)

Application No.: S-5-23

Property Address: 37 and 79 North 100 West and 184 W State Street

General Plan Designation: LDR (Low Density Residential)
Zoning Designation: OTR (Original Townsite Residential)

Area: 2.5 acres

Property Owner/Applicant: Blake Bastian and Fadel Trust / Blake Bastian

Request: A recommendation for Preliminary PUD Master Plan and Schematic Subdivision plan approval, this is a continuation with updates from the 8/17/2023 PC meeting.

#### **Update From 11.2.23 Meeting:**

A brief time before the last meeting, staff received an updated plan set from the applicant which included the Fadel home and pool. At the time it was a redlined drawing received after information had already been sent to the Planning Commission. Because of this, staff recommended that the item be tabled in order to allow for staff to review the updated proposal.

The Commission held the hearing and in addition to tabling the item based on staff's reasoning, the applicant was requested to further understand the plans for the 2 existing homes on site. The applicant has provided a letter addressing these questions which is included with this report.

Staff has confirmed that the updated yield plan with the inclusion of the Fadel's property demonstrates the ability to have at least 9 lots. The request remains consistent from the last meeting in that through the PUD process the applicant is seeking flexibility in how they configure lots in this neighborhood in order to create a project that enables quality development of the whole block based on the collaboration between 2 adjacent landowners. Under the PUD, the developer may merit the additional density of 1 lot if they are providing sufficient benefit to the city.

The developer has provided the following comments with their latest submittal:

1. The plat map indicates the garage setbacks will be 20 ft from the street and the houses will sit 15 feet from the street. That will put the garages 5' behind the fronts of the houses.

- 2. By going to a PUD we do not have to follow the underlying zoning guidelines, but we are willing to compromise and meet them the best we can on lots 1, 2, 3 and 6. The rest we would like some leeway to do 3 car garages, but still following the setbacks on the plat map.
- 3. We will require 2 trees per lot to be planted on interior lots and on corner lots we will require 3 trees.
- 4. Gatrell Gardens Rendering with Old house This would be an example of the type of home we would like to build on lot 3 and possibly lot 6 with similar features like a side loaded garage and hig front porch and what the old historic house at 37 N Main St could look like cleaned up with new landscaping and possibly some new siding. Ideally you would look at the houses on 100 W that will match the charm of old historic Farmington and see the same thing as you looked down the private lane and see front porches sticking out in front of the garages.

#### **Update From 8.17.23 Meeting:**

After holding an initial public hearing on this project, the Planning Commission motioned to table any decisions and to have it be brought back at the discretion of the applicant after considering the following (responses to PC requests in red):

- 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.

  After making updates to the project including having provided example architecture, the
  project was shared with the historic preservation commission who indicated their support
  for the proposal.
- An update with the Fadels and their willingness to go along with the plan that uses their property.The developer has collaborated again with the Fadels and together they have determined to
  - The developer has collaborated again with the Fadels and together they have determined to include more of the Fadels property to assure future development potential for them while also producing a yield plan with an additional lot. This resolves a concern from staff indicated by an original condition to reduce the number of lots.
- 3. Impose OTR requirements on any development, with items only waived individually and specifically.
  - The developer has provided a design of the home they are proposing for lot 3 which is most visible from the public right of way which follows the OTR design guidelines. They have also provided examples of homes they would like to do on the remaining lots which do not fully meet the OTR requirements, but are chosen per their compatibility with the area and use of design principles which recognize OTR principles while still accommodating a modern home on a smaller lot. This includes an OTR compliant roofline with a covered front porch which comes forward past the garage. The garage spans some 60% of the front façade, but includes windows in the garage door to enhance the architecture.
- 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.
  The developer does not have specific plans for what will happen to the historic homes. They have indicated to staff that detailed plans are challenging to do at this stage in consideration

- of the project. Having more assurance from the City as to the project layout and number of lots will enable them to further pursue plans for these homes.
- 6. Applicant look into the options if they lost one lot.

  Applicant to speak to options if 1 lot is gone. Based on updated yield plan, applicant and staff believe number of lots is a reasonable consideration under the ordinance.
- 7. Applicant explore a fee in lieu of open space.

  Applicant still proposing preservation of 2 historic properties in lieu of open space rather than a fee or TDR consideration.
- 8. Applicant's proposals for HOAs and rent restrictions for affordable and/or moderate housing.
  - Applicant has indicated that they have established HOAs in the city previously and would anticipate establishing similar parameters. HOA covenants would require planting of trees on property and would deal with maintenance of private road. City staff is hesitant to have HOA scrutinized much as it is not a document the city is a party to so we have no long-term control over what it includes and how it is enforced.

The Planning Commission should review the updated information and determine whether or not their requests have been adequately addressed in a manner that in the opinion of the commission merits a recommendation of the PUD.

### **Background Information**

The subject property which consists of 2.5 acres accessed from 100 West Street just north of State Street currently includes 2 homes. The applicant has provided an updated yield plan indicating the potential development of the property with 8 lots if it were to be developed using standard street and lot dimensions. Rather than pursue this configuration, the applicant is looking to preserve the existing 2 homes along 100 West Street which are on the Farmington City Historic Sites List.

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

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

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

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

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

- A. Layout: The proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The Planning Commission shall consider the architectural design of the buildings and their relationship on the site and their relationship to development beyond the boundaries of the proposed planned unit development. The Planning Commission shall consider the landscaping and screening as related to the several uses within the proposed planned unit development and as a means of its integration into its surroundings.
- B. Consideration Of Adjacent Property: The proposed planned unit development will create no detriment to property adjacent to the planned unit development and to this end the Planning Commission may require that the uses of least intensity or greatest compatibility be arranged around the boundaries of the project. The Planning Commission may require that yard and height requirements for the adjacent zone apply on the periphery of the planned unit development.
- C. Efficient Use Of Land: The proposed planned unit development will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone. The Planning Commission shall consider the residential density of the proposed development and its distribution.
- D. Compensation For Increased Density: The increased density allowed within the planned unit development will be compensated by better site design and by the provision of increased amenities, common open space and recreational facilities. To ensure this requirement is achieved, site plans and other plans should be prepared by design professionals.
- E. Hazards Not Increased; Recommendations: Any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety or general welfare of the residents of the proposed planned unit development. Based on its action on the preliminary PUD Master Plan, the Planning Commission shall make recommendations to the City Council. A recommendation for approval of the preliminary PUD Master Plan shall also include a list of recommendations for deviation from the requirements of the underlying zone requirements.

The applicant has provided a plan indicating a private drive that that enters from 100 West to 5 smaller lots on the eastern portion of the subdivision. The existing homes fronting 100 west would remain. The new homes would be accessed from a lane designed as a turnaround for emergency services. Further, the lane stubs to what is identified as lot 8 which would be established as a larger ½ size lot that. The updated version of the plan also shows what is lot 9 which would be accessed from State Street. The Development Review Committee has reviewed the proposal and at the schematic level it can work as proposed from a technical standpoint. At the direction of staff and with feedback from the Planning Commission, the common space around the new homes which was originally proposed has been removed and each home now includes its own yard.

While the yield plan indicates a potential of 8 lots using the conventional standards, the applicant is requesting that the preservation of the 2 existing homes on site meet the 'some other public benefit' provision of FMC 11-17-035 in lieu of moderate income housing units, the applicant is also requesting that the city consider 'additional lots' for this preservation effort. This provision does not place a cap on the number of additional lots so the applicant has the right to ask for consideration of the 1 extra lot identified. A baseline for consideration of added density may be a reference to the common open space density bonus from 11-27-120 identified below.

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

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

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

Provision permitting consideration of 'additional lots':

#### 11-17-035: MODERATE INCOME HOUSING:

- A. Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:
  - 1. Open space; or
- 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or
  - 3. Some other public benefit; or
  - 4. A combination of 1, 2, and 3 above.
- B. Exemption: Subdivisions resulting in two (2) or fewer additional lots are exempt from the minimum moderate-income housing requirements of this Section.
- C. Additional Lots: The City may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

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

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

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

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

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

#### **Suggested Motion**

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

- 1. The owners must enter in to an agreement with the City memorializing their commitment to preserve the two historic homes.
- 2. The applicant must meet all requirements of the City's DRC (Development Review Committee).

#### Findings:

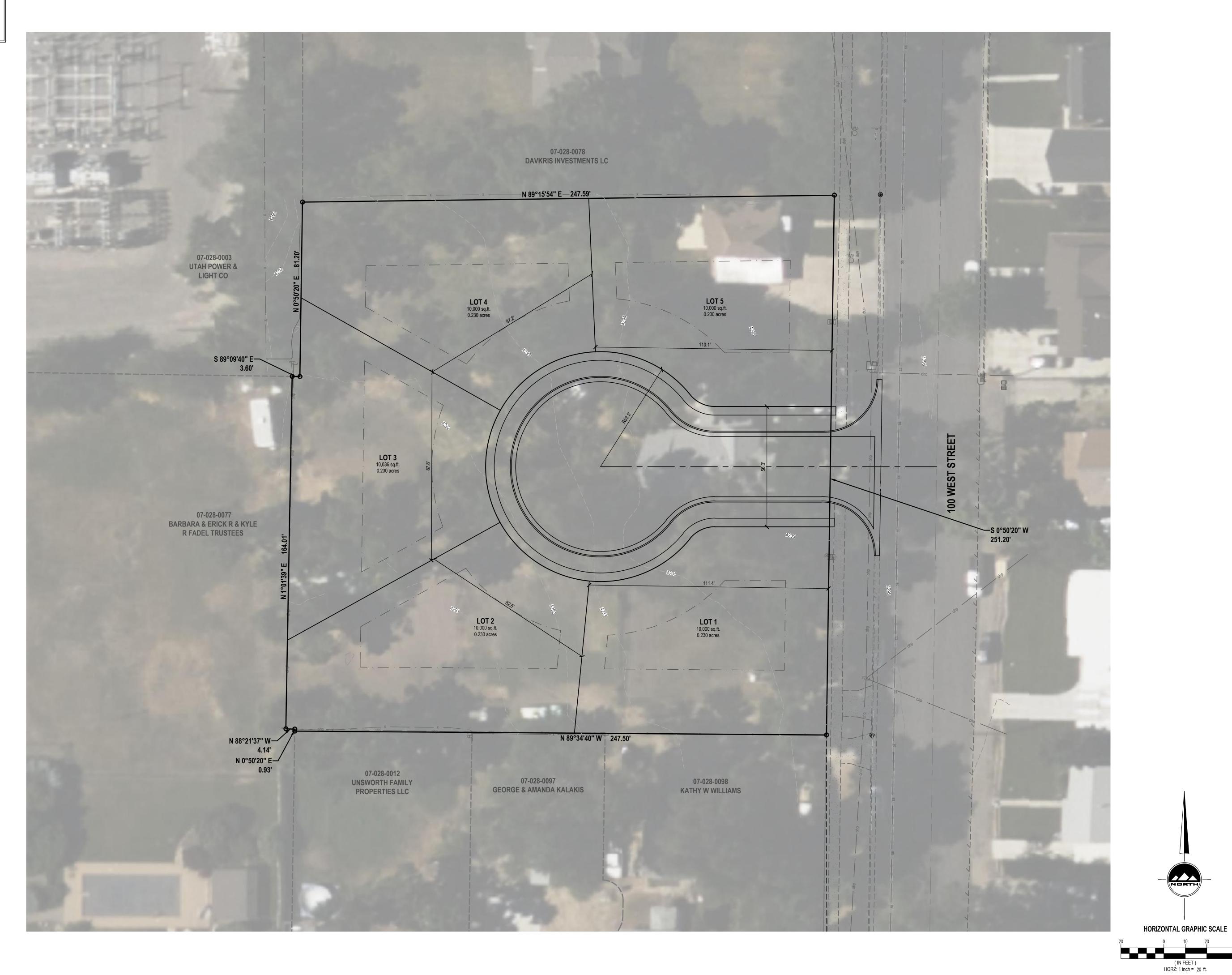
- 1. The PUD will result in the preservation of two historic homes.
- 2. As currently proposed, individual lots are comparable to lots found in the general area and allow for homes that are comparable to others found in the area.
- 3. The density of development is consistent with what is allowed in the OTR zone which is 4 per acre or 9 homes on 2.5 acres, the consideration of additional density is required due to the shape of the property and need to use some of the acreage for access.
- 4. The application is consistent with the goals and purposes of the Farmington City General Plan and Zoning Ordinance.

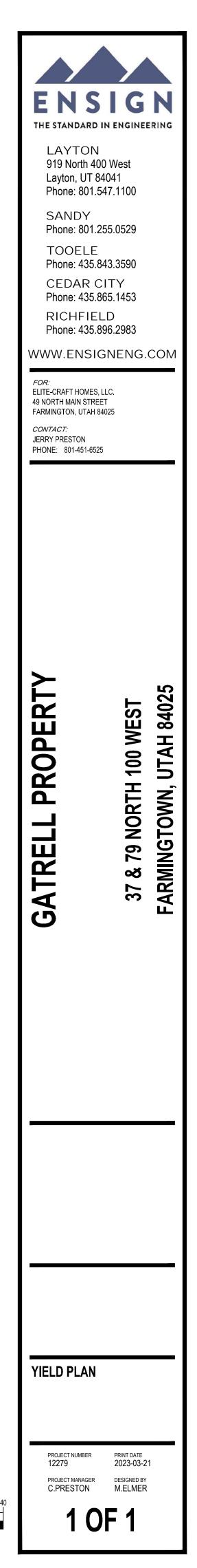
### **Supplemental Information**

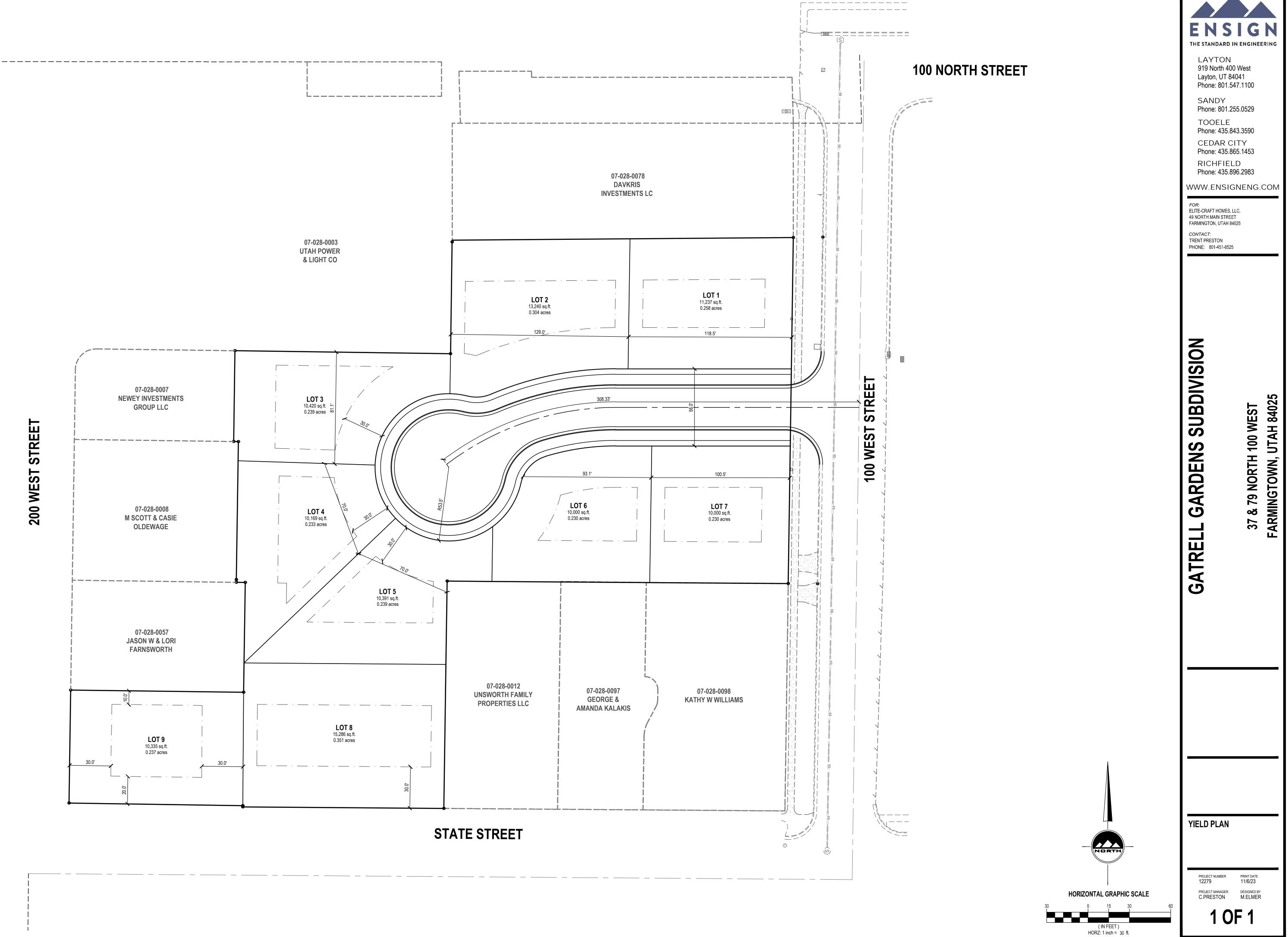
- 1. Vicinity map.
- Original Subdivision Yield Plan of the property. 2.
- Updated Subdivision Yield Plan of the Property. 3.

- Subdivision Concept Plan
   Landscape Plan
   Architectural Rendering
- 7. Letter to Planning Commission

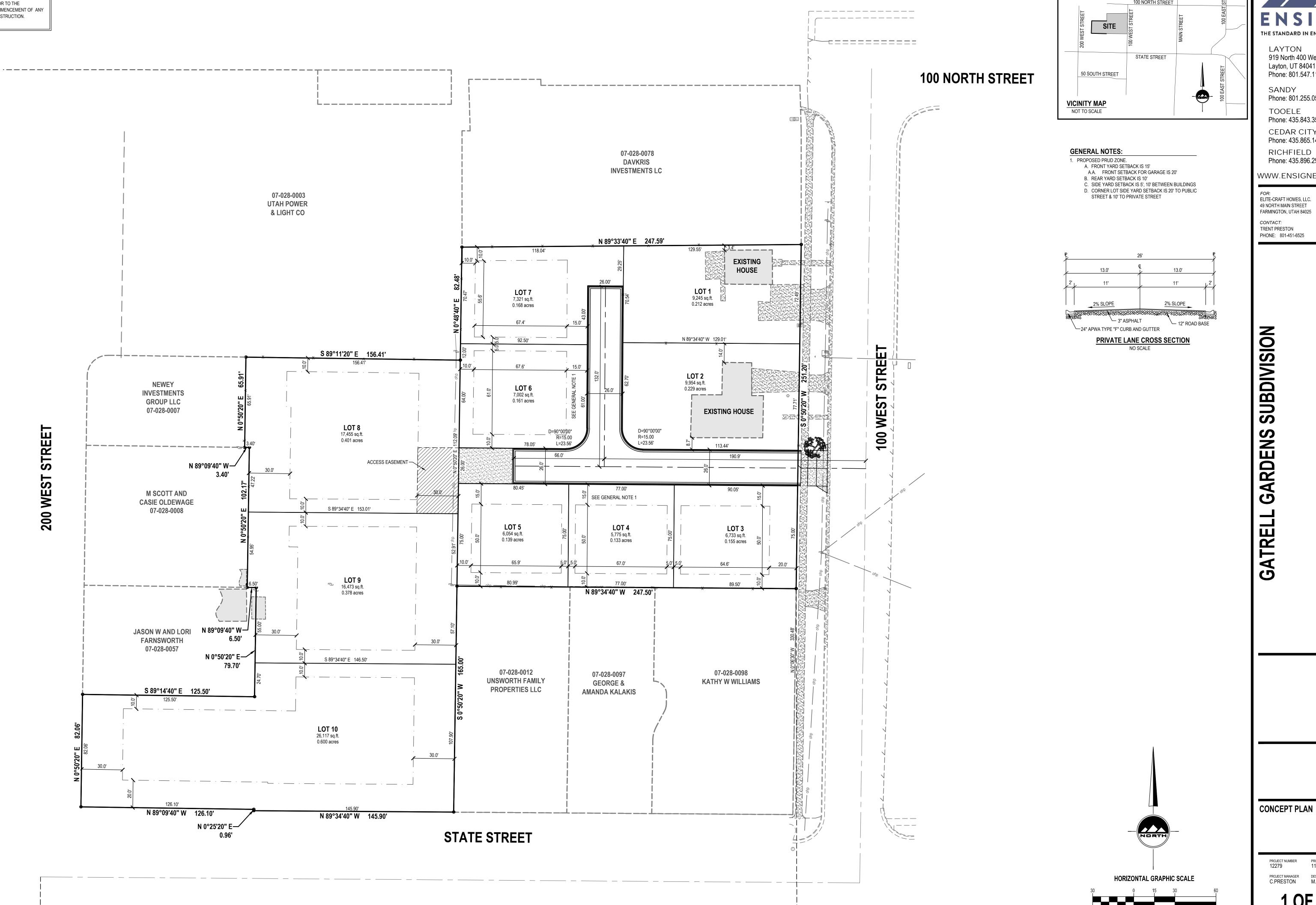


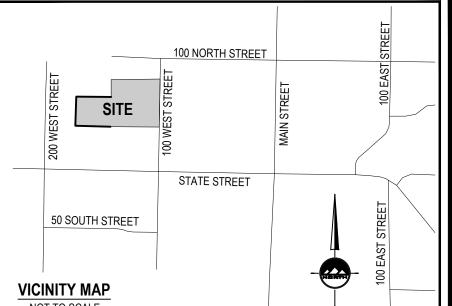






THE STANDARD IN ENGINEERING





THE STANDARD IN ENGINEERING 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 Phone: 801.255.0529

Phone: 435.843.3590 CEDAR CITY

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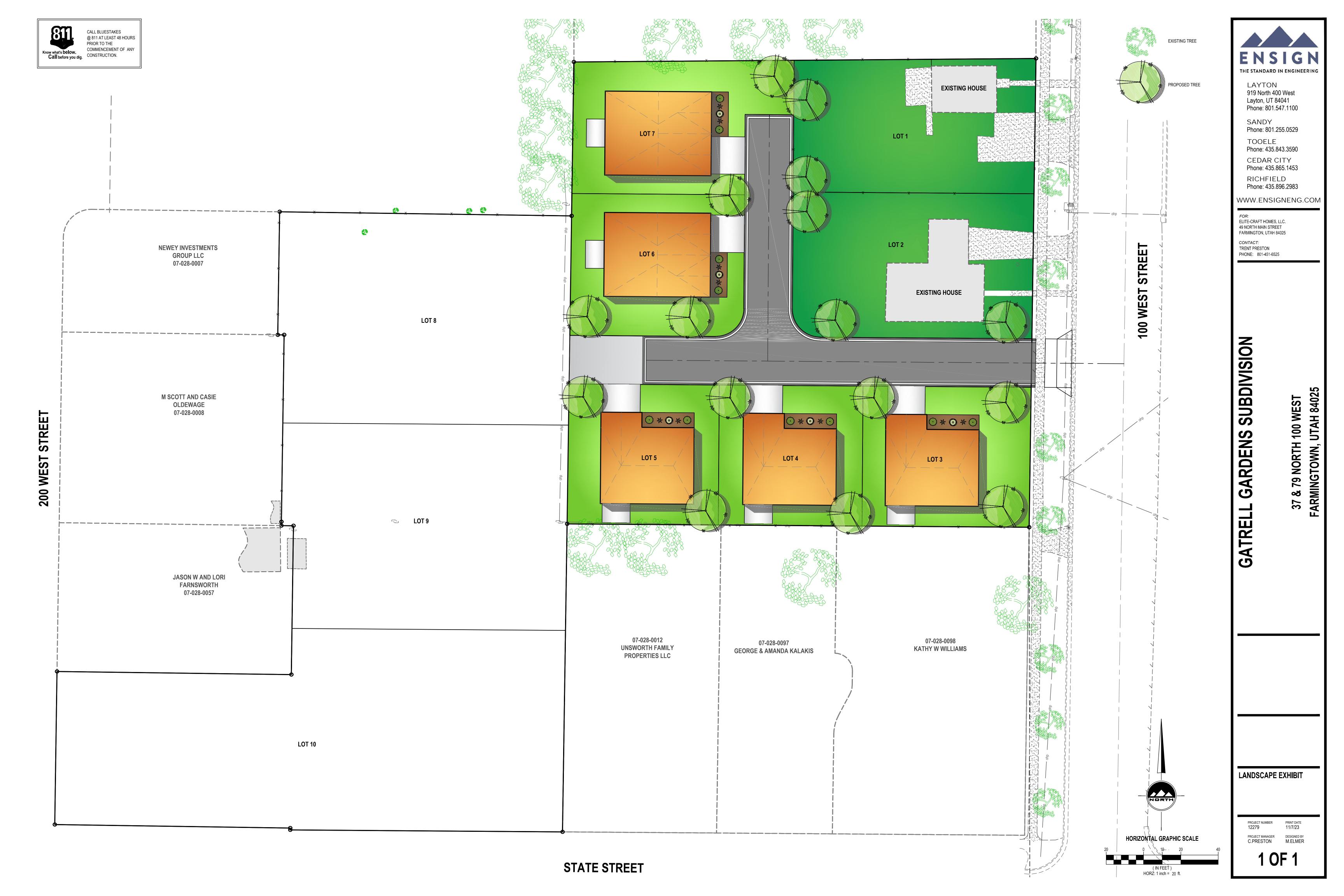
Phone: 435.896.2983

WWW.ENSIGNENG.COM

**UTAH 84025** 100 WEST 37 & 79 NORTH 1 FARMINGTOWN, L OWN,

PRINT DATE 11/7/23 PROJECT MANAGER DESIGNED BY C.PRESTON M.ELMER

( IN FEET ) HORZ: 1 inch = 30 ft.





### Farmington City Planning Commissioners,

This letter is an attempt to explain or address concerns regarding our plans as the developer with the existing homes located at 79 N 100 W and 37 N 100 W as part of the proposed Gatrell Gardens Subdivision.

In order to meet the open space requirement associated with a PUD development, we plan to preserve both of the above mentioned homes. In this case preservation of the homes simply means that these homes will not be completely demolished. Some of you have requested further details regarding what modifications if any we plan to do to these homes, and we have been somewhat non-committal in our responses to these inquiries.

The reason for our non-commitment is that we would like the market to dictate what needs to happen for each property, and until we can move forward with this development and can get a time frame for when these home could be sold, the market conditions may be different. However, there are two possible outcomes for each of these homes, which have been outlined below, and both in our minds are acceptable and good.

1<sup>st</sup> – We could design a significant addition to each home and greatly upgrade the properties, however, that would dramatically drive the cost of each upward considering rising construction costs. If this course of action is pursued, we would need a more financially qualified buyer for each of them, and that may or may not be the best market approach. For an example of this option see the project located at 170 N Main St in Farmington that was built by Elite Craft Homes. That project is very similar in nature and is currently listed for sale at \$1.6 million.

 $2^{nd}$  – We could leave the homes as they currently are in terms of size and features while doing minor upgrades to the landscaping and the exterior façade of each home. This will inevitably keep the costs lower and allow a lower to moderate income buyer to purchase. We have provided a rendering that illustrates what this option may look like.

As we know home affordability is a problem we are facing everywhere, therefore we believe that keeping these options open for the market to dictate is the best overall approach from both a planning and financial perspective. It would be very nice to have a couple of nice home options in the downtown area below \$500K.

Please feel free to ask any follow up questions regarding the desired market approach to the existing homes.

Sincerely

Blake Bastian



### Farmington City Planning Commission Staff Report November 16, 2023

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### Item 2: New City Park (Business Park Area)—Final Plat

Public Hearing: No

Application No.: SP-3-23

Property Address: 1397 West Burke Lane

General Plan Designation: CA/BP (Class A Business Park)

Zoning Designation: OS (Open Space)

Area: 10 acres

Property Owner: Farmington City
Applicant: Farmington City

Request: The applicant is requesting final site plan approval for the new City Park south of Burke Lane on Innovator Drive.

#### **Background Information**

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

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

Parking for the park is provided onsite and with street parking along Innovator Drive. Parking will also be provided by a shared parking agreement, in the Life Time Athletic Resort parking area just across the future 550 North. The shared parking includes approximately 184 stalls provided for park users. The Planning Commission approved the schematic site plan on July 13, 2023.

Since that time further design has been completed to detail and refine the details of the park. The main features and configuration have remained intact.

### **Suggested Motion**

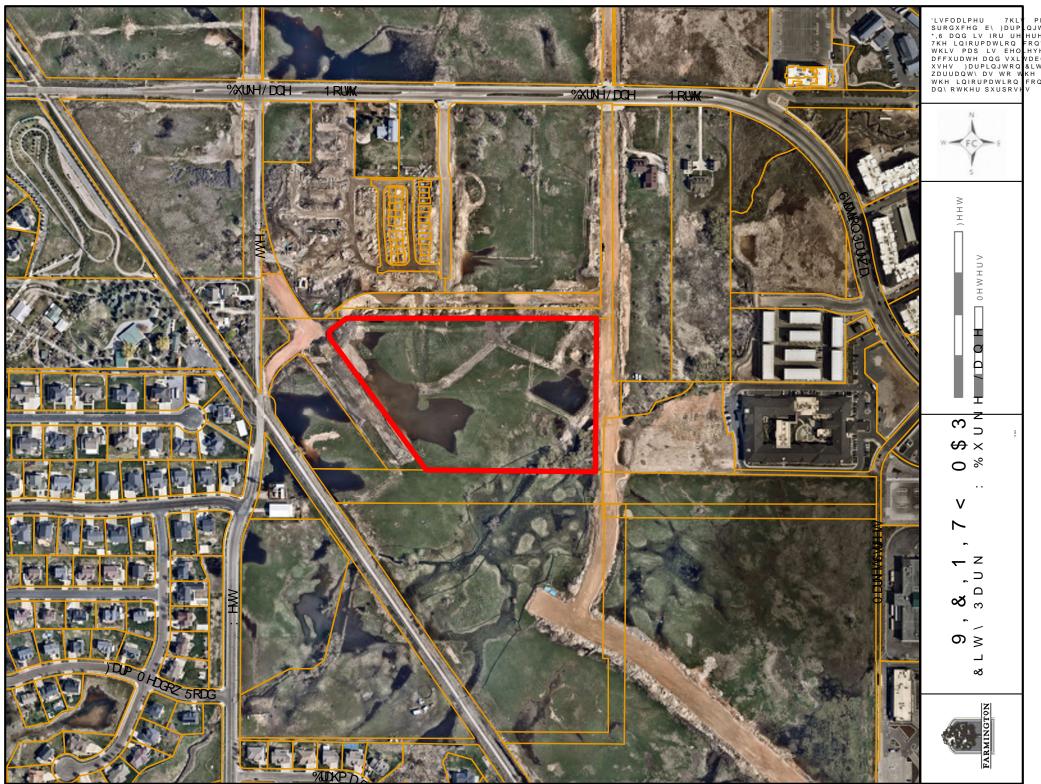
Move that the Planning Commission approve the final site plan for the proposed City Park, subject to all applicable Farmington City development standards and ordinances.

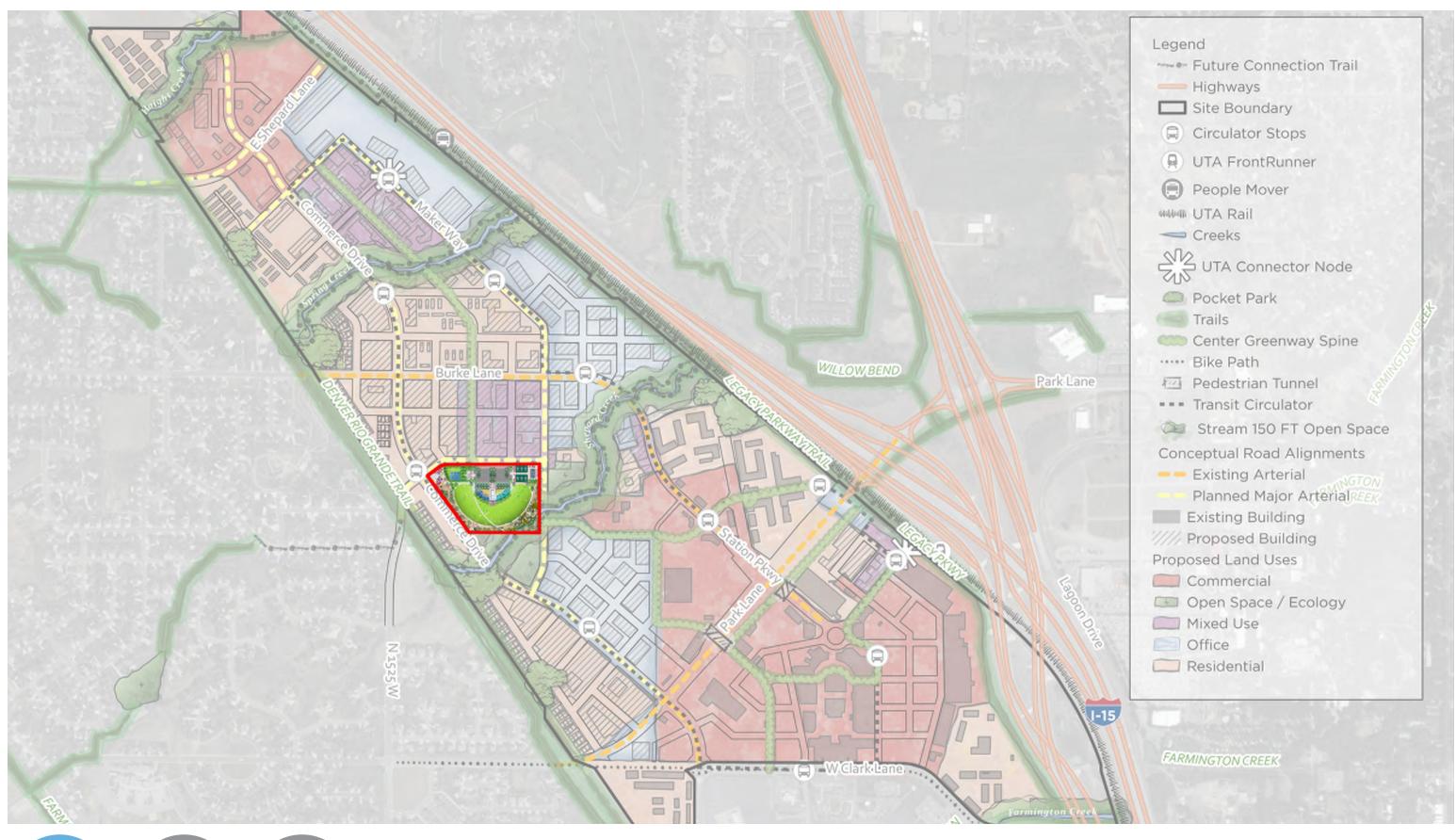
#### Findings:

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

#### **Supplemental Information**

- 1. Vicinity Map
- 2. Schematic Site Plan.
- 3. Final Site Plan





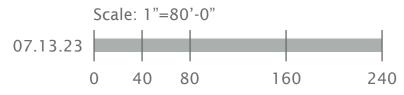




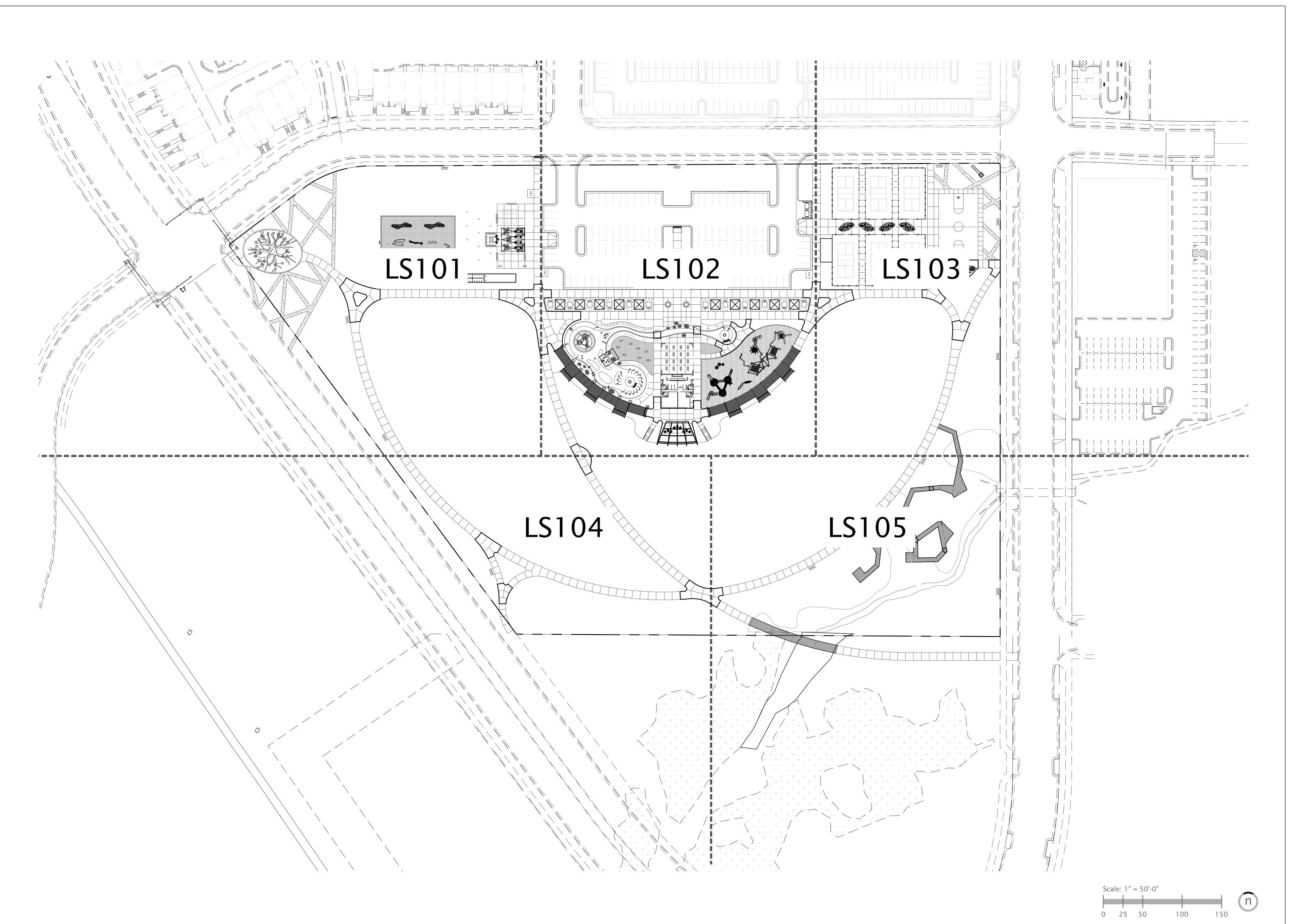


blu line designs 8719 S Sandy Pkwy Sandy, UT 84070 p 801.913.7994

PRELIMINARY MASTER PLAN









blu line designs lanning | landscape architecture | de 8719 S. Sandy Parkway Sandy, UT 84070 p 801.913.7994

