



FARMINGTON CITY

PLANNING COMMISSION

December 07, 2023



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday December 07, 2023

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session and training will be held at **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers.

The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

SUBDIVISION/SITE PLAN APPLICATIONS – no public hearing

1. Shivang Hospitality LLC – Applicant is requesting Final Site Plan and Final Subdivision approval for the proposed Farmington Station Parkway Phase 2 subdivision which will include a hotel, located at 332 West Park Lane on 4.15 acres of property in the OMU (Office Mixed Use) zone. (SP-6-22, S-13-22)

ZONE CHANGE – public hearing

2. Davis County – Applicant is requesting consideration of an addendum to a Development Agreement to consider a sign package proposal for the Western Sports Park project at 151 South 1100 West. Signs are being considered as part of the existing Agriculture Planned (AP) district and include an electronic message sign and wall signs. (Z-3-23)

ZONE TEXT AMENDMENTS – public hearing on item 4 only

3. Andrea & Andrew Gooch – Applicant is requesting 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) (Tabled on 11.16.2023)
4. Farmington City – Applicant is requesting a consideration of additional text and amendments to Chapter 32, OFF STREET PARKING, LOADING AND ACCESS, of Title 11: ZONING REGULATIONS. The amendments are proposed to establish new parameters around what portions of a front yard can be paved and used for vehicle parking and access. (ZT-22-23).

OTHER BUSINESS

5. Miscellaneous, correspondence, etc.
 - a. Minutes Approval from 11.16.2023
 - b. City Council Report from 12.05.2023
 - c. Review of 2024 PC Calendar (Council will adopt)
 - d. Election of Chair & Vice Chair for 2024
 - e. Other

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

***CERTIFICATE OF POSTING** I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website www.farmington.utah.gov, the Utah Public Notice website at www.utah.gov/pmn, and emailed to media representatives on December 05, 2023. Carly Rowe, Planning Secretary*



Farmington City Planning Commission Staff Report December 7, 2023

Item 1: Farmington Station Parkway Phase II –Final Plat and Final Site Plan

Public Hearing: No
Application No.: S-13-22, SP-6-22
Property Address: 595 N Station Parkway
General Plan Designation: TMU (Transit Mixed Use)
Zoning Designation: OMU
Area: 5.2 Acres
Number of Lots: 2
Property Owner: Jerry C Cook Trustees
Agent: Dharmesh Ahir

Request: *The applicant is seeking approval for the final plat and final site plan for Farmington Station Parkway Phase II.*

Background Information

Farmington Station Parkway Phase II is a proposed two-lot, one parcel subdivision located in the OMU zone on the west/south side of the curve of Station Parkway and Burke Lane. The applicant has proposed the southern lot, Lot 201, as a hotel use. Lot 202 does not currently have a proposal but will follow the OMU zoning. Finally, there is a remainder parcel northwest of Shepard Creek, which will remain a parcel until such a date as it is developed. At which point, the plat will be amended to convert the parcel to a buildable lot.

The City Council approved the schematic site plan and schematic subdivision plan on June 7, 2022.

Suggested Motion

Move that the Planning Commission approve the final plat for Farmington Station Parkway II, a two-lot subdivision; and move that the Planning Commission approve the final site plan for Farmington Station Parkway Phase II Lot 201. Both subject to all applicable City ordinances and development standards.

Findings:

1. The applicant adds another hotel use for visitors to Farmington, which enhances the local economy of the City.
2. The project is consistent with the previously approved Schematic Plat and Site plan, the City's Master Plan, and meets the goals and purposes of the Zoning Ordinance.
3. The development proposal improves the Shepard Creek Trail connection, and provides open space, from Cook Lane to Station Parkway.

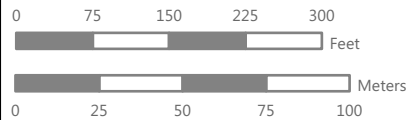
Supplemental Information

1. Vicinity Map
2. Final Subdivision Plat
3. Final Site Plan – Lot 1
4. Building elevations



VICINITY MAP

Farmington Station Parkway Phase II



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

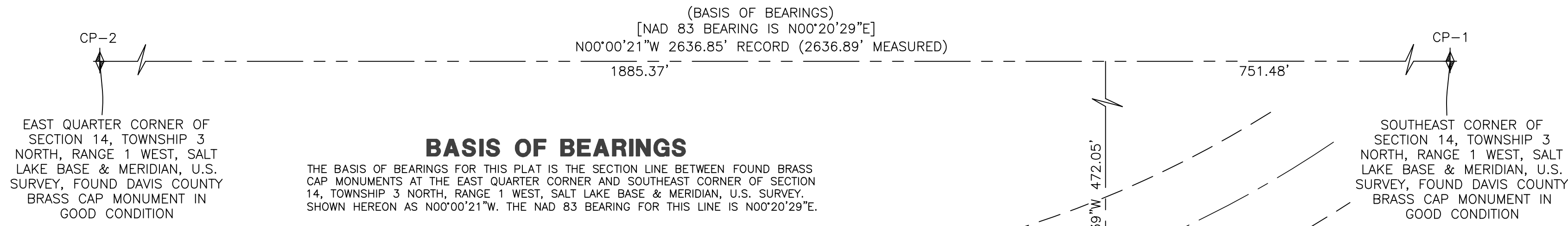
SHEET 1 OF 1

FARMINGTON STATION PARKWAY PHASE 2

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY FARMINGTON CITY, DAVIS COUNTY, UTAH AUGUST, 2023



VICINITY MAP NOT TO SCALE



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN FOUND BRASS CAP MONUMENTS AT THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY.

BOUNDARY DESCRIPTION

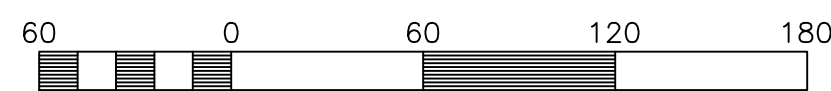
PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATION PARKWAY, SAID POINT BEING 751.48 FEET N00°00'21"W AND 472.05 FEET S89°59'39"W FROM THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COOK LANE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 77°32'21" WEST 28.09 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 69.52 FEET, A DELTA ANGLE OF 32°39'00", A CHORD BEARING OF NORTH 86°08'09" WEST, AND A CHORD LENGTH OF 68.58 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 62.07 FEET, A DELTA ANGLE OF 19°58'50", A CHORD BEARING OF NORTH 79°48'04" WEST, AND A CHORD LENGTH OF 61.76 FEET; AND (4) NORTH 89°47'29" WEST 318.11 FEET; THENCE NORTH 00°20'20" WEST 293.60 FEET; THENCE NORTH 81°25'52" EAST 12.83 FEET; THENCE SOUTH 75°10'17" EAST 27.95 FEET; THENCE NORTH 72°49'07" EAST 21.25 FEET; THENCE NORTH 30°06'38" EAST 25.81 FEET; THENCE NORTH 23°33'58" EAST 18.51 FEET; THENCE NORTH 07°20'52" WEST 16.74 FEET; THENCE NORTH 15°14'47" EAST 23.97 FEET; THENCE NORTH 39°58'23" EAST 25.16 FEET; THENCE NORTH 23°01'25" EAST 29.67 FEET; THENCE NORTH 20°24'46" EAST 51.82 FEET; THENCE NORTH 44°01'23" EAST 26.58 FEET; THENCE NORTH 61°39'35" EAST 21.80 FEET; THENCE NORTH 69°54'34" EAST 39.60 FEET; THENCE NORTH 65°21'01" EAST 36.28 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATION PARKWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 610.00 FEET, AN ARC LENGTH OF 356.46 FEET, A DELTA ANGLE OF 33°28'53", A CHORD BEARING OF SOUTH 31°23'17" EAST, AND A CHORD LENGTH OF 351.41 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 611.07 FEET, AN ARC LENGTH OF 73.34 FEET, A DELTA ANGLE OF 06°52'37", A CHORD BEARING OF SOUTH 11°11'52" EAST, AND A CHORD LENGTH OF 73.30 FEET; AND (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 171.09 FEET, A DELTA ANGLE OF 12°06'07", A CHORD BEARING OF SOUTH 13°54'31" EAST, AND A CHORD LENGTH OF 170.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 180,732 SQUARE FEET OR 4.149 ACRES.

LEGEND

- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
○ = FOUND AS NOTED
--- = BOUNDARY LINE
--- = LOT LINE
--- = ADJOINING PROPERTY
--- = ROAD CENTERLINE
--- = EASEMENTS
--- = EXISTING FENCE
--- = SECTION TIE LINE
P.U.E. = PUBLIC UTILITY EASEMENT



Scale: 1" = 60'

WEBER BASIN WATER CONSERVANCY DISTRICT NOTE

SECONDARY WATER HAS BEEN ALLOCATED TO THIS PARCEL BASED ON AN ANTICIPATED LANDSCAPE AREA OF 1.0 ACRE, AND UNDER THE ASSUMPTION THAT NO MORE THAN 50% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS OR XERISCAPING, LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGES TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN END USER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

SITE CONTROL PER DAVIS COUNTY DATUM

Table with columns: POINT, DESCRIPTION, NORTHING, EASTING, ELEVATION. Rows include CP-1, CP-2.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L43 with their respective bearings and distances.