CLIENT

FARMINGTON CITY
CONTACT: SYLVIA CLARK
PH: 801.939.9295
EMAIL:
SCLARK@FARMINGTON.UTAH.GOV



BUSINESS PARK

REVISIONS

No. yyılımı/day DESCRIPTION

Stamp

1397 WEST COOK LANE FARMINGTON, UT

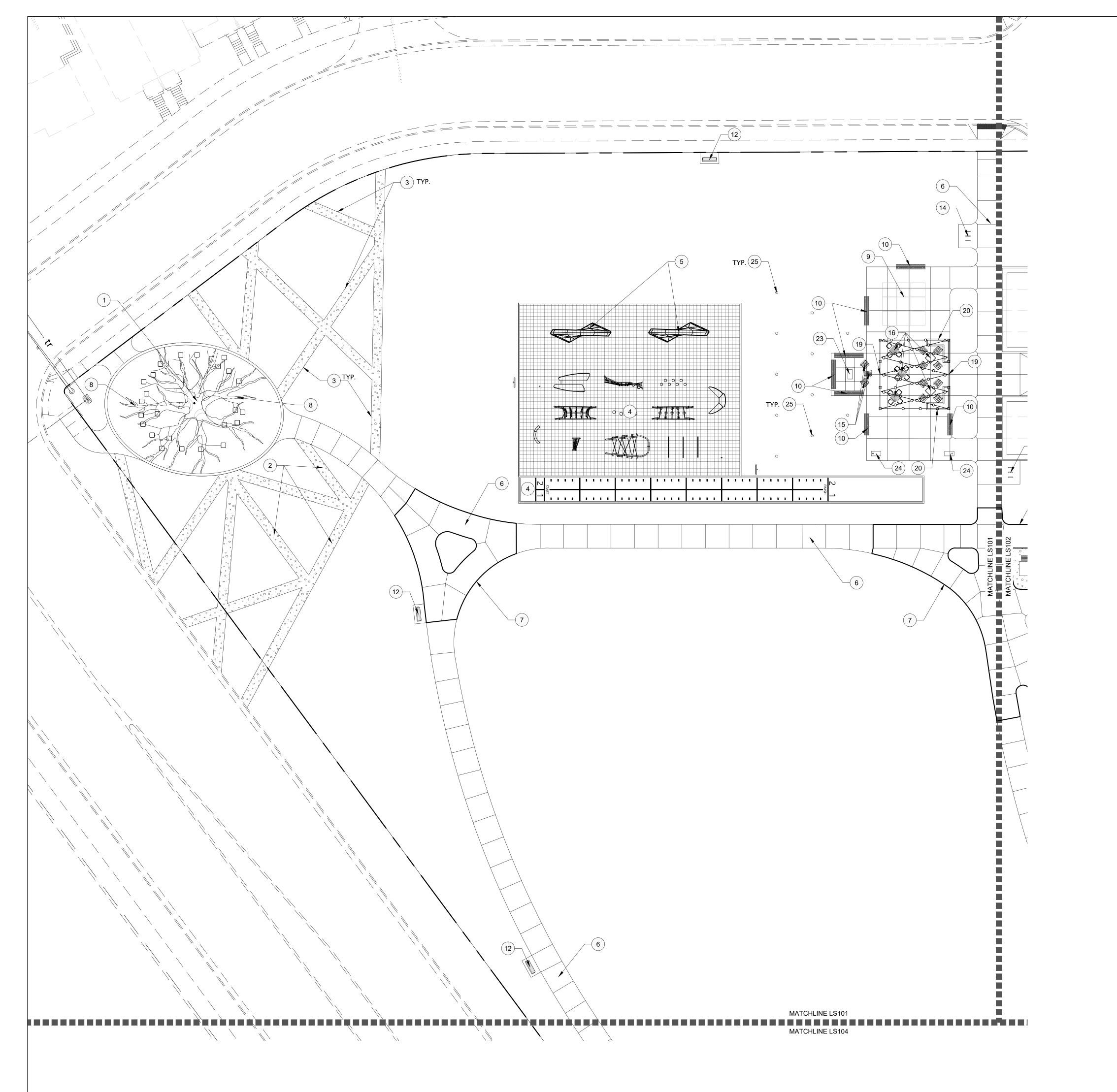
Designed By: BP
Drawn By: BP, TH
Date: 10/13/2023
Checked By: CS
Project No: 22-246

Drawing Title

OVERALL
SITE PLAN

Drawing numb

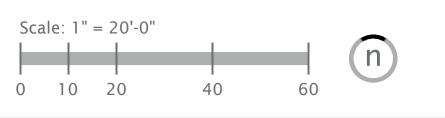
LS100



### REFERENCE NOTES SCHEDULE

REFER	ENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION	DETAIL
1	TREE MONUMENT WITH CUBE LIGHTS	1/LS501
2	DECOMPOSED GRANITE PATHS	2/LS501
3	STEEL EDGING	3/LS501
4	GAMETIME PRO 5000 CHALLENGE COURSE	4/LS501
5	BOULDERING WALLS	5/LS501
6	CONCRETE WALKWAY	6/LS501
7	MONOLITHICALLY POURED SIDEWALK	
8	SPECIALTY PAVERS	7/LS501
9	NINE SQUARE	1/LS502
10	VERTICAL SLAT BENCH	2/LS502
11)	CIRCULAR BENCH	3/LS502
12	CAST IRON BENCH	4/LS502
13	TWIG BENCH	5/LS502
14	BICYCLE RACK	6/LS502
15)	ADIRONDACK STYLE CHAIR	7/LS502
16	CAFE TABLE AND CHAIRS	8/LS502
<u>(17)</u>	PICNIC TABLE	9/LS502
18	PEBBLE SEAT	10/LS502
(19)	METAL LIGHT STRUCTURE	11/LS502
(20)	CONCRETE PLANTER	12/LS502
(21)	CONCRETE STAIRS	1/LS503
(22)	HAND RAIL	2/LS503
(23)	FIRE PIT	2/LS503
(24)	CORNHOLE	5/LS503
(25)	HAMMOCKING POLE	4/LS503
(26)	DUMPSTER ENCLOSURE	6/LS503
(27)	PARKING LOT	
(28)	FOOD TRUCK SPACES	
(29)	PARK BUILDING - SEE ARCHITECTURAL	
(30)	PICKLEBALL COURTS - SEE LS401	2/LS403
(31)	6' PICKLEBALL COURT EXTERIOR FENCE	1/LS504
(32) (33)	4' INTERIOR PICKLEBALL COURT FENCE	2/LS504
(34)	CUSTOM SHADE CANOPY  RECTANGULAR CUSTOM SHADE CANOPY	5/LS504
(35)	PARK ENTRY SIGN	6/LS504 7/LS504
(36)	BASKETBALL COURT - SEE LS403	7/L3304
(37)	TREE ALLEE WITH DECOMPOSED GRANITE	
(38)	FARMERS MARKET TENT SPACES (N.I.C.)	
(39)	KINETIC SHADE CANOPY	4/LS504
<u>41</u> )	LARGE PAVILION WITH RESTROOMS & WATER FEATURE	
	MECHANICAL - SEE ARCHITECTURAL	
(42)	INTERACTIVE WATER FEATURE - SEE LS402	
(43)	PLAYGROUND	
(44)	ARTIFICIAL TURF SEATING AREA	2/LS505
(45)	STEEL STRUCTURE WITH STAGE/LOUNGE	1/LS505
(46)	STEEL STRUCTURE WITH LARGE SWINGS - SEE STRUCTURAL	4/LS504
(47)	BOARDWALK WITH VIEWING PLATFORMS	3/LS505
(48)	BOARDWALK BRIDGE	3/LS505
(49)	PEDESTRIAN BRIDGE	6/LS505
(50) (51)	ENHANCED WETLANDS  EXISTING STREAM	
(52)	ON-STREET PARKING	
(53)	ON-STREET PARKING SHARED PARKING	
(54)	ADA RAMP CONNECTION - SEE CIVIL	-
SYMBOL	DESCRIPTION	DETAIL
	DECOMPOSED GRANITE	<del>-</del>
	ARTIFICIAL TURF	

POURED-IN-PLACE RUBBER SURFACING - SEE LS403

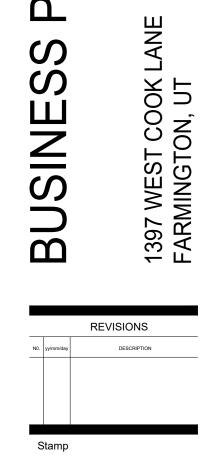


8719 S. Sandy Parkway Sandy, UT 84070 p 801.913.7994

FARMINGTON CITY CONTACT: SYLVIA CLARK PH: 801.939.9295 EMAIL: SCLARK@FARMINGTON.UTAH.GO



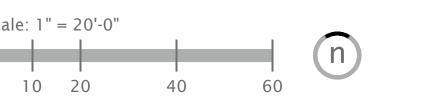
BUSINESS



SITE PLAN

### DEFEDENCE NOTES SCHEDULE

REFER	ENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION	DETAIL
1	TREE MONUMENT WITH CUBE LIGHTS	1/LS501
2	DECOMPOSED GRANITE PATHS	2/LS501
3	STEEL EDGING	3/LS501
4	GAMETIME PRO 5000 CHALLENGE COURSE	4/LS501
5	BOULDERING WALLS	5/LS501
6	CONCRETE WALKWAY	6/LS501
7	MONOLITHICALLY POURED SIDEWALK	
8	SPECIALTY PAVERS	7/LS501
9	NINE SQUARE	1/LS502
10	VERTICAL SLAT BENCH	2/LS502
11	CIRCULAR BENCH	3/LS502
12	CAST IRON BENCH	4/LS502
13)	TWIG BENCH	5/LS502
14)	BICYCLE RACK	6/LS502
15	ADIRONDACK STYLE CHAIR	7/LS502
16	CAFE TABLE AND CHAIRS	8/LS502
17	PICNIC TABLE	9/LS502
18	PEBBLE SEAT	10/LS50
19	METAL LIGHT STRUCTURE	11/LS50
20	CONCRETE PLANTER	12/LS50
<u>(21)</u>	CONCRETE STAIRS	1/LS503
(22)	HAND RAIL	2/LS503
(23)	FIRE PIT	2/LS503
(24)	CORNHOLE	5/LS503
(25)	HAMMOCKING POLE	4/LS503
(26)	DUMPSTER ENCLOSURE	6/LS503
(27)	PARKING LOT	
(28)	FOOD TRUCK SPACES	
(29)	PARK BUILDING - SEE ARCHITECTURAL	
(30)	PICKLEBALL COURTS - SEE LS401	2/LS403
(31) (32)	6' PICKLEBALL COURT EXTERIOR FENCE 4' INTERIOR PICKLEBALL COURT FENCE	1/LS504 2/LS504
(33)	CUSTOM SHADE CANOPY	5/LS504
(34)	RECTANGULAR CUSTOM SHADE CANOPY	6/LS504
(35)	PARK ENTRY SIGN	7/LS504
(36)	BASKETBALL COURT - SEE LS403	
(37)	TREE ALLEE WITH DECOMPOSED GRANITE	
(38)	FARMERS MARKET TENT SPACES (N.I.C.)	
39	KINETIC SHADE CANOPY	4/LS504
41)	LARGE PAVILION WITH RESTROOMS & WATER FEATURE	
( <del>42</del> )	MECHANICAL - SEE ARCHITECTURAL	
(43)	INTERACTIVE WATER FEATURE - SEE LS402	
(44)	PLAYGROUND  ARTIFICIAL TURF SEATING AREA	2/LS505
(45)	STEEL STRUCTURE WITH STAGE/LOUNGE	1/LS505
(46)	STEEL STRUCTURE WITH LARGE SWINGS - SEE STRUCTURAL	4/LS504
(47)	BOARDWALK WITH VIEWING PLATFORMS	3/LS505
<u>(48)</u>	BOARDWALK BRIDGE	3/LS505
<u>(49)</u>	PEDESTRIAN BRIDGE	6/LS505
(50)	ENHANCED WETLANDS	
<u></u>	EXISTING STREAM	
52	ON-STREET PARKING	
53	SHARED PARKING	
54	ADA RAMP CONNECTION - SEE CIVIL	
SYMBOL	DESCRIPTION	DETAIL
	DECOMPOSED GRANITE	
	ARTIFICIAL TURF	
	POURED-IN-PLACE RUBBER SURFACING - SEE LS403	



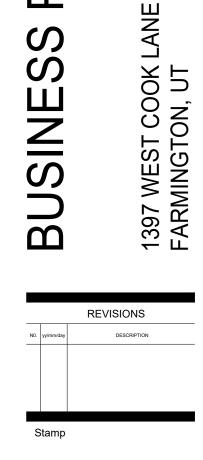


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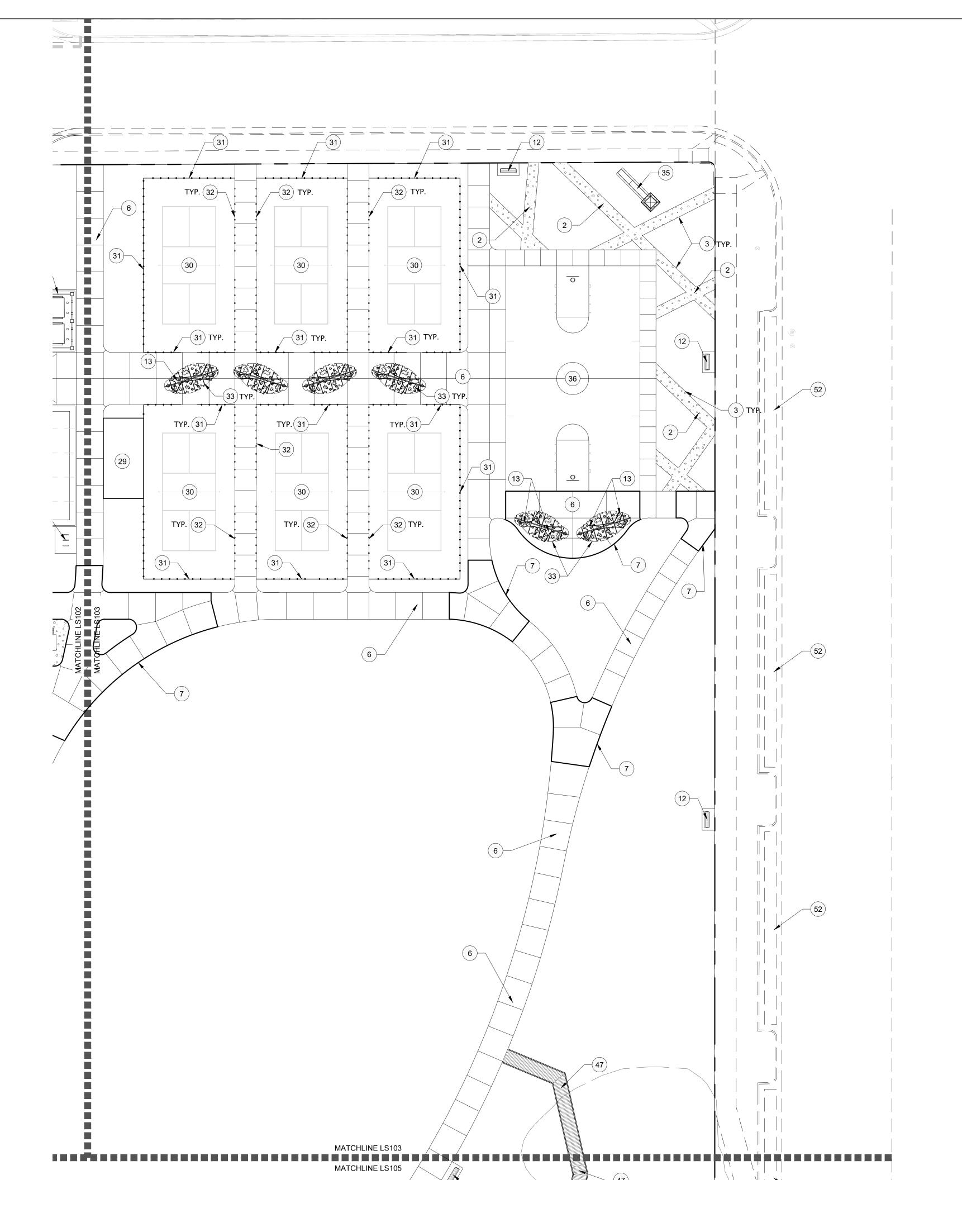
CLIENT FARMINGTON CITY CONTACT: SYLVIA CLARK PH: 801.939.9295 EMAIL: SCLARK@FARMINGTON.UTAH.GO



BUSINE



SITE PLAN



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<u>(4)</u>	GAMETIME PRO 5000 CHALLENGE COURSE	4/LS501
(5)	BOULDERING WALLS	5/LS501
<u>(6)</u>	CONCRETE WALKWAY	6/LS501
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8	SPECIALTY PAVERS	7/LS501
9	NINE SQUARE	1/LS502
(10)	VERTICAL SLAT BENCH	2/LS502
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(12)	CAST IRON BENCH	4/LS502
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<u>(14)</u>	BICYCLE RACK	6/LS502
(15)	ADIRONDACK STYLE CHAIR	7/LS502
(16)	CAFE TABLE AND CHAIRS	8/LS502
(17)	PICNIC TABLE	9/LS502
(18)	PEBBLE SEAT	10/LS502
(19)	METAL LIGHT STRUCTURE	11/LS502
(20)	CONCRETE PLANTER	12/LS502
(21)	CONCRETE STAIRS	1/LS503
22	HAND RAIL	2/LS503
23)	FIRE PIT	2/LS503
24	CORNHOLE	5/LS503
25)	HAMMOCKING POLE	4/LS503
26	DUMPSTER ENCLOSURE	6/LS503
27	PARKING LOT	
28	FOOD TRUCK SPACES	
29	PARK BUILDING - SEE ARCHITECTURAL	
30	PICKLEBALL COURTS - SEE LS401	2/LS403
31	6' PICKLEBALL COURT EXTERIOR FENCE	1/LS504
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33	CUSTOM SHADE CANOPY	5/LS504
34	RECTANGULAR CUSTOM SHADE CANOPY	6/LS504
35	PARK ENTRY SIGN	7/LS504
<u>36</u>	BASKETBALL COURT - SEE LS403	
<b>37</b> )	TREE ALLEE WITH DECOMPOSED GRANITE	
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(39)	KINETIC SHADE CANOPY	4/LS504
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(43)	PLAYGROUND	
<u>(44)</u>	ARTIFICIAL TURF SEATING AREA	2/LS505
<u>(45)</u>	STEEL STRUCTURE WITH STAGE/LOUNGE	1/LS505
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<u>(47)</u>	BOARDWALK WITH VIEWING PLATFORMS	3/LS505
<u>(48)</u>	BOARDWALK BRIDGE	3/LS505
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52	ON-STREET PARKING	
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SYMBOL	DESCRIPTION	DETAIL
	DECOMPOSED GRANITE	
	ARTIFICIAL TURF	

POURED-IN-PLACE RUBBER SURFACING - SEE LS403



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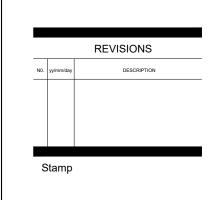
8719 S. Sandy Parkway
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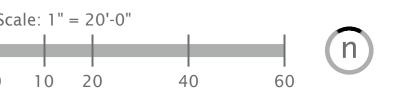
BUSINESS PARK

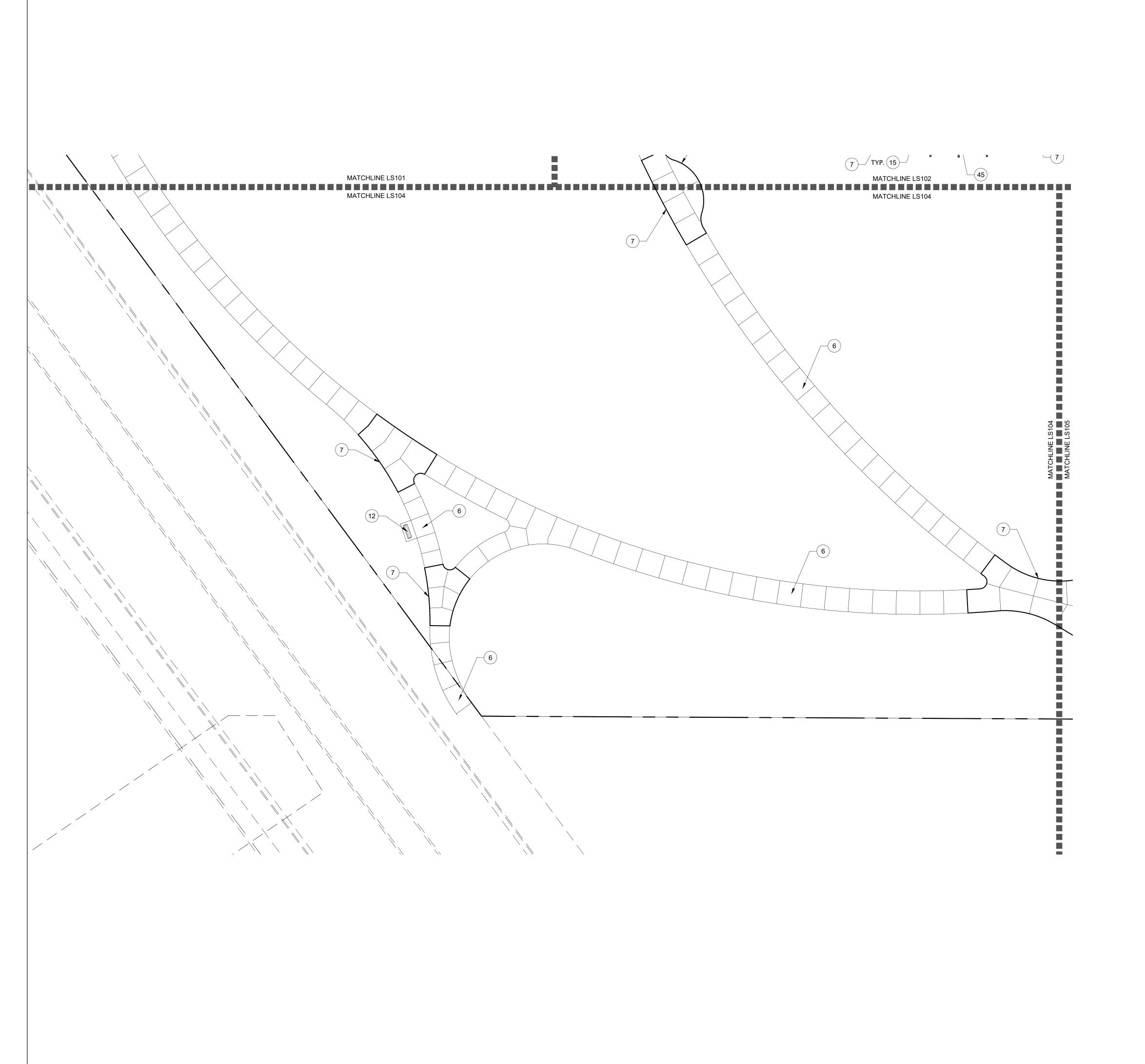


1397 WEST COOK LANE FARMINGTON, UT

Designed By:	BP
Drawn By:	BP, TH
Date:	10/13/2023
Checked By:	CS
Project No:	22-246

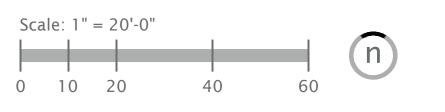
Drawing Title
SITE PLAN





SYMBOL	DESCRIPTION	DETAIL
1	TREE MONUMENT WITH CUBE LIGHTS	1/LS501
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43)	PLAYGROUND	- 
44)	ARTIFICIAL TURF SEATING AREA	2/LS505
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48)	BOARDWALK WITH VIEWING PLATFORMS  BOARDWALK BRIDGE	
49)	PEDESTRIAN BRIDGE	3/LS505 6/LS505
50		U/LƏƏUƏ
51)	ENHANCED WETLANDS  EXISTING STREAM	
	EXISTING STREAM ON STREET DARKING	
52)	ON-STREET PARKING	
53)	SHARED PARKING	
54)	ADA RAMP CONNECTION - SEE CIVIL	 
SYMBOL	DESCRIPTION  DECOMPOSED CRANITE	DETAIL
	DECOMPOSED GRANITE	

POURED-IN-PLACE RUBBER SURFACING - SEE LS403





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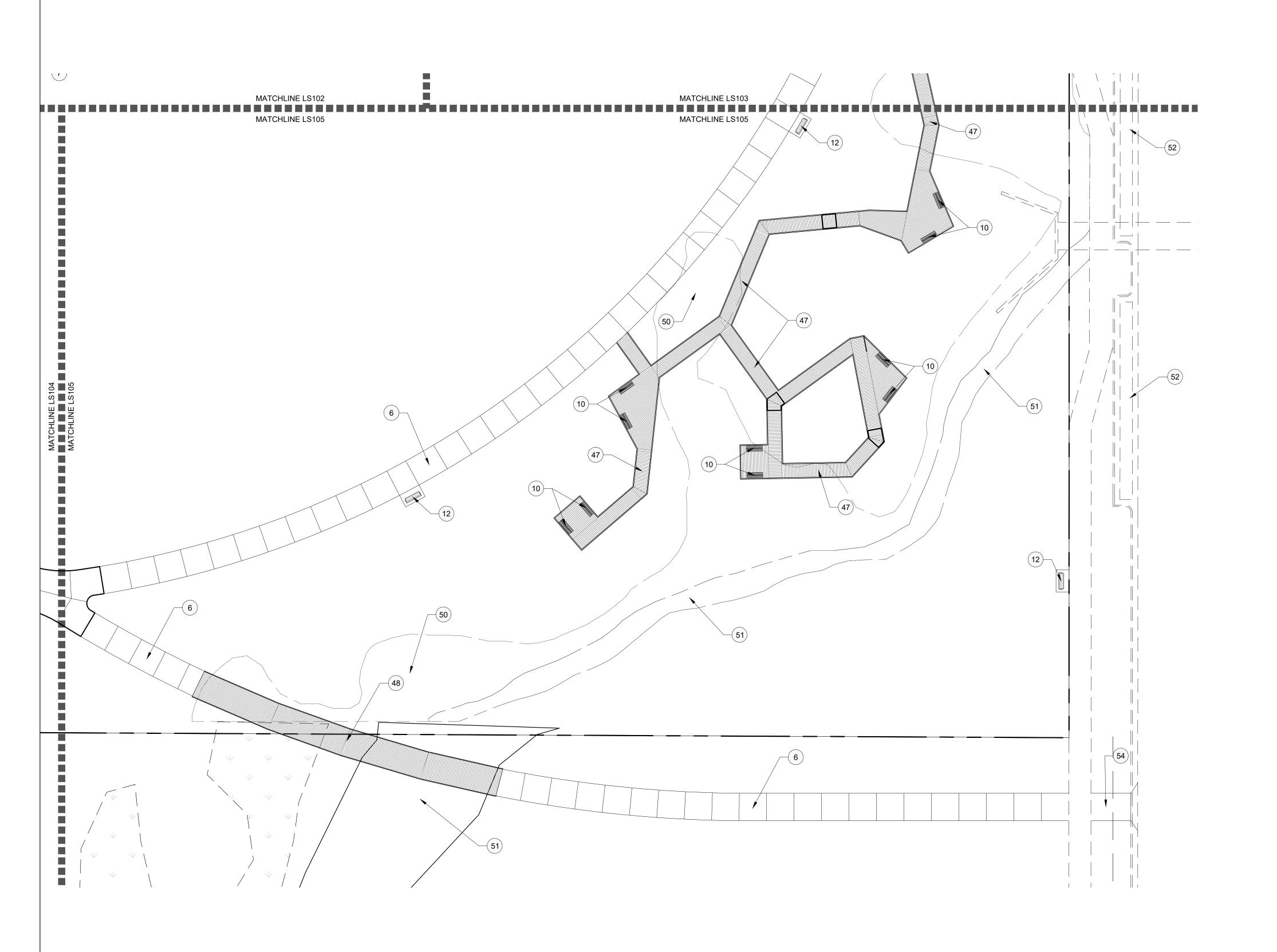
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SITE PLAN



### REFERENCE NOTES SCHEDULE

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SYMBOL	DESCRIPTION	DETAIL
, , , , , ,	DECOMPOSED GRANITE	
	ARTIFICIAL TURF	

POURED-IN-PLACE RUBBER SURFACING - SEE LS403



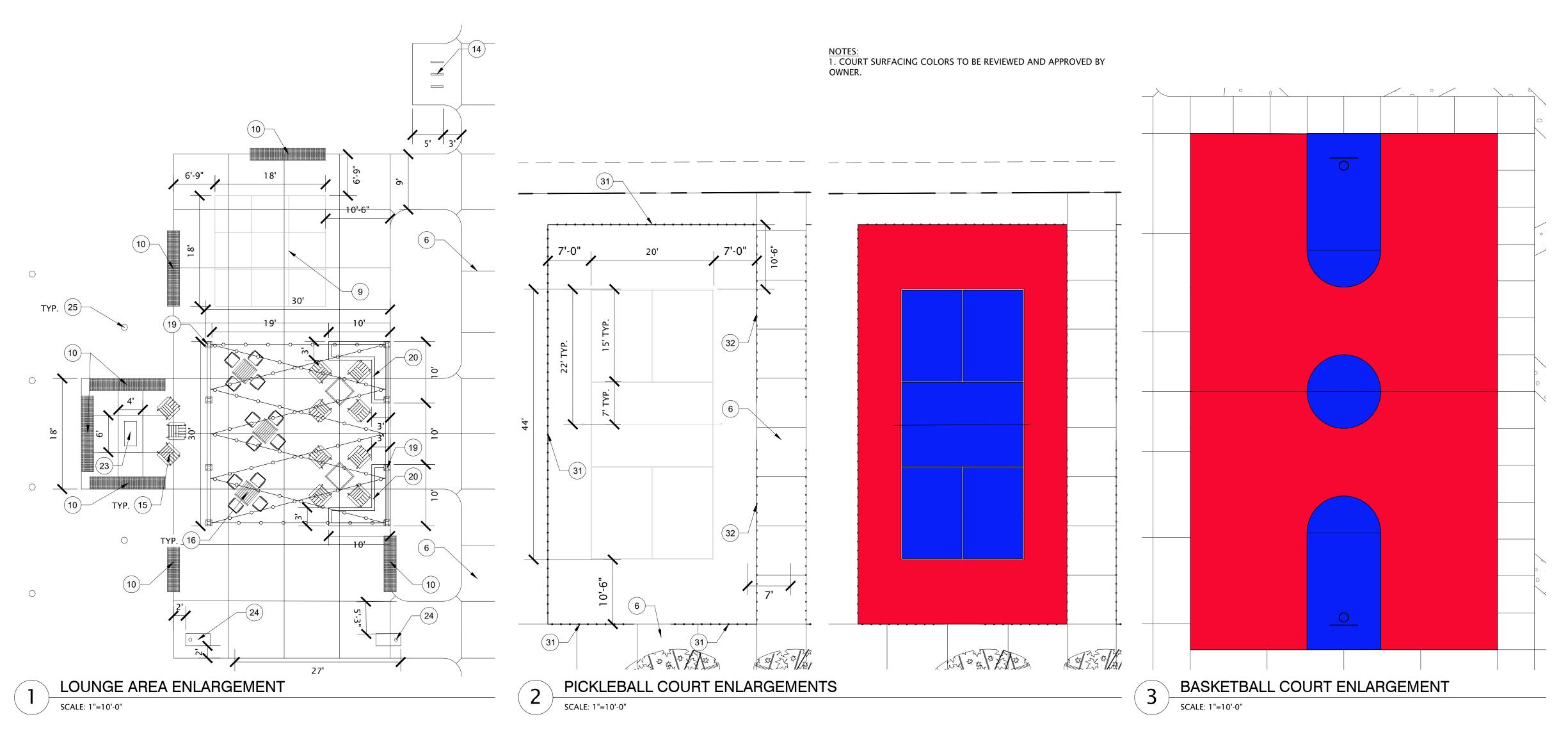
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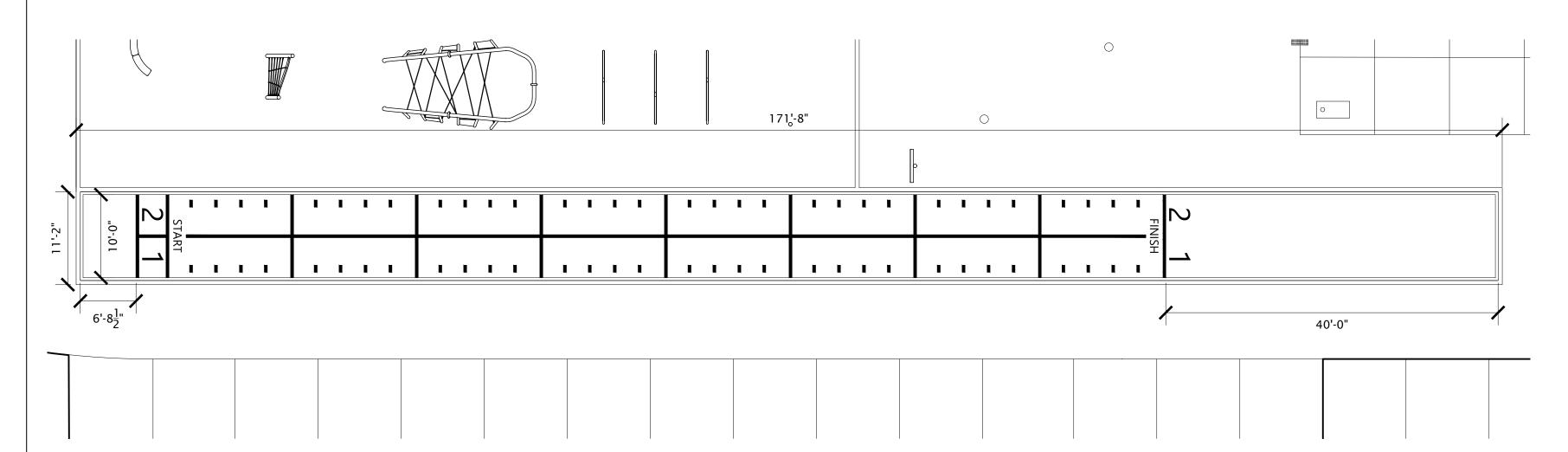
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SITE PLAN





NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. COLORS TO BE SELECTED BY CITY.