SURVEYOR'S CERTIFICATE

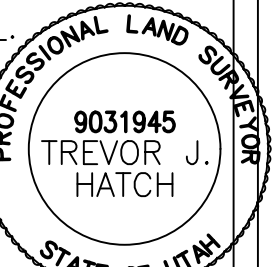
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF FARMINGTON STATION PARKWAY PHASE 2 IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20_____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO TWO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND FARMINGTON STATION PARKWAY PHASE 2, AND HEREBY DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO DO HEREBY DEDICATE A PATHWAY EASEMENT TO FARMINGTON CITY AND DO HEREBY DEDICATE A CROSS ACCESS EASEMENT ON LOT 2 TO THE OWNER OF LOT 1 AND DO HEREBY DEDICATE A DRAINAGE EASEMENT TO FARMINGTON CITY FOR A DETENTION BASIN.

SIGNED THIS _____ DAY OF _____, 20_____.

SHIVANG HOSPITALITY LLC

NAME/TITLE

LLC ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____)ss. ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

CURVE TABLE

Table with columns: #, RADIUS, ARC LENGTH, CHD LENGTH, TANGENT, CHD BEARING, DELTA. Lists curves C1 through C21 with their geometric data.

DEVELOPER:

DHARMESH AHIR 332 W. PARK LANE FARMINGTON, UT. 84025

PROJECT INFORMATION

Surveyor: T. HATCH Project Name: FARMINGTON STATION PARKWAY PHASE 2 Designer: N. ANDERSON Number: 7306-01 Begin Date: 8-21-2023 Scale: 1"=60' Sheet: 1 OF 1

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER _____ DEPUTY.

WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED BY WEBER BASIN WATER CONSERVANCY DISTRICT THIS THE _____ DAY OF _____, 20_____.

SIGNATURE

CENTRAL DAVIS SEWER DISTRICT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE _____ DAY OF _____, 20_____.

SIGNATURE

FARMINGTON CITY PLANNING COMMISSION

APPROVED THIS THE _____ DAY OF _____, 20_____, BY THE FARMINGTON CITY PLANNING COMMISSION.

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

FARMINGTON CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE _____ DAY OF _____, 20_____.

FARMINGTON CITY ENGINEER

FARMINGTON CITY COUNCIL

PRESENTED TO THE FARMINGTON CITY COUNCIL THIS THE _____ DAY OF _____, 20_____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

FARMINGTON CITY MAYOR

ATTEST:

CITY RECORDER

FARMINGTON CITY ATTORNEY

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

FARMINGTON CITY ATTORNEY



Project Narrative/Notes/Revisions

1. 10/17/2022 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 11/08/2022 JL - UPDATED DETENTION BASIN.
3. 06/05/2023 CK - UPDATED BUILDING LAYOUT.
4. 06/13/2023 CK - BUILDING LAYOUT.
5. 07/13/2023 CK - BUILDING LAYOUT.
6. 10/05/2023 CK - CITY COMMENTS.
7. 11/06/2023 CK - CITY COMMENTS.

Farmington Station Parkway Phase 2 Improvement Plans

FARMINGTON CITY, DAVIS COUNTY, UTAH
OCTOBER 2022

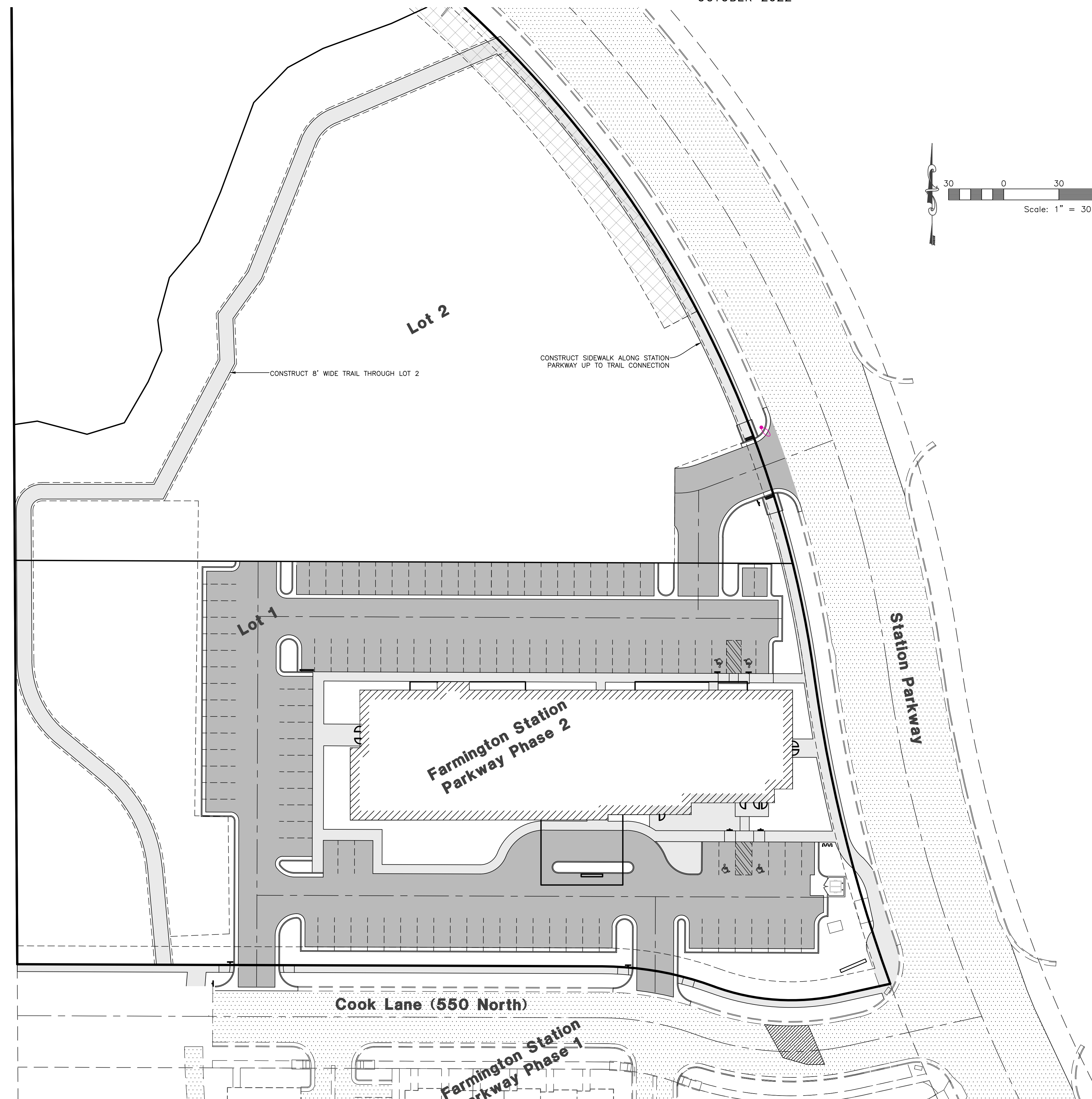
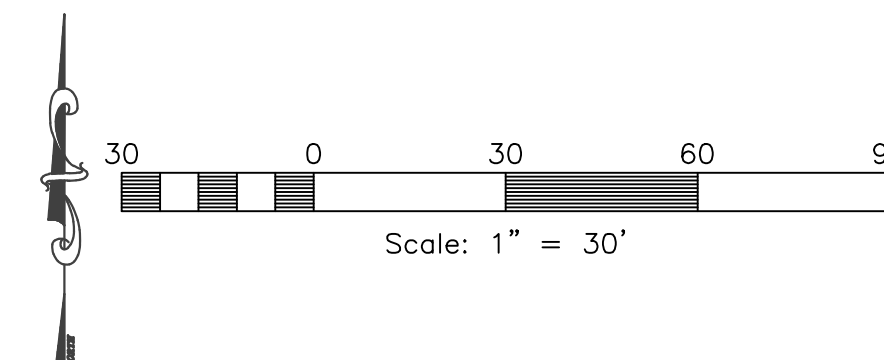


VICINITY MAP
SCALE: NONE

Site Information

FARMINGTON CITY, DAVIS COUNTY, UTAH

TOTAL PARCEL AREA.....	99,250 s.f.	
BUILDING AREA.....	16,380 s.f.	16.5%
HARD SURFACED AREA.....	48,092 s.f.	48.4%
LANDSCAPE AREA.....	34,778 s.f.	35.1%
GUEST PARKING.....	110 STALLS + 4 ADA	
CONSTRUCTION TYPE V-B, 5 STORIES		



JONES F PROPERTY LLC
08-060-0043

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Existing Site & Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading, Drainage, & Utility Plan
- Sheet 6 - Basin Details
- Sheet 7 - Civil Details
- Sheet 8 - Civil Details
- Sheet 9 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 10 - Storm Water Pollution Prevention Plan Details
- Sheet 11 - Landscape Plan
- Sheet 12 - Irrigation Plan
- Sheet 13 - Irrigation Details

Farmington City Engineer

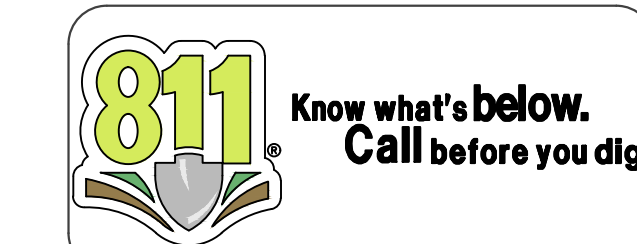
FARMINGTON CITY ENGINEER _____ DATE _____

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Notice:

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.



Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Dharmesh Ahir
332 West Park Lane
Farmington, Utah 84025
(307) 262-3089

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



DATE	DESCRIPTION
11-07-22	JL Detention Basin
06-05-23	CK Building Layout
06-13-23	CK Building Layout
07-13-23	CK Building Layout
10-05-23	CK City Comments
11-06-23	CK City Comments

Farmington Station Parkway Phase 2

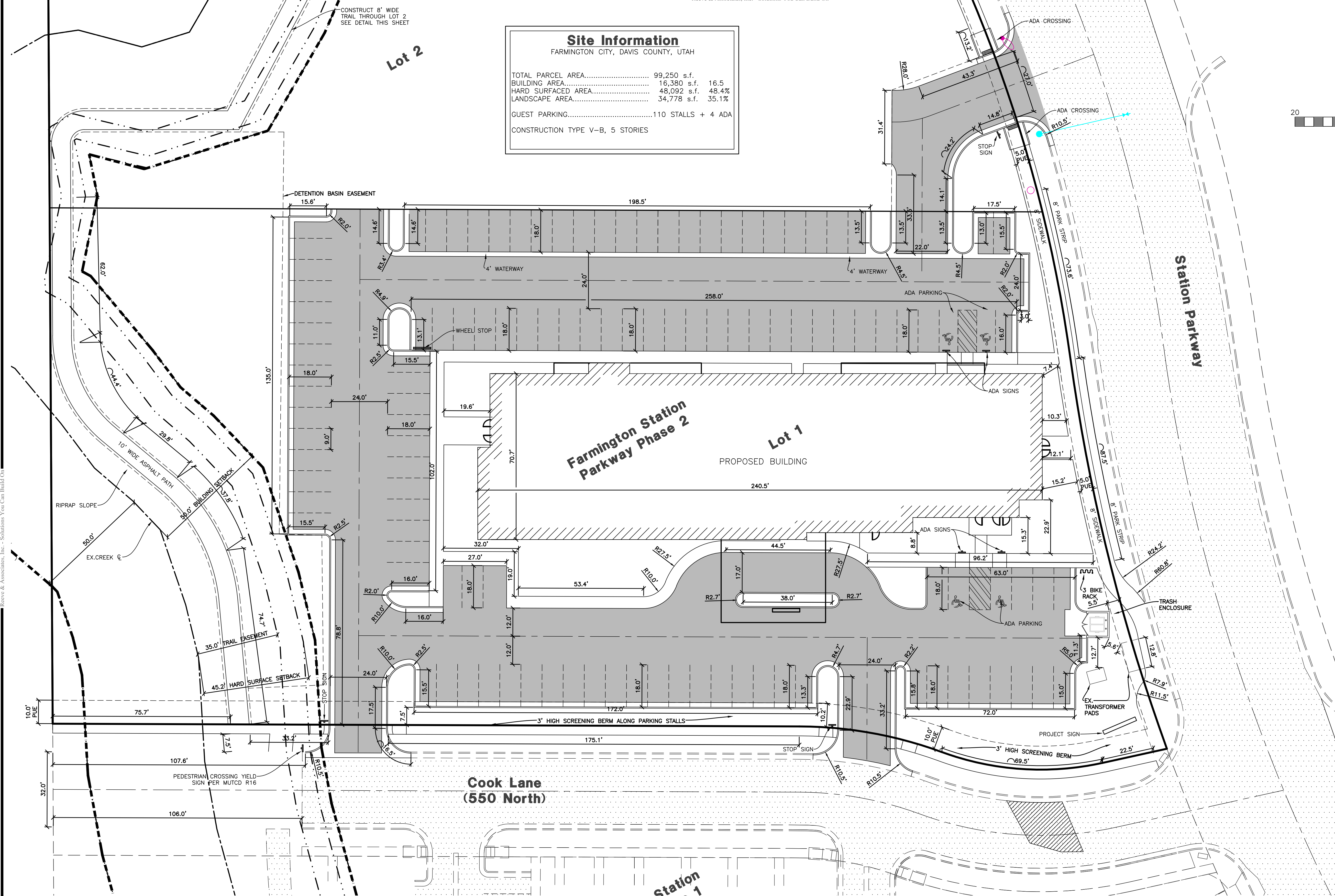
FARMINGTON CITY, DAVIS COUNTY, UTAH

Cover/Index Sheet

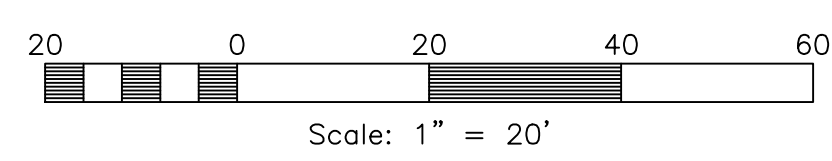


Project Info.

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	OCTOBER 2022
Name:	FARMINGTON STATION PARKWAY PHASE 2
Number:	7306-01



Site Information		FARMINGTON CITY, DAVIS COUNTY, UTAH	
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GUEST PARKING.....	110 STALLS + 4 ADA		
CONSTRUCTION TYPE V-B, 5 STORIES			



Reeve & Associates, Inc. - Solutions You Can Build On

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 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 671-3100 www.reeve.co

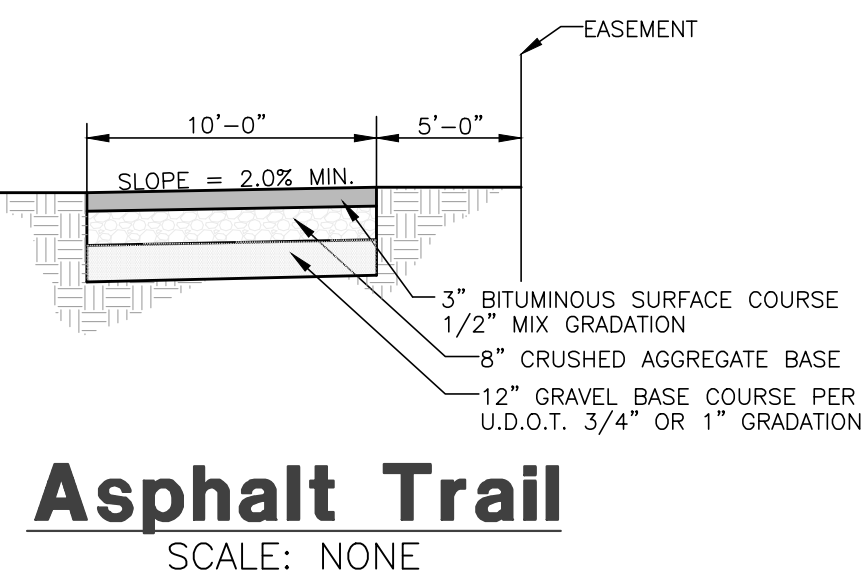
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	11-07-22	JL Detention Basin
	06-05-23	CK Building Layout
	06-13-23	CK Building Layout
	07-13-23	CK Building Layout
	10-08-23	CK City Comments
	11-06-23	CK City Comments

Farmington Station Parkway Phase 2
 FARMINGTON CITY, DAVIS COUNTY, UTAH
Proposed Site Plan