40 YARD DASH ENLARGEMENT
SCALE: 1"=20'-0"

REFERENCE NOTES SCHEDULE

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	DECOMPOSED GRANITE	
	ARTIFICIAL TURF	
	POURED-IN-PLACE RUBBER SURFACING - SEE LS403	



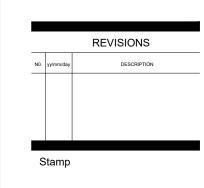
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FARMINGTON CITY
CONTACT: SYLVIA CLARK
PH: 801.939.9295



BUSINESS PARK



Designed By:	BP
Drawn By:	BP, TH
Date:	10/13/2023
Checked By:	CS
Checked By:	CS

Drawing Title

SITE PLAN

ENILADOEMENTS

ENLARGEMENTS

Drawing number



INTERACTIVE WATER FEATURE ENLARGEMENT

SCALE: 1"=10'-0"



Water Feature Components				
SYMBOL	DESCRIPTION	DETAIL		
WF-01	STREAM CHANNEL	6/LS505		
WF-02	WATER FEATURE CREST			
WF-03	NOZZLES PER WATER DESIGN			
WF-04	PEBBLE SEAT			
WF-05	ISLANDS			
WF-06	STREAM HEADWATER FEATURE	8/LS505		
WF-07	INTERACTIVE FEATURES FOR CHILDREN			
WF-08	BEACH ENTRY			
WF-09	RECTANGULAR CUSTOM SHADE CANOPY	6/LS504		

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EMAIL: SCLARK@FARMINGTON.UTAH.GO

FARMINGTON

FARMINGTON CITY CONTACT: SYLVIA CLARK PH: 801.939.9295

1397 WEST COOK LANE FARMINGTON, UT

Stamp			

Designed By:	BP
Drawn By:	BP, TH
Date:	10/13/2023
Checked By:	CS
Project No:	22-246
Drawing Title	

SITE PLAN

**ENLARGEMENTS** 

Scale: 1" = 10'-0"

SCALE: 1"=10'-0"

REQUIRED.

NOTES:

1. SURFACING TO BE IN A GRADIENT FROM DARKEST TO LIGHTEST. THE THREE COLORS ARE TO BE SURFACE AMERICA'S BROWN - 2170, BEIGE - 1308, AND EGGSHELL - 1306. 2. AREAS WHERE COLORS ABUT SHALL SLIGHTLY MIX TO PRESERVE THE EFFECT OF THE GRADIENT. 3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND TO APPROPRIATE FALL HEIGHT DEPTHS

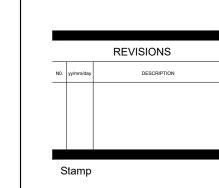
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**BUSINESS PARK** 1397 WEST COOK LANE FARMINGTON, UT



D : 15	DD.
Designed By:	BP
Drawn By:	BP, TH
Date:	10/13/202
Checked By:	CS
Project No:	22-246

SITE PLAN ENLARGEMENTS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO INSTALLATION. 2. REFERENCE STRUCTURAL AND ELECTRICAL PLANS WHILE INSTALLING.

3" DEPTH COMPACTED & STABILIZED DECOMPOSED GRANITE 4'-0" - SIDEWALK / EDGER PER PLAN (SEE 3/LS501) - LANDSCAPE - WEED BARRIER FABRIC - MIN. 4" DEPTH CLEAN ROADBASE, 95% COMPACTED

1. COLOR OF DECOMPOSED GRANITE SHALL BE SELECTED BY OWNER. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLE FOR OWNER'S REVIEW AND APPROVAL PRIOR TO INSTALLATION. 2. CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE IN MAX. 2" LIFTS, APPLY STABILIZER AND COMPACT AS LIFTS ARE INSTALLED. DO NOT COMPACT UNTIL STABILIZER HAS BEEN APPLIED THOROUGHLY AND FULLY ABSORBED INTO AGGREGATE. DO NOT OVER SATURATE, BUT DO NOT ALLOW STABILIZER TO COMPLETELY DRY BEFORE COMPACTING EITHER. COMPACT SURFACE LAYER TO 95% OR GREATER COMPACTION. FOR FINAL LIFT, APPLY A TOPCOAT OF STABILIZER 24 HOURS AFTER THE FIRST APPLICATION WHEN SURFACE IS COMPLETELY DRY AND HARD.

TREE MONUMENT SCALE: NOT TO SCALE

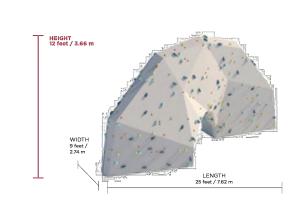
P-22-246-100

DECOMPOSED GRANITE

SCALE: NOT TO SCALE

**SUMMIT BOULDER** 





1. COLOR TO BE SELECTED BY CITY 2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1. COURSE IS GAMETIME'S PRO 5000 NINJA WARRIOR COURSE, MODEL #13644.

2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

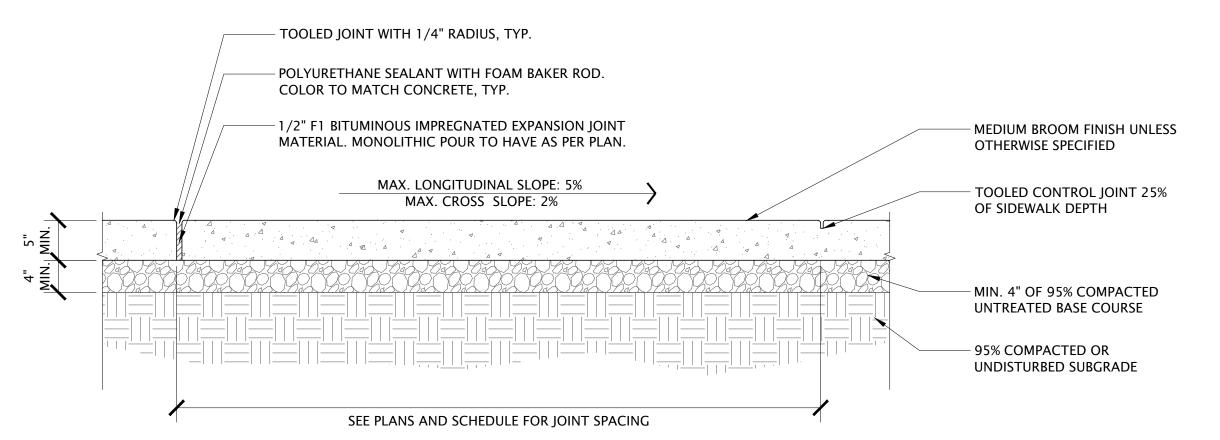
NINJA WARRIOR COURSE

SCALE: NOT TO SCALE

P-22-246-98

**CLIMBING BOULDER** SCALE: NOT TO SCALE

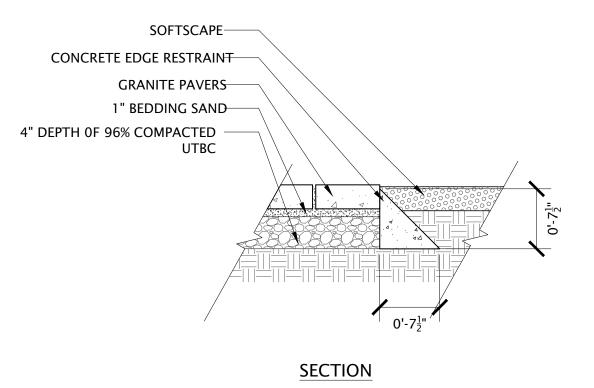
P-22-246-99



JOINT SPACING TO BE AS SHOWN IN SCHEDULE UNLESS OTHERWISE INDICATED ON PLANS.

MAX. SLOPES TO BE PER DETAIL UNLESS OTHERWISE SHOWN ON PLAN. 3. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR TO BE DOWELED 3" INTO CURB AND 4" INTO ADJACENT CONCRETE. REBAR TO BE DOWELED A MINIMUM OF 2" FROM TOP OF CONCRETE AND CURB 24" O.C.

JOINT SPACING SCHEDULE		
WALK WIDTH	EXPANSION JT.	CONTROL JT.
10'	50' O.C.	10' O.C.
8'	50' O.C.	8' O.C.
6'	50' O.C.	6' O.C.
5'	50' O.C.	5' O.C.



1. FILL CRACKS WITH COARSE GRANULAR SAND AND COMPACT WITH PLATE COMPACTOR. 2. USE CONCRETE EDGE RESTRAINT ALONG IRREGULAR EDGE AS SHOWN.

NOT TO SCALE

CONCRETE PAVER EDGE RESTRAINT

3/16" X 5 1/2" STEEL EDGING -TOP SOIL (SEE GRADING PLANS FOR -SPECIFIED DEPTH) 12" ALUMINUM STAKES TO LOCK -INTO PREFORMED LOOPS ON THE **EDGING** 

UNDISTURBED SOIL -

WEED BARRIER FABRIC -

DECOMPOSED GRANITE PATHS -

TOP OF EDGING TO BE MAX. 1/2" —

SURROUNDING LANDSCAPE (SEE -

ABOVE GROUNDCOVER

LANDSCAPE PLAN)

STEEL EDGING - TYP. SCALE: NOT TO SCALE

P-22-246-42

blu line designs

planning | landscape architecture | desi

8719 S. Sandy Parkway

Sandy, UT 84070

p 801.913.7994

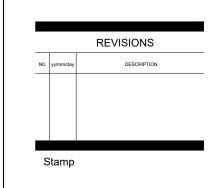
CLIENT

EMAIL: SCLARK@FARMINGTON.UTAH.GO

FARMINGTON

FARMINGTON CITY CONTACT: SYLVIA CLARK

PH: 801.939.9295



SITE PLAN

**DETAILS** 



MANUFACTURER: SMITH STEELWORKS MODEL: CLASSIC BENCH DESCRIPTION: 6' BENCH WITH BACK & ARMS, VERTICAL SLAT, SURFACE MOUNT. INTEGRATED FARMINGTON CITY LOGO. COLOR: BLACK POWDERCOAT





1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND STRUCTURAL DRAWINGS PRIOR TO

2. COLOR AND FINISH TO BE DETERMINED BY

3. TO BE PROVIDED BY BIG T RECREATION

TAFT@BIGTREC.COM

INSTALLATION.

CONTACT: TAFT EGAN PH: 801.572.0782

5'-9"

P-22-209-23

Independence Design Group

Heavy Duty

9 Square in the Air!: Playground Edition

MANUFACTURER: LANDSCAPE FORMS MODEL: LINK BENCH DESCRIPTION: VERTICAL SLAT, BACKLESS, SURFACE MOUNT. SEE SITE PLAN FOR LENGTH AND LAYOUT OF BENCH. COLOR AND MATERIAL: BLACK POWDERCOATED METAL AND

CONTACT: BRYCE WARD LANDSCAPE FORMS INC. BRYCEW@LANDSCAPEFORMS.COM



**CIRCULAR BENCH** 

VICTOR STANLEY

MANUFACTURER: VICTOR STANLEY

COLOR: TO BE DETERMINED BY CITY.

DESCRIPTION: 8' DIAMETER BENCH WITH BACK

& ARMS, VERTICAL SLAT, SURFACE MOUNT. .

MODEL: NRB-4

SCALE:NOT TO SCALE

Product may be patented. Visit VICTORSTANLEY.COM for details.

PARK BENCH SCALE: NOT TO SCALE

P-22-246-73



MANUFACTURER: LANDSCAPE FORMS MODEL: BACKLESS TWIG BENCH COLOR: AS SELECTED BY OWNER. CONTACT: BRYCE WARD LANDSCAPE FORMS INC. BRYCEW@LANDSCAPEFORMS.COM



- BICYCLE RACK SHALL BE EDGETYRE BIKE RACK FROM MMCITE, MODEL #STE110. MATERIAL: AS SELECTED BY CITY.
- COLOR: AS SELECTED BY CITY. 4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



1. LOUNGE FURNITURE SEATING SHALL BE LANDSCAPE FORMS -AMERICANA LOUNGE CHAIR OR APPROVED EQUAL. 2. TO BE PURCHASED AND INSTALLED BY CONTRACTOR PER MANUFACTURERS INSTRUCTIONS.

3. CONTACT: BRYCE WARD LANDSCAPE FORMS INC. BRYCEW@LANDSCAPEFORMS.COM



1. CAFE TABLE SHALL BE ANOVA TUSCANY 36" TABLE AND MATCHING BAR HEIGHT TUSCANY CHAIRS OR APPROVED EQUAL.

2. TO BE PURCHASED AND INSTALLED BY CONTRACTOR PER MANUFACTURERS

## TWIG BENCH SCALE: NOT TO SCALE

P-22-246-69



**BICYCLE RACK** 

SCALE: NOT TO SCALE

ADIRONDACK STYLE CHAIR SCALE: NOT TO SCALE

P-22-246-35

P-22-246-61

(8) #4 REBAR -

CAFE TABLE AND CHAIRS SCALE: NOT TO SCALE

P-22-246-58

P-22-246-63

- RAISED BED SOIL



1. PICNIC TABLE SHALL BE LANDSCAPE FORMS GRETCHEN PICNIC TABLE. 2. MATERIAL/COLOR SHALL BE DRIFTWOOD POLYSITE.

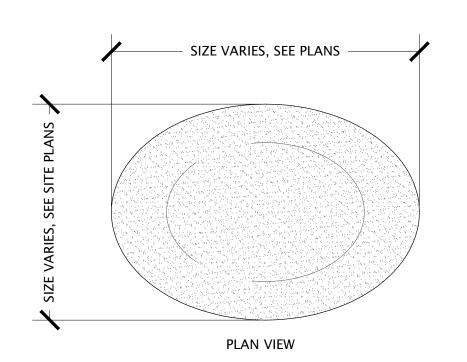
3. CONTRACTOR SHALL SURFACE MOUNT PICNIC TABLE PER MANUFACTURER'S INSTRUCTIONS.

4. CONTACT: BRYCE WARD LANDSCAPE FORMS INC. BRYCEW@LANDSCAPEFORMS.COM



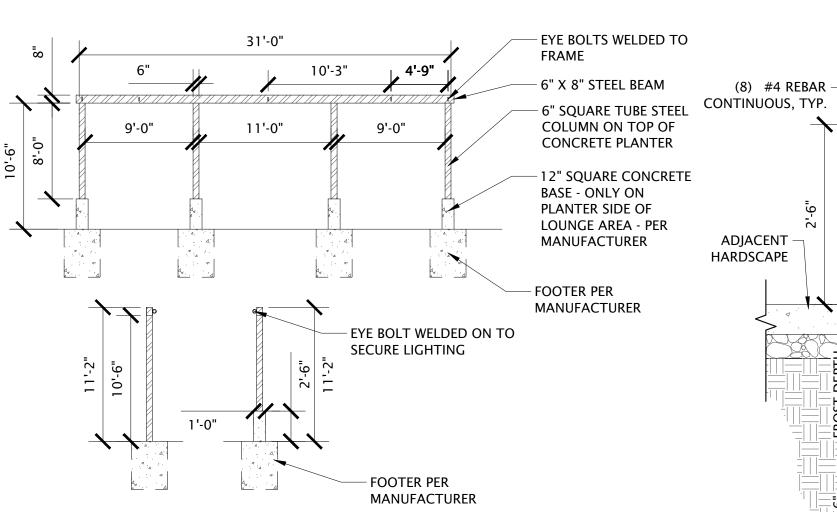
SCALE: NOT TO SCALE P-22-246-36

1. PEBBLE SEAT SHALL BE PIKUS BOLIDE OVAL OR APPROVED EQUAL. 2. TO BE PURCHASED AND INSTALLED BY CONTRACTOR PER MANUFACTURERS INSTRUCTIONS. 3. FINISH AND COLORS TO BE DETERMINED BY OWNER.









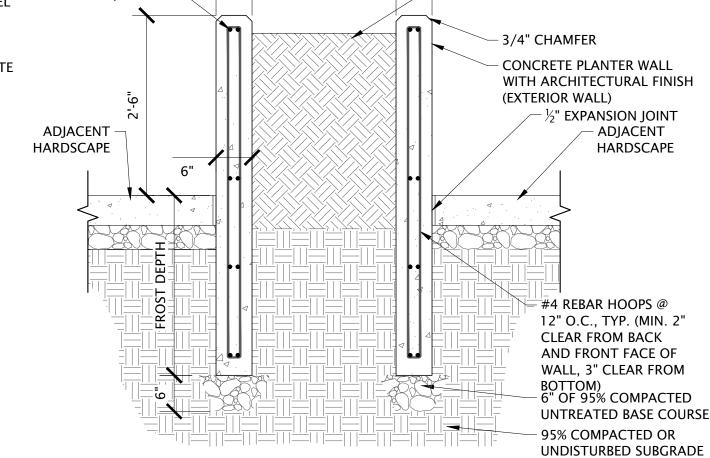
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND STRUCTURAL DRAWINGS FOR OWNER REVIEW AND PERMIT PRIOR TO FABRICATION.

2. COLUMN BASES ARE TO BE INTEGRATED INTO CONCRETE PLANTER. 3. COLOR: TBD

# LIGHT STRUCTURE

SCALE:NOT TO SCALE





1. CONCRETE SHALL MEET ALL CITY AND APWA SPECIFICATIONS. 2. OWNER SHALL APPROVE ALL LAYOUT AND FORM WORK PRIOR TO PLACING CONCRETE.

SITE PLAN

**DETAILS** 

1397 WEST COOK L FARMINGTON, UT

REVISIONS

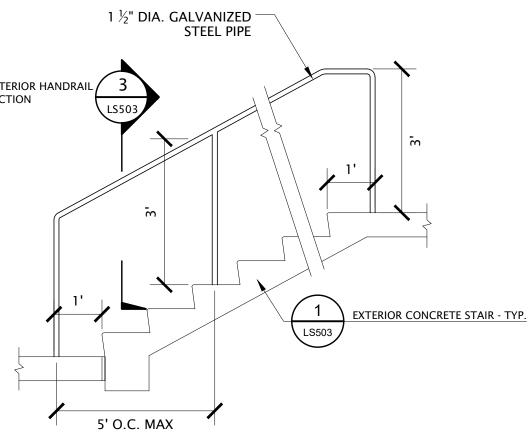
DESCRIPTION

BUSINE

95% COMPACTED OR

EXPANSION JOINT MATERIAL

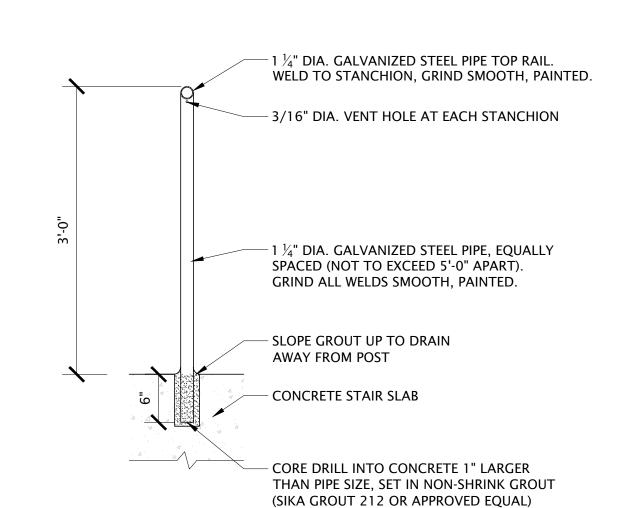
UNDISTURBED SUBGRADE



NOTES:

1. RAILING SHALL BE HAVE A POWDERCOATED FINISH.

2. COLOR TO BE SELECTED BY OWNER.





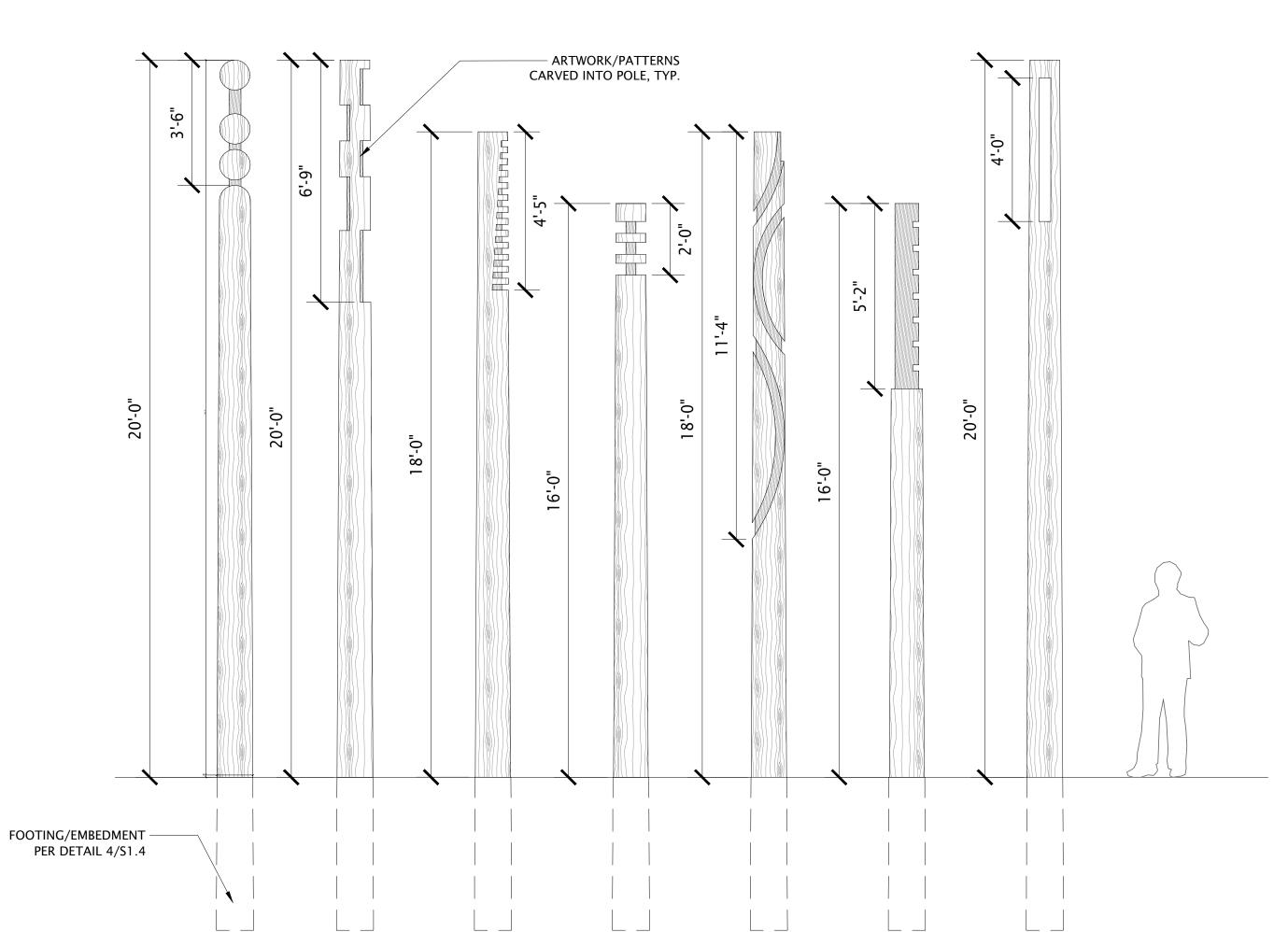
MANUFACTURER: DOTY & SONS CONCRETE PRODUCTS MODEL: BYOB5531 DESCRIPTION: REGULATION SIZE, POLISHED CONCRETE. CUSTOM LOGOS AVAILABLE AS ADDITIONAL FEATURE.

P-22-246-50



**EXTERIOR HANDRAIL - TYP.** P-22-246-48

SCALE: NOT TO SCALE P-22-246-47



HAMMOCK/SLACK LINE POLE

SCALE: 1" = 30'

ALL POLES SHALL BE PRESSURE TREATED DOUGLAS FIR, WESTERN RED CEDAR OR SOUTHERN PINE AS APPROVED BY

2. POLES SHALL BE 12" DIA. TAPERED POLES.

DESIGNS SHOWN ARE SUGGESTIVE AND SCHEMATIC IN NATURE. CONTRACTOR SHALL CONTRACT WITH AN ESTABLISHED WOOD ARTIST TO CREATE POLES. FINAL SHOP DRAWINGS FOR POLES SHALL BE SUBMITTED TO OWNER FOR REVIEW AND

APPROVAL PRIOR TO FABRICATION. 4. CONTRACTOR SHALL PROVIDE STAMPED STRUCTURAL SUBMITTAL FOR POLE FOOTINGS/EMBEDMENT & CONNECTION DETAIL FOR OWNER REVIEW AND APPROVAL. POLES SHALL BE ABLE TO SUPPORT SLACK LINE AND HAMMOCK CONNECTION.

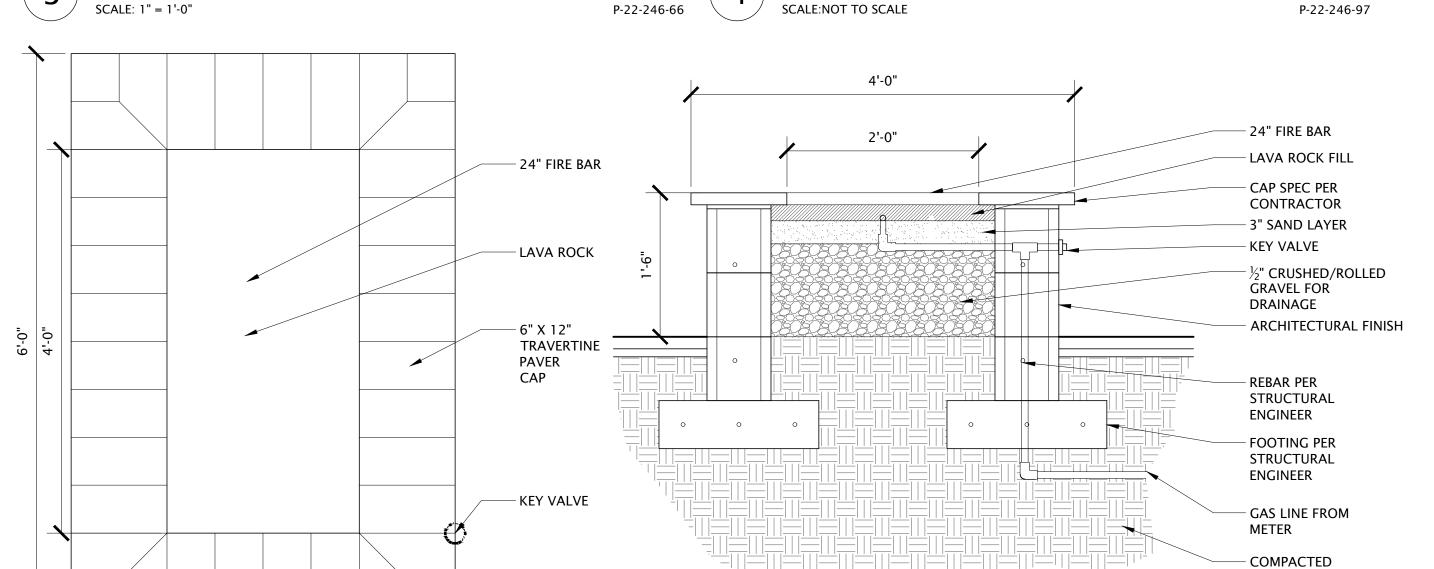
P-22-246-34



SCALE: NOT TO SCALE



COLOR: AS SELECTED BY OWNER.

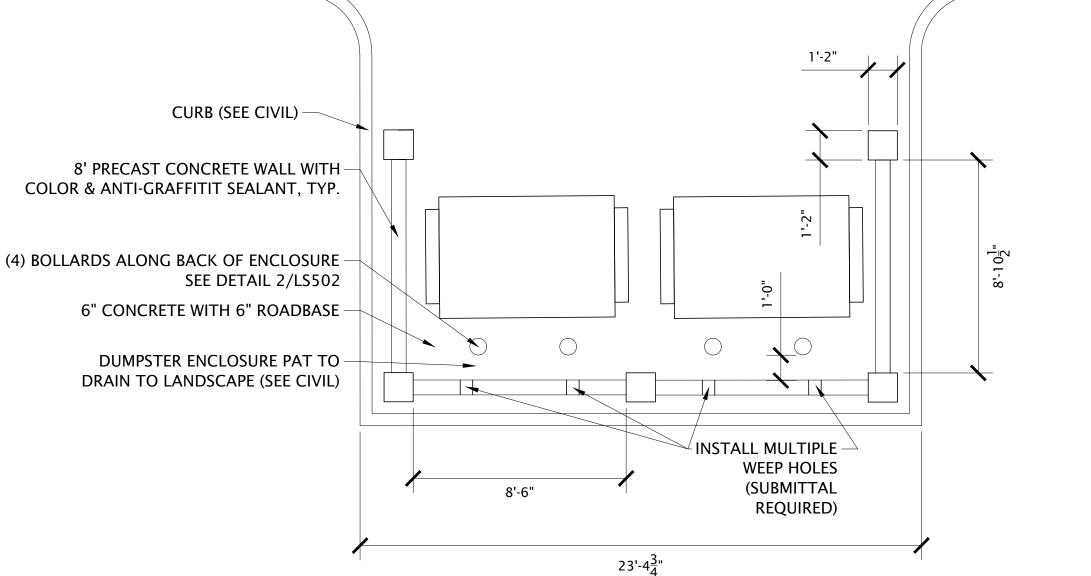


**RECTANGULAR FIRE PIT** SCALE: NOT TO SCALE

**EXTERIOR HANDRAIL SECTION** 

P-22-246-24

**CORNHOLE** 



SITE PLAN

BUSINE

SUBGRADE

REVISIONS

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Sandy, UT 84070 p 801.913.7994

CLIENT

EMAIL: SCLARK@FARMINGTON.UTAH.GO

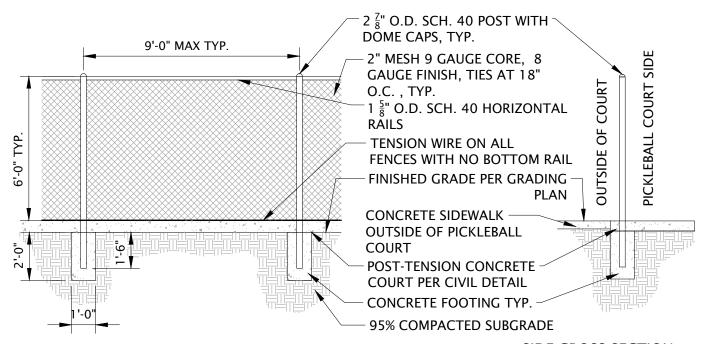
FARMINGTON

FARMINGTON CITY CONTACT: SYLVIA CLARK

PH: 801.939.9295

**DETAILS** 

p 801.913.7994



SIDE CROSS SECTION FRONT CROSS SECTION

. ALL PICKLEBALL FENCE POSTS, RAILS, CLAMPS AND HARDWARE SHALL BE POWDERCOATED

10'-0" MAX. TYP.

FRONT CROSS SECTION

2. ALL PICKLEBALL CHAIN LINK MESH SHALL BE FUSED AND BONDED BLACK VINYL COATED.

 $2\frac{7}{8}$ " O.D. SCH. 40 POSTS —

2" MESH 9 GAUGE CORE, 8 GAUGE

 $1\frac{5}{8}$ " O.D. SCH. 40 HORIZONTAL RAILS

FINISH, TIES AT 18" O.C., TYP.

TENSION WIRE ON ALL FENCING

POST-TENSION CONCRETE COURT

WITHOUT A BOTTOM RAIL

- CONCRETE FOOTING, TYP. -

- 95% COMPACTED SUBGRADE -

FINISHED GRADE PER -

GRADING PLAN

PER CIVIL DETAIL

WITH DOME CAPS, TYP.

PICKLEBALL COURT NOTES: 1. CONTRACTOR SHALL CONSULT MANUFACTURER FOR RECOMMENDED INSTALLATION OF NET POSTS AND SHALL CONSULT WITH OWNER ON VARIATIONS FROM DETAIL. 2. VERTICAL AND HORIZONTAL LOCATIONS OF NET POSTS ON THE COURT SURFACE SHALL BE IN

3" ROUND PICKLEBALL -NET POST (COLOR BLACK)

HEAVY DUTY 3.5" MIN. BRAIDED NET BODY SUSPENDED OVER COURT.

FINISH)

POST-TENSIONED

CONCRETE

COURT, PER

CIVIL DETAIL.

PROVIDE MIN. 1

LAYER OF SAND

BETWEEN POST

FOOTING AND

POST-TENSIONED

GROUND SLEEVE PER

RECOMMENDATIONS

MANUFACTURER'S

SIDE CROSS SECTION

P-22-246-19

PICKLEBALL NET 22' x30" WITH

SIKAFLEX IC SL POLYURETHANE

SEALANT MOISTURE BARRIER

(COLORED TO MATCH COURT

ACCORDANCE WITH THE INTERNATIONAL FEDERATION OF PICKLEBALL (IFP) OFFICIAL TOURNAMENT RULE BOOK. 3. NETS AND POSTS SHALL BE PER SPECIFICATIONS.

1'-6"

TAKE-UP POST

PICKLEBALL NET AND POSTS

SCALE:NOT TO SCALE P-22-246-18

## PICKLEBALL COURT PERIMETER FENCE - 6' TALL

1. ALL PICKLEBALL FENCE POSTS, RAILS, CLAMPS AND HARDWARE SHALL BE

2. ALL PICKLEBALL CHAINLINK MESH SHALL BE FUSED AND BONDED BLACK

- 23'-8<u>1</u>"

— STEEL COLUMN

POWDERCOATED BLACK.

VINYL COATED.

SCALE:NOT TO SCALE

P-22-246-17

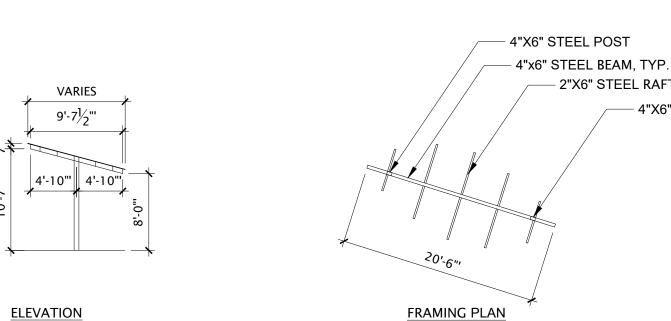
PICKLEBALL COURT INTERIOR FENCE - 4' TALL SCALE:NOT TO SCALE

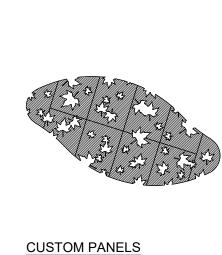
- STEEL BEAM – MOVI — STRIPS - STEEL COLUMN -SWING — - CONCRETE CAP - STONE COLUMN — (TYP)

1. ALL MOVI MEMBERS AND ELEMENTS SHALL BE POWDER COATED STEEL, COLOR AS SELECTED BY OWNER.

2. 3. STRUCTURAL DETAILS AND FOOTINGS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.

4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW, APPROVAL, AND PERMITTING PRIOR TO FABRICATION AND INSTALLATION.





1. SHOP DRAWINGS TO BE SUBMITTED TO CITY FOR

2. COLOR OF MATERIALS TO BE DETERMINED BY CITY.

P-22-246-101

APPROVAL BEFORE CONSTRUCTION.

**CUSTOM SHADE CANOPY NOTES:** 1. FINAL ARTWORK FOR CUSTOM CUT OUTS IN SHADE CANOPIES SHALL BE PROVIDED BY LANDSCAPE ARCHITECT. VERIFY AND

COORDINATE PATTERNS PRIOR TO FABRICATION. 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND STRUCTURAL DRAWINGS FOR OWNER REVIEW AND PERMIT PRIOR TO

3. SHADE CANOPIES SHALL BE PAINTED, COLOR: CORTEN. CONTRACTOR SHALL SUBMIT COLOR AND FINISH SAMPLE FOR OWNER

4. SHADE CANOPIES SHALL BE PROVIDED BY ICON SHELTER SYSTEMS OR APPROVED EQUAL. CONTACT: BIG T RECREATION, TAFT EGAN,

### COLUMN AND MOVI SWING STRUCTURE

SCALE: 1/4" = 1'-0"

SWING -

**CUSTOM SHADE CANOPY** 

REVIEW AND APPROVAL PRIOR TO FABRICATION.

SCALE: 1" = 10' P-22-246-95

- BASE PER CIVIL

**DETAILS AND** 

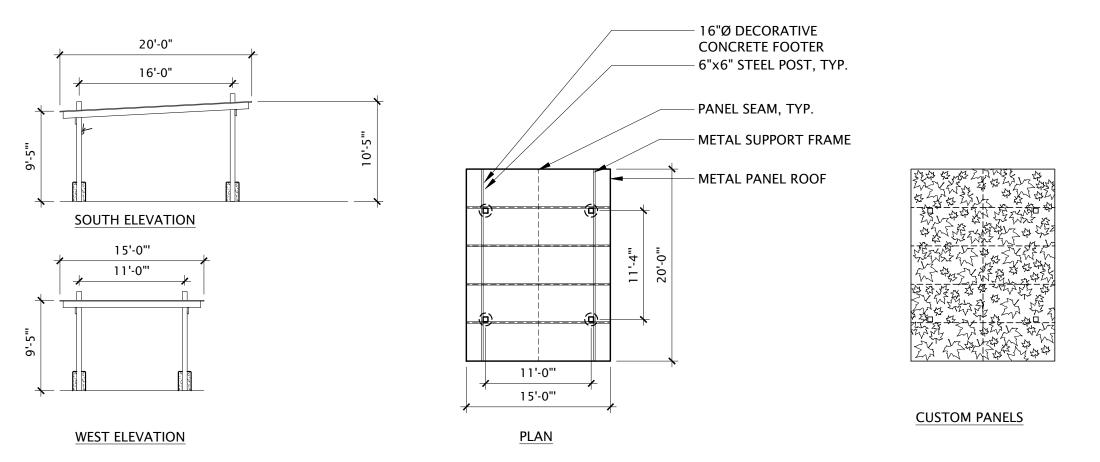
- CONCRETE FOOTING

- 2"X6" STEEL RAFTER, TYP.