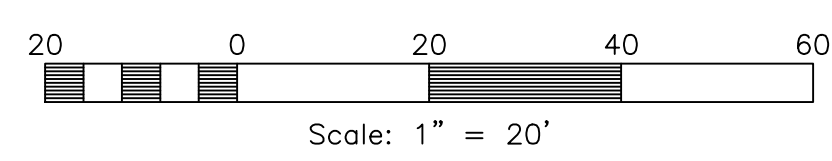
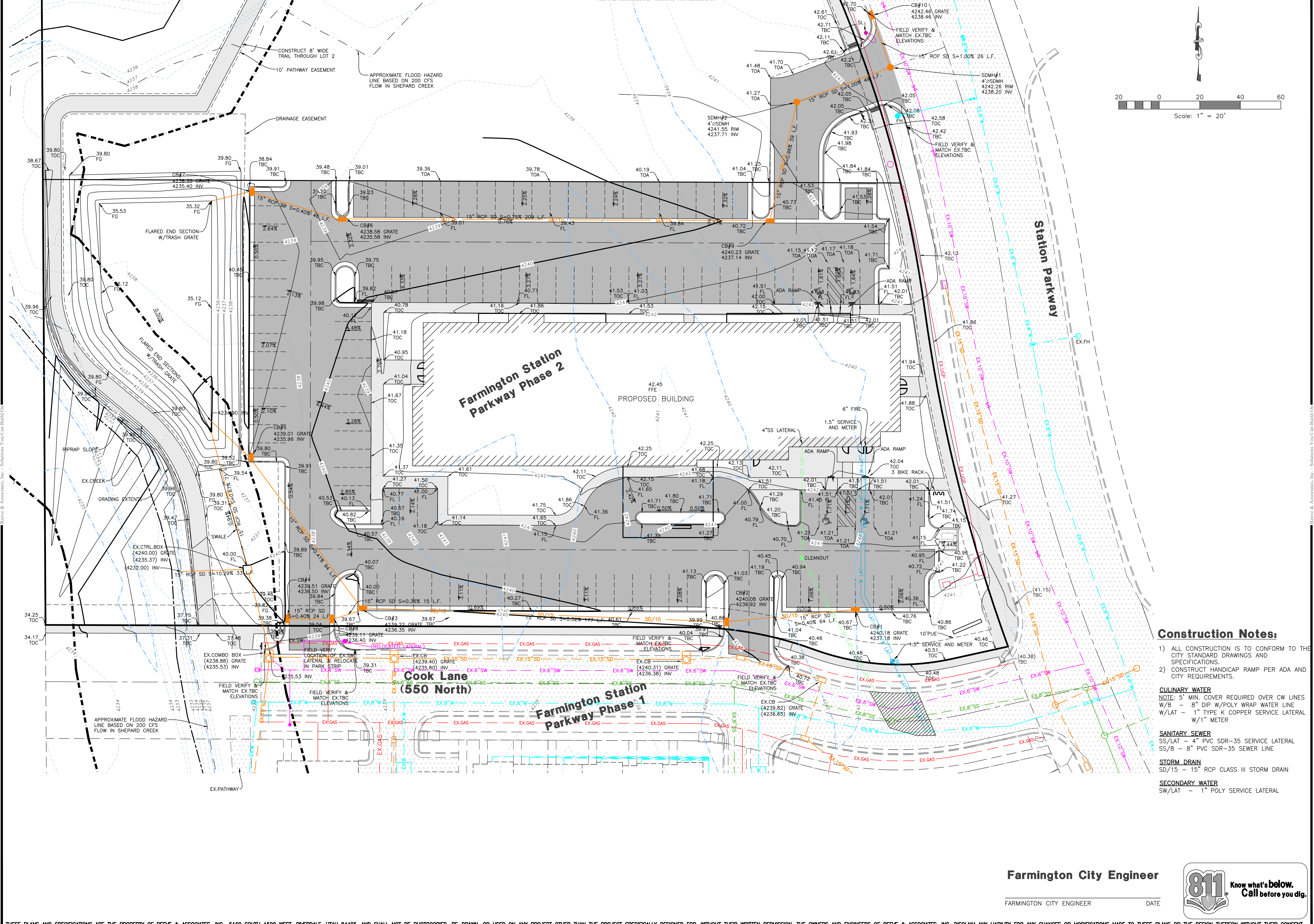
Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: OCTOBER 2022
 Name: FARMINGTON STATION PARKWAY PHASE 2
 Number: 7306-01



Farmington City Engineer

FARMINGTON CITY ENGINEER DATE





Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 671-3100 WWW.REEVE-RA.COM

RA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
11-07-22	JL	Detention Basin
06-05-23	CK	Building Layout
07-13-23	CK	Building Layout
10-09-23	CK	City Comments
11-06-23	CK	City Comments

Farmington Station Parkway Phase 2

FARMINGTON CITY, DAVIS COUNTY, UTAH

Grading, Drainage, & Utility Plan

Construction Notes:

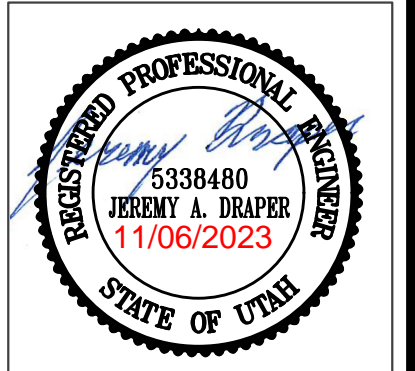
- 1) ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
 NOTE: 5" MIN. COVER REQUIRED OVER CW LINES
 W/8 - 8" DIP W/POLY WRAP WATER LINE
 W/LAT - 1" TYPE K COPPER SERVICE LATERAL
 W/1" METER

SANITARY SEWER
 SS/LAT - 4" PVC SDR-35 SERVICE LATERAL
 SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN
 SD/15 - 15" RCP CLASS III STORM DRAIN

SECONDARY WATER
 SW/LAT - 1" POLY SERVICE LATERAL

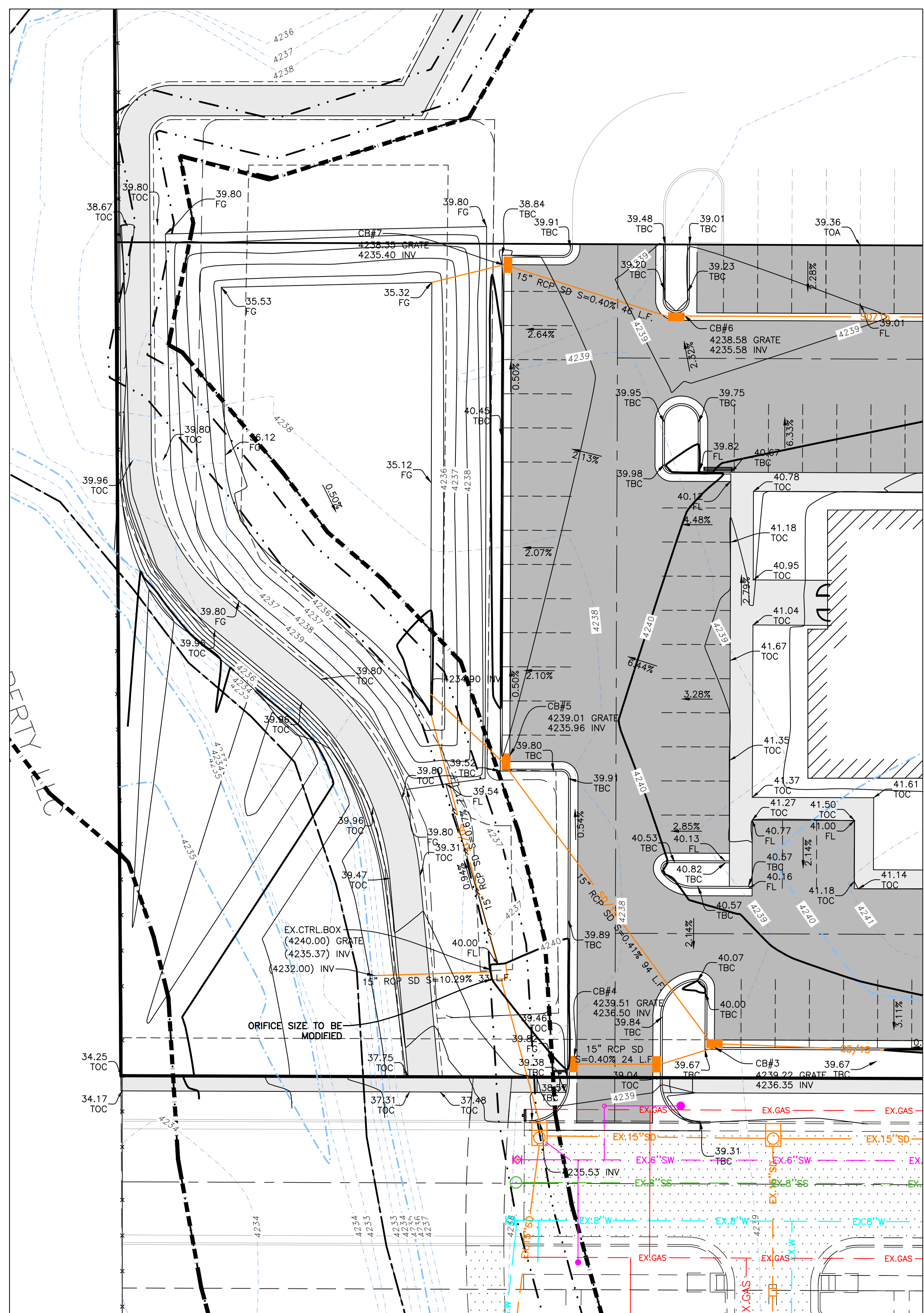
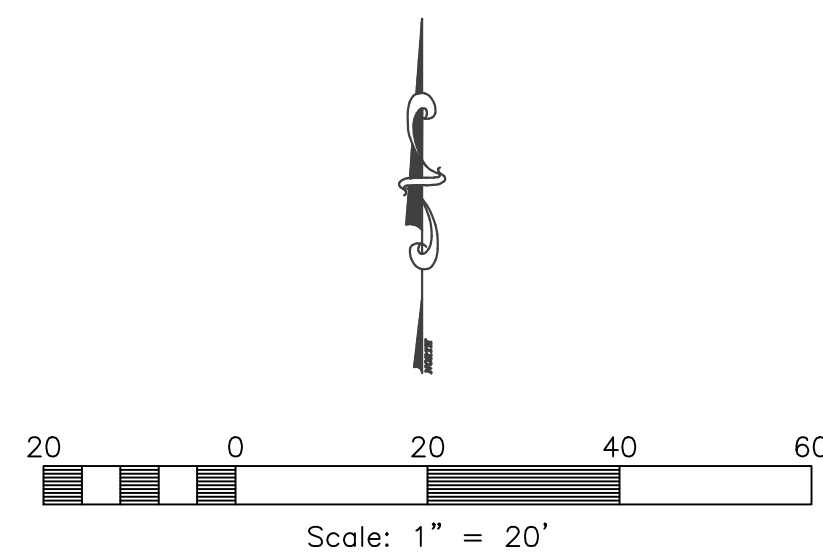


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 Number: 7306-01

Farmington City Engineer



FARMINGTON CITY ENGINEER DATE



ELEV	DEPT H (ft)	CONIC TOTAL VOL. (cu. ft.)	
4,235.00	N/A	0.00	BOTTOM
4,236.00	1.00	2098.97	
4,237.00	1.00	7953.54	
4,238.00	1.00	15052.58	
4,238.80	0.80	21654.15	HIGH WATER
4,239.00	0.20	23436.46	
4,239.80	0.80	25848.72	FREEBOARD

Storm Runoff Calculations
Farmington Station P.2
7306-01 11/28/2022

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Farmington, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:
 Total Area = 2.32 acre or 101,169 ft²
 Runoff Coefficients
 48% Paved Area 48,092 C = 0.9
 16% Roof 16,390 C = 0.9
 36% Landscaped Area 36,687 C = 0.2
 Weighted Runoff Coefficient C = 0.65

LID Retention:
 60th Percentile Rainfall Event 0.49 in
 Is the site Feasible for LID? No
 Site Imperviousness 0.64
 NRCS Soil Group C/D
 Rv Equation 0.83*(I^{1.222})
 Rv 0.60
 Vgoal 2,068 c.f.

Rainfall Intensities:
 25-yr intensity for a 60-min TOC - Pipe Capacity 1.26 in/hr

Peak Run-off:
 Runoff Coefficient C = 0.65
 Rainfall Intensity I = 1.26 IN./HR.
 Acreage A = 2.32 ACRES
 Q = 1.89 cfs

Volume of Run-off for 100-year Storm Event:
 C = 0.65
 I = See Below in/hr
 A = 101168.54 ft²
 Q(out) = 0.48 ft³/s (0.2 cfs per acre)

time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.21	10.91	3273	139	3133
10	600	5.48	8.29	4975	279	4696
15	900	4.53	6.85	6189	418	5751
30	1800	3.05	4.61	8307	836	7471
60	3600	1.89	2.86	10255	1672	8623
120	7200	1.11	1.68	12092	3344	8748
180	10800	0.76	1.15	12403	5017	7386
360	21600	0.40	0.61	13204	10033	3170
720	43200	0.24	0.36	15426	20066	-4641
1440	86400	0.14	0.20	17648	40133	-22485

Orifice Sizing:
 Given: Q = 1.01 cfs 0.55 Phase 1, 0.46 Phase 2
 Zg = 64.4 ft/s²
 H = 3.43 ft
 Cd = 0.62
 R = SQRT(Q/pi)/(0.7*(64.4H)^{0.5})
 R = 0.19 feet
 D = 2.24 inches
 D = 4.48 inches
 A = 15.79 inches² 0.1097 ft²

SUMMARY:
 Phase 1: The remaining 100-yr storage volume is 7,737 cubic feet
 Phase 2: The required 100-yr storage volume is 9,748 cubic feet
 Total required 100-yr storage is 16,485 cubic feet
 Orifice size is 4.5 inches

*Due to high groundwater levels found in the geotechnical report conducted by Gordon Geotechnical Engineering on 1/31/2020, LID retention is considered not feasible.

UPSIZE ORIFICE IN EXISTING CONTROL BOX TO 4.5"

Farmington City Engineer

FARMINGTON CITY ENGINEER DATE



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 www.reeve.co

RA

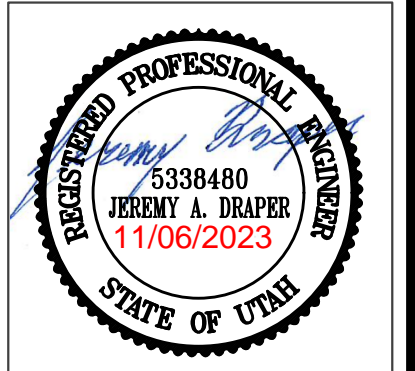
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
11-07-22	JL Detention Basin
06-05-23	CK Building Layout
06-13-23	CK Building Layout
07-13-23	CK Building Layout
10-05-23	CK City Comments
11-06-23	CK City Comments

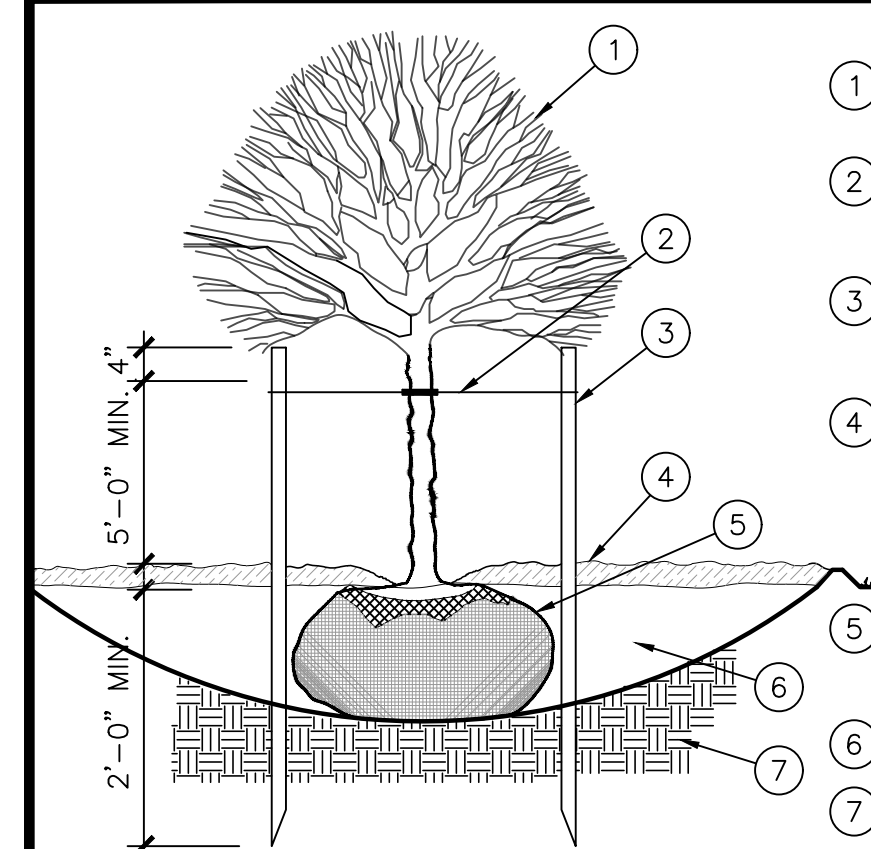
Farmington Station Parkway Phase 2

FARMINGTON CITY, DAVIS COUNTY, UTAH

Grading, Drainage, & Utility Plan

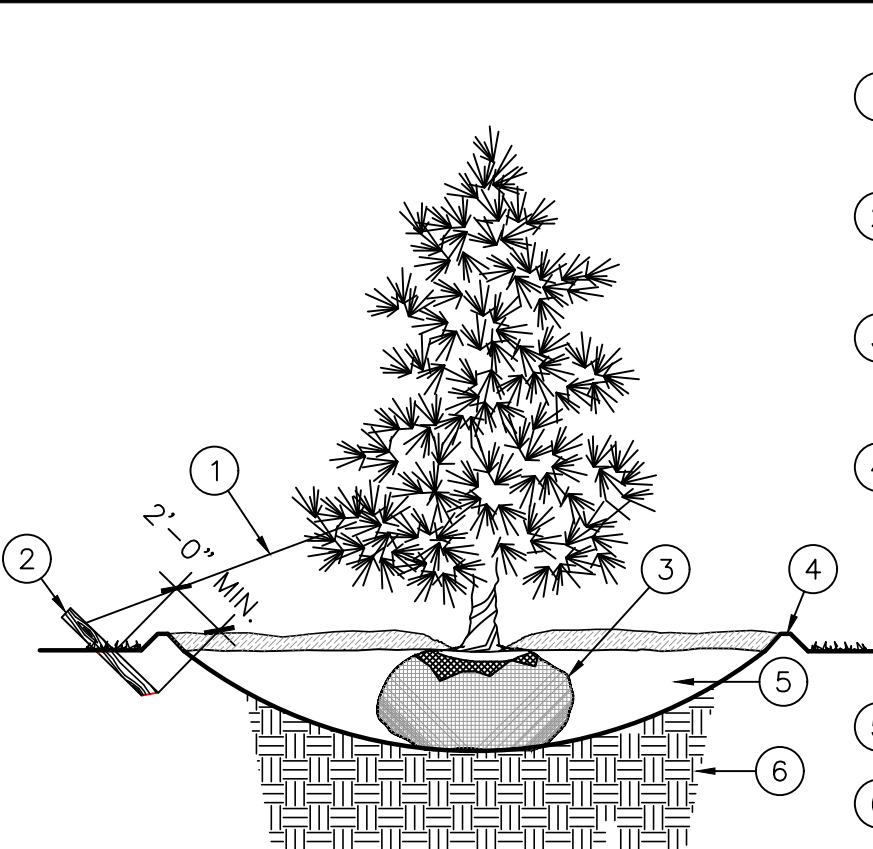


Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: OCTOBER 2022
 Name: FARMINGTON STATION PARKWAY PHASE 2
 Number: 7306-01