4"X6" STEEL POST

**DUMMY POST** 

SPECIFICATIONS.



**CUSTOM SHADE CANOPY NOTES:** 

BASE BID: METAL PANEL ROOF SHALL BE STANDARD PERFORATED METAL PANELS, SIZE AND PATTERN AS SHOWN. BID ALTERNATE:

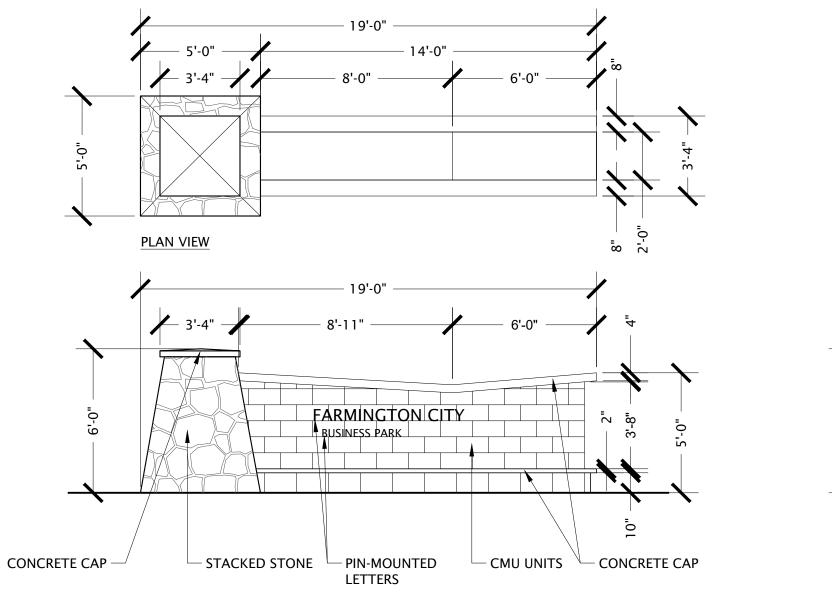
METAL PANEL ROOF SHALL BE CUSTOM CUT PANELS, PATTERN AS SHOWN. 2. FINAL ARTWORK FOR CUSTOM CUT OUTS IN SHADE CANOPIES SHALL BE PROVIDED BY LANDSCAPE ARCHITECT. VERIFY AND

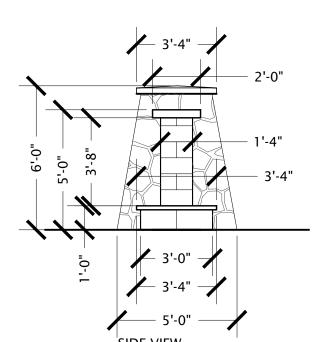
COORDINATE PATTERNS PRIOR TO FABRICATION. 3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND STRUCTURAL DRAWINGS FOR OWNER REVIEW AND PERMIT PRIOR TO

4. SHADE CANOPIES SHALL BE POWDER COATED, COLOR: CORTEN. CONTRACTOR SHALL SUBMIT COLOR AND FINISH SAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO FABRICATION.

5. SHADE CANOPIES SHALL BE PROVIDED BY ICON SHELTER SYSTEMS OR APPROVED EQUAL. CONTACT: BIG T RECREATION, TAFT

EGAN - 801-808-5006. RECTANGULAR CUSTOM SHADE CANOPY





FRONT VIEW

PARK ENTRY SIGN

SCALE: 1/4" = 1'-0"

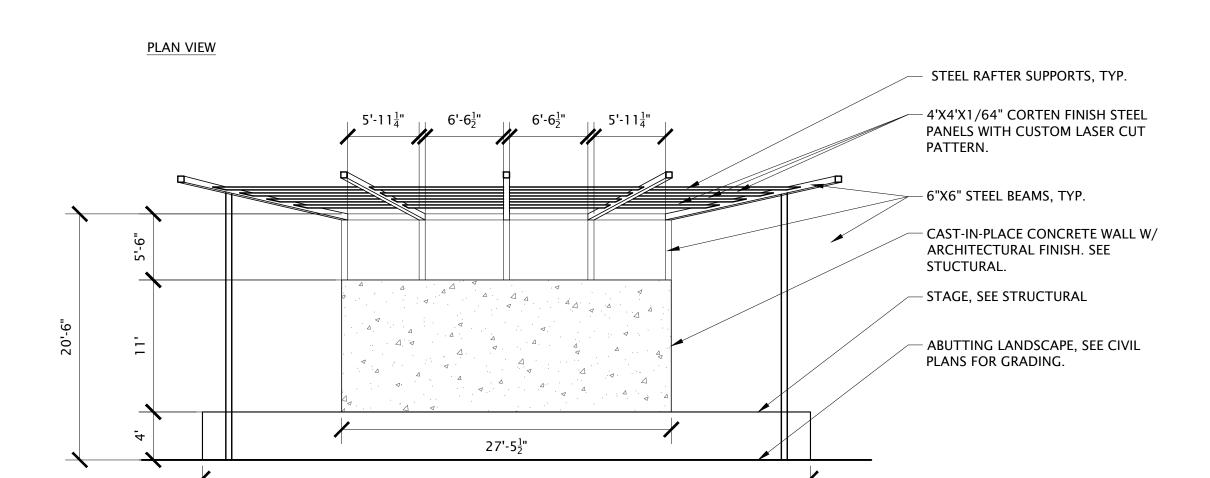
REVISIONS

SITE PLAN **DETAILS** 

P-22-246-59



planning | landscape architecture | desi CLIENT FARMINGTON CITY CONTACT: SYLVIA CLARK PH: 801.939.9295 EMAIL: SCLARK@FARMINGTON.UTAH.GO



13'-3<sup>3</sup>

\_ 2 LBS/SQ. FT. INFILL - ROCKY MOUNTAIN "GO PLAY" ARTIFICIAL TURF APROX. 1" PRESSURE TREATED NAILER -BOARD WITH REDHEAD CONCRETE ANCHOR CONCRETE EDGE -- Foam Padding 2" 4" COMPACTED SUBGRADE TO 95% COMPACTION RATING 4" COMPACTED SUBGRADE TO 95% COMPACTION RATING . ARTIFICIAL TURF MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION. 2. CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS

ARTIFICIAL TURF SCALE: 1/2" = 1'-0" P-22-246-41



18"X18" FOOTING -

(SEE BOARDWALK

**ELEVATION DETAIL)** 

P-22-246-29

-(3) 2"X12" PRESSURE TREATED WOOD BEAM

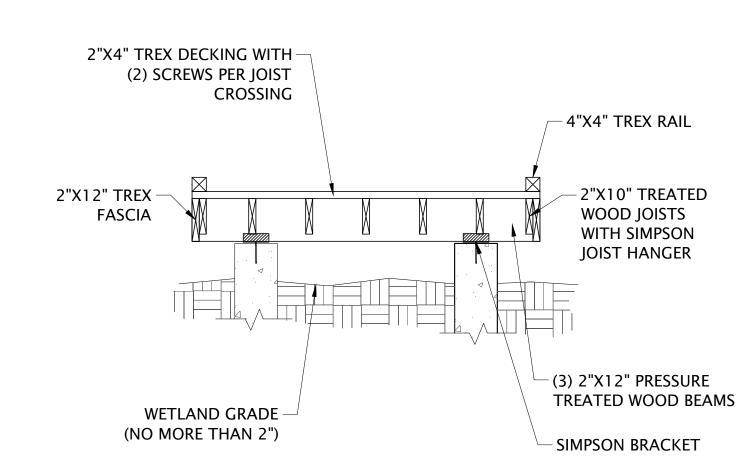
- 2"X12" TREX SQUARE EDGE FASCIA

- 2"X10" PRESSURE TREATED WOOD JOIST SPACED 16" O.C.

- CAST IN PLACE

CONCRETE RETAINING

2"X4" TREX DECKING ON TOP -OF 2"X12" TREX FASCIA 4"X4" TREX RAIL — 10'-0" ON CENTER FOOTING, SEE STRUCTURAL





FRONT ELEVATION VIEW

13'-3<del>3</del>"

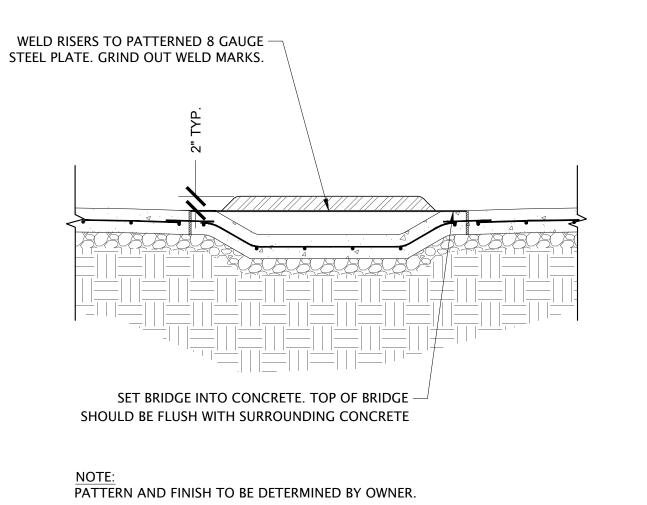
11'-7"

**BOARDWALK PROFILE DETAIL** 

P-22-246-102

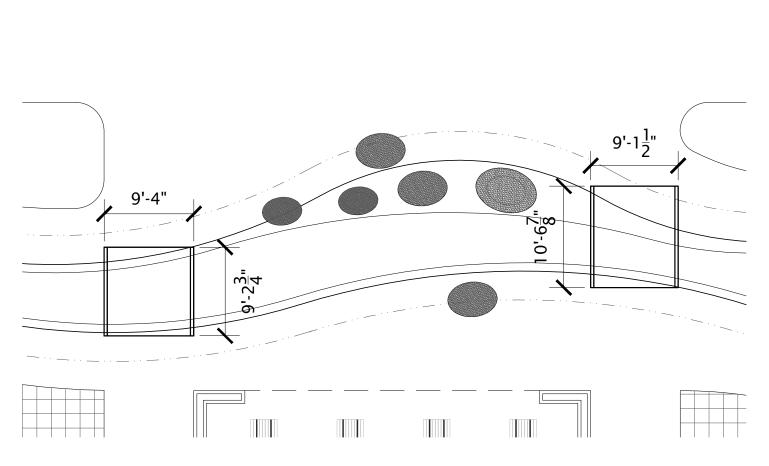
**BOARDWALK SECTION DETAIL** SCALE: NOT TO SCALE

P-22-246-33



PEDESTRIAN BRIDGE

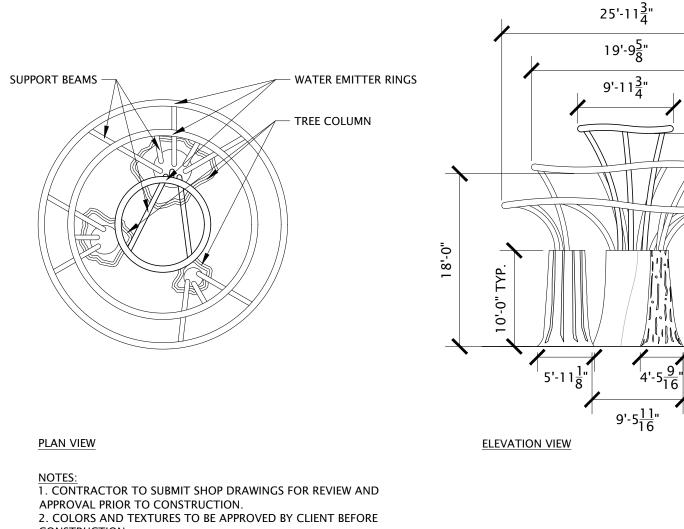
SCALE: NOT TO SCALE



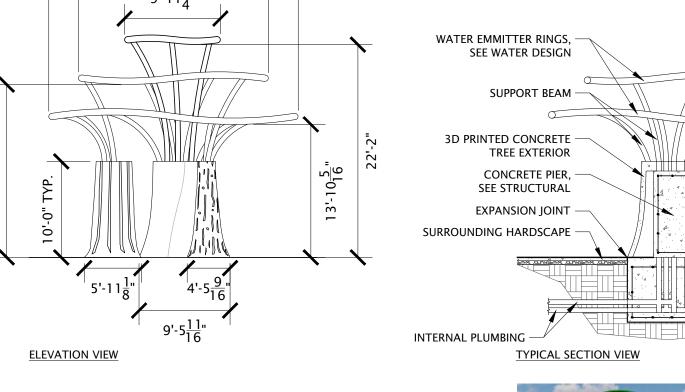
— 6"X6" STEEL BEAMS, TYP.

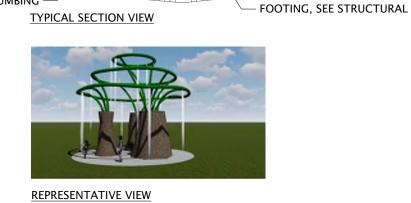
4'X4'X1/64" CORTEN FINISH STEEL

PANELS WITH CUSTOM LASER CUT



P-22-246-32







PEDESTRIAN BRIDGES ENLARGEMENT SCALE: 1"=10'-0"



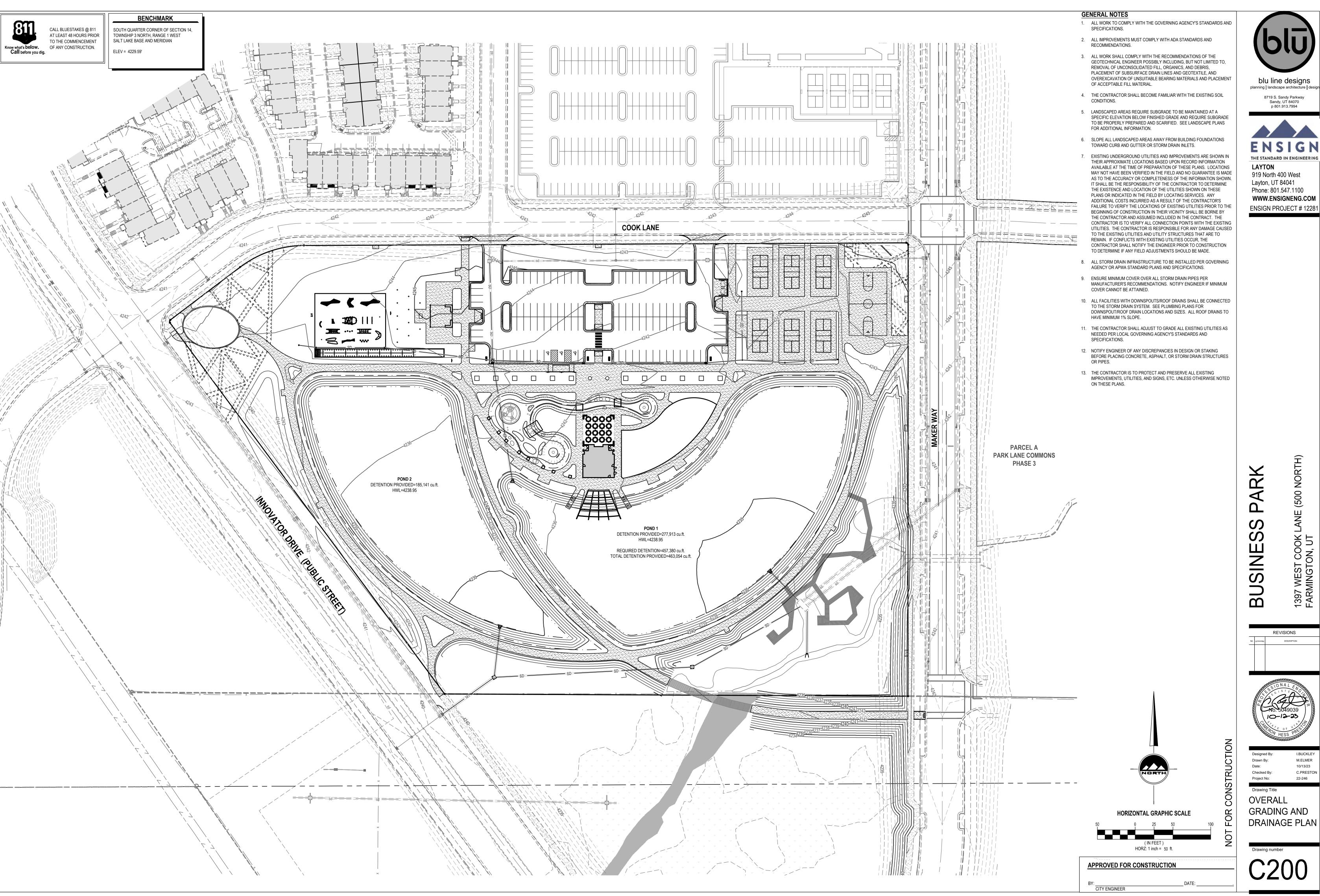
P-22-246-103

REVISIONS

BUSINE

1397 WEST COOK LANE FARMINGTON, UT

SITE PLAN **DETAILS** 



8719 S. Sandy Parkway Sandy, UT 84070 p 801.913.7994

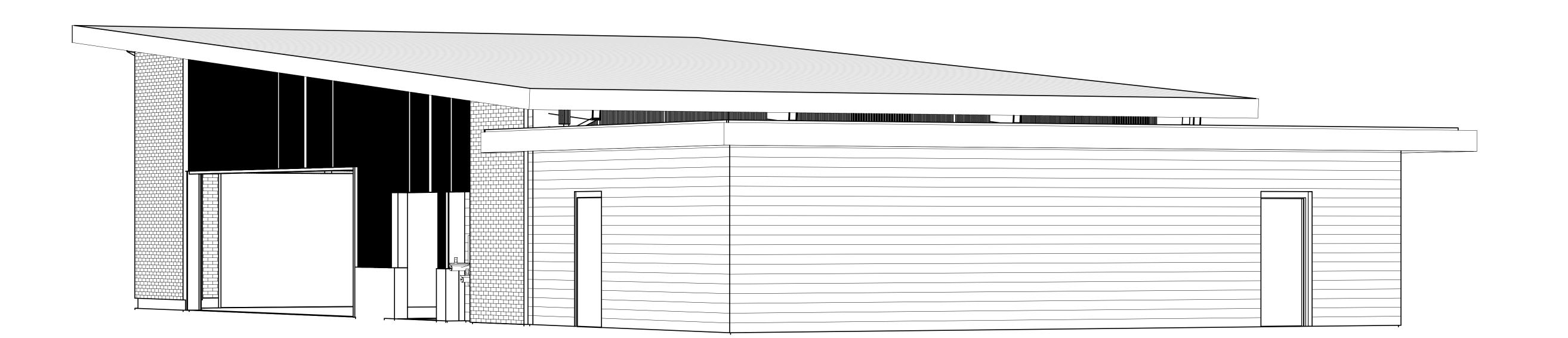
THE STANDARD IN ENGINEERING

919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM

REVISIONS DESCRIPTION

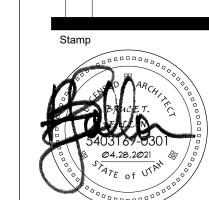
**GRADING AND** DRAINAGE PLAN

3D YIEW 1



2 3D VIEW 2

CLIENT



Designed By: BTF
Drawn By: RS
Date: 10.13.2
Checked By: BTF
Project No: 22-246
Drawing Title

3D VIEWS

Drawing number

G1.4

WEST ELEVATION COLOR

1/4" = 1'-0"



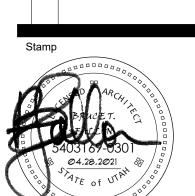


CLIENT

WPA Architecture 475 N FREEDOM BLVD PROVO, UTAH 84601 801.374.0800 bfallon@wpa-architecture.com

FARMINGTON BUSINESS 1397 WEST COOK LANE (500 NORTH) FARMINGTON, UTAH 84025

REVISIONS



000000000000000000000000000000000000000			
Designed By:	BTF		
Drawn By:	RS		
Date:	10.13.2023		
Checked By:	BTF		
Project No:	22-246		

Drawing Title

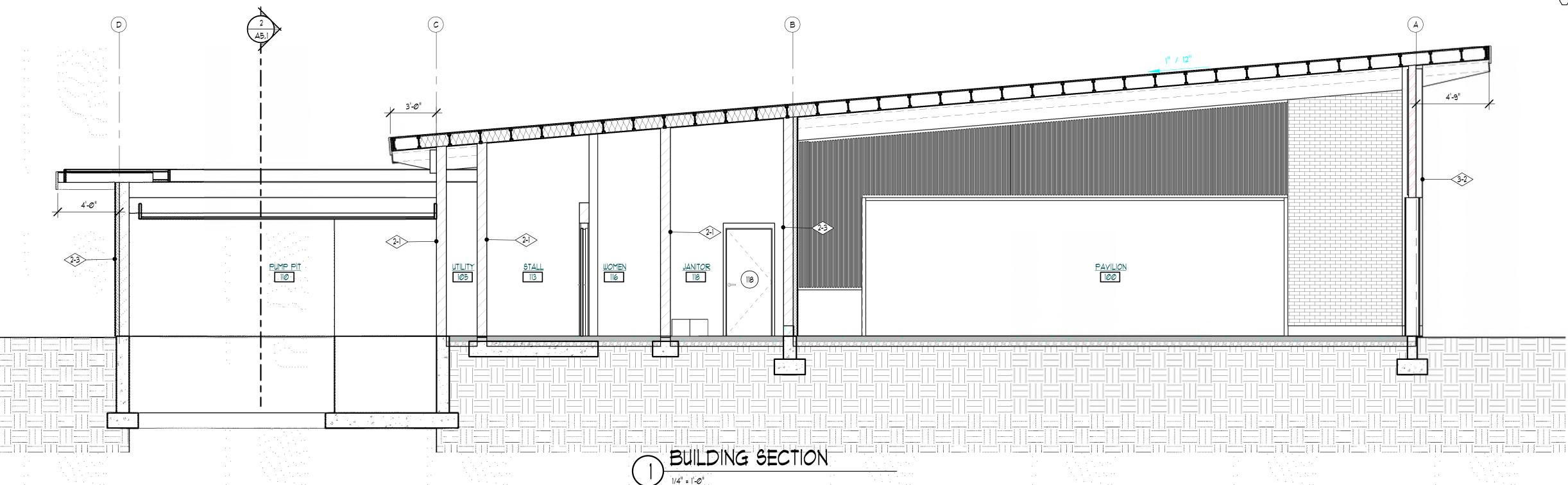
**EXTERIOR ELEVATIONS** 

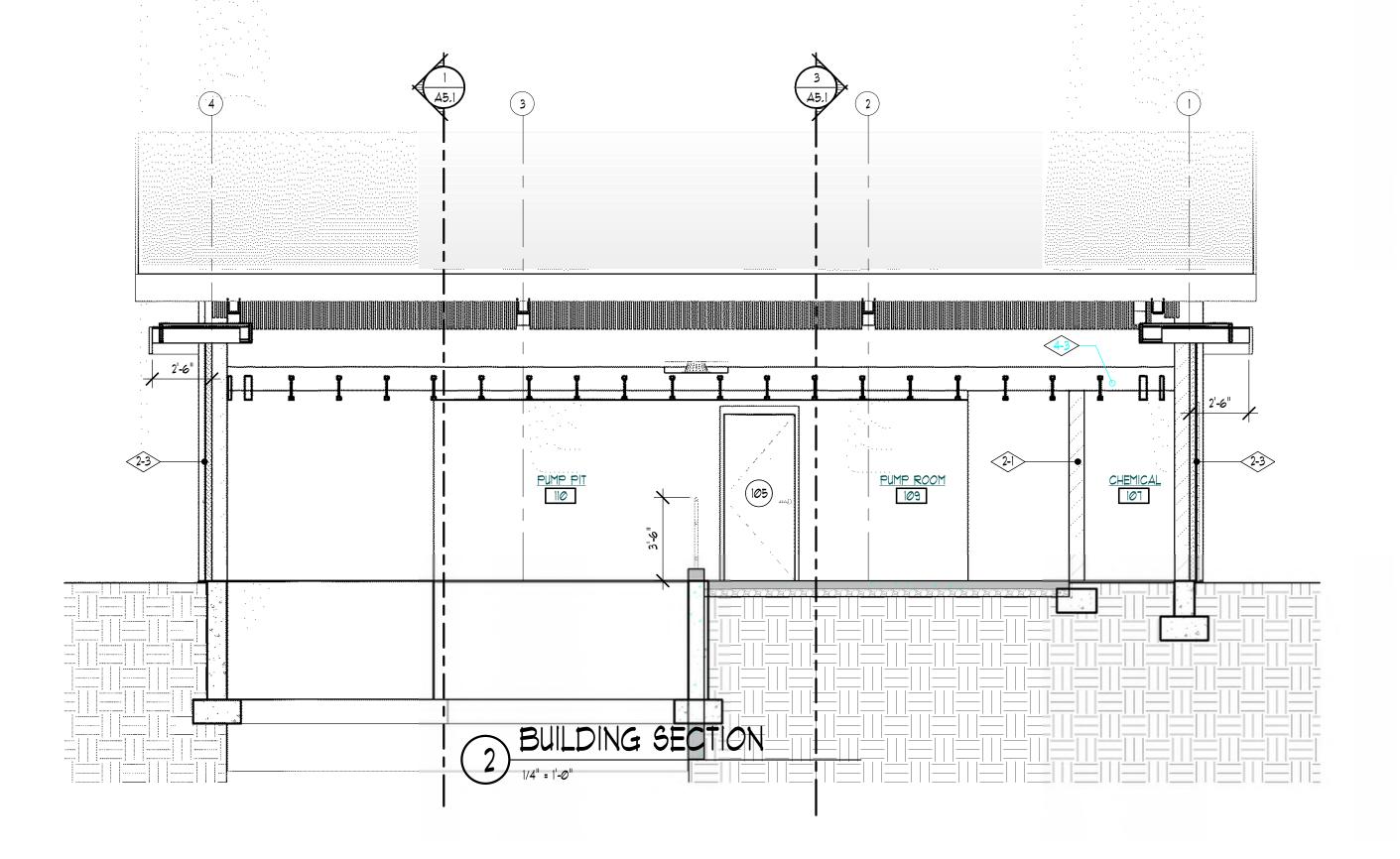
EXTERIOR FINISH SCHEDULE

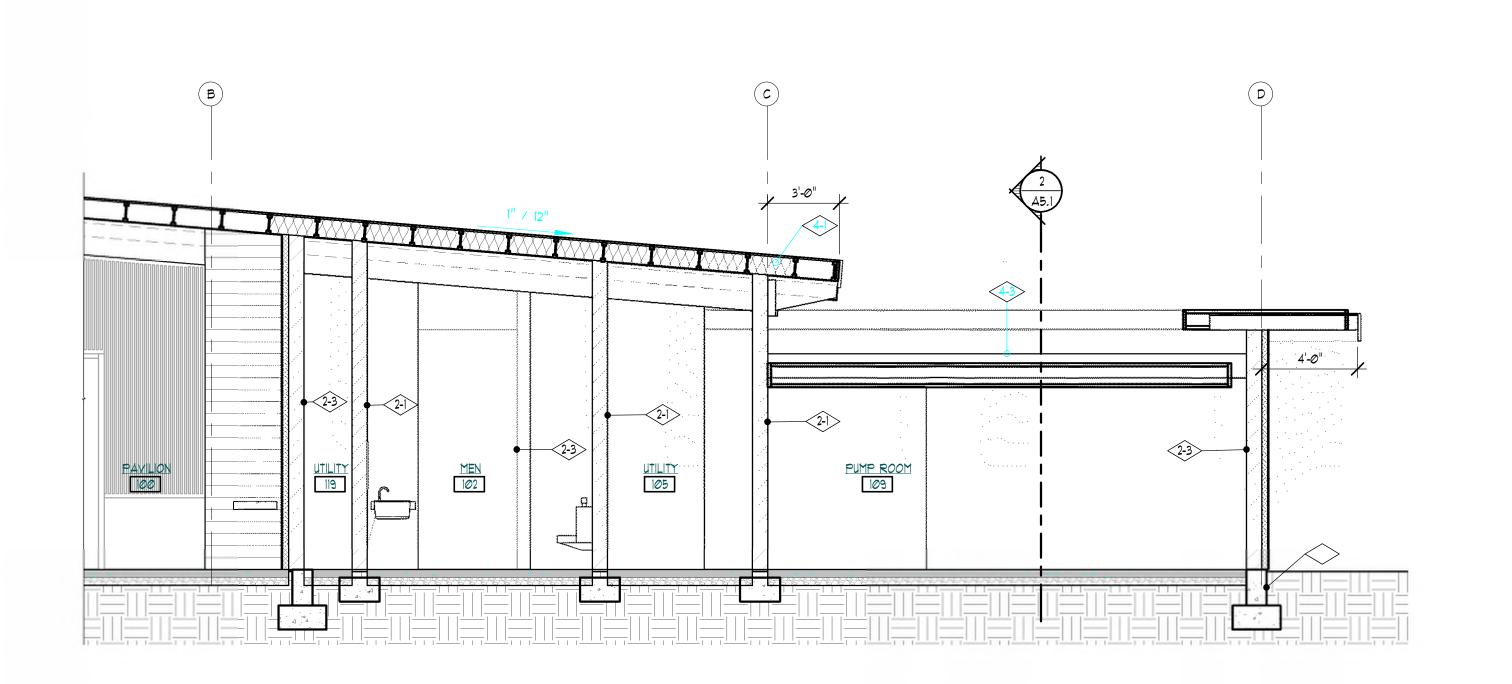
EXTERIOR FINISH SCHEDULE				
MARK:	ITEM DESCRIPTION:	MANUFACTURER:	COLOR/FINIS	
BATT	ALUMINUM BATTENS	AL-13	COLOR: TBD	
BRICK	4 × 4 × 16 EMPORER BRICK	INTERSTATE BRICK	COLOR: TBDQ	
CMU	8" HONED CMU BLOCK W/ SINGLE SCOR	ESUNROC	COLOR: TBD	
CONC	EXPOSED ARCHITECTURAL CONCRETE	N/A	COLOR: TBD	
DR-1 / FR-1	METAL DOORS AND FRAMES	SHERWIN WILLIAMS	COLOR: TBD	
MTL-1	STANDING SEAM METAL ROOF	COATED METALS GROUP	COLOR: TBD	
MTL-2	PAINTED STRUCTURAL COLUMN / BEAM	SHERWIN WILLIAMS	COLOR: TBD	
MTL-3	PREFINISHED METAL DRIP EDGE	COATED METALS GROUP	COLOR: TBD	
MTL-4	PRE-FINISHED METAL FASCIA	COATED METALS GROUP	COLOR: TBD	
SHIP	FIBER CEMENT LAP SHIP LAP SIDING	SHERWIN WILLIAMS	COLOR: TBD	

# SHEETNOTES:

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE SEE SHEET A3,1
- TYPICAL REFERENCE FOR DOOR TYPE SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE SEE SHEET A3.4







BUILDING SECTION

1/4" = 1'-0"

blu line designs planning | landscape architecture | design 8719 S. Sandy Parkway Sandy, UT 84070 p 801.679.3157

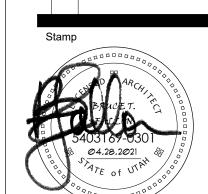
CLIENT

**WPA** architecture

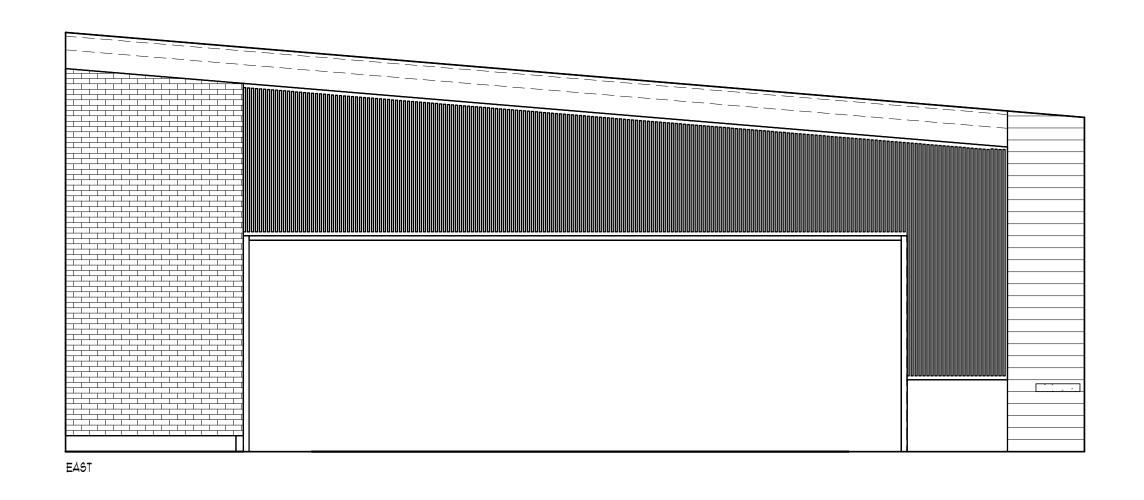
WPA Architecture 475 N FREEDOM BLVD PROVO, UTAH 84601 801.374.0800 bfallon@wpa-architecture.com

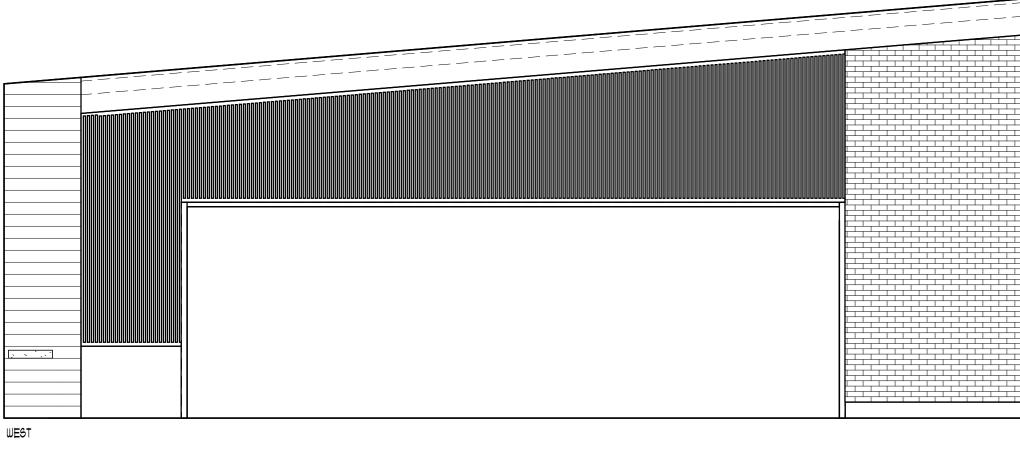
Δ FARMINGTON BUSINESS 1397 WEST COOK LANE (500 NORTH) FARMINGTON, UTAH 84025

REVISIONS DESCRIPTION



BUILDING SECTIONS





# ACCESSORY ABBREVIATIONS

MIRROR, SEE INT. ELEY. MIRR, SOAP DISPENSER +48" AFF. TOILET PAPER DISPENSER +48" AFF, 18" GRAB BAR 18" LONG G.B.36 36" GRAB BAR 36" LONG 42" GRAB BAR 42" LONG PAPER TOWEL DISPENSER

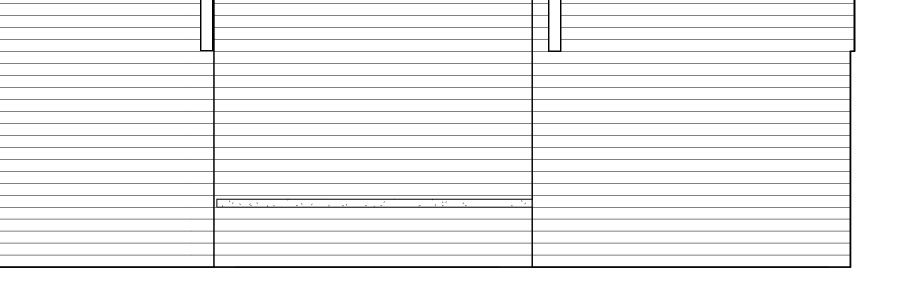
PASS THROUGH SPECIMAN CABINET +44" AFF. DIAPER CHANGING STATION FEMININE NAPKIN DISPENSOR MOP AND BROOM HANGER

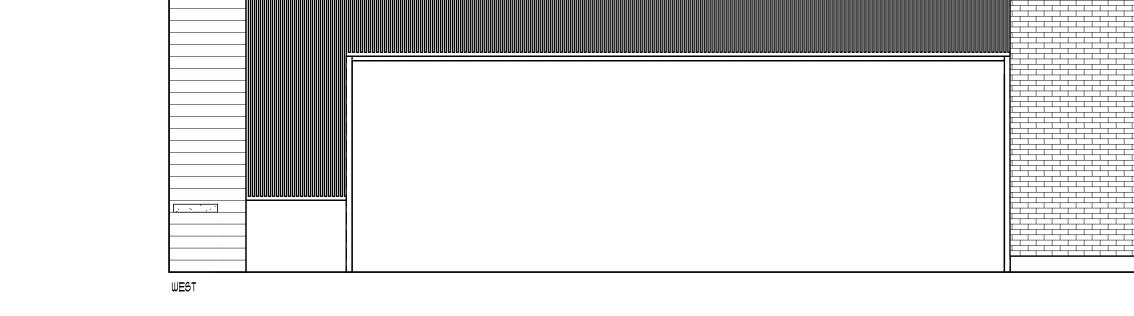
# SHEETNOTES:

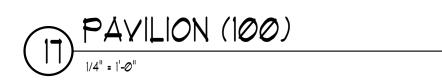
TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1 TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3

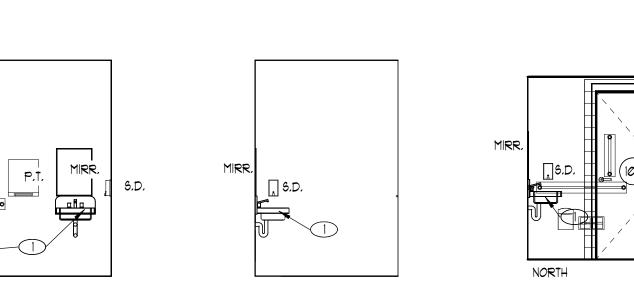
TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

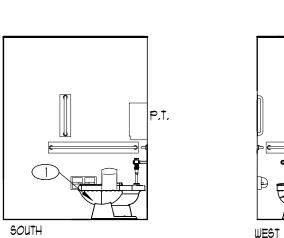
1 PLUMBING FIXTURE

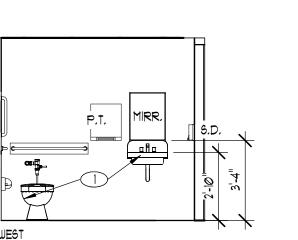


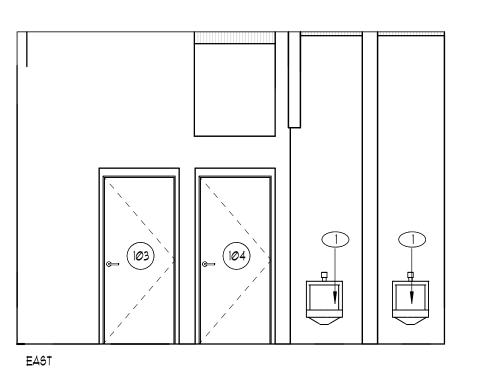


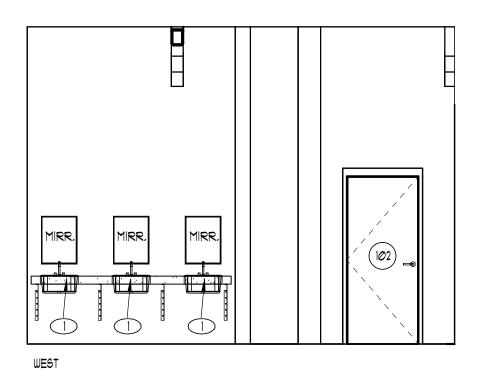










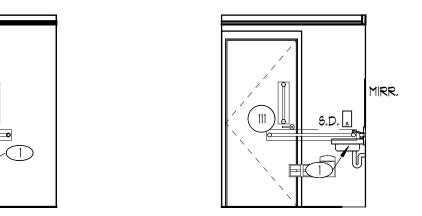


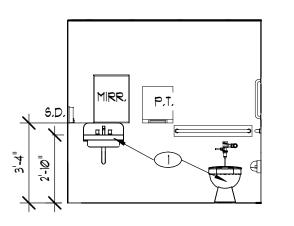
MEN'S R.R. 102

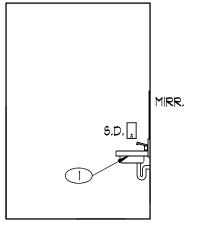
# ACC. TOILET 103

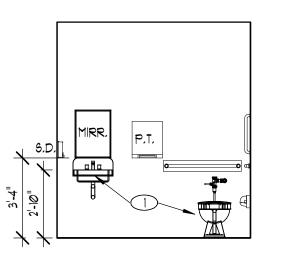
SOUTH

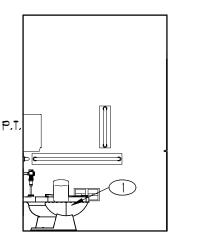


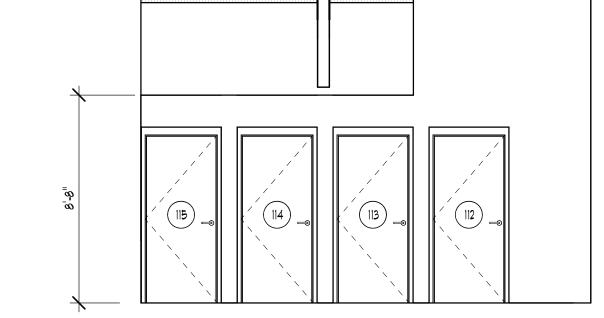


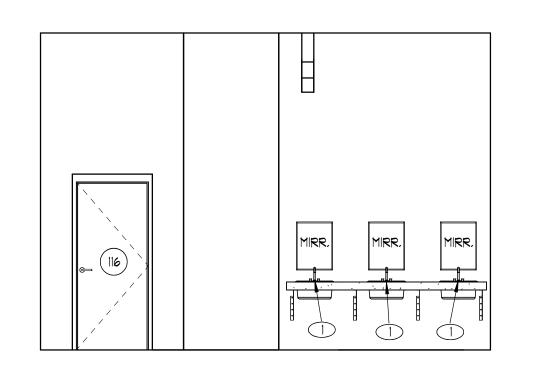












4 ACC. TOILET 111

3 ACC. TOILET 112

8 ACC. TOILET 106

1/4" = 1'-0"



LARGE
SCALE
FLOOR PLAN
N. INT.

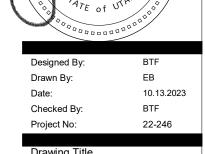
blu line designs planning | landscape architecture | design 8719 S. Sandy Parkway Sandy, UT 84070 p 801.679.3157 CLIENT

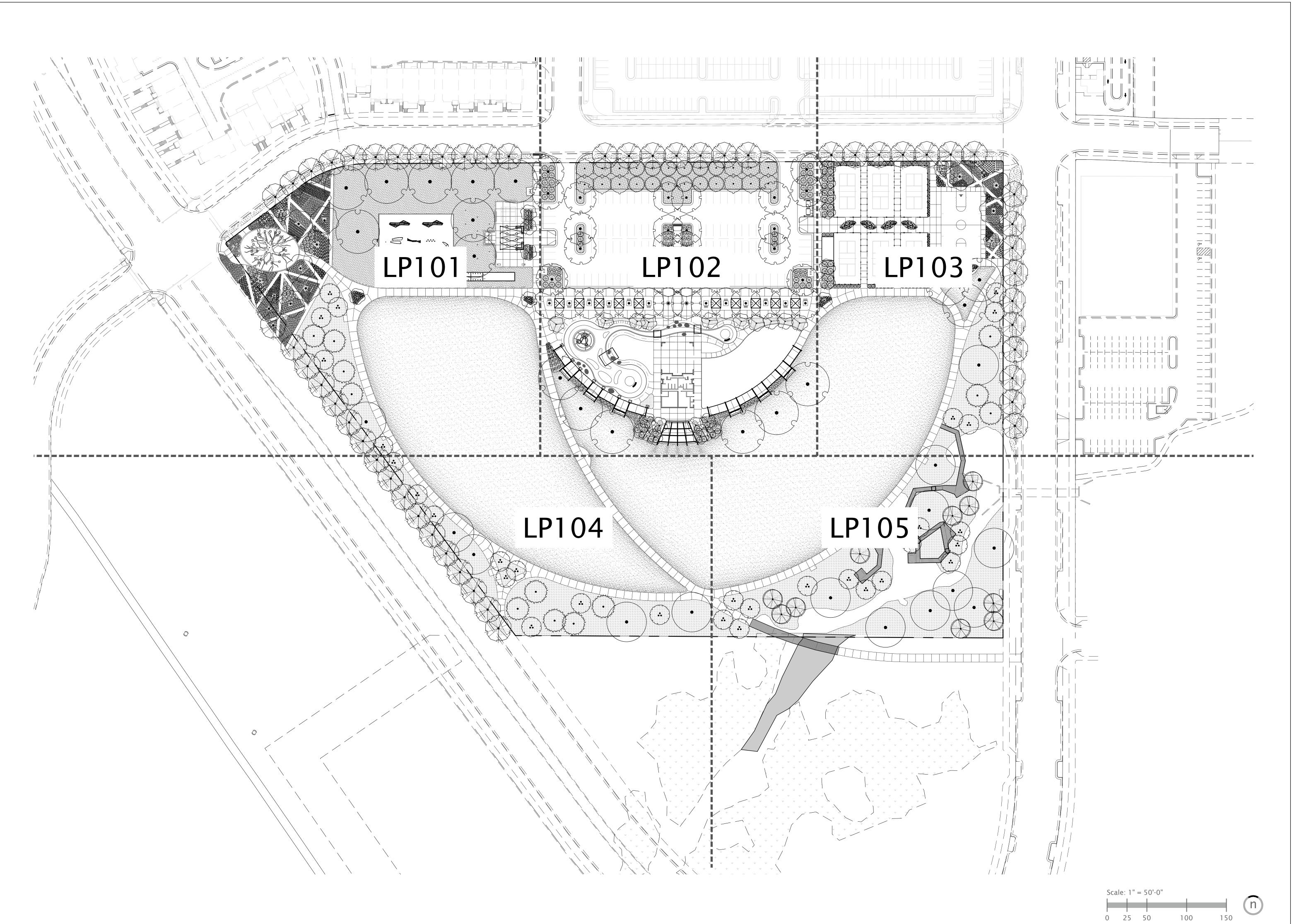


WPA Architecture 475 N FREEDOM BLVD PROVO, UTAH 84601 801.374.0800 bfallon@wpa-architecture.com

FARMINGTON BUSINE 1397 WEST COOK LANE (500 NORTH) FARMINGTON, UTAH 84025

REVISIONS







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Sandy, UT 84070

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CONTACT: SYLVIA CLARK
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SCLARK@FARMINGTON.UTAH.GOV



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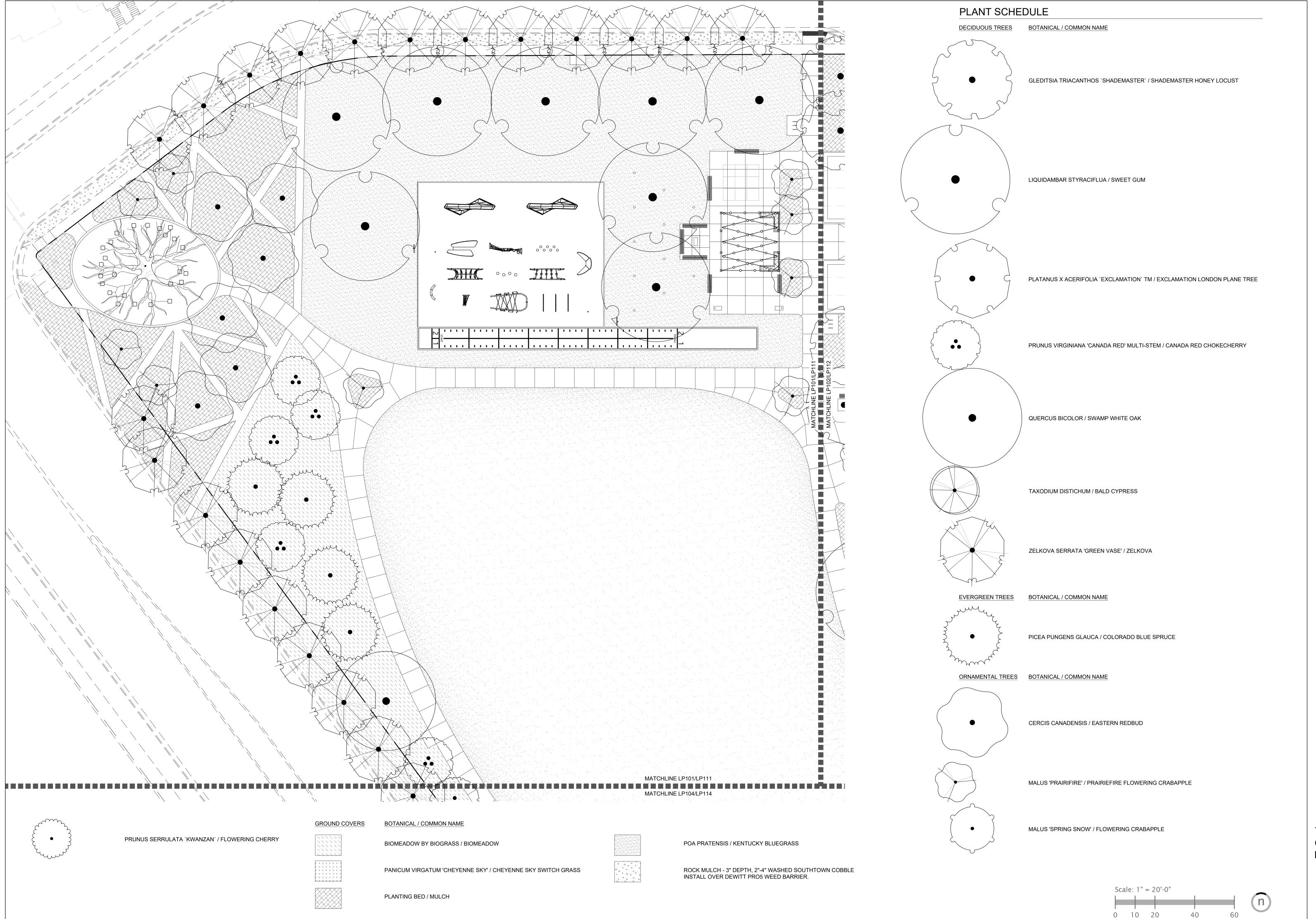
Stamp

Designed By:	BP
Drawn By:	BP, TH
Date:	10/13/2023
Checked By:	CS
Project No:	22-246
Drawing Title	

OVERALL
LANDSCAPE
PLAN

Drawing numb

LP100





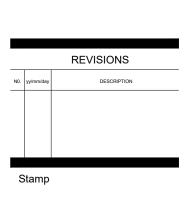
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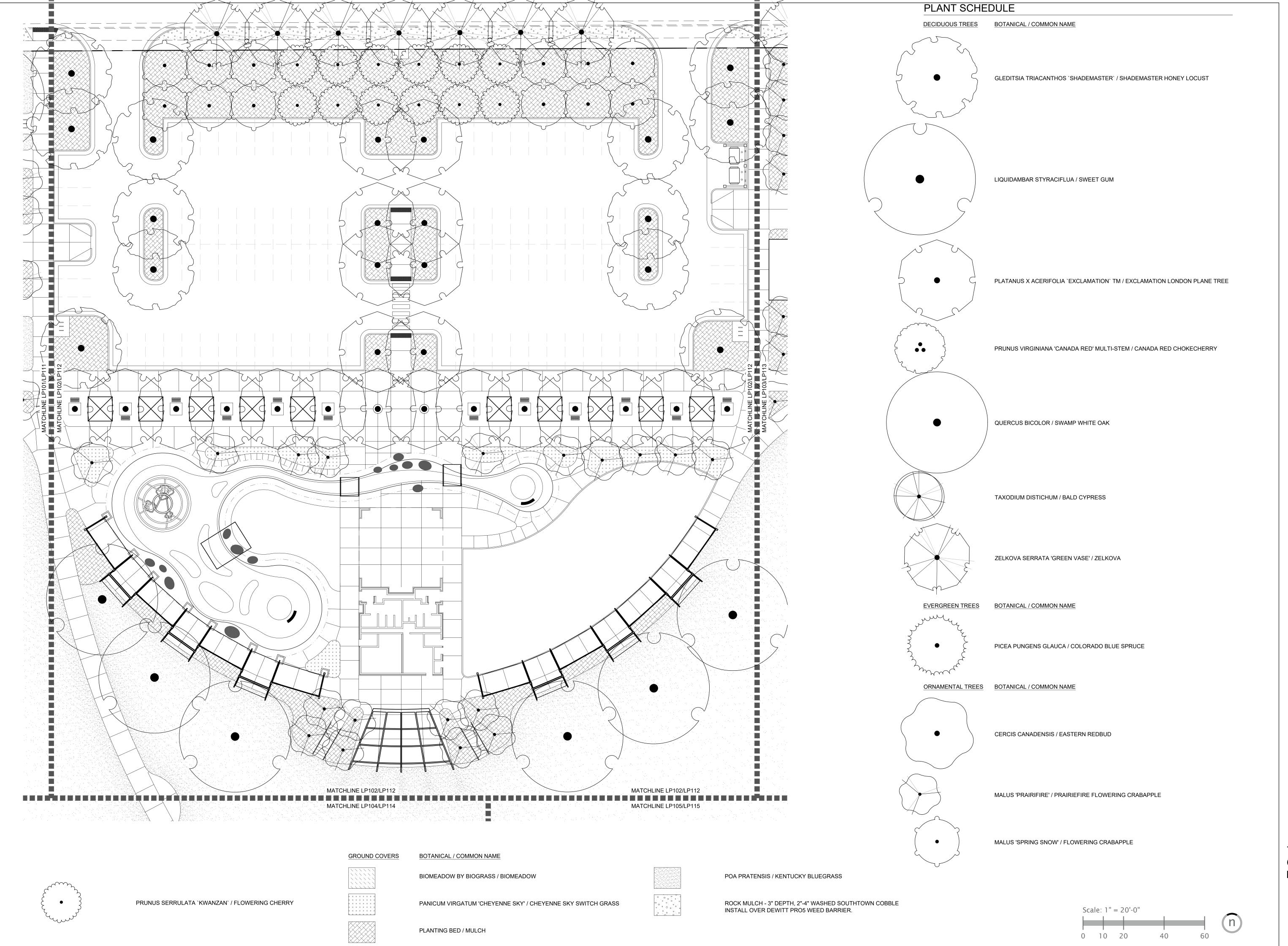
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Drawn By:	BP, TH
Date:	10/13/202
Checked By:	CS
Project No:	22-246



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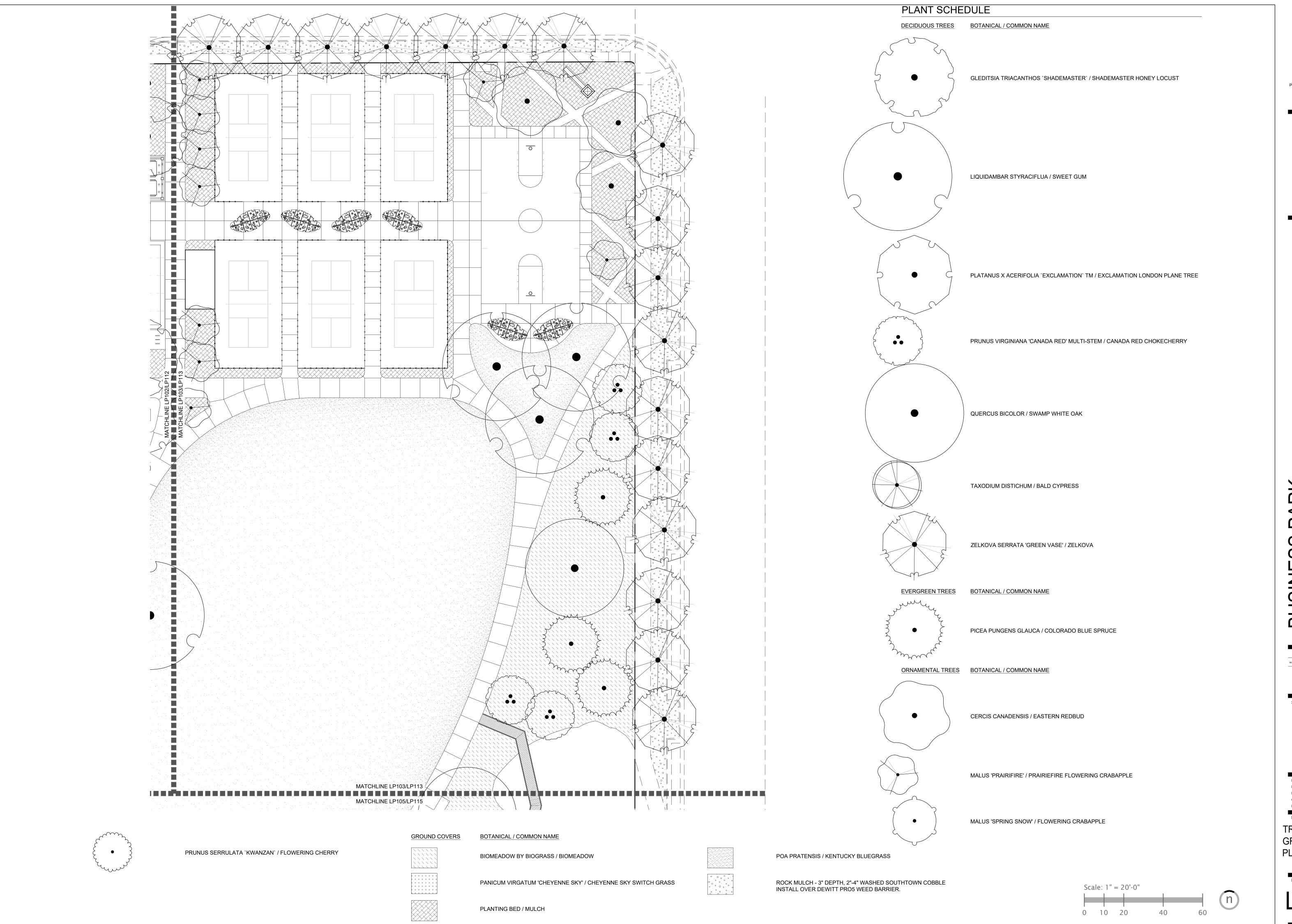
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REVISIONS

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Stamp

Designed By: BP
Drawn By: BP, TH
Date: 10/13/2023
Checked By: CS
Project No: 22-246

Project No: 22

Drawing Title

TREE &

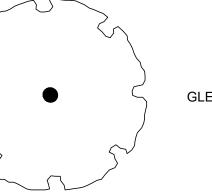
GROUNDCOV

GROUNDCOVER PLAN

Drawing number



DECIDUOUS TREES **BOTANICAL / COMMON NAME** 



GLEDITSIA TRIACANTHOS `SHADEMASTER` / SHADEMASTER HONEY LOCUST

LIQUIDAMBAR STYRACIFLUA / SWEET GUM

PLATANUS X ACERIFOLIA 'EXCLAMATION' TM / EXCLAMATION LONDON PLANE TREE

PRUNUS VIRGINIANA 'CANADA RED' MULTI-STEM / CANADA RED CHOKECHERRY

QUERCUS BICOLOR / SWAMP WHITE OAK

TAXODIUM DISTICHUM / BALD CYPRESS

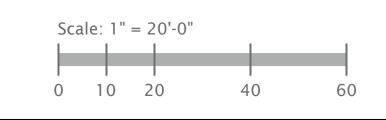
ZELKOVA SERRATA 'GREEN VASE' / ZELKOVA

PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE

CERCIS CANADENSIS / EASTERN REDBUD

MALUS 'PRAIRIFIRE' / PRAIRIEFIRE FLOWERING CRABAPPLE

MALUS 'SPRING SNOW' / FLOWERING CRABAPPLE



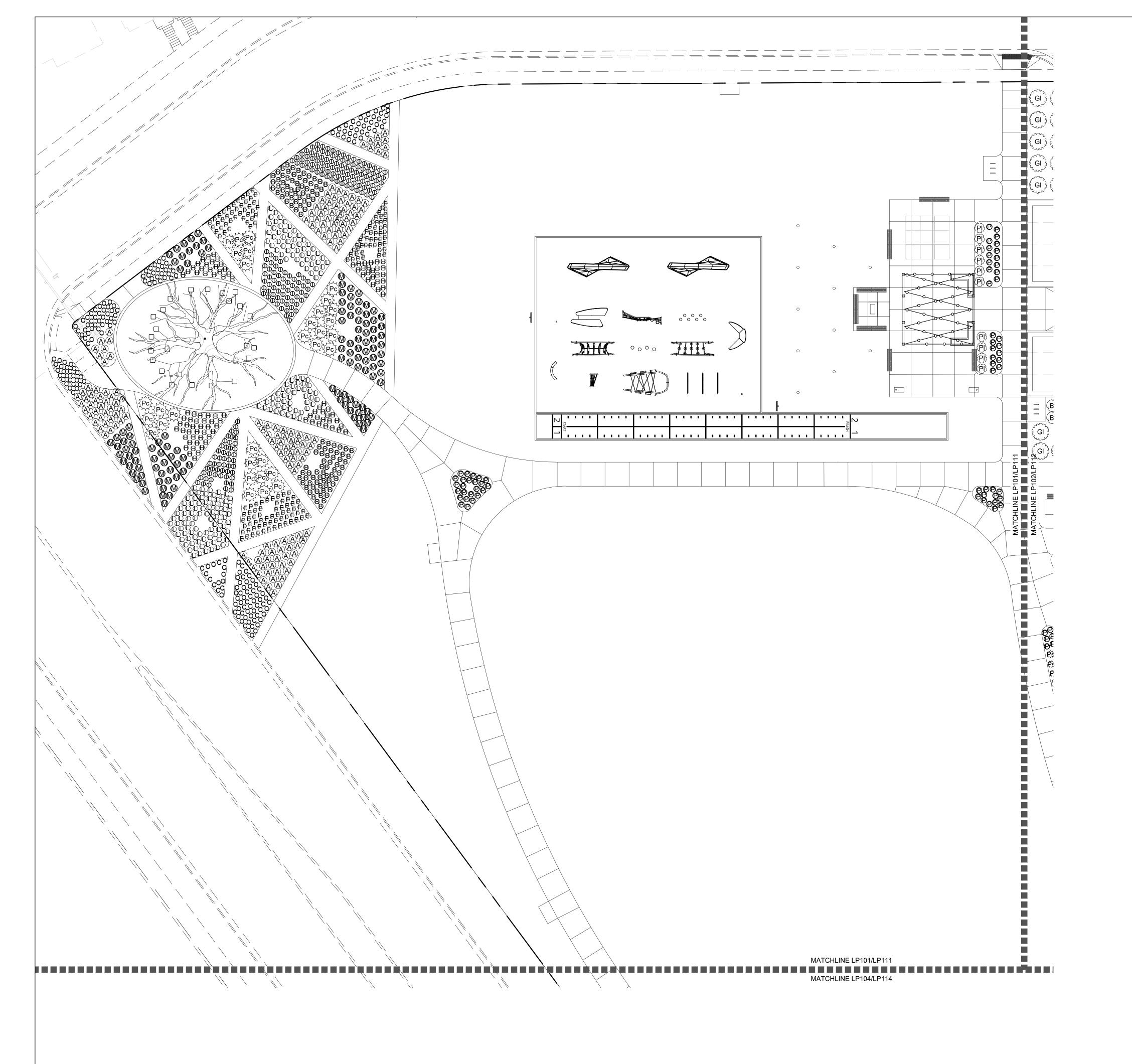


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SHRUBS	BOTANICAL / COMMON NAME
BI	BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY
<b>(D)</b>	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD
{Jc}	JUNIPERUS CHINENSIS 'MONTANA MOSS®' / CHINESE JUNIPER
P	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL NINEBARK
<b>Ç</b> `s	PINUS MUGO `SLOWMOUND` / MUGO PINE
Pc}	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE
Exercise Services	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
Φ	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE
Ø	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
Ф	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS
PERENNIALS	BOTANICAL / COMMON NAME
A	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
В	BERLANDIERA LYRATA / CHOCOLATE DAISY
0	COREOPSIS UPTICK™ GOLD & BRONZE PP28882 / TICKSEED
Θ	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK' / WISLEY PINK SUNROSE
$\mathbb{O}$	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER

PHLOX PANICULATA 'BARPHFLARE' / FLAME™ RED GARDEN PHLOX

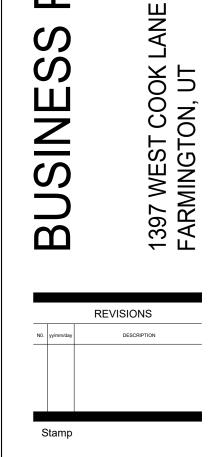


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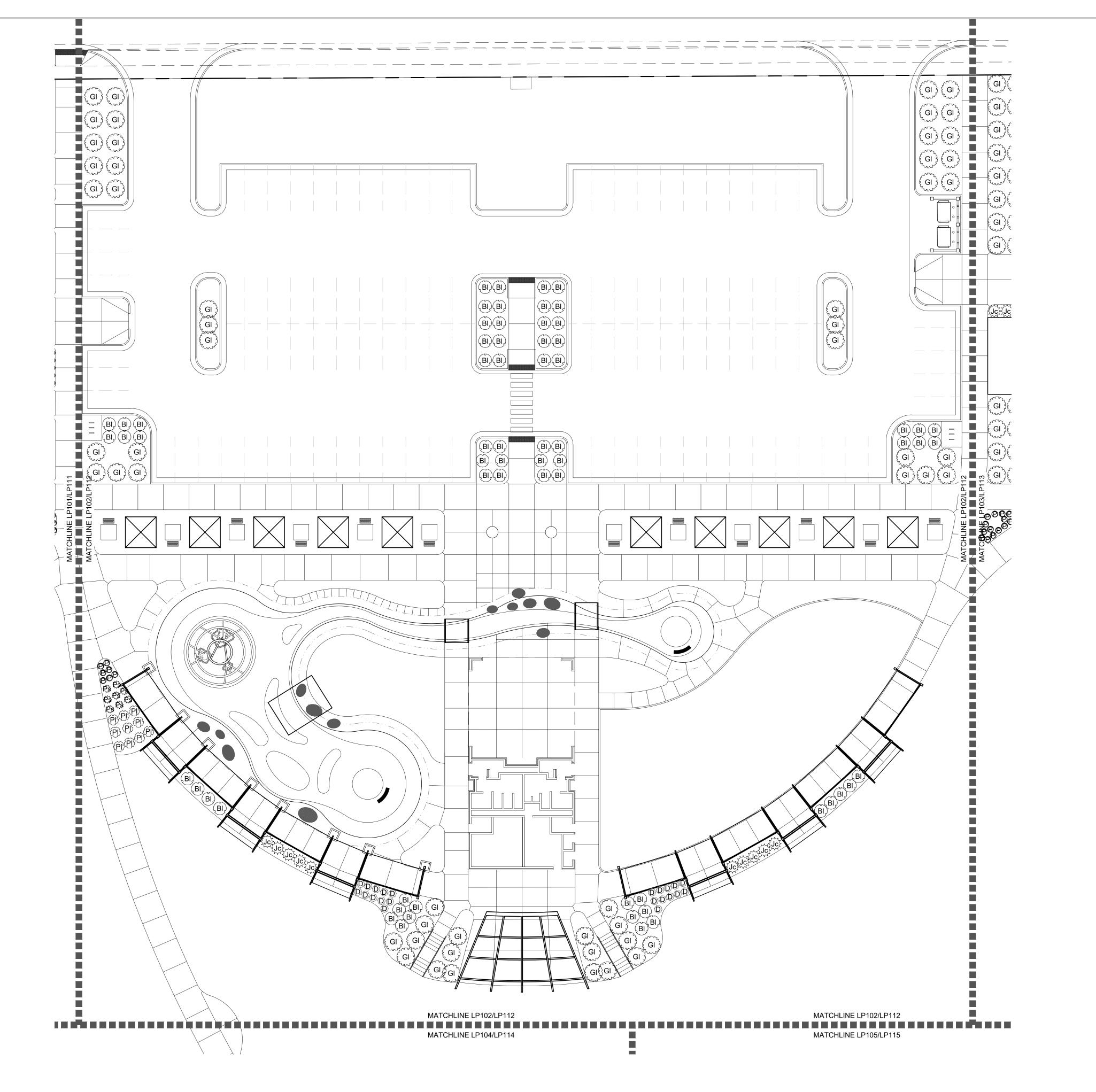
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	Designed By:	BP
	Drawn By:	BP, TH
	Date:	10/13/202
	Checked By:	CS
	Project No:	22-246



DI ANT COLIEDIUE			
PLANT SCHEDULE			
SHRUBS	BOTANICAL / COMMON NAME		
(BI)	BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY		
<b>(D)</b>	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD		
{Jc}	JUNIPERUS CHINENSIS 'MONTANA MOSS®' / CHINESE JUNIPER		
P	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL NINEBARK		
P\$	PINUS MUGO `SLOWMOUND` / MUGO PINE		
{Pc}	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE		
E GI	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC		
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME		
Φ	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE		
<b>(</b>	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS		
<b>©</b>	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS		
PERENNIALS	BOTANICAL / COMMON NAME		
<b>(A)</b>	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR		
8	BERLANDIERA LYRATA / CHOCOLATE DAISY		
o	COREOPSIS UPTICK™ GOLD & BRONZE PP28882 / TICKSEED		
Θ	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK' / WISLEY PINK SUNROSE		
$\mathbb{O}$	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER		
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PHLOX PANICULATA 'BARPHFLARE' / FLAME™ RED GARDEN PHLOX

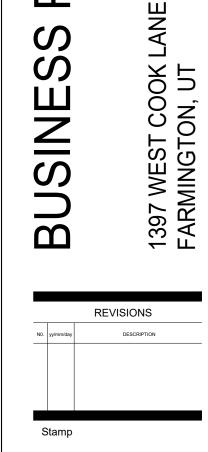


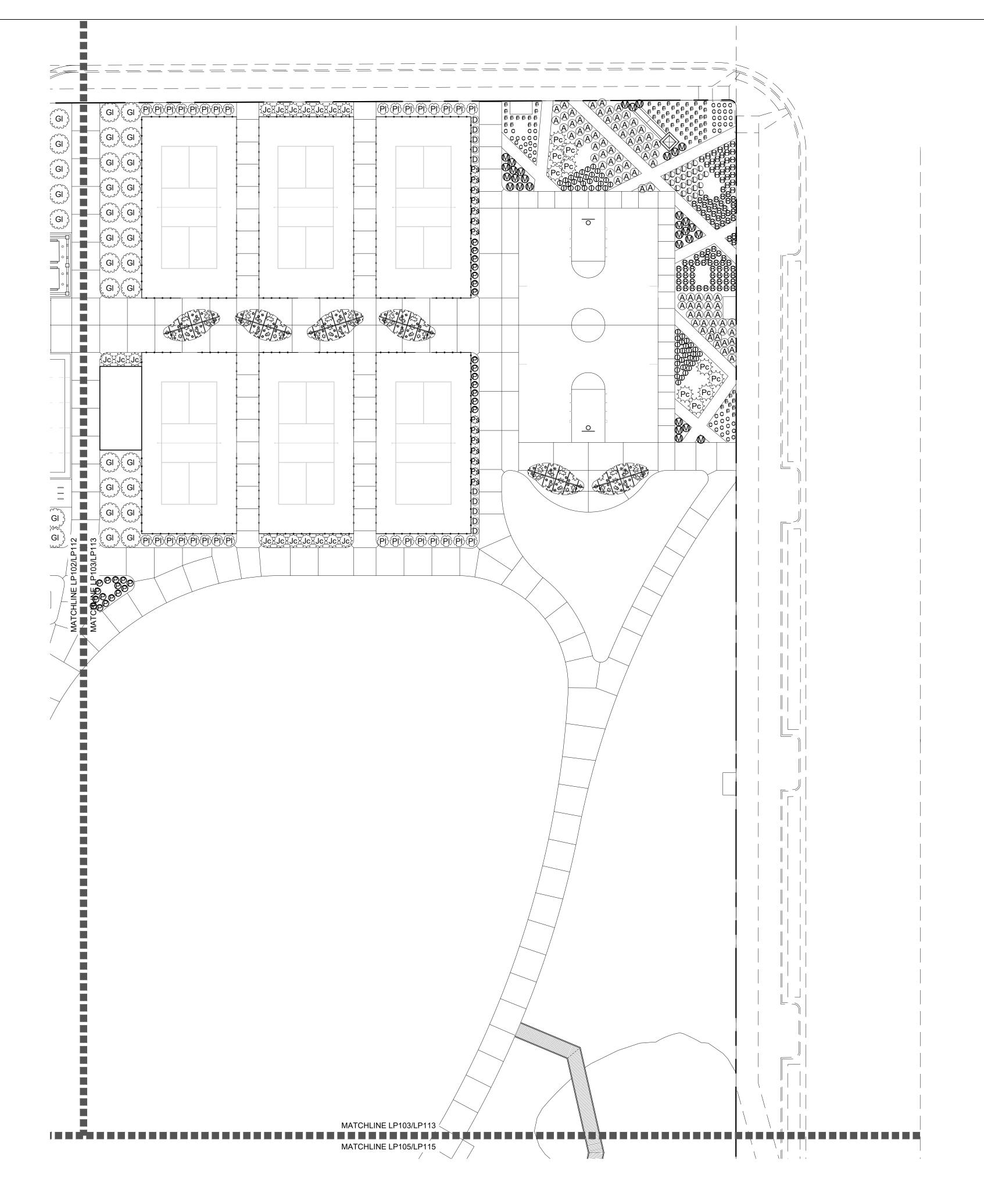
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PLANT SCHEDULE			
SHRUBS	BOTANICAL / COMMON NAME		
BI	BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY		
(D)	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD		
{Jc}	JUNIPERUS CHINENSIS 'MONTANA MOSS®' / CHINESE JUNIPER		
(P)	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL NINEBARK		
<b>P</b> Š	PINUS MUGO 'SLOWMOUND' / MUGO PINE		
Pc }	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE		
(GI)	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC		
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME		
Φ	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE		
Ø	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS		
Ø	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS		
PERENNIALS	BOTANICAL / COMMON NAME		
A	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR		
₿	BERLANDIERA LYRATA / CHOCOLATE DAISY		
С	COREOPSIS UPTICK™ GOLD & BRONZE PP28882 / TICKSEED		
Θ	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK' / WISLEY PINK SUNROSE		
$lackbox{0}$	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER		
Ð	PHLOX PANICULATA 'BARPHFLARE' / FLAME™ RED GARDEN PHLOX		