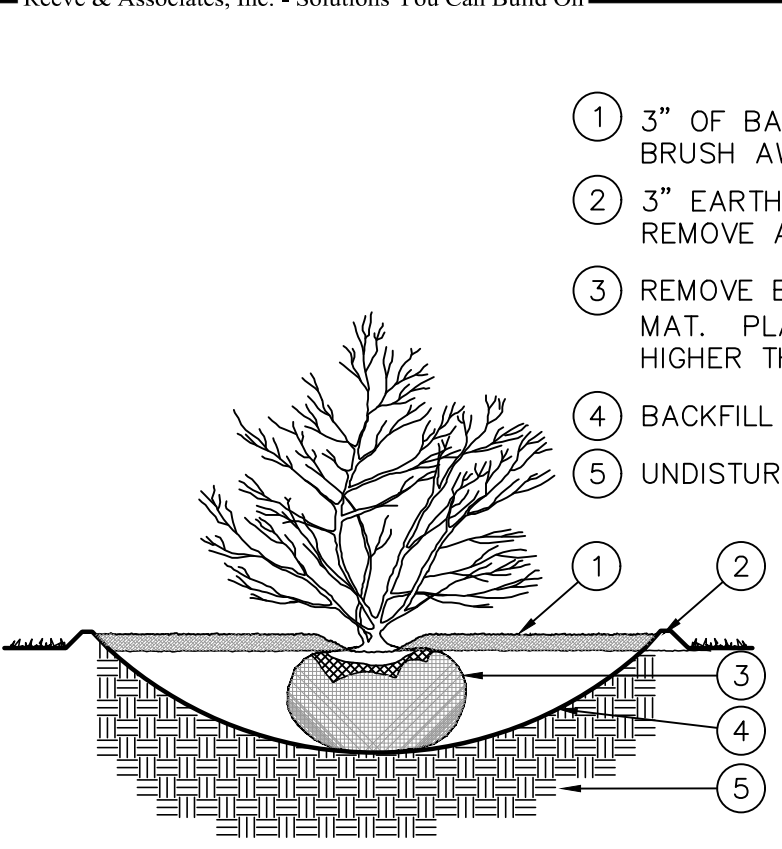
- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.



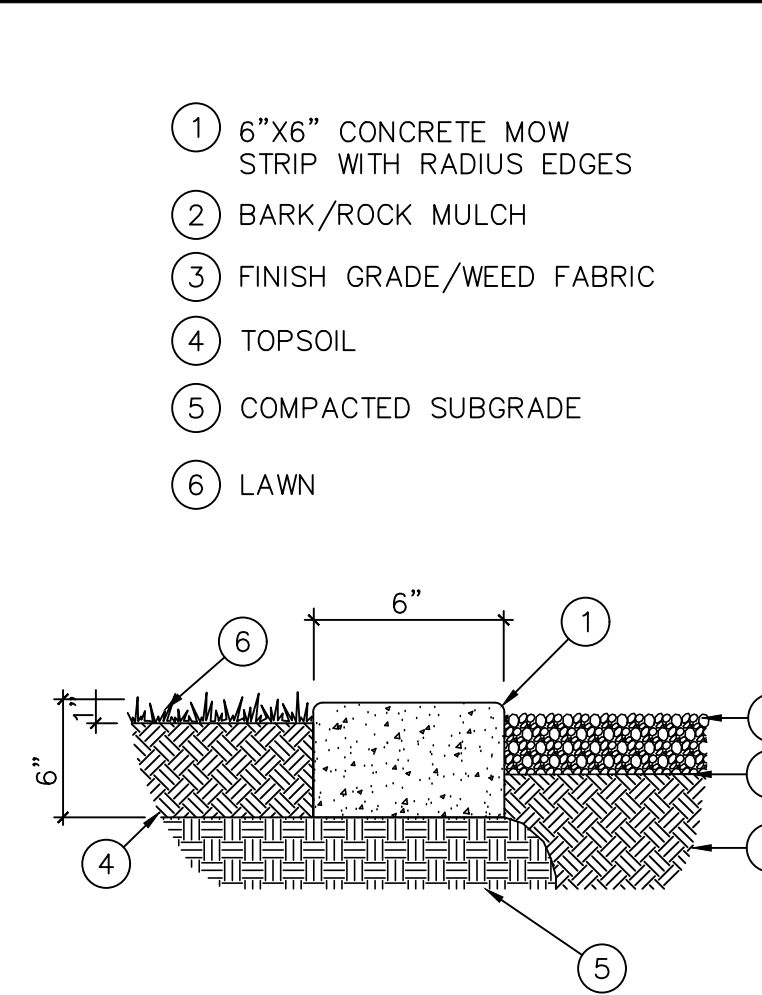
- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.



- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.



- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
2 BARK/ROCK MULCH
3 FINISH GRADE/WEED FABRIC

PLANTING NOTES

- 1 This planting plan is diagrammatic and plant locations are approximate.
2 Field survey, stake, and string the layout and locations of site construction features for approval before actual construction.
3 Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.

DECIDUOUS TREE PLANTING

CONIFEROUS TREE PLANTING

SHRUB PLANTING

CONCRETE MOW STRIP

PLANT TABLE

TREES

Table with columns: Quantity, Symbol, Scientific Name, Common Name, Size. Lists various tree species like Acer griseum, Cercis canadensis, and Magnolia soulangiana.

SHRUBS

Table with columns: Quantity, Symbol, Scientific Name, Common Name, Size. Lists various shrub species like Berberis thun. 'Nano' and Cotoneaster dammeri 'Lowfast'.

ORNAMENTAL GRASS

Table with columns: Quantity, Symbol, Scientific Name, Common Name, Size. Lists Calamagrostis 'Karl Foerster' and Festuca glauca 'Eliza Blue'.

PERENNIALS

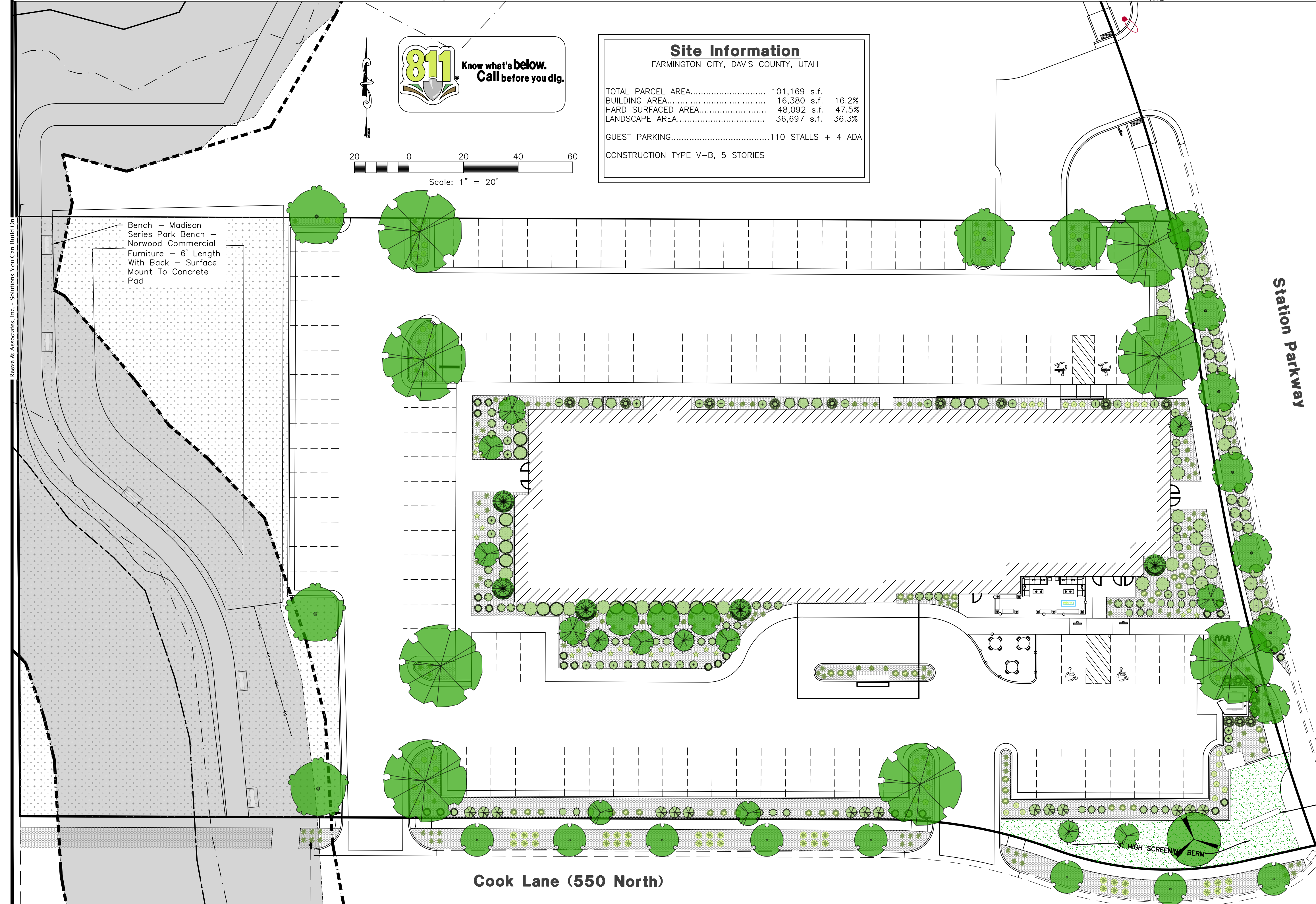
Table with columns: Quantity, Symbol, Scientific Name, Common Name, Size. Lists perennial species like Bergenia cordifolia 'Rose' and Hemerocallis 'Stella de Oro'.