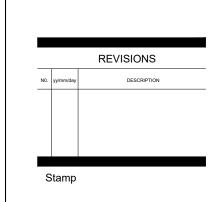
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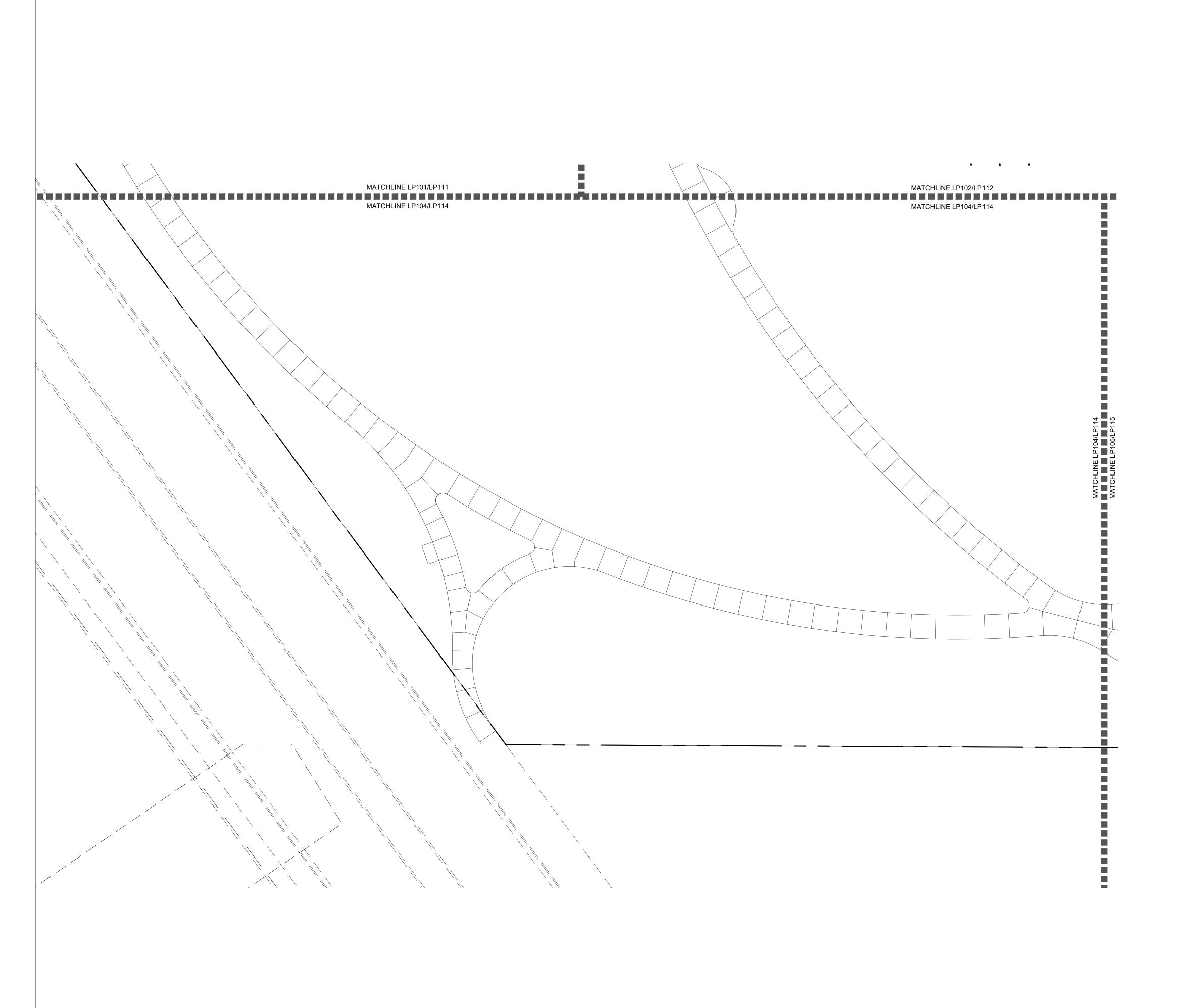


# BUSINESS



1397 WEST COOK LANE FARMINGTON, UT

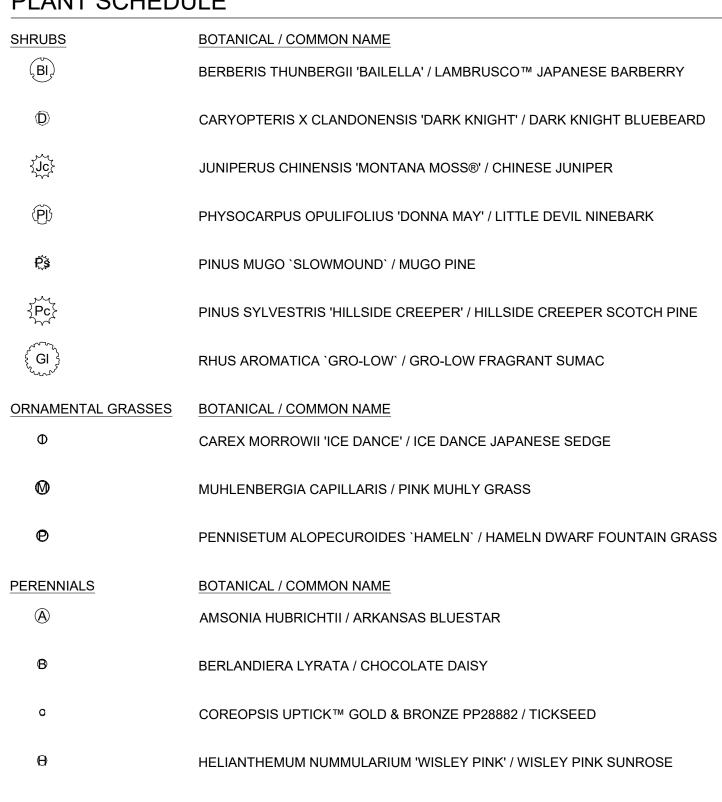
ВР
BP, TH
10/13/2
CS



# PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
(BI)	BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY
<b>(D)</b>	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD
\Jc\ \Jc\	JUNIPERUS CHINENSIS 'MONTANA MOSS®' / CHINESE JUNIPER
(P)	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL NINEBARK
Ę̃š	PINUS MUGO `SLOWMOUND` / MUGO PINE
Pc}	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE
Exercise Services	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
Φ	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE
<b>©</b>	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
₽	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS
PERENNIALS	BOTANICAL / COMMON NAME
A	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
В	BERLANDIERA LYRATA / CHOCOLATE DAISY
C	COREOPSIS UPTICK™ GOLD & BRONZE PP28882 / TICKSEED
Θ	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK' / WISLEY PINK SUNROSE
$\mathbb{O}$	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER
Ð	PHLOX PANICULATA 'BARPHFLARE' / FLAME™ RED GARDEN PHLOX





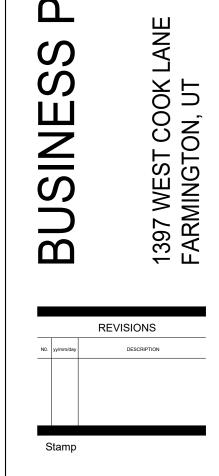


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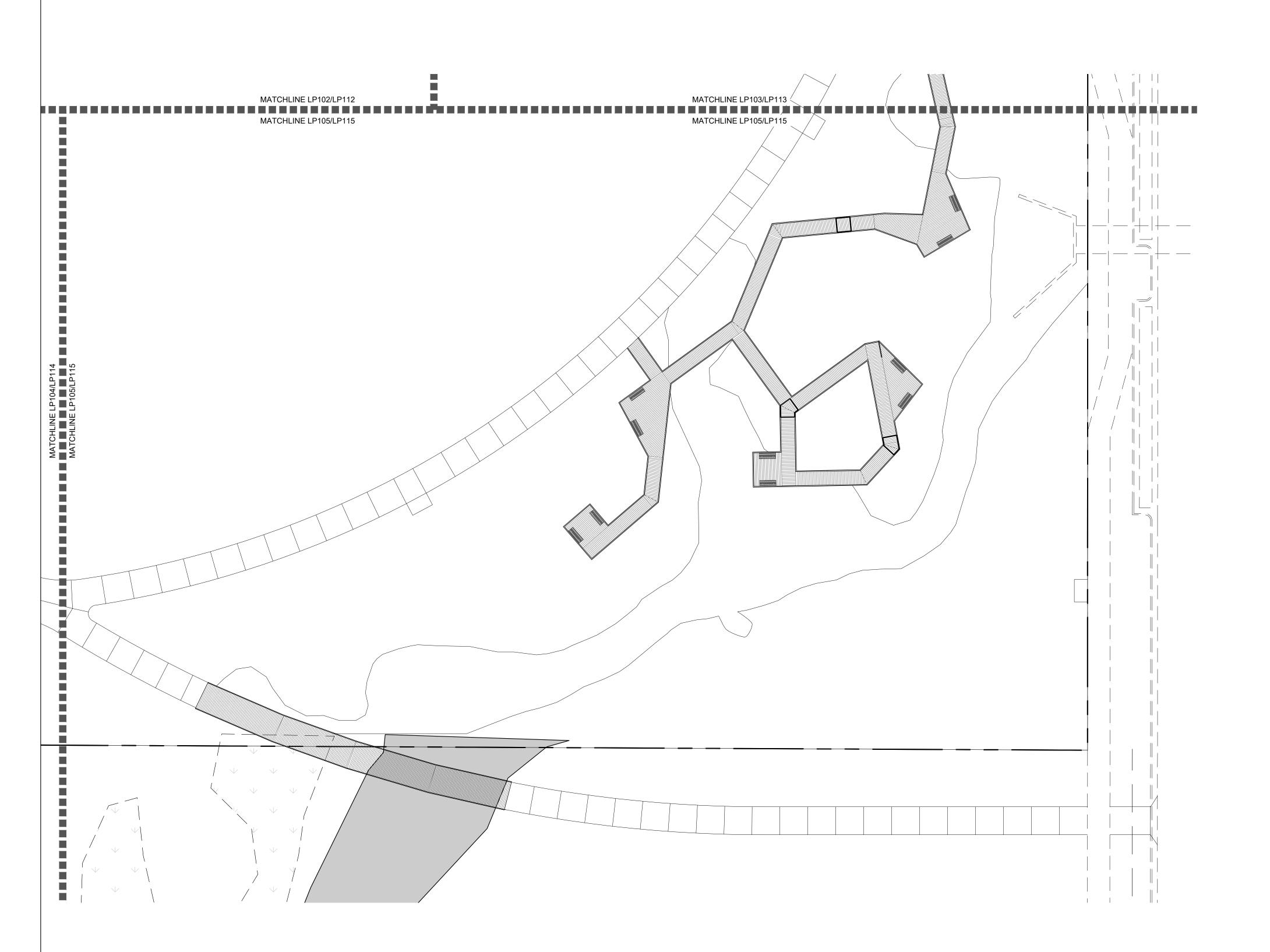




**BUSINESS PARK** 



Drawing Title
SHRUB PLAN



# PLANT SCHEDULE

FLANT SCHLDULL			
SHRUBS	BOTANICAL / COMMON NAME		
(BI)	BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY		
<b>(D)</b>	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD		
{Jc}	JUNIPERUS CHINENSIS 'MONTANA MOSS®' / CHINESE JUNIPER		
P	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL NINEBARK		
<b>E</b> š	PINUS MUGO `SLOWMOUND` / MUGO PINE		
Pc}	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE		
Exercise Section (Control of the Control of the Con	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC		
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME		
Φ	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE		
<b>©</b>	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS		
❷	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS		
PERENNIALS	BOTANICAL / COMMON NAME		
A	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR		
8	BERLANDIERA LYRATA / CHOCOLATE DAISY		
o	COREOPSIS UPTICK™ GOLD & BRONZE PP28882 / TICKSEED		
Θ	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK' / WISLEY PINK SUNROSE		
0	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER		
Б	PHLOX PANICULATA 'BARPHFLARE' / FLAME™ RED GARDEN PHLOX		



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Designed By:	BP
Drawn By:	BP, TH
Date:	10/13/202
Checked By:	CS
Project No:	22-246



PLANT SCHEDU	ЛЕ			
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	GLEDITSIA TRIACANTHOS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B	2" CAL	12
	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B&B	2" CAL	17
	PLATANUS X ACERIFOLIA `EXCLAMATION` TM / EXCLAMATION LONDON PLANE TREE	B&B	2" CAL	22
	PRUNUS VIRGINIANA 'CANADA RED' MULTI-STEM / CANADA RED CHOKECHERRY	B&B	2" CAL	31
	QUERCUS BICOLOR / SWAMP WHITE OAK	B&B	2" CAL	14
	TAXODIUM DISTICHUM / BALD CYPRESS	B&B	2" CAL	10
	ZELKOVA SERRATA 'GREEN VASE' / ZELKOVA	B&B	1 1/2" CAL	54
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	B&B	1 1/2" CAL	12
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2" CAL	9
	MALUS 'PRAIRIFIRE' / PRAIRIEFIRE FLOWERING CRABAPPLE	B&B	2" CAL	36
	MALUS 'SPRING SNOW' / FLOWERING CRABAPPLE	B&B	2" CAL	12
£ • 3	PRUNUS SERRULATA `KWANZAN` / FLOWERING CHERRY	B&B	2" CAL	12

SHRUBS	BOTANICAL / COMMON NAME	CONT	
(BI)	BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY	5 GAL	65
<b>(D)</b>	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	5 GAL	32
₹Jc}	JUNIPERUS CHINENSIS 'MONTANA MOSS®' / CHINESE JUNIPER	5 GAL	27
P	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL NINEBARK	5 GAL	52
<del>P</del> \$	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL	22
Pc	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE	5 GAL	42
(GI)	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	78
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	
Φ	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	1 GAL	263
<b>©</b>	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	156
Ø	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	99
PERENNIALS	BOTANICAL / COMMON NAME	CONT	
<b>(A)</b>	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR	1 GAL	245
<b>6</b>	BERLANDIERA LYRATA / CHOCOLATE DAISY	1 GAL	190
o	COREOPSIS UPTICK™ GOLD & BRONZE PP28882 / TICKSEED	1 GAL	247
Θ	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK' / WISLEY PINK SUNROSE	1 GAL	130
lacktriangle	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL	211
Ð	PHLOX PANICULATA 'BARPHFLARE' / FLAME™ RED GARDEN PHLOX	1 GAL	224
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	
	BIOMEADOW BY BIOGRASS / BIOMEADOW	SEED	79,844 SF
*	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY SWITCH GRASS	1 GAL	876
	PLANTING BED / MULCH	BED	35,105 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	206,539 SF
	ROCK MULCH - 3" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE INSTALL OVER DEWITT PRO5 WEED BARRIER.	BED	8,885 SF

\* ALL SHOWN QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE TO CONDUCT INDEPENDENT TAKEOFFS TO ESTABLISH QUANTITIES. PLAN SYMBOL QUANTITIES OVERRIDE QUANTITIES SHOWN IN SCHEDULE.



blu line designs
Janning | Jandscape architecture | des

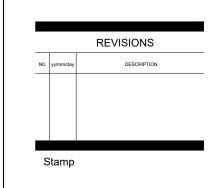
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

CLIENT

FARMINGTON CITY
CONTACT: SYLVIA CLARK
PH: 801.939.9295
EMAIL:
SCLARK@FARMINGTON.UTAH.GO



BUSINESS PARK



1397 WEST COOK LANE FARMINGTON, UT

Designed By:	BP
Drawn By:	BP, TH
Date:	10/13/2023
Checked By:	CS
Project No:	22-246

Drawing Title

LANDSCAPE

PLAN

SCHEDULE

Drawing number



### Farmington City Planning Commission Staff Report October 19, 2023

# Item 3: Consideration of an agreement for exceptions which would accommodate a certain home business.

Public Hearing: Yes
Application No.: Z-2-23

Applicant: Jeff and Kevan Tolman Address: 433 South 200 West Zone: AE (Agriculture Estates)

Request: The property owner is requesting approval of an agreement which would grant exceptions needed in order to operate a tree trimming business from their property.

#### **Background Information**

Months back, the Community Development office received concerns related to items at the subject property. Upon investigation, it was determined by staff that there was business activity occurring on site in a manner that does not comply with city ordinances.

Currently, Acer Trees, LLC operates from this location. The owner of the business, Jeff Tolman, lives on the family property in one of two dwellings. The property owner, Jeff Tolman lives on site in the other unit.

The business has been in operation for multiple years based on an understanding of the business owner that they were okay to do so. The city is unable to establish a record of a permit or approval to allow the business activity and in its initial findings determined that the operation did not comply with city code. The resident and business owner asked the city to delay forcing a closure or relocation of the business while they explored the potential of receiving a formal approval in some fashion. City staff invited the Tolmans to a Planning Commission meeting to gauge whether or not there may be support to pursue an ordinance amendment or rezone process to allow the ongoing operation to continue. The Planning Commission directed staff to return with an option for their consideration.

The Agreement attached to this report is the proposed option from staff. Having considered broader sweeping ordinance updates or options for rezoning the property, a provision was identified in the existing code language that would allow for unique consideration of this property that would limit more wide spread or unintended implications of other options. Specifically FMC 11-35-050 (E) indicates that the City Council can approve exemptions from the standard provisions of the code in writing. This implies a process of establishing new land use regulations which is tantamount to a rezone and must follow the same process for consideration. As such, staff has determined that an

Agreement having been vetted through a public hearing with the Planning Commission and decided upon by the City Council was the fairest route to the surrounding property owners with the least impact to the city at large while being able to consider accommodations for the applicant.

The Planning Commission's role in this request is to hear from the public and make a recommendation to the City Council based on that input as well as the Commission's opinions as to how well the terms of the Agreement work at this location and in consideration of the city's General Plan.

#### **Alternate Motions**

# A) Move that the Planning Commission recommend approval of the Agreement to the City Council as written.

#### Findings:

- 1. The items allowed by the agreement are appropriate at this location and there are sufficient mitigating factors within the agreement to adequately mitigate the impact of the allowed business activity on surrounding properties.
- 2. The use considered by the Agreement is consistent with the Farmington City General Plan and follows process outlined in FMC 11-35-050.

# B) Move that the Planning Commission recommend approval of the Agreement to the City Council with changes identified by the Planning Commission.

#### a. IDENTIFY THE RECOMMENDED CHANGES

#### Findings:

- 1. The items allowed by the agreement with the recommended changes are appropriate at this location and there are sufficient mitigating factors within the agreement to adequately mitigate the impact of the allowed business activity on surrounding properties.
- 2. The use considered by the Agreement is consistent with the Farmington City General Plan and follows process outlined in FMC 11-35-050.

# C) Move that the Planning Commission recommend denial of the Agreement to the City Council.

#### Findings:

- 1. Granting exemptions to standard requirements at this property or inconsistent with the cities goals and policies outlined in the General Plan.
- 2. As proposed, there is insufficient migration proposed to enable the business to operate in a manner that would not create unreasonable impact on surrounding properties.

#### **Supplemental Information**

- 1. Draft Agreement
- 2. Pages from General Plan related to Residential Uses and Commercial/Industrial Uses

When Recorded Mail to: Farmington City Attorney 160 S. Main Street Farmington, UT 84025

# AGREEMENT ESTABLISHING HOME OCCUPATION EXEMPTIONS

	T	HIS	S DE	VELO	PM	ENT.	<b>AGREEM</b>	ENT (the "Ag	green	nent") i	s ma	de an	ıd e	nter	ed
into	as	of	the		day	of			,	2023,	by	and	be	twe	en
FAR	MI	NG.	ΓΟΝ	CITY	7, a	Utah	municipal	corporation,	here	inafter	refe	rred	to a	as t	he
"City	," a:	nd J	EFF	REY '	TOI	LMAN	N, hereinaft	er referred to	as the	e "Deve	elope	er."			

#### **RECITALS:**

- A. Developer owns approximately 1.9 acres of land located within the City, which property is more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property").
- B. Developer desires to allow for the operation of a business on the Property known as Acer Trees, LLC (the "Business"). Developer has sought approval of exemptions to the standard regulations for a Home Occupation as found in chapter 11-35 of the Farmington City Municipal Code (FMC). The ability to request an exemption is also outlined in FMC § 11-35-050 (E).
- C. The City finds that the "Business" is appropriate for the Property as outlined herein and will allow for reasonable use of the property based on its location and particular conditions while ensuring the operation is done in such a manner as to not adversely impact surrounding properties.
- D. The Property is presently zoned under the City's zoning ordinance as Agricultural Estates (AE). Unless otherwise specified within this agreement, the Property is subject to all City ordinances and regulations including the provisions of the City's General Plan, the City's zoning ordinances, the City's engineering development standards and specifications and any permits issued by the City pursuant to the foregoing ordinances and regulations (collectively, the "City's Laws").
- E. Persons and entities hereafter developing the Property or any portions of the Project thereon shall accomplish such development in accordance with the City's Laws, and the provisions set forth in this Agreement. This Agreement contains certain requirements and conditions for design and/or development of the Property and the Project in addition to or in lieu of those contained in the City's Laws. This Agreement is wholly contingent upon the approval of that zoning application.

#### **AGREEMENT**

- **NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:
- 1. <u>Incorporation of Recitals Development Agreement</u>. The above Recitals are hereby incorporated into this Agreement. This Agreement constitutes a development agreement pursuant to Utah Code Ann. § 10-9a-532.
- **2.** Property Affected by this Agreement. The legal description of the Property contained within the Project boundaries to which the Agreement applies is attached as Exhibit "A" and incorporated by reference.
- 3. <u>Compliance with Current City Ordinances</u>. Unless specifically addressed in this Agreement, Developer agrees that any development or use of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances.
- **4.** General Development Plan. The approved General Development Plan (the "GDP") for the entire Project is attached hereto as Exhibit "B" and incorporated by reference. All portions of the Project must be developed in accordance with the approved GDP. No amendment or modifications to the approved GDP shall be made by the Developer without written consent of the City. The Project shall be developed by Developer in accordance with all requirements contained herein. Any changes to the GDP that require an exception from approved development standards not otherwise addressed in this Agreement shall be considered by the City Council as an amendment to this Agreement, following the process established by Utah law for approval.
- **5.** Exemptions. Pursuant to Utah Code Ann. § 10-9a-532(2)(a)(iii), this Development Agreement contains terms that conflict with, or is different from, a standard set forth in the existing land use regulations that govern the Property. This Agreement, which has undergone the same procedures for enacting a land use regulation, overrides those conflicting standards as it relates to this Project, as follows:

#### a) Home Occupation Allowances.

- i) <u>Employees</u>: In addition to permitted individuals identified in FMC 11-35-030 (A), the Business shall be allowed to have no more than 6 employees who are not related to a resident of the property. These employees may leave their vehicle on the Property between the hours of 6am and 8pm. Vehicles in the public right-of-way shall remain subject to standard traffic and parking regulations of Farmington City.
- ii) <u>Vehicles and Storage</u>: Business shall be allowed to store vehicles and equipment necessary to the operation of the business at the Property where indicated in Exhibit "B" and limited to the following (Exemption from 11-35-030 (J) & (F) & (M)):
  - (1) In addition to as many as 6 vehicles that may be associated with the number of offsite employees, and in addition to vehicles otherwise on site for personal use of

the residents of the Property, the Business shall be allowed up to 7 vehicles or trailers which are specific to the operation and function of the Business. Trailers count towards this limitation of 7 vehicles, even when attached to a truck. A trailer loaded with equipment such as a mini skid counts as 1 vehicle. If a mini skid is parked or stored off of a trailer, it shall count as a separate vehicle towards the allowed total.

- (2) Rather than a limitation on vehicles size at 1 ton, vehicles on site shall be limited in size to those which do not require a Commercial Drivers License (CDL) for operation.
- (3) Items stored on site shall be operable and regularly used for the function of the Business. Broken or obsolete equipment shall be removed from the Property within a reasonable timeframe or within 10 days of receiving notice from the City.
- iii) <u>Conduct off-site</u>: It is recognized that the primary function of the Business takes place off site, where the main function of the Business on the Property is to schedule appointments and store equipment when not in use. (Exemption from 11-35-030 (J))

#### b) Use of Property.

- i) This Agreement shall supersede FMC § 11-10-040(H)(4) which states that equipment and material stored in accessory buildings or yards shall be for personal use only and storage of nonagricultural commercial business in a yard or accessory buildings is not allowed. Equipment and Material shall be permitted as outlined in Section 5(a) and Exhibit "B" of this Agreement.
- **6.** <u>Developer Obligations</u>. In consideration of the exceptions to code provided by this Agreement, Developer acknowledges that certain obligations go beyond ordinary development requirements and restricts the Developer's rights to develop without undertaking these obligations. Developer agrees to the following provisions as a condition for being granted the exceptions under the code sought:
  - a) Landscaping. Developer shall plant trees along the western property line in the general area identified in Exhibit "B" as a means to screen the business equipment and vehicles from view of the frontage road.
  - **b) Gate.** Developer shall install a gate near the front property line along the north driveway as indicated in Exhibit "B" to help screen the business from the frontage road.
  - c) Notification of restriction. Developer acknowledges that the obligation undertaken in this section is a restriction of applicant's rights under clearly established law i.e., the City cannot require the planting of trees as indicated except as agreed upon at this time by the Developer. Developer agrees that it is willing to accept this restriction in exchange for the benefits received from the City in this Agreement.
- 7. Payment of Fees. The Developer shall pay to the City all required fees in a timely manner. Fees shall be paid in those amounts which are applicable at the time of payment of all

such fees, pursuant to and consistent with standard City procedures and requirements, adopted by City.

- **8.** <u>Indemnification and Insurance.</u> Developer hereby agrees to indemnify and hold the City and its officers, employees, representatives, agents and assigns harmless from any and all liability, loss, damage, costs or expenses, including attorneys' fees and court costs, arising from or as a result of the death of any person or any accident, injury, loss or damage whatsoever caused to any person or to property of any person which shall occur within the Property or any portion of the Business or occur in connection with any off-site work done for or in connection with the Project or any phase thereof which shall be caused by any acts or omissions of the Developer or its assigns or of any of their agents, contractors, servants, or employees at any time.
- 9. Governmental Immunity. The Parties recognize and acknowledge that each Party is covered by the *Governmental Immunity Act of Utah*, codified at Section 63G-7-101, et seq., *Utah Code Annotated*, as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside the territorial limits of such party and shall be deemed officers and employees of such Party under the provisions of the *Utah Governmental Immunity Act*.
- 10. <u>Right of Access.</u> Representatives of the City shall have the reasonable right of access to the Project and any portions thereof during the period of construction to inspect or observe the Project and any work thereon.
- 11. <u>Assignment</u>. The Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which shall not be unreasonably withheld and which is intended to assure the financial capability of the assignee. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. The Developer is affirmatively permitted to assign this Agreement to a wholly owned subsidiary under the same parent company.
- 12. <u>Developer Responsible for Project Improvements</u>. The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by Developer. All costs of landscaping, and private drive maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by Developer. City shall have no maintenance responsibility in relation to the property owned by Developer and shall only plow and maintain public roads that are designated as public on the plat. This section survives termination under Subsection Error! Reference source not found. of this Agreement, unless specifically terminated in writing.
- 13. <u>Notices</u>. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer:	
To the City:	Farmington City
	Attn: City Manager
	160 South Main Street
	Farmington, Utah 84025

- 14. <u>Default and Limited Remedies</u>. In the event any party fails to perform its obligations hereunder or to comply with the terms hereof, within sixty (60) days after giving written notice of default, the non-defaulting party shall have the following rights and remedies available at law and in equity, including injunctive relief and specific performance, <u>but excluding the award or recovery of any damages</u>. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights. In addition, the Parties have the following rights in case of default, which are intended to be cumulative:
  - **a)** The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.
  - **b)** The right to draw upon any security posted or provided in connection with the Project.
    - **c)** The right to terminate this Agreement.
- **15.** Agreement to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.
- 16. <u>Vested Rights</u>. The City and Developer intend that this Agreement be construed to grant the Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the effective date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and in addition to those rights that exist under statute, common law and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. By electing to submit a development application under a new future ordinance, however, Developer shall not be deemed to have waived its right to submit or process other development applications under the City Code that applies as of the effective date of this Agreement.

**17.** Amendment. The Parties or their successors in interest, may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement relating to any substantial rights or obligations shall require the prior approval of the City Council.

#### 18. <u>Termination</u>.

- a) If any use permitted by this agreement which is not otherwise permitted by the zoning of the property ceases for a period of 1 year or as identified in FMC § 11-5-070, then the use shall be considered abandoned and will not be permitted to restart. Cessation automatically applies if the Business does not maintain a business license with Farmington City for a period of 1 year or longer.
- b) Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Business is not licensed within three (3) months from the date of this Agreement or if Developer does not comply with the City's laws and the provisions of this Agreement, the City shall have the right, but not the obligation at the sole discretion of the City, which discretion shall not be unreasonably applied, to terminate this Agreement. Such termination may be effected by the City giving written notice of intent to terminate to the Developer. Whereupon, the Developer shall have sixty (60) days during which the Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Project. If Developer fails to satisfy the concerns of the City with regard to such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.
- c) The termination of a use due to a business license not being renewed is a restriction against the applicant's rights that would not otherwise be available to the city. The Developer acknowledges this restriction and agrees that it is willing to accept that restriction in exchange for the benefits it receives under this Agreement.
- 19. <u>Attorneys' Fees.</u> In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled, in addition to the remedies and damages, if any, awarded in such proceeding, to recover their costs and a reasonable attorneys fee.

#### 20. General Terms and Conditions.

- a) Entire Agreement. This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property and/or the Project, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Project, including any related conditions.
- **b) Headings.** The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.
- c) Non-Liability of City Officials, Employees and Others. No officer, representative, agent, or employee of the City shall be personally liable to the Developer, or

any successor-in-interest or assignee of the Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

- **d) Referendum or Challenge.** Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zone changes and the approval of associated development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such case, this Agreement is void at inception.
- e) Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.
- f) No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.
- g) Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.
- **h) Integration.** This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.
- i) No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.
- **j**) **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

- **k) Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.
- l) Severability. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.
- m) Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the District Court of the State of Utah with jurisdiction over Davis County, Farmington Division.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

	DEVELOPER
	Jeffrey Tolman
	Jeffrey Tolman
STATE OF UTAH	)
COUNTY OF	: ss. )
On this day of _	, 2023, personally appeared before me,, who being by me duly sworn, did say that (s)he is a
of Utah, and that the foregoing	of, a legal subdivision of the State ng instrument was signed on behalf of said Developer by an acknowledgment to me that Developer executed the same.
	Notary Public

#### **FARMINGTON CITY**

	Ву
	Brett Anderson, Mayor
Attest:	
DeAnn Carlile City Recorder	_
STATE OF UTAH	) : ss.
COUNTY OF DAVIS	)
Brett Anderson, who being by City, a Utah municipal corpor	, 2023, personally appeared before me, y me duly sworn, did say that he is the Mayor of Farmington ration and political subdivision of the State of Utah, and that signed on behalf of the City for the purposes therein stated.
	Notary Public
Approved as to Form:	
Paul H. Roberts City Attorney	

#### **EXHIBIT "A"**

#### PROPERTY DESCRIPTION

Address: 433 South 200 West

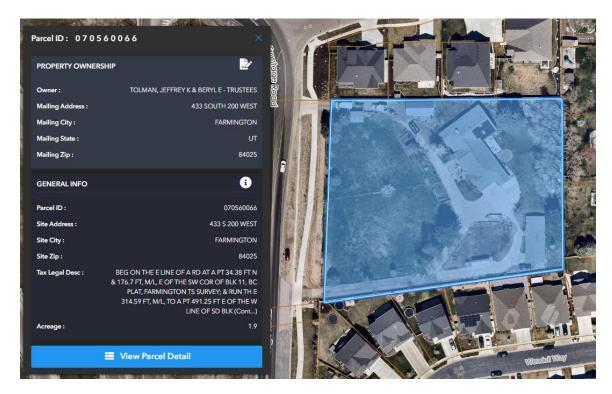
#### Davis County Parcel No. 07-056-0066

#### **Legal Description:**

BEG ON THE E LINE OF A RD AT A PT 34.38 FT N & 176.7 FT, M/L, E OF THE SW COR OF BLK 11, BC PLAT, FARMINGTON TS SURVEY; & RUN TH E 314.59 FT, M/L, TO A PT 491.25 FT E OF THE W LINE OF SD BLK; TH S 233.23 FT, M/L, TO A PT ON THE N'LY LINE OF QC DEED & FENCE LINE AGMT RECORDED 03/11/2014 AS E# 2793744 BK 5972 PG 579; SD PT IS S 0^15'40" E 13.62 FT FR THE SW COR OF LOT 28, STEED CREEK ESTATES SUB; TH ALG SD N'LY LINE THE FOLLOWING COURSE: S 82^01'49" W 336.67 FT ALG AN EXIST WOOD FENCE & THE EXTENSION THEREOF ON THE N LINE OF AN ABANDONED LANE, M/L, TO THE E LINE OF SD RD; TH N 2^ E 269 FT, M/L, ALG SD RD TO THE POB.

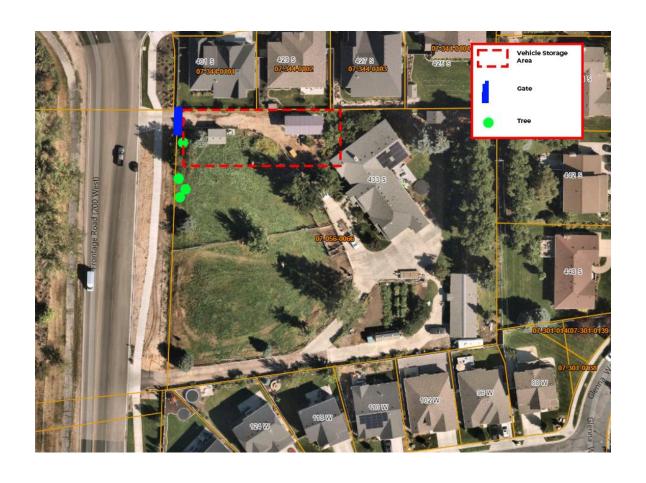
#### CONT. 1.90 ACRES

(NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)



#### **EXHIBIT "B"**

#### GENERAL DEVELOPMENT PLAN



- 8. Encourage UDOT to construct and maintain east/west collectors over I-15, Legacy Highway, and Highway 89.
- 9. The Master Transportation Plan and all goals and policies listed in this plan, shall be reviewed periodically and updated and amended where appropriate.
- 10. Establish an internal transportation system within the City to service the commercial centers, make access to Lagoon and the commercial centers over the freeway systems more convenient, and minimize future congestion.
- 11. Locate and area that will accommodated light manufacturing and related uses yet minimizes truck, employee, vendor, and customer traffic through adjacent residential neighborhoods.
- 12. Establish, by ordinance, truck routes for heavy vehicles to best implement the goals and policies of the General Plan.

#### AGRICULTURAL GOALS AND POLICIES

- 1. Foster an environment within the City in which agriculture can co-exist in urbanized areas.
- 2. Explore alternatives for preservation of agricultural lands as open space through purchase, lease, conservation easements, or otherwise.
- 3. Protect agricultural lands from storm runoff generated from adjacent developed areas.

#### **RESIDENTIAL GOALS AND POLICIES**

- 1. Maintain Farmington as a predominately low density residential community.
  - a. Evaluate from time to time lot sizes in single family residential zones.
- b. Protect the integrity of existing neighborhoods which have been developed as single-family residential areas (one dwelling unit per lot) but are zoned for multiple-family residential use.
- 2. Maintain and improve the appearance of residential areas in Farmington by:
- a. developing a street tree planting program in subdivisions using tree selections which need minimum maintenance, will not buckle curbs or heave pavement, and will not foul utility lines;
  - b. increasing enforcement of the City's weed control ordinance through:
    - i. increasing citizen awareness and involvement;
    - ii. providing support for voluntary clean-up efforts by groups in the City:
    - iii. encouraging the planting and maintenance of grass and street trees along property frontages.
  - c. encouraging the use of underground utility lines;

- d. constructing curb, gutter, and sidewalks in areas where potential safety problems could occur or where high pedestrian traffic exists. Utilize State sidewalk funds, CDBG program funds, and/or special improvement districts wherever possible;
- e. encourage site development of new lots which does not necessitate long term parking of vehicles within the minimum setbacks from public streets;
- f. encouraging additional street lighting to be installed by developers of new subdivisions or through special improvement districts.
- 3. Limit multiple-family residential development to those areas where it will serve as a transition from commercial or industrial uses to low density, single-family residential uses:
  - a. In evaluating multi-family proposals, give preference to condominium or planned unit development projects where owner occupied dwellings are proposed as opposed to rental units;
  - b. Consider limiting the size of multiple unit dwelling structures for rental purposes in order to maintain an architectural mass and scale which is compatible with surrounding development;
  - c. Continue to emphasize high quality in landscaping and architectural design for multiple family developments.
- 4. In general, as residential development occurs it should pay for itself and should occur in the most logical and reasonable progression:
  - a. Utilize present utility infrastructure to its maximum capacity before extending additional utilities to undeveloped land;
  - b. New developments should pay all costs directly attributable to the development even if distant from existing infrastructure except where regional infrastructure needs, as recommended by the City's Utility Master Plans, exceed those facilities which are necessary to serve the development. Impact fees may be used to pay a portion of these costs;
  - c. Scattered developments which necessitate high service costs should be avoided;
  - 5. Encourage proper maintenance and/or rehabilitation of existing housing through:
    - a. enforcement of building codes;
  - b. rehabilitation of structurally sound housing and preservation of identified historic sites;
    - c. promotion of "clean it up, fix it up" campaigns in neighborhoods.