OTHER

Table with columns: Symbol, Description, Type. Lists materials like Non Irrigated Seed Mix, Gravel Mulch, and Turf Grass - Sod.

Seed Mix table with columns: Botanical Name, Common Name, % by weight, lbs/Acre. Lists various grass species and their proportions.

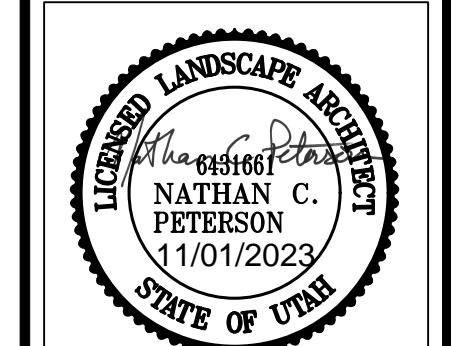
Site Information box containing parcel area, building area, hard surfaced area, landscape area, guest parking, and construction type details.



Reeve & Associates, Inc. logo and contact information.

Table with columns: REVISIONS, DESCRIPTION, DATE. For tracking design changes.

Farmington Station Parkway Phase 2 Landscape Plan



Project Info. Engineer: JEREMY A. DRAPER, P.E. Drafter: N. PETERSON. Begin Date: OCTOBER 2022. Name: FARMINGTON STATION PARKWAY PHASE 2. Number: 7306-01.

PROJECT GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. FLASHING SHALL BE CORROSION RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
- CONTRACTOR AND SUBCONTRACTOR SHALL PERFORM THEIR DUTIES AND TRADES IN ACCORDANCE WITH AND IN A MANNER CONFORMING TO ALL REQUIREMENTS STATED IN THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR EQUAL.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL FURNITURE, EQUIPMENT, APPLIANCES, FIXTURES, ETC., PRIOR TO ORDERING AND SHALL COORDINATE WITH FRAMING & DRYWALL CONTRACTORS TO ENSURE A PROPER FIT UPON INSTALLATION.

REFERENCE NOTES

REFER TO DESIGN STANDARDS, "GUESTROOMS" CHAPTER, FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

GENERAL NOTES

BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED UPON STRUCTURAL SYSTEM.
REFER TO BUILDING SITE + EXTERIOR BPM FOR MATERIALS AND COLORS.
E.I.F.S. COLORS SHALL BE INTEGRAL IN THE FINISH AND SHALL NOT BE A PAINTED FINISH.
PAINT ALL ROOFTOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL.
PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS, AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

A0 ARCHITECTURAL

- A13 EIFS FACADE BUILD-OUT
- A15 PREFINISHED ALUMINUM WINDOW AS SCHEDULED
- A17 PAINTED H.M. DOOR AND FRAME
- A18 METAL PANEL TRIM AREA - COLOR AND TEXTURE TO MATCH ADJACENT WINDOW
- A19 BACKLIGHTED THERMO-PLASTIC SPRINGHILL SIGN RECESSED IN EIFS FACE AND WRAPS END OF BUILDING FACE. MARRIOTT SIGN TO BE SURFACE MTD CHANNEL LETTERS. SEE SIGNAGE PACKAGE. SIGN LETTERS ARE TO BE THE BRAND COLOR BY DAY, WHITE AT NIGHT (DUAL COLOR FILM). WHERE THE BUILDING COLOR IS MEDIUM TO DARK TONED, WHITE FACE LETTERS BY DAY & NIGHT SHOULD BE USED
- A20 PROVIDE METAL CORNING CAP AT PARAPETS
- A59 OPTIONAL HOTEL SIGNAGE PACKAGE. PROVIDE REQUIRED BACKING. LOCATE POWER CUTOFF FOR EASY ACCESS.
- A60 OPTIONAL MARRIOTT SIGN TO BE SURFACE MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTERS. SEE EXTERIOR SIGNAGE SPECIFICATIONS.
- A167 PROVIDE CLEARANCE SIGNAGE AT PORTE COCHERE. SEE SIGNAGE MANUAL
- A200 PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE.

E0 ENGINEERING

- E41 PTAC LOUVERS FRAMED INTEGRAL WITH WINDOWS
- E99 PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL CONNECTIONS AT SIGN.
- E100 PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELEC. PANEL.