#### COMMERCIAL AND INDUSTRIAL GOALS AND POLICIES

- 1. To improve the function and desirability of the downtown area, Farmington City should work in cooperation with Davis County, the Davis County School District, and downtown business owners to plan, and redevelop the downtown.
- 2. Consider developing a master plan for downtown Farmington which will detail some of the alternatives for growth and expansion, improved circulation, and general improvement of that area. Downtown could serve as a focal point for the City by:
  - a. emphasizing a variety of service uses;
  - b. Integrating leisure spaces within the commercial areas;
  - c. developing a theme or image through the promotion of consistent architecture, landscaping, and/or emphasis on the City's historic heritage;
  - d. establishing the area as the center for the City's cultural and social activities;
  - e. promoting the area to attract businesses appropriate to a service/cultural center.
- 3. Consider other zoning designations for the downtown area which would more clearly reflect the nature of the area.
- 4. Promote retail commercial development at limited locations in planned, compact, and well designed centers.
- 5. Promote clean light industrial development in an aesthetically pleasing environment at limited locations, removed from residential development, and in close proximity to the freeway system. A light-manufacturing zone could serve as a location for a variety of light industrial, building, storage, and other uses typically found in most communities.
- 6. Maintain and improve the appearance of both commercial and industrial development through additional standards for landscaping along street frontages, and other buffer areas, and encouraging a high level of architectural design through master planned developments with covenants, restrictions, service agreements and governing controls of the project area.
- 7. Encourage appropriate buffering between all residential and non-residential uses to help mitigate undesirable impacts such as excessive noise, traffic, light pollution, inappropirate signage, incompatible parking areas, etc.
- 8. Encourage new commercial and industrial developments to incorporate into their designs elements of "Farmington Rock".
  - 9. Encourage existing business to improve general maintenance and appearance.
- 10. Encourage the elimination or relocation of industrial businesses which are located in residential areas.
- 11. Improve the appearance and function of business signs by eliminating nonconforming signs or encouraging the redesign of existing signs to bring them into conformity

with the current Sign Ordinance.

- 12. Amend the Sign Ordinance to develop a consistent appearance for all monument, pole, and ground business signs with special consideration given to materials used to construct signs and lighting.
- 13. Design traffic circulation to promote access out to major roads and freeways, discouraging traffic in downtown or residential sections of the City.

#### ANNEXATION POLICIES

It has been established that the ultimate east and west City limits of Farmington will be the Wasatch National Forest and the Great Salt Lake respectively. The City's Master Annexation Policy Declaration has also indicated an ultimate boundary with Kaysville on the north and with Centerville on the south. However, property in the northwest portion of Farmington's annexation policy area was annexed into Kaysville in 1986 and discussions were initiated in 1991 concerning adjustments to the boundary with Centerville.

- 1. The City should coordinate with Kaysville in encouraging annexation in the northern part of the City to comply with an annexation boundary agreed to by the two Cities.
- 2. The City should discuss with Centerville the merits of adjusting the current annexation boundary, established at Lund Lane, either north or south so that property on both sides of Lund lane is either entirely in Farmington or entirely in Centerville.
- 3. The following are policy guidelines for the eventual annexation of additional property into Farmington:
  - a. Unincorporated property should only be annexed upon the request of the property owners, or to control the development of the property with uses consistent with Farmington's General Plan.
  - b. As far as is practical, property should only be annexed if costs for extending municipal services are paid for by the annexing property owners.
  - c. Small individual properties may be considered for annexation, as long as development of those properties is coordinated with surrounding properties.
  - d. As property is annexed into the City, it should be classified with the zoning designation "A", unless the owners request another zone designation. Such requests may be reviewed by the Planning Commission and City Council, at the time of annexation, and should be handled as a rezone request.



#### Farmington City Planning Commission Staff Report November 16, 2023

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#### Item 4: Zone Text Amendment -Schedule of Uses in Agricultural Zones

Public Hearing: Yes

Application No.: ZT-20-23

Applicant: Andrea and Andrew Gooch

Request: The applicant is seeking a recommendation regarding a zone text amendment establishing the definition of 'Accessory Structure Operation' in Chapter 11-2 Definitions, and amending the SCHEDULE OF USES in Chapter 11-10 to determine where an Accessory Structure Operation is permitted and by which process it must be considered.

#### **Background Information**

The applicants reside at 473 S 950 W and also own the property at 912 W 500 S. The 912 S property includes a main dwelling and large detached accessory building. The applicant would like to utilize the accessory building as a for rent storage unit where neighbors' recreational vehicles, equipment, etc. may be stored. Storage units are not a permitted use in the Agricultural zones. The purpose of this zone text amendment is to update 11-10-020 of the Zoning Ordinance, which outlines the schedule of uses in Agricultural Zones. Additionally, the applicant wishes to establish the definition of "Accessory Structure Operation". The new use would be allowed only in the Agricultural Estates (AE) zone and the created definition has been requested to include very specific elements which are aimed at preventing the use except in the most specific of situations.

City staff has informed the applicant of their general concern for allowing such a use, without the ability to understand all the potential consequences. Having expressed this concern, suggestions from the City have been given to the applicant that will help narrow the occurrence of such a use making it more suitable.

#### **Suggested Motion**

Move that the Planning Commission recommend the City Council deny the amendments to Farmington Code 11-2 DEFINITIONS and 11-10-020 SCHEDULE OF USES.

#### Findings:

- 1. The requested use of Accessory Structure Operation does not meet the purposes of Title 11 as stated in 11-1-020 as it does not:
  - a. Lessen congestion in the streets
  - b. Secure safety from fire, panic and other dangers, and provide adequate light and air

- c. Encourage the orderly growth and expansion of the city and avoiding the overcrowding of land and the undue concentration of population.
- d. Foster the city's industries and encourage the development of an attractive and beautiful community.
- 2. The requested use of Accessory Structure Operation does not comply with 11-6-020 D Planning Commission Review for Proposed Amendments, as the definition:
  - a. Is not reasonably necessary
  - b. The proposed amendment is not in the public interest of those residing in the AE zones.
  - c. Is not consistent with the General Plan.

#### **Supplemental Information**

- 1. Requested edits to 11-2 Definitions and 11-10-020 Schedule of Uses
- 2. Map showing example property 912 W 500 S
- 3. Map of areas zoned AE

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

Accessory Structure Operation: The act of a property owner letting an accessory structure on their property to others for the storage of vehicles, boats, and related personal property. The property's main use must be residential dwelling and only pertains to an accessory structure and not the primary structure's attached garage. The accessory structure must be at least 2,500 square feet. There must be a paved or gravel approach leading from a public right-of-way to the structure. The property owner must live on-site on the parcel/lot or in an abutting parcel/lot. Property owners shall be responsible for the maintenance and upkeep of the accessory structure. Property owners and users shall comply with all relevant provisions of the Farmington Municipal Code, including but not limited to building codes, fire codes, and health and safety regulations. There shall be complete conformity with all City and State codes. The additional use of the accessory structure shall not generate substantially greater vehicular traffic than commonly associated with residential activities in the neighborhood in which it is located. Hours of use of the structure are limited to typical business hours of 7 am - 10 pm. Periodic inspections may be made as required by these codes or as deemed necessary or desirable by the City. Accessory structure operation is limited to only the AE zone.

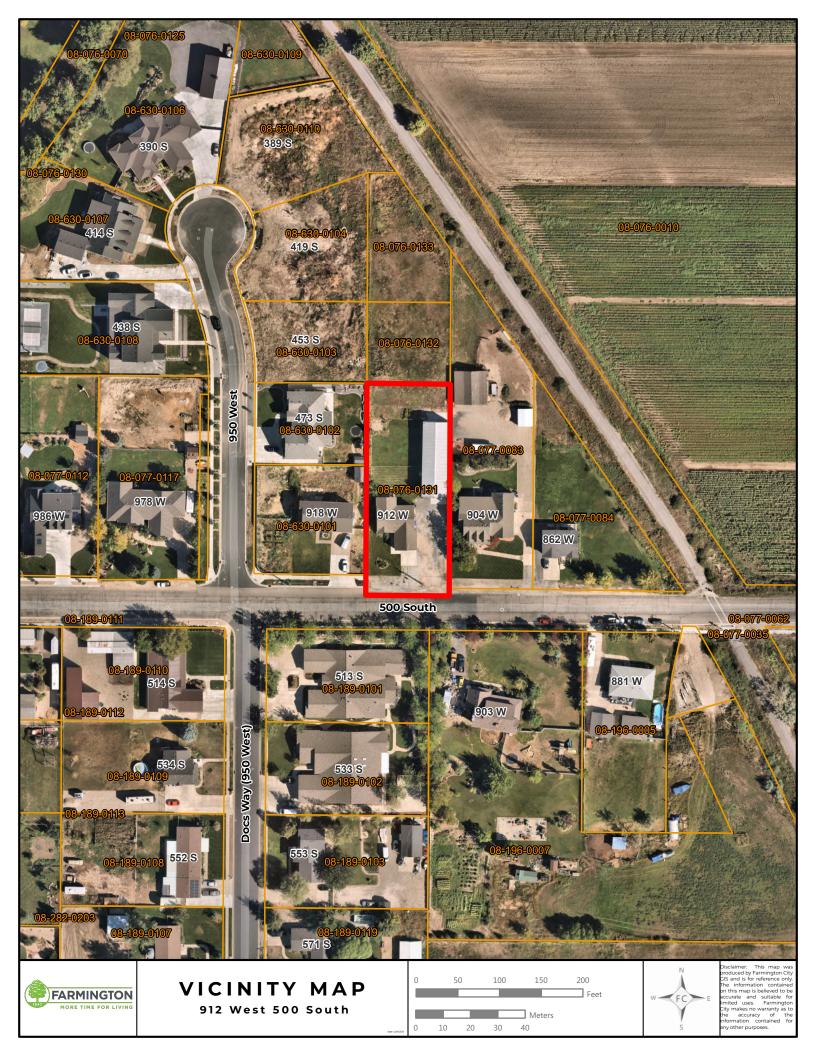
#### 11-10-020: SCHEDULE OF USES:

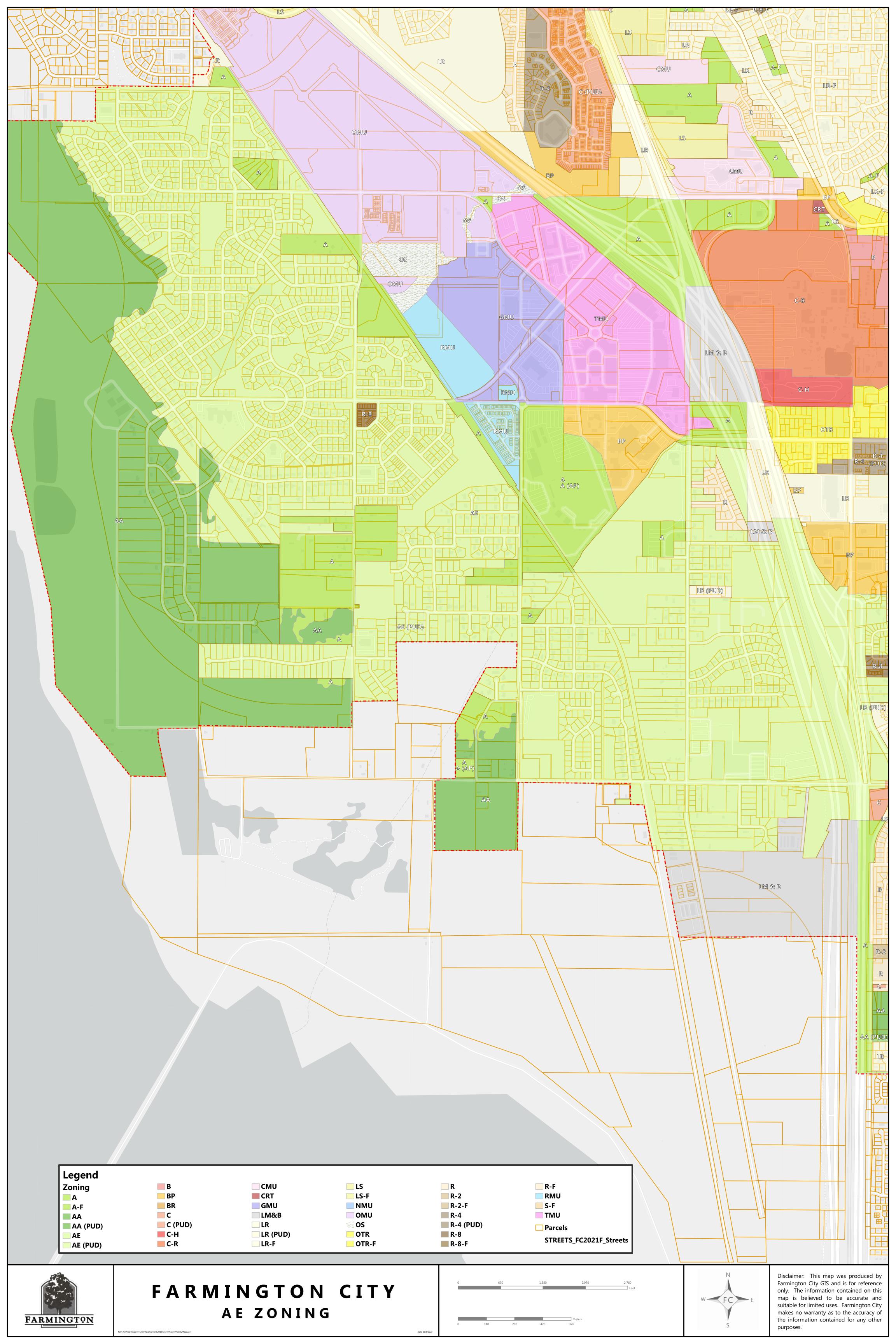
The following table identifies permitted uses by the letter "P" and conditional uses by the letter "C". The letter "X" indicates that the use is not allowed. Uses not listed shall not be allowed, except as provided in subsection 11-4-050F of this title:

T1	Agricultural Zones						
Use	AA	A	AE	AE			
	T.T.				ies		
Use		AA	A	AE			
Accessory	dwelling unit		P	P	P		
Accessory	living quarters	S	С	X	X		
Accessory Structure Operation			X	X	P		
Agriculture			P	P	P		
Boarding kennel			X	C	X		
Class A animals (small animals)			P	P	P		
Class B animals (large animals)			P	P	P		
Class C animals (commercial farming)			P	P	C		
Class D animals (dangerous animals)			X	X	X		
Daycare, preschool (16 students or less)			X	C	C		
Fruit and vegetable stands for sale of produce grown on the premises			Р	P	P		

Home occupations complying with provisions of the home occupation chapter of this title, except as specified in section 11-35-040 of this title	Р	Р	P
Home occupations specified in section 11-35-040 of this title	С	C	C
Internal accessory dwelling unit	P	P	P
Public school	X	C	C
Public uses	X	C	C
Public utility installations (not including lines and rights-of-way)	C	C	C
Quasi-public uses	X	C	C
Radio, television and telephone transmission and relay towers and facilities, except as specified in section 11-28-190 of this title	С	С	С
Residential facilities for the elderly	X	C	C
Residential facilities for the disabled	P	P	P
Signs complying with title 15 of this Code	P	P	P
Single-family dwelling	P	P	P
Sportsman's kennel (3 to 5 dogs for noncommercial use)	C	C	C
Trails and parks	C	C	C
Uses customarily accessory to a listed conditional use	С	C	C
Uses customarily accessory to a listed permitted use	P	P	P
Veterinary clinic	С	C	C

(Ord. 2017-13, 5-16-2017; amd. Ord. 2020–7, 5-5-2020; Ord. 2021-25, 9-21-2021; Ord. 2022-62, 12-6-2022; Ord. 2023-13, 3-14-2023; Ord. 2023-40, 6-20-2023)





# FARMINGTON CITY PLANNING COMMISSION

October 19, 2023

#### **WORK SESSION**

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

Assistant Community Development Director/City Planner **Lyle Gibson** mentioned removing banks as allowed uses. It can be added back easily in the future, if needed. Applicants can add them in through a Development Agreement. Existing homes will be grandfathered in from the Original Townsite Residential (OTR) change.

Regarding the subdivision regulation, Staff has been trying to update code to match State requirements. The State is asking to pull some of the process away from Councils and Commissions for housing projects in order to promote faster and cheaper production of housing. The draft would accomplish that, but there is a lot of text all over the chapters. Commissioner **Frank Adams** asked if Farmington could use the State's recommended language instead. **Gibson** is not prepared with such a draft tonight. The City Council doesn't meet until November 14, 2023, so there is still time to make some changes.

If it is only a question of checking the boxes, there is no need to come to the Commission and the only question is who has the authority to approve it. There is a chapter for approvals that doesn't require a public process and another for those that do. **Barlow** said after discussing this item in depth at the last meeting, he is pleased with the direction it is currently headed. **Gibson** said the changes won't apply to a majority of the applications that the City will see in the future, as nonconventional applications are the ones expected. The Commission will be a recommending party forwarding to the Council for approval. After that, it will be an engineering exercise. Farmington may have to go with a temporary ordinance until final language can be solidified. **Gibson** said a deeper dive is needed.

#### **REGULAR SESSION**

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

**Samuel Barlow** elected **Tyler Turner** as Chair Pro Tempore for tonight's meeting as both Chair **Erin Christensen** and Vice Chair **John David Mortensen** are excused.

Alan Monsen seconded the motion, which was unanimously approved.

-	Commissioner Samuel Barlow	<b>X</b> Aye	Nay
-	Commissioner Frank Adams	<b>X</b> Aye	Nay
-	Commissioner Alan Monsen	<b>X</b> Aye	Nay
-	Commissioner Tyler Turner	X Aye	Nay

**Chair Pro Tempore Tyler Turner** opened the meeting at 7:03 PM.

# **SPECIAL EXCEPTION**

<u>Item #1 Richard and Susan Allart – Applicant is requesting a special exception approval to exceed the standard height allowance for a detached building, located at 138 E. 500 N., in the OTR (Original Townsite Residential) zone.</u>

Assistant Community Development Director **Lyle Gibson** presented this agenda item. The **Allarts** own the home at the subject property as well as the adjacent property (496 North) to the west on the corner. They have been working with the City for some time to consider a vacation of a portion of the 500 North Right of Way, which has previously been approved by the City Council. With this they will pursue a boundary adjustment between their properties, which will create a space for an accessory structure or detached garage west of their home at 158 E. 500 N.

The OTR zone states that all garages are considered as a permitted use, so most components of their proposal fall under the purview of the Planning Department for review and consideration. One element, however, has become apparent and needs consideration of

the Planning Commission. Per FMC 11-17-070 (E)(4), accessory buildings shall be subordinate in height to the main building and shall not exceed 15 feet in height unless approved by the Planning Commission after a review of a special exception application.

The proposed garage is 23 feet 4 inches from finish grade to the highest point of the roof. As height is measured per Farmington City ordinance, the actual measured height is the wall height plus half of the height of the roof structure. In this case the building includes an 11 foot 6 inch wall plus an additional 5 foot 11 inch of roof for a total height of 17 feet 5 inches. This height exceeds the 15 feet allowed by the zone, but is within the range allowed through the special exception process.

Additionally, the previously referenced section of ordinance states that the detached garage building must be subordinate in height to the main unless the Planning Commission approves a special exception. Because of the architecture of the main building, which has shorter primary walls and a very tall steep roof pitch, the building's measurement by City code is only approximately 14 feet 10 inches. This is less than the detached garage is proposed. The estimated height to the peak of the roof is actually approximately 21 feet 2 inches, which is similar to, but also still slightly shorter than the proposed garage. It is the opinion of Staff that due to the elevation drop from east to west on the property, the buildings will have a similar height at the peak and it is within the Planning Commission's purview to be able to grant the detached garage to be taller than the home.

The applicant has provided details showing their evolution of the building over time to try and work with the height allowances of the ordinance. There may be some remaining modifications to final details of the site or building to ensure compliance with other components of the City's ordinance within the purview of Staff before construction.

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

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

**Gibson** said the code allows up to 20% in increased height by special exception if approved by the Commission, so the most the applicant can ask for is 18 feet. Given the topography of the lot, the building requested will look very similar in height to the existing building. The applicant is basically impacting themselves, as they are also the neighbor to the west. Because they can store items in the building they hope to build, it will actually clean up the lot. Staff recommends approval of the application.

Applicant **Susan Allart** (138 E. 500 N., Farmington, Utah) addressed the Commission, saying neighbors would rather see their stuff in a garage than their stuff outside on the lot. She has five kids, a boat, and a lot of toys. It would be nice to have a place to tuck things away. They plan a suspended slab basement, so they can rent out the basement as an Accessory Dwelling Unit (ADU) in the future. It will match the same stucco color as the existing house.

Chair Pro Tempore Tyler Turner opened and closed the public hearing at 7:09 pm, as no public comment was received.

## **MOTION**

**Samuel Barlow** made a motion that the Planning Commission approve the requested special exception to allow for the building height of the detached garage to a be a maximum of 18 feet and to exceed the height of the main dwelling.

#### Findings 1-3:

- 1. The proposed height is within the purview of the Planning Commission.
- 2. The applicant has made efforts to make the building work with the architecture of the site and still meet the functional desires for their property.
- 3. Though by definition and measurement the detached garage may be taller than the main building, based on topography on site, the total physical height to the peak of each building will be very similar.

#### Supplemental Information 1-4:

- 1. Vicinity Map
- 2. Site Plan
- 3. Elevations of proposed garage
- 4. Photos of existing home

Alan Monsen	seconded t	ne motion	which was	unanimous	ly annroyed
Alali Wioliseli	seconded ti	ie iliotion.	. wiilcii was	unaniinous	iv abbi oveu.

-	Commissioner Samuel Barlow	<b>X</b> Aye	_Nay
-	Commissioner Frank Adams	<b>X</b> Aye	_Nay
-	Commissioner Alan Monsen	<b>X</b> Aye	_Nay
-	Commissioner Tyler Turner	<b>X</b> Aye	Nay

## **ZONE TEXT AMENDMENT(S)**

Item #2 Farmington City – Applicant is requesting additional text and amendments Title 11: ZONING REGULATIONS. The proposed amendments are to remove financial institutions as a permitted or conditional use in zoning districts where currently permitted. While amendments to the referenced section of code are being considered, applications for financial institutions within these sections are not entitled to approval per Utah Code 10-9a-509 (1)(ii)(B).

**Gibson** introduced this agenda item. After seeing multiple applications for the construction of financial institutions on key corners on the City, the proposed ordinance is being proposed in order to, at least for the time being, put a halt on new construction of these institutions. The Development Review Committee (DRC) noted the proliferation of financial institutions in the City. There are other entitlements available through the Development Agreement process that may permit future banks. After input from the Council, Staff recommends approval. Commissioner **Tyler Turner** said there seems to be a current saturation of financial institutions.

#### **Recent applications:**

US Bank – University Ave and Clark Lane – GMU zone Key Bank – Market Street and Station Parkway – GMU zone

#### **Existing institutions:**

Utah First CU: 1100 West and Park Lane - GMU zone

Mountain America CU: Cabelas Drive and Station Parkway – GMU zone Bank of America: Cabelas Drive and Station Parkway – GMU zone

Chase Bank: Station Parkway and Clark Lane – TMU zone

US Bank: Inside Smith's - C zone

Wells Fargo: 12 W State Street - BR zone

Goldenwest CU: Lagoon Drive and 675 North - CMU zone

Horizon CU: 200 S and 200 W - BP zone

America First CU: inside Harmon's Grocery Store - TMU zone

Zion's Bank: Main Street and Somerset Street

Chair Pro Tempore Tyler Turner opened and closed the public hearing at 7:13 pm, as no public comment was received.

## **MOTION**

**Samuel Barlow** made a motion that the Planning Commission recommend the ordinance (enclosed in the Staff Report) to the Farmington City Council.

# Supplemental information 1:

1. Draft Changes to Title 11

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

-	Chair Pro Tempore Tyler Turner	<b>X</b> Aye	Na
-	Commissioner Samuel Barlow	<b>X</b> Aye	Na
-	Commissioner Frank Adams	<b>X</b> Aye	Na
-	Commissioner Alan Monsen	<b>X</b> Aye	Nav

Item #3 Farmington City – Applicant is requesting additional text amendments to Chapter 11-30: FOOTHILL DEVELOPMENT STANDARDS, and 11-2 DEFINITIONS of the Farmington City ZONING REGULATIONS. The proposed amendments are to consider and clarify, among other things, what can be built in areas with steep slopes. (ZT-14-23). CONTINUED FROM THE September 7,

#### 2023 MEETING

Community Development Director **Dave Petersen** presented this agenda item. On August 17, 223, the Planning Commission continued this agenda item, including the public hearing, to September 7, 2023. Moreover, the notice for the public hearing was reposted to include amendments to Chapter 2 of the Zoning Ordinance (as well as Chapter 30). At the September 7, 2023, meeting, the Commission tabled consideration to allow time for each member to submit review comments. Thereafter, Staff incorporated their input and presented it at the October 5, 2023, meeting. The discussion at that meeting resulted in the following:

[Note: these items are addressed in the draft document dated October 19, 2023 enclosed in the Staff Report.]

- i. <u>Typos</u>. Staff corrected the two or three typos identified at the meeting.
- ii. Commissioner Larry Steinhorst's Comments. A staff response in red italics is after each item. Where applicable, Larry's comments are included in "green" in the latest marked-up draft (see attached).
  - 1-Punctuation, remove comma after "a"
  - "A tract, lot or parcel of land intended to be used as a, residential, commercial, public, quasi-public, utility or other building site."

Done (Page 4)

2-Spelling, remove F from FDavis

"previously been permitted by the federal government, the State, FDavis County or, Farmington City"

Done (Page 5)

3-Clarify. Not clear what "un-platted, lots, parcels" is.

"Development of individual un-platted residential, lots, parcels located in an approved subdivision"

Done (Page 5)

4a- Discuss. why limit fences to 20% slopes?

See "B" below

4b- Is the intent that fences be built only on land that is 20% slope after grading and excavation (not before)? *No* If it was greater than 20% but graded down to less than 20% it seems that a fence could be built there. *Correct* 

(11-30-040.H.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%]."

5-Paragraph could be broken into two, first part is about fills or cuts, second part is about walls. Or move to the paragraph on retaining walls.

(11-30-060.B.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."

Done (Page 15)

6- Should "planning commission" here also be changed to "City"? Yes

(11-30-060.G.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. "

Done, it is moved to the paragraph on retaining walls (Page 19)

7-in 11.30.070 the question should be answered and either added or removed.

(11-30-070) "C. Should we require fencing requirements?"

Done (Page 20) Also see "B" below

- A. <u>Usable Land</u>. Should the City rename the term "USABLE LAND" to "BUILDABLE LAND"? **See page 4** (Although this question was raised, Commissioners had no strong feelings one way or the other on this issue. The City Attorney likewise did not have strong feelings either way.) Staff recommends keeping the term "useable" because 1) one may interpret "buildable" as limited to any activity requiring a building permit, whereas "useable" means any land disturbance regardless--and it may be a better term to protect the foothill area overall; and 2) "buildable" may have a broader colloquial meaning for most people, whereas "useable" is the City's term, according to the City Attorney. A sports court or patio doesn't require a building permit, for example.
- B. <u>Fences</u>. Fences may be approved in areas with slopes between 20% and 30% if approved as a special exception. See Section 11-30-040 H. 3. (page 7) In the rare moment special fences are needed for deer, etc., this paragraph may need to be amended further.
- C. Solar Orientation. Section 11-30-050 C. 2. E. related to "Solar Orientation" is crossed out. See page 9.

## **Background Information from Previous Staff Reports**

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 "marked up" copy enclosed in Staff Report) 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 items that are not development standards.
- o 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 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	Density, Lot Size, Set Back, Width And Characteristics			
	Characteristics				
11-30-050	Required Plans And Development	Review And Approval Procedure, And Required Reports			
	Standards	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			

**Petersen** thinks the proposed draft is now in a great spot, and Staff recommends approval tonight. Commissioners expressed appreciation to Staff for their thorough attention to details and responsiveness to Commissioners' questions.

#### MOTION

Samuel Barlow made a motion that the Planning Commission recommend that the City approve the zone text changes as proposed.

# Findings 1-6:

- 1. The changes better implement the purpose of the foothill standards set forth in Section 11-30-010.
- 2. The amendment makes Chapter 30 more user friendly because no longer does and applicant, or Staff, have to "hunt" for required reports and plans intermixed here and there with review and approval procedures, and vice versa, but the two sections are now separate.
- 3. References as to who approves what plans are now consistent with the underlying zone, state law, and other sections of the City code.
- 4. The changes improve the definition and standards related to "Useable Land."
- 5. The updates to Chapter 30 include language from ordinances in other communities, which improve the final document.
- 6. As per Section 11-6-020 D. of the Zoning Ordinance, the proposed amendments are: a) reasonably necessary; b) in the public interest; and c) consistent with the City General Plan and are harmony with the objectives and purpose of Title 11.

#### Supplemental Information 1:

1. Draft Changes to Chapter 2 and Chapter 30 of the Zoning Ordinance—Marked Up Copy, 10.19.23.

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

-	Commissioner Samuel Barlow	<b>X</b> Aye	_Nay
-	Commissioner Frank Adams	<b>X</b> Aye	_Nay
-	Commissioner Alan Monsen	<b>X</b> Aye	_Nay
-	Chair Pro Tempore Tyler Turner	<b>X</b> Aye	_Nay

Item #4: Applicant is requesting additional text and amendment to Title 12: SUBDIVISION REGULATIONS. The proposed amendments are in response to requirements from the State of Utah to remove the requirement for concept/schematic reviews

# on conventional subdivisions and to establish an appeal process as outlined by the State. The amendments further clarify submittal requirements and the review process. (continued from October 5, 2023 Meeting)

**Gibson** introduced this agenda item. During the 2023 Utah State Legislative Session, a new law was passed in the form of <u>SB174</u>, which required cities throughout the State to comply with certain provisions related to how subdivisions are reviewed and approved. The bill's requirements are directed at residential subdivisions. However, to provide consistency in processes followed in Farmington City, the proposed text changes included with the Staff Report impact all subdivisions.

Included in the Staff Report is a summary sheet of what SB174 requires from the Utah League of Cities and Towns (ULCT).

In brief, there are two types of subdivisions that are generally considered in Farmington City:

- 1. **Conventional Subdivision**: a subdivision which meets the zoning requirements without any deviation from development standards or any variation from what is identified by the zoning as conventional lots. This type of subdivision approval and review is entirely administrative, verifying whether or not it meets the zoning and does not have legislative discretion.
- 2. Planned Unit Development (PUD) / Conservation Subdivision / Alternate Lot Size Subdivision / Project Master Plan (PMP): these subdivisions all include elements of legislative discretion, meaning that the City does not have to approve the requests or project as proposed and the regulations for development of the subdivision are most often memorialized in a Development Agreement (DA) with the City or on occasion through conditions imposed as part of a motion by the City Council. These types will likely be a majority of what the City sees going forward.

It is the recommendation of City Staff that all conventional subdivisions, whether residential or commercial, follow the same process and that all other subdivisions requiring legislative discretion follow a different, but similar, process. In the public review side, the key distinction between the two processes is that the schematic step is required for consideration of a development looking for legislative discretion and will involve the City Council. The similarities between the processes are that the Preliminary Plat is the final step in public meetings and City Staff is over final approval.

# Required Process – Single Family/Two Family/Townhomes

Staff recommendation would include Conventional Commercial and Multi-family subdivisions. Included with the report are forms to help demonstrate the process an applicant can anticipate with the current and proposed process change. The actual form is not an item under the purview of the Council or Commission for approval, but may be helpful in understanding how the ordinances are applied. Staff is working to move away from a paper form and is trying to implement a digital submittal and review process.

The latest ordinance draft in the Staff Report includes comments from Planning Staff, the City Engineer, and the City Attorney. Application forms in any format will then be altered to fulfill what is required by the ordinance.

To ensure these updates meet the implementation timeframe required by the State, Staff is encouraging that the Planning Commission table the item after an introduction at this initial hearing and be prepared to vote on a formal recommendation during the second meeting in October. This will give time for recommendations and input from both the Commission and Council in an effort to adopt final changes by the end of the year.

*Update*: Comments from the Planning Commission during the October 5, 2023, meeting are included below. These items have been addressed or included in the current ordinance draft as indicated.

Clarify – denied or approved at four reviews? If they can't fix deficiencies after four reviews, is it automatic approval or denial? (Depending on who the land use authority is, they would have the chance to formally deny or approve the application. If deficiencies aren't addressed within the limit of review cycles, it would be denied -12-6-130 (C) last sentence.

Does Planning Commission (PC) review constitute a review? For example, does tabling a project constitute a review? (This is not clear in statute. Staff can continue working with the City Attorney to verify. As written, the ordinance assumes that the Development Review Committee (DRC) has four chances to review before sending to PC for decision. PC would then approve or deny rather than table. Unless applicant consents to tabling item, appeal process would be next option (if desired.)

Does quality of application info come into play at optional schematic review? (Staff will maintain a list of items requested at schematic review. For applications which aren't required to submit this, we will not be able to force them to fully submit the desired details. The quality and amount of feedback that an applicant can receive will be based on the quality or amount of information provided at schematic review and can help an applicant with better direction moving forward.)

Public hearing at preliminary plat – optional? What's the point in Public Hearing or even PC review at conventional? (A public hearing is important primarily when opinion and policy is under consideration. For administrative actions where something is simply being reviewed for compliance with existing rules, a hearing can be ineffective or even problematic. For this reason, the proposed process does not include a hearing on conventional subdivisions. 12-1-060 proposes Staff as the authority for conventional single-family and two-family dwellings.)

Designate a land use authority in the ordinance. – (Updated 12-1-060 to clarify this and added definitions.)

Development Agreements (DAs) – how does the Planning Commission communicate their conditions/changes effectively? For example, PC can do conditions in their recommendation that are not implemented by the City Council (CC) in the DA. What happens to those conditions? What is the point of PC review of DA/PMP/PUD etc. at that point? (Conditions in this case are an addition to or a variation from the established regulations or standards for a subdivision and are legislative in nature. As such, the PC will give recommendations on legislative items or additional or modified rules which the City Council, which is the elected legislative body, may choose to implement those recommendations or not.)

Boilerplate of all DAs should include all conditions (past, current or future?) made by the CC and/or PC. (Staff can include all conditions for consideration in a template DA from past projects on upcoming proposals. Reports will also likely include a DA, which has been modified from that template as the proposed agreement as negotiated or modified by the developer and Staff being recommended to the PC. The PC can then recommend changes to the agreement for the consideration of the City Council.)

All notices should include that there will be only one public hearing in a project's process. (Staff will include this language in future notices.)

Additional submittal requirements have been added based on comments from the City Engineer.

**Gibson** said this likely won't be the last revision the State imposes on municipalities, so he expects there to be further work on these amendments. The Commission will likely see less subdivision applications in the future, but more time on setting policies and rules. Even though the State's focus is on residential, **Gibson**'s suggestion is to think about keeping things consistent with commercial and industrial projects as well. **Petersen** said the City doesn't go after aesthetics. The Regulating Plan dictates street patterns and block sizes, and this tool was kept in the City's arsenal. The plan is difficult to follow, and developers will likely request flexibility through a legislative act. This will give the Commission a chance for input and could help further guide development.

Commissioner Frank Adams said if an application meets the rules, there isn't a lot of discretion going forward, so there is not a need for a public hearing. All the Commission can do is take Staff recommendations anyway. The Planning Commission should be the authorized land use authority. He wondered if the City would run afoul of State requirements by including townhomes in the amendment. Gibson doesn't think Farmington would be running afoul, but he will check with the City Attorney to confirm before next meeting. Petersen said most townhomes would be in the mixed-use areas that follow form-based code including: height requirements, build-to lines, open space standard, and parking tucked behind or to the side. The only difficult thing is if the application comes in under Section 140 requesting flexibility. Petersen thanked Adams for his extensive legwork to identify ways to simplify and consolidate the process. Barlow said he is support of incentivizing more housing in Farmington. Commissioners would like to have some purview on aesthetics, but focus more on residential (rather than commercial) amendments at this point.

# **MOTION**

**Samuel Barlow** made a motion that the Planning Commission continue this zone text amendment item to the November 2, 2023, meeting.

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

-	Commissioner Samuel Barlow	<b>X</b> Aye _	Na
-	Commissioner Frank Adams	<b>X</b> Aye _	Na
-	Commissioner Alan Monsen	<b>X</b> Aye _	Na
-	Chair Pro Tempore Tyler Turner	<b>X</b> Aye	Na

# **OTHER BUSINESS**

Item #4 Miscellaneous, correspondence, etc.

a. City Council Report October 17, 2023

- i. **Petersen** said the meeting was a short one, with the longest agenda item being the Public Works Department report. The Council approved the Zone Text Amendments regarding Historic Resources on the Farmington City Landmarks Register, including certificates of appropriateness from a professional.
- ii. Gibson said at the end of the year, some Commissioners' appointments will be up, including those of Mike Plaizier and Larry Steinhorst. Farmington typically has Commissioners serve one term before passing the opportunity to someone else. Applications will be requested from residents in the November newsletter. He encouraged the Commissioners to nominate people for these positions.

# b. Minutes Approval 10.05.2023

- i. No minutes were received at time of meeting or packet publishing and will be approved at the next meeting.
- c. Other

# **ADJOURNMENT**

Samuel Barlow motioned to adjourn at 7:47 pm.

-	Chair Pro Tempore Tyler Turner	<b>X</b> Aye	Nay
-	Commissioner Samuel Barlow	<b>X</b> Aye	Nay
-	Commissioner Frank Adams	<b>X</b> Aye	Nay
-	Commissioner Alan Monsen	<b>X</b> Aye	Nay
		. –	

Tyler Turner, Chair Pro Tempore

# FARMINGTON CITY PLANNING COMMISSION

November 02, 2023

#### **WORK SESSION**

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

City Planner/GIS Specialist **Shannon Hansell** provided a training on a Night Sky ordinance. In recent months, Staff has been working on significant ordinance updates including the Foothill Ordinance, Subdivision Ordinance, and now a Lighting Ordinance. The purpose of a Night Sky ordinance/minimizing lighting is to not disrupt sleep patterns and animal behavior. It also saves money, as there is no need to pay for the energy. Certain houses in the foothill areas are lit very brightly, so as to be seen from the freeway. **Gibson** said lighting has changed over the last few years with advancements in LED lighting so it makes sense to consider if our ordinance needs any changes. **Hansell** mentioned Farmington already has something about commercial lighting not bleeding onto residential properties. It is not possible to see the Milky Way anymore along the Wasatch Front. The Planning Commission should consider whether to apply this retroactively or to new construction or changes of use. The Color Temperature Scale as a way to measure light, including lumens and foot candles. She mentioned light pollution, light trespass, glare, and up light. There is a lighting schedule plan for the park in the business park.

Regarding implementation, places like Zion National Park and Canyonlands in Utah are Dark Sky approved. The Dark Sky International Association has many model ordinances, some with lighting zones and classes. With a population of 25,000 spread over 10 square miles, Farmington has a lot of population density compared to other areas that are Dark Sky approved. Station Park, Lagoon, and the Mercedes dealership are the largest contributors to the City economically, and they all have massive amounts of lighting. The goal is to decrease the ambient lighting of the City, not necessarily safety lighting.

Commissioners said there are lights all along I-15, as well as at Lagoon and Station Park. They are more concerned with lighting on the foothills. They would like a purpose to be expressed in the ordinance. Community Development Director **David Petersen** said there was a lot of controversy lately over the lighting of the LDS Temple in the Heber Valley. The Church agreed to dim and shut off the lighting on that temple at a certain time of night. Lighted signs need to be considered as well.

Hansell said the only mention of lighting in current ordinances are for commercial uses. There are none in residential. In mixed use zones, there are street lighting standards. Most existing references are very vague. Commissioners would like a sampling to understand lighting differences and technology. Many ordinances exempt holiday lighting. Commissioners said it would be a good idea to have mentioned in an ordinance that residents should keep lighting to their own property.

Assistant Community Development Director/City Planner Lyle Gibson said the public hearing on the Gatrell property was re-noticed. The applicant has been working with the Fadel's, the property owner to the west, to make sure the existing pool at 200 West and State Street can remain with the lot. Gibson said it should be included as part of the subdivision, including the existing house. It would add another lot and more acreage. They may need to come back with a revision to the application. The yield plan shows they could, as a conventional subdivision, do nine lots. The packet has 10, including a bonus lot in exchange for historic preservation. The Historic Preservation Commission thinks this is a good area to preserve historic homes. A consultant is not sure that they are contributing properties (qualified to be on the National Register), but it is being investigated. The Utah State Historic Preservation Office has been consulted as well. The last survey from the state indicated there were contributing properties on site. The consultant can also suggest changes that could make a noncontributing home eligible for the National Register. The street will be private.

Petersen said the layout is better than what could be done conventionally.

Regarding the Hess Farms final plat townhome project off Lagoon Drive, **Gibson** said it looks and feels like before, but the engineering has been proven to work. At preliminary, there was concern about parking and garbage. The ordinance doesn't have wording to push a dumpster option, and the applicant is accommodating storage of garbage cans. Nearly all have driveways and internal garages, allowing for four parking spaces. The private street is not conducive to on-street parking. The application has met the parking requirement. A commercial lot is included in the development. The applicant has committed to an office use of this area, but roads need to be in before a tenant can be secured.

**Gibson** said lengthy ordinances are on the agenda for consideration tonight, including a clean version that incorporates past input. The Subdivision changes need to be approved sooner than the Administrative Hearing Officer ordinance. **Petersen** said a lot of cities have switched to hearing officers lately, and it is a more fair process which reduces risk to the city for the types of applications they are involved with.

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#### **REGULAR SESSION**

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

Vice Chair John David Mortensen opened the meeting at 7:02 PM.

## SUBDIVISION APPLICATIONS

Item #1 Blake Bastian – Applicant is requesting to consider a recommendation for Preliminary Planned Unit Development (PUD) Master Plan and Schematic subdivision plan for the proposed Gatrell Gardens Subdivision, which will consist of 9 lots (including 2 existing homes) on 2.5 acres or property, located at 37 and 79 North 100 West and a portion of 184 W. State Street, in the Original Townsite Residential (OTR) zone (S-5-23) (This is an updated plan to a proposal first considered on August 17, 2023).

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. There would be access to the west to potentially bigger lots.

<u>Update from August 17, 2023, meeting:</u> After holding an initial public hearing on this project, the Planning Commission motioned to table any decisions and to have it be brought back at the discretion of the applicant after considering the following (responses to PC requests in red):

- 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.
  - After making updates to the project including having provided example architecture, the project was shared with the Historic Preservation Commission, which indicated their support for the proposal.
- 2. An update with the **Fadels** and their willingness to go along with the plan that uses their property.

  The developer has collaborated again with the **Fadels** and together they have determined to include more of the **Fadel**'s property to assure future development potential for them while also producing a yield plan with an additional lot. This resolves a concern from Staff indicated by an original condition to reduce the number of lots.
- 3. Impose OTR requirements on any development, with items only waived individually and specifically.

  The developer has provided a design of the home they are proposing for Lot 3, which is most visible from the public Right of Way (ROW) which follows the OTR design guidelines. They have also provided examples of homes they would like to do on the remaining lots. They do not fully meet the OTR requirements, but are chosen per their compatibility with the area and use of design principles which recognize OTR principles while still accommodating a modern home on a smaller lot. This includes an OTR-compliant roofline with a covered front porch that comes forward past the garage. The garage spans some 60% of the front façade, but includes windows in the garage door to enhance the architecture.
- Provide better elevations on proposed homes.
   See #3
- 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 cost estimates if possible.
  - The developer does not have specific plans for what will happen to the historic homes. They have indicated to Staff that detailed plans are challenging to do at this stage in consideration of the project. Having more assurance from the City as to the project layout and number of lots will enable them to further pursue plans for these homes.
- Applicant look into the options if they lost one lot.
   Applicant to speak to options if one lot is gone. Based on updated yield plan, applicant and Staff believe number of lots is a reasonable consideration under the ordinance.
- Applicant explore a fee in lieu of open space.
   Applicant still proposing preservation of two historic properties in lieu of open space rather than a fee or TDR consideration.
- 8. Applicant's proposals for Homeowner's Associations (HOAs) and rent restrictions for affordable and/or moderate housing.

  Applicant has indicated that they have established HOAs in the City previously and would anticipate establishing similar parameters. HOA covenants would require planting of trees on property and would deal with maintenance of the private road. City Staff is besit and to have
  - covenants would require planting of trees on property and would deal with maintenance of the private road. City Staff is hesitant to have the HOA scrutinized much, as it is not a document the City is a party to, so we have no long-term control over what it includes and how it is enforced.

The Planning Commission should review the updated information and determine whether or not their requests have been adequately addressed in a manner that, in the opinion of the Commission, merits a recommendation of the PUD.

<u>Background Information:</u> The subject property which consists of 2.5 acres accessed from 100 West Street just north of State Street currently includes two homes. The applicant has provided an updated yield plan indicating the potential development of the

property with eight 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 two homes 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. The 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 existing homes fronting 100 West would remain. The new homes would be accessed from a lane designed as a turnaround for emergency services. Further, the lane stubs to what is identified as Lot 8, which would be established as a larger ½ size lot. The updated version of the plan also shows what is Lot 9, which would be accessed from State Street. The Development Review Committee (DRC) has reviewed the proposal and at the schematic level, it can work as proposed from a technical standpoint. At the direction of Staff and with feedback from the Planning Commission, the common space around the new homes which was originally proposed has been removed and each home now includes its own yard.

While the yield plan indicates a potential of eight 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 one extra lot identified. A baseline for consideration of added density may be a reference to the common open space density bonus from 11-27-120 identified below.

"Every planned unit development shall provide usable common open space, accessible to all lots or units, of not less than ten percent (10%) of the net area (gross area less constrained or sensitive lands), in single-family planned unit developments. . .." (Section 11-27-120 G 1. of Chapter 27 of the Zoning Ordinance (the PUD chapter)). The common area includes 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 7 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	Rear
		Interior	Corner			Corner	
OTR	10,000 square feet for each single-family	85'	95'	30'	10'	20'	30'

**Gibson** said the applicant tonight wants to know if they have sufficiently addressed the Commission's concerns, and is meeting the intent of the PUD. They would like some flexibility that the PUD provides, such as the private road and setbacks.

Applicant **Blake Bastian** (7689 S. 1750 E., South Weber, Utah) addressed the Commission. He owns the two older homes in the proposed subdivision. The Smith Homestead subdivision is another area in Farmington that is similar to this proposal. 100 N. 245 E. is in the OTR and had an old rock house on the corner of Smith Lane and 100 North. Two homes were constructed behind the rock house, which had a big addition done to it with a garage and additional square footage. Therefore, what they are proposing has been done in Farmington before. They are asking for one additional bonus lot in exchange for preserving two historic homes.

Since the packet was submitted, he has spoken with the **Fadels** again. There were concerns with separating the pool from the other property, so there was a change. **Barbara**'s house/Lot 9 was added into the yield plan, for a total of nine lots. All are over 10,000 square feet. The **Fadel's** property adds three lots, with seven on the other side, for a total of 10 proposed lots. Access easements will need to be provided to access Lot 2. The new addition provides one bonus lot for preserving the two older homes (on Lots 1 and 2). They plan to update, remodel, and restore those homes, but it depends on what happens with the approval process. He doesn't have a definitive answer yet. He plans to sell them off. If this proposal is not approved, he may have to tear the old houses down to do something completely different.

It is hard to follow OTR guidelines with the garages and porches on such small lots. They want to try to keep the charm of downtown Farmington by attempting to match the OTR as much as possible. The front portion would match OTR entirely, with side-load garages etc. Proposed Covenants, Conditions, and Restrictions (CCRs) call for a landscape plan with two trees per lot, and corner lots having three trees.

Noting 18-foot driveways, Commissioner **Sam Barlow** asked if there are driveway length minimums in the OTR. **Bastian** answered that since the PUD is an overlay over the existing OTR zone, there are no requirements, and guidelines go according to the PUD. **Gibson** said typical front yard is 30 feet, so the driveway is 30 feet also. **Bastion** said it is 15 feet from the street to the front of the house, and 18 feet from the street to the garage. By default, the garages will be set back 3 feet from the front of the house. **Gibson** said 18 feet should be the minimum setback for driveways. **Bastion** said the houses would fit on 50x60 feet footprints. He presented individual lot lines with this plan rendition, which makes the HOA a lot simpler. **Gibson** said the Smith Homestead was done under a PUD. He suspects that the Council at the time gave some leniency in architecture from the underlying zone. The PUD allows the application to deviate from any standard. The City should get something out of the PUD that is better for the community before granting deviations from the typical standard. In this case, the Commission needs to decide if allowing a narrower Right of Way, less set back, and more garage frontage is worth the historic preservation of two homes. At first, the applicant was asking for two additional lots, but with the additional acreage from the **Fadel's**, they are now only asking for one additional lot. The arrangement will help the **Fadel's** long term.

Vice Chair John David Mortensen opened the public hearing at 7:34 PM.

**Cameron Forbush** (80 N. 100 W., Farmington, Utah) said he lives directly across the street. He was originally opposed to this plan, but is now onboard with it after getting his questions answered. It is a responsible plan he is happy with. He wishes the developer would have opened up the communication lines sooner with the surrounding neighbors.

**Kyle Fadel** (184 W. State Street, Farmington, Utah) said he owns the business and home at the stated address. He, his brother, and his mother were all approached by the developer from the beginning, as the developer asked them their thoughts and if they had any access needs. He said the applicant has handled this properly, and he expressed his support.

Cindy Ellis (72 W. State Street, Farmington, Utah) said nothing has been mentioned about what will be happening to the Fadel property. She is wondering if the Fadel's will likewise want to develop eight more lots under a PUD in the future. They have been hauling in fill dirt, and may put the homes higher up. She is worried about storm water drainage. The City should not continue to make deviations now just because they did for the Smith property in the past. Daybreak has done a good job with tiny lots and big houses, and that would look good in this Farmington location. She wants to see more creativity. Fadel answered and confirmed that they have no desire to do any high density, maybe only one or two more homes for their own family is all. It would do the memory of his father wrong if the property were developed into a lot of homes.

**Jeff Gregson** (94 N. 100 W., Farmington, Utah) said he has similar thoughts as **Cameron Forbush**, his neighbor, that this plan is better than the first one proposed. He likes the three homes that are visible matching the neighborhood. He wouldn't be sad if the smaller of the existing homes was demolished, as he is interested in making the neighborhood look better. Although it is historic in age, it is a sorry house. He agrees that the City needs to be careful when approving these sorts of projects because of setting a precedence.

Vice Chair John David Mortensen closed the public hearing at 7:43 PM.

**Gibson** said at this phase in the development, storm water has not yet been designed or determined. If it moves forward, the developer will work with civil engineers to design storm water systems. The water will need to be handled on their own property and not on others' properties. City Staff will ensure the developer's engineered plans meet City standards and requirements. Considering Lots 1 and 2, which belong to the **Fadel** family, only one single-family home could be built on each. An Accessory Dwelling Unit (ADU) could be located on site like, this is true as well for other homes in the surrounding neighborhood. It would take a future City Council legislative act to develop additional lots beyond what is being proposed. If the **Fadel's** kept those two lots and

didn't combine them with the currently proposed PUD, they could potentially ask for similar to what is being proposed on the east side. This proposal is mutually beneficial to both property owners. It takes some density from the **Fadel's** and moves it over to the developer, but the **Fadel's** get more access to their own property they wouldn't have had otherwise.

Adams asked about the three-car garages on the front. The house is about 62 feet wide and the garage is about 34 feet of that. The plans should meet the OTR, including the limited garage frontage. The driveways won't accommodate the parking of many cars, especially when people use their garages for storage. It is hard to park cars on the street, and they may create parking problems on 100 West. He would like to see a formal plan for the historic homes, including a cost estimate to restore the homes up to code. Bonding may be necessary, instead of just a commitment to restore them. He is not yet comfortable with this proposal.

**Gibson** said the access easement between the two property owners will be memorialized on the subdivision plat itself, which is both convenient and clear. An easement document could also be recorded with more details. These are very common, and Staff would ensure it is recorded simultaneously. Commissioner **Larry Steinhorst** said an 18-foot driveway is often not long enough to park a truck or extended vehicle. He wants more detail on what is being done with the existing homes. **Barlow** said he likes this plan, and the porches being bumped out helped. He would also like more details on what will be done on the existing homes. **Adams** said either moving the private drive forward (west) or moving the homes back would give more room for longer driveways. It may be more economical to tear the existing homes down, and that would allow more room for additional driveway/parking space or a wider Right of Way (ROW).

**Mortensen** said the Commission will likely see this again. Tonight, the Commission expressed concern over driveways. After engaging the **Fadel's**, the applicant is now asking for an additional bonus lot through use of a PUD. The Commission now needs to determine if the City gets something out of giving the applicant an additional bonus lot. He said he would like to see "charm" and "quaintness" in this development, and this is getting closer to that. He senses mixed feelings on the desire to preserve one or maybe even both existing homes. There is not a unanimous feeling that preserving them would be a benefit to the City. He would like to see more detailed plans for the existing homes.

**Gibson** said the historic consultant has been engaged, but he will find out when her findings would be available. Staff is recommending the Commission table this tonight to allow time to get this surveyed.

#### MOTION

Frank Adams made a motion to table Item #1 to be reset at the convenience of Staff and applicant.

Larry Steinhorst seconded the motion, which was unanimously approved.

Vice Chair John David Mortensen X Ave Nay Commissioner Mike Plaizier X Ave Nay Commissioner Frank Adams **X** Aye Nay Commissioner Alan Monsen **X** Aye Nay **Commissioner Larry Steinhorst X** Aye Nav Commissioner Sam Barlow **X** Aye

<u>Item #2 Wright Development Group – Applicant is requesting approval for Final Plat and Final Site Plan for the proposed Hess</u> Farms subdivision, on 10 acres of property, at approximately 900 N. Highway 89 (north of Lagoon Drive)

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. Hess Farms Subdivision is located at approximately 900 N. Highway 89 on Parcel 08-052-0262. The 10-acre parcel was rezoned to Commercial Mixed Use (CMU) on January 3, 2023. At that same meeting, the City Council approved the Development Agreement and schematic subdivision plan. The Planning Commission approved the preliminary plat on May 18, 2023. When reviewing the preliminary plat, the Commission was concerned about the location and storage of trash cans. The Commission requested that the applicant come up with a solution to storing a large number of trash and recycle bins in plain view of Lagoon Drive and the rest of the East Park Lane area. Additionally, the Commission noted the hazards of loose bins in windy weather. The applicant has provided a space within the garages of the units specifically to store the garbage and recycle bins. Robinson Waste, the City's trash removal provider has submitted a will serve letter for this area. It details the three areas where the cans will be picked up.

Another concern from the Commission was the apparent lack of guest parking. However, the project meets and even exceeds the parking counts required by the ordinance. The ordinance requires 1.85 to 2 stalls per unit, and the project provides 3.77 stalls per

unit. The residential project would complete the connection of the north part of Lagoon Drive to the Highway 89 frontage road and provides for a completion of the connection of 700 West Street to Lagoon Drive. Apart from 700 West and Lagoon Drive, the development would be served by private streets, and homes are platted on individual lots for the option of owner occupancy.

**Hansell** said the Commission is approving the whole plat tonight, which is both the townhome residential component as well as Lot 1 (2.69 acres is being set aside for commercial use). The commercial site plan is under review with Staff and the DRC.

Applicant **Logan Johnson** (1178 W. Legacy Crossing, Centerville, Utah) with Wright Development addressed the Commission. There is a screening code requirement that the City wanted a white vinyl fence placed on the east end of the lot. However, he doesn't think the Army Corps of Engineers will allow a fence on the property line because of the wetlands. It will likely be left open, with a fence ending at the northern boundary. He proposes that there would be no north-south fencing. He is confident they meet and exceed both the parking and garbage elements, which are administrative decisions. He is happy to add to the HOA language that storage of garbage and recycling cans must be inside garages. There will not be a need for parking along the private road, which is not wide enough to accommodate it anyway. He is confident they meet the requirements in both the Development Agreement and ordinances of the City, and are anxious to get Lagoon Drive started.

Regarding the commercial use, **Johnson** said four buildings for office spaces are being planned. The family is splitting access a bit, with him taking half and the family taking half of this commercial space. He can't speak for the family's intentions for that land. **Gibson** said anything under 5 acres falls under the purview of Staff per city code, so they are reviewing the commercial lot.

Commissioners prefer that the garbage and recycling cans remain out of site, not necessarily in garages. One commissioner said he would never want trash cans stored in his townhome garage, even if there was a nook designed for them in the garage.

## **MOTION**

**Frank Adams** made a motion that the Planning Commission approve the final plat for Hess Farms Subdivision subject to all applicable development standards and ordinances, with the condition that the applicant must address all remaining DRC comments; including Findings and Supplemental Information; as well as final site plan.

## Findings 1-5:

- 1. The final plat conforms with the preliminary plat.
- 2. The project addresses the conditions of acceptance and all requested changes.
- 3. The final plat conforms with the approved Development Agreement, which includes a previously accepted deed restriction as approved by the City Council.
- 4. The Hess Farms project conforms with the East Park Lane Small Area Master Plan.
- 5. The project provides valuable connections to 700 West, Lagoon Drive, and the frontage road.

# **Supplemental Information 1-3:**

- 1. Vicinity Map
- 2. Final Plat
- 3. Layout of unit garage refuse storage area

Larry Steinhorst seconded the motion. The motion passed 5-1.

Vice Chair John David Mortensen	<b>X</b> AyeNay
Commissioner Mike Plaizier	<b>X</b> AyeNay
Commissioner Frank Adams	<b>X</b> AyeNay
Commissioner Alan Monsen	Aye <b>X</b> _Na
Commissioner Larry Steinhorst	<b>X</b> AyeNay
Commissioner Sam Barlow	<b>X</b> AyeNay

# **ZONE TEXT AMENDMENTS**

Item #3 Farmington City – Applicant is requesting additional text and amendment to Title 12: SUBDIVISION REGULATIONS. The proposed amendments are in response to requirements from the State of Utah to remove the requirement for concept/schematic reviews on conventional subdivisions and to establish an appeal process as outlined by the State. The amendments further clarify submittal requirements and the review process. (continued)

Gibson introduced this agenda item. During the 2023 Utah State Legislative Session, a new law was passed in the form of SB174,

which required cities throughout the State to comply with certain provisions related to how subdivisions are reviewed and approved. The bill's requirements are directed at residential subdivisions. However, to provide consistency in processes followed in Farmington City, the proposed text changes included with the Staff Report impact all subdivisions.

Included with the Staff Report is a summary sheet of what SB174 requires from the Utah League of Cities and Towns.

In brief, there are two types of subdivisions that are generally considered in Farmington City:

- 1. **Conventional Subdivision**: A subdivision which meets the zoning requirements without any deviation from development standards or any variation from what is identified by the zoning as conventional lots. This type of subdivision approval and review is entirely administrative. Verifying whether or not it meets the zoning and does not have legislative discretion.
- 2. Non-Conventional Subdivision Planned Unit Development (PUD) / Conservation Subdivision / Alternate Lot Size Subdivision / Project Master Plan (PMP): These subdivisions all include elements of legislative discretion, meaning that the City does not have to approve the requests or project as proposed, and the regulations for development of the subdivision are most often memorialized in a Development Agreement (DA) with the City, or on occasion through conditions imposed as part of a motion by the City Council.

Based on conversations with the Planning Commission at prior meetings, the process under consideration would put the review of purely residential subdivisions under the purview of City Staff as long as they are conventional in nature. The Planning Commission and City Council will be involved in the initial step of non-conventional subdivisions which includes legislative type decisions. The Commission will also have the administrative function of ensuring a non-conventional preliminary plat follows the parameters established by the City Council.

A visual comparison of the proposed changes is included in the Staff Report. The latest ordinance draft in this report includes comments from Planning Staff, the City Engineer, and the City Attorney. Application forms in any format will then be altered to fulfill what is required by the ordinance. To ensure these updates meet the implementation timeframe required by the State, Staff is encouraging that the Planning Commission make a recommendation in time to have the Council do their first review on November 14, 2023.

Update: Comments from the Planning Commission during the October 5, 2023, meeting is included below. These items have been addressed or included in the current ordinance draft as indicated.

Clarify – denied or approved at four reviews? If they can't fix deficiencies after four reviews, is it automatic approval or denial? (Depending on who the land use authority is, they would have the chance to formally deny or approve the application. If deficiencies aren't addressed within the limit of review cycles, it would be denied – 12-6-130 (C) last sentence.)

Does PC review constitute a review? For example, does tabling a project constitute a review? (This is not clear in statute. Staff can continue working with the City Attorney to verify. As written, the ordinance assumes that the DRC has four chances to review before sending to PC for decision. PC would then approve or deny rather than table. Unless applicant consents to tabling item, appeal process would be next option if desired.)

Does quality of application information come into play at optional schematic review? (Staff will maintain a list of items requested at schematic review. For applications which aren't required to submit this, we will not be able to force them to fully submit the desired details. The quality and amount of feedback that an applicant can receive will be based on the quality or amount of information provided at schematic review, and can help an applicant with better direction moving forward.)

Public hearing at prelim plat – optional? What's the point in public hearing or even PC review at conventional? (A public hearing is important primarily when opinion and policy is under consideration. For administrative actions where something is simply being reviewed for compliance with existing rules, a hearing can be ineffective or even problematic. For this reason, the proposed process does not include a hearing on conventional subdivisions. 12-1-060 proposes Staff as the authority for conventional single-family and two-family dwellings.)

Designate a land use authority in the ordinance. – (Updated 12-1-060 to clarify this and added definitions.)

DAs – how does the Planning Commission communicate their conditions/changes effectively? For example, PC can do conditions in their recommendation that are not implemented by the City Council in the DA. What happens to those conditions? What is the point of PC review of DA/PMP/PUD etc. at that point? (Conditions in this case are an addition to or a variation from the established regulations or standards for a subdivision and are legislative in nature. As such, the PC will give recommendations on legislative items or additional or modified rules, which the City Council (the elected legislative body) may choose to implement or not.)

Boilerplate of all DAs should include all conditions (past, current or future?) made by the City Council and/or PC. (Staff can include all conditions for consideration in a template DA from past projects on upcoming proposals. Reports will also likely include a DA which has been modified from that template as the proposed agreement as negotiated or modified by the developer and Staff being recommended to the PC. The PC can then recommend changes to the agreement for the consideration of the City Council.)

All notices should include that there will be only one public hearing in a project's process. (Staff will include this language in future notices.)

- 1. Additional submittal requirements have been added based on comments from the City Engineer.
- 2. Additional changes have been made to the order of Title 12, with reference added to applicable sections of State Code based on comments from the October 19, 2023, PC meeting.

**Gibson** explained what a metes and bounds subdivision is. Old properties don't exist in subdivision plats, but only have a legal description using metes and bounds. The City established a process to get one of such lots split into two without having to create an expensive plat. It still requires a surveyor to create new legal descriptions. That would be considered conventional and would be reviewed by Staff. Currently, these bypass the Planning Commission and go straight to the City Council. Essentially, two processes are proposed, one for conventional and one for nonconventional. The Planning Commission will not see the conventional, as it does not require legislative decisions. All final plat approvals would rest with Staff. This would meet the State's updated requirements.

**Barlow** said after reviewing this item a few times, he is comfortable with it. The details have been worked out. **Adams** said he had a lot of comments, but **Gibson** and the City Attorney went through them already. Commissioner **Mike Plaizier** said he missed discussion of this at the past two meetings. **Mortensen** said he is behind as well.

## **MOTION**

**Sam Barlow** made a motion that the Planning Commission recommend approval of the subdivision ordinance text amendments (included in the Staff Report) to the City Council, plus the responses to the Commissioners' responses.

## Findings 1-4:

- 1. The proposed changes will bring the City ordinances into compliance with processes mandated by the State of Utah.
- 2. The proposed text amendments clarify when steps are optional and when processes are required, based on different application types.
- 3. The proposed changes will help clarify which items must be submitted during the process for a complete application and clarifies the review process for both City Staff and applicants.
- 4. As proposed, the process considered by the text amendments will keep legislative decisions in the hands of the legislative body and keep more technical or administrative issues with administrative bodies for review and consideration.

## **Supplemental Information 1:**

1. Draft Changes to Title 12: Subdivisions

Alan Monsen seconded the motion, which was unanimously approved.

Vice Chair John David Mortensen	<b>X</b> AyeNay
Commissioner Mike Plaizier	<b>X</b> AyeNay
Commissioner Frank Adams	<b>X</b> AyeNay
Commissioner Alan Monsen	<b>X</b> AyeNay
Commissioner Larry Steinhorst	<b>X</b> AyeNay
Commissioner Sam Barlow	<b>X</b> AyeNay

Item #4: Farmington City – Applicant is requesting additional text and amendments to Title 11: ZONING REGULATIONS and Title 15: SIGN REGULATIONS. The proposed amendments are to update the body which hears appeals and other land use applications such as variance requests. This ordinance would transfer the role of the Board of Adjustments to an Administrative Hearing Officer (AHO).

City Attorney **Paul Roberts** presented this agenda item. City Staff is working on establishing a more sophisticated and structured administrative hearing process. As part of the process, multiple administrative appeals will now be referred to the Administrative Hearing Officer (AHO). An AHO is not a City employee, and thus has the benefit of being aloof from politics and public clamor. As administrative appeals require both (1) the presentation and resolution of factual disputes, and (2) a legally-mandated course of action in light of those facts, the AHO is well suited to take on those matters. This application transfers administrative appeals that touch upon land development to the AHO.

The Board of Adjustment has not been formed or asked to function in over two years, in light of the passage of section 11-5-045, which permitted the use of the AHO to address variances and nonconforming use determination matters. This proposal removes references to the Board throughout the City code.

This ordinance also amends the variance section (11-5-080) to remove duplicative language to what already exists in state code, and which would be applicable to variance petitions anyway. It retains any unique aspects of our variance code, such as the section elaborating on hardship and special circumstances.

Once this application receives a recommendation from the Planning Commission, it will be presented to the Council alongside the chapter establishing the administrative procedures, along with various other code amendments that transfer administrative appeal authority to the AHO. Those procedures include a section that lists the matters over which the AHO has authority. For those who are interested in reviewing the draft procedure chapter, along with a table tracking all administrative appeals being transferred to it, that matter was presented for work session discussion during the October 17, 2023, City Council meeting.

Roberts said it is really helpful for the City in general to have a good, rigorous administrative hearing process. Current City ordinance language has appeals being handled in many ways, with some going to the Mayor, City Council, or City Manager. They were all over the place, but all administrative. It is better to have one point of appeal with a AHO. A consistent 10-business day length is proposed. It was time for Farmington to get rid of references to Boards of Adjustments, which typically go away as cities become larger and more sophisticated. They are still used in half of all jurisdictions. Boards often make decisions on what they feel should be rather than on law, which can cause problems for cities. The City has used an AHO for variances for the past two years, and it has gone well. He thanked Adams for his submitted comments. Timelines for appeals are established by State code. There is one type of appeal (11-4-070 bonds being released) that Roberts said makes sense to leave with the City Manager. 11-4-090 says appeals need to be made within 10 days to the City Recorder. Rather than rewrite the entirety of Chapter 5, many things were stripped out and the chapter will be renamed 'Appeals, Variances and Nonconformities. These are not really appeals, but rather requests for a variance. Rather than a section on bonds, he suggests referring to State code, which Farmington matched anyway. This will allow the City to keep pace with any State changes. Chapter 3-7 is yet to be written to identify how the AHO is appointed. It will likely be a two-year position appointed by the City Manager as approved by the Community Development Director. The AHO can be removed for cause or reappointed after two years.

11-25-080 addresses the possibility of the City appealing an action (such as a decision by a rogue City Council), and allows the City Manager to make the appeal. That way, the AHO could correct it before the City gets sued. Some clean-up is still needed, as the proposed changes overlap the subdivision code. **Roberts** knows of no court cases where a Court has overturned a legislative decision, unless they have done something illegal. A referendum on the ballot is another remedy. Recently, many administrative decisions are being taken away from the City Council. Decisions have to be made according to the law. Since **Roberts** has been with the City, there have been about one appeal per month. In certain circumstances, an attorney may need to be hired to advise the AHO. Under State law, anything that touches on development needs to go through the Planning Commission, which is why this is before the Commission tonight.

Adams said there is a potential for bias of the AHO because their fees are paid by both parties. Roberts said the applicant would pay the appeal fee, but the City would pay the AHO's bill. Adams said he is concerned about a minor potential for bias, that the AHO would rule in favor of the City in order to get their contract renewed. Roberts said the way to avoid bias is the two-year term and dismissal for cause only.

Vice Chair John David Mortensen opened and closed the public hearing at 8:45 PM, due to no comment received.

## **MOTION**

**Frank Adams** made a motion that the Planning Commission recommend approval of the ordinance (enclosed in the Staff Report) to the City Council.

#### Findings 1-3:

- 1. The use of an Administrative Hearing Officer is both legally sound and bound to be more efficient and transparent than a Board of Adjustment in cases of variances and determinations of nonconforming use.
- 2. The utilization of an Administrative Hearing Officer in cases of administrative appeals in the land use context will be similarly preferable due to the Administrative Hearing Officer's independence from the City's organizational and political influences.
- 3. The use of an Administrative Hearing Officer will increase efficiency and help insulate the City from legal challenges on the bias or unfair treatment.

# Supplemental Information 1-2:

- 1. A list of draft changes to the effected sections to be found within the packet.
- 2. A list of repeal to the effected sections to be found within the packet.

Mike Plaizier seconded the motion, which was unanimously approved.

Vice Chair John David Mortensen	<b>X</b> AyeNay
Commissioner Mike Plaizier	<b>X</b> AyeNay
Commissioner Frank Adams	<b>X</b> AyeNay
Commissioner Alan Monsen	<b>X</b> AyeNay
Commissioner Larry Steinhorst	<b>X</b> AyeNay
Commissioner Sam Barlow	<b>X</b> Aye Nay

# **OTHER BUSINESS**

# Item #4 Miscellaneous, correspondence, etc.

- a. Minutes Approval October 5, 2023
  - i. Larry Steinhorst made a motion to approve the October 5, 2023, minutes.

## **Frank Adams** seconded the motion.

Vice Chair John David Mortensen	<b>X</b> AyeNay
Commissioner Mike Plaizier	<b>X</b> AyeNay
Commissioner Frank Adams	<b>X</b> AyeNay
Commissioner Alan Monsen	<b>X</b> AyeNay
Commissioner Larry Steinhorst	<b>X</b> AyeNay
Commissioner Sam Barlow	<b>X</b> AyeNay

- b. Gibson said the Council will meet again on November 14, 2023. The Commission only has one December meeting.
- c. Adams wants a report from Staff on the General Plan update. Gibson said they are reviewing Requests for Proposal (RFPs) and understanding options on getting consultants. Adams also inquired about reconstituting a committee to study low- and moderate-income housing including criteria. Gibson said it is on the mayor's radar, and he is awaiting input from the mayor.

## **ADJOURNMENT**

Larry Steinhorst motioned to adjourn at 8:50 pm.

Vice Chair John David Mortensen	<b>X</b> AyeNay
Commissioner Mike Plaizier	<b>X</b> AyeNay
Commissioner Frank Adams	<b>X</b> AyeNay
Commissioner Alan Monsen	<b>X</b> AyeNay
Commissioner Larry Steinhorst	<b>X</b> AyeNay
Commissioner Sam Barlow	<b>X</b> AyeNay

John David Mortensen, Vice Chair





#### CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, November 14, 2023** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 5:30 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 <a href="www.farmington.utah.gov">www.farmington.utah.gov</a>. If you wish to email a comment for any of the listed public hearings, you may do so to <a href="mailto:dcarlile@farmington.utah.gov">dcarlile@farmington.utah.gov</a>.

# WORK SESSION - 5:30 p.m.

- West Davis Corridor improvements discussion
- STACK Real Estate presentation
- Show and Tell of new Ambulance

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

#### CALL TO ORDER:

- Invocation Scott Isaacson, Councilmember
- Pledge of Allegiance Amy Shumway, Councilmember

## PRESENTATION:

- Farmington City Presents Annie Jr
- FY24 1st Quarter Financial Report

#### **BUSINESS:**

- Award Contract to GSBS for Rock Mill Master Plan Development
- Need-Based Assistance Program for Utility Bills
- Amendments regarding Foothill Development Standards

## SUMMARY ACTION:

- Adoption of Personnel Manual & Authorization to City Manager to make amendments hereafter.
- Procurement Policy and Municipal Code Amendment
- · Appeal Authority Consolidation and Removal of References to Board of Adjustment
- Text amendments modifying the Subdivision process
- Remove Financial Institutions as an allowed use in zoning districts where currently permitted
- Minutes Approval for 10-3-23 and 10-17-23

# **GOVERNING BODY REPORTS:**

- City Manager Report
- Mayor Anderson & City Council Reports

# **ADJOURN**

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

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website <a href="www.tah.gov/pmn">www.farmington.utah.gov</a> and the Utah Public Notice website at <a href="www.utah.gov/pmn">www.utah.gov/pmn</a>. Posted on November 8, 2023