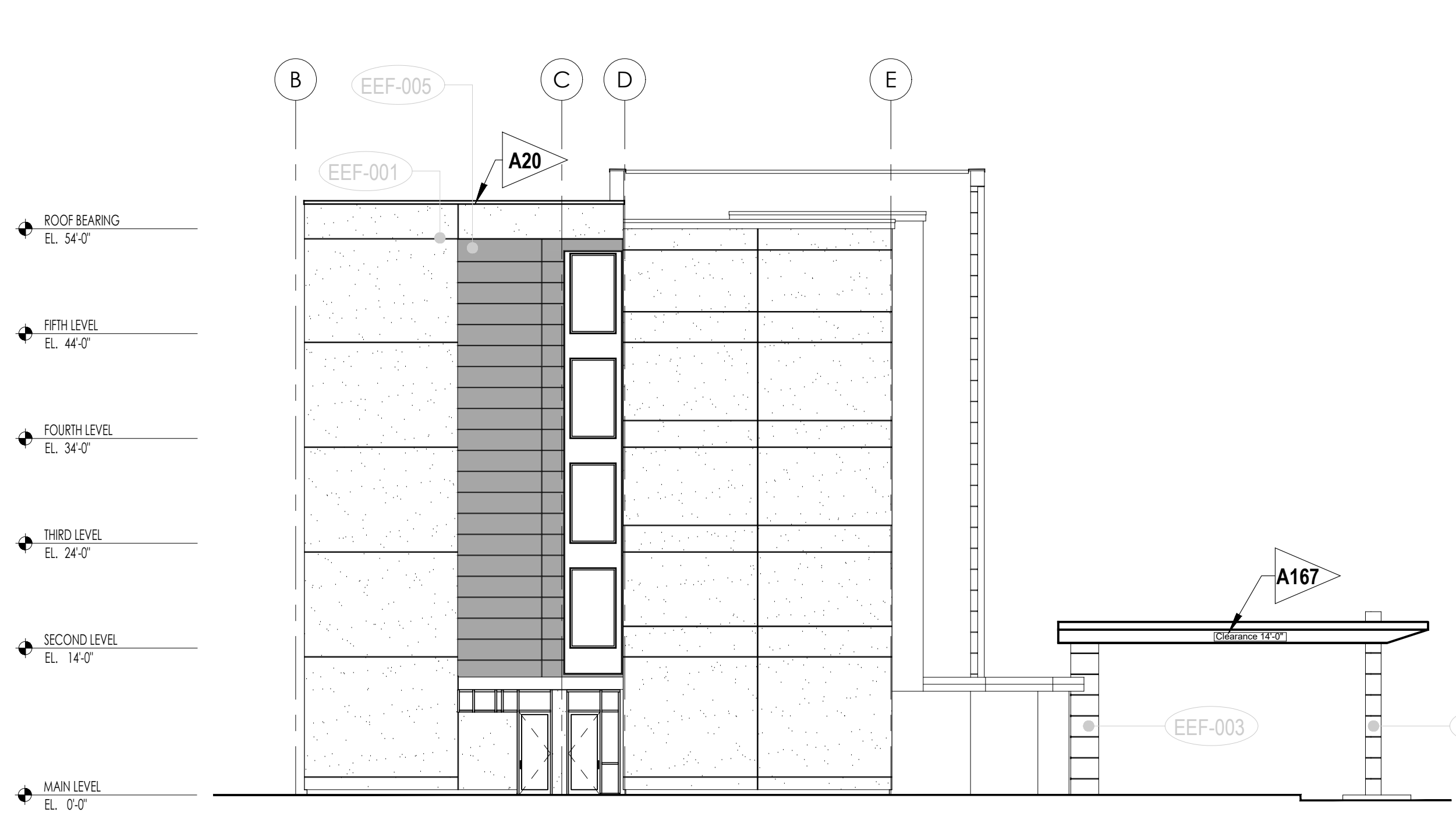
SPRINGHILL FARMINGTON
OMKURA MANAGEMENT
FARMINGTON, UT

Revision Number	Revision Description	Revision Date

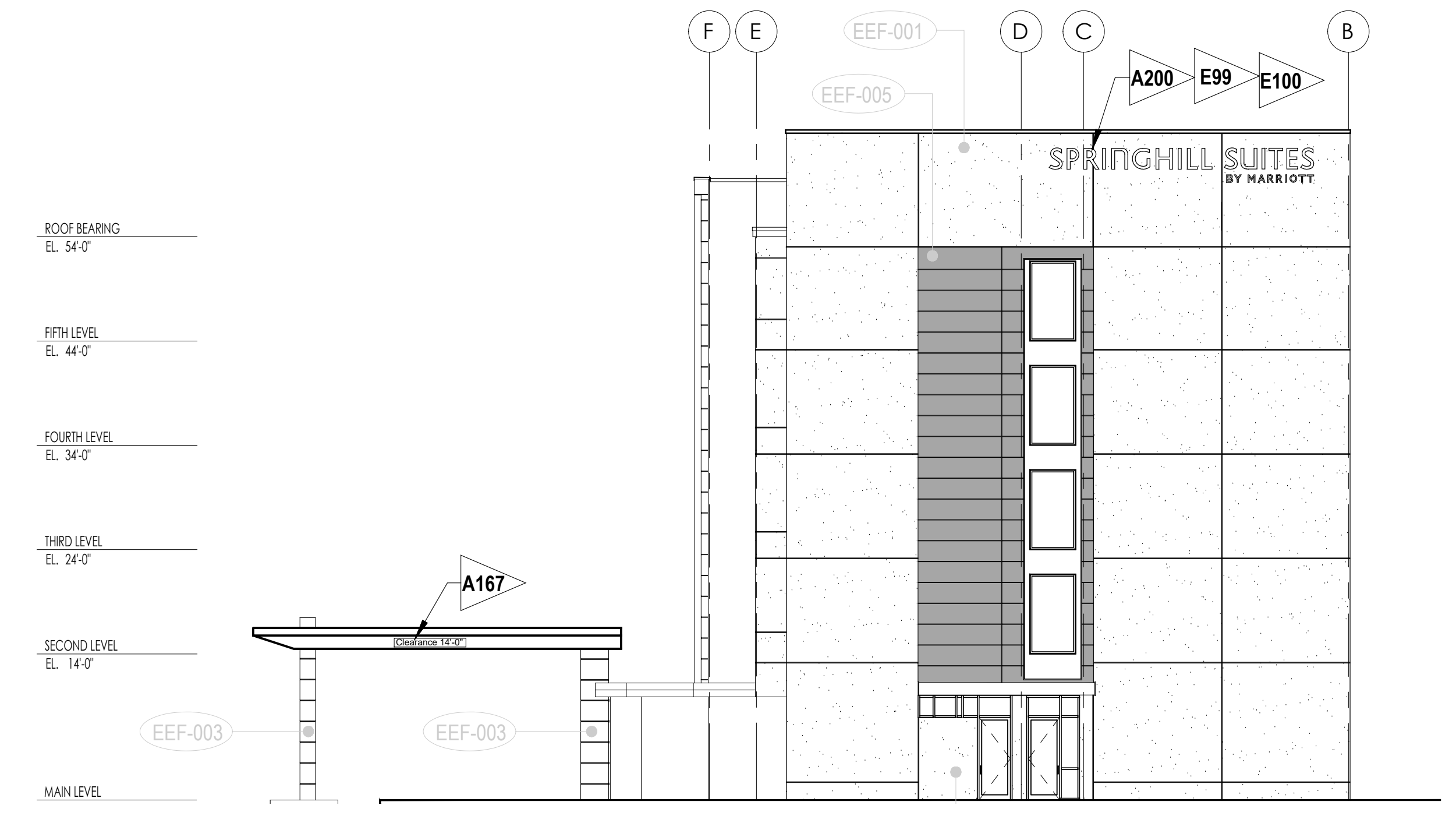
AE2022.107
EXTERIOR ELEVATIONS

DATE: _____
SHEET #: _____

A211
COPYRIGHT © AEURBIA, LLC.

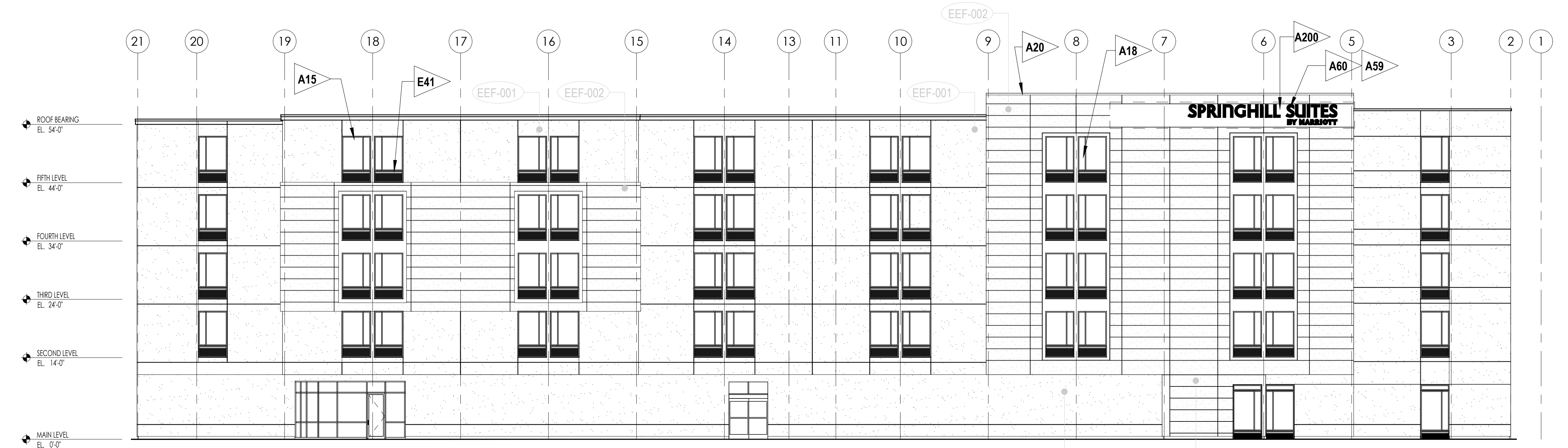


4 LEFT ELEVATION
A211 SCALE (30x42): 1/16" = 1'-0"

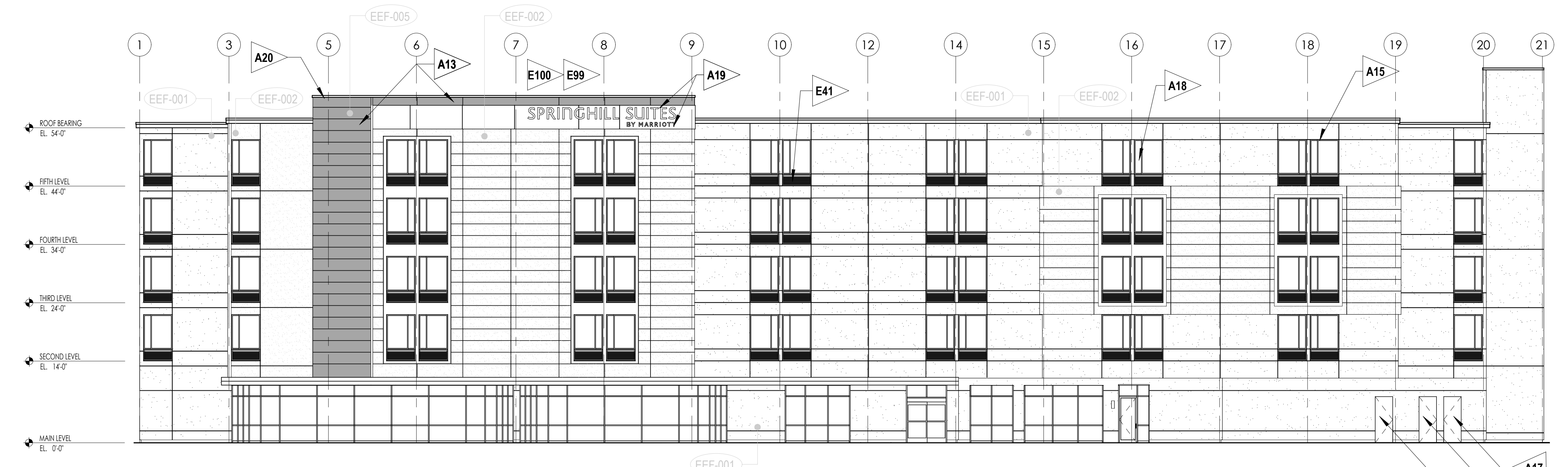


3 RIGHT ELEVATION
A211 SCALE (30x42): 1/16" = 1'-0"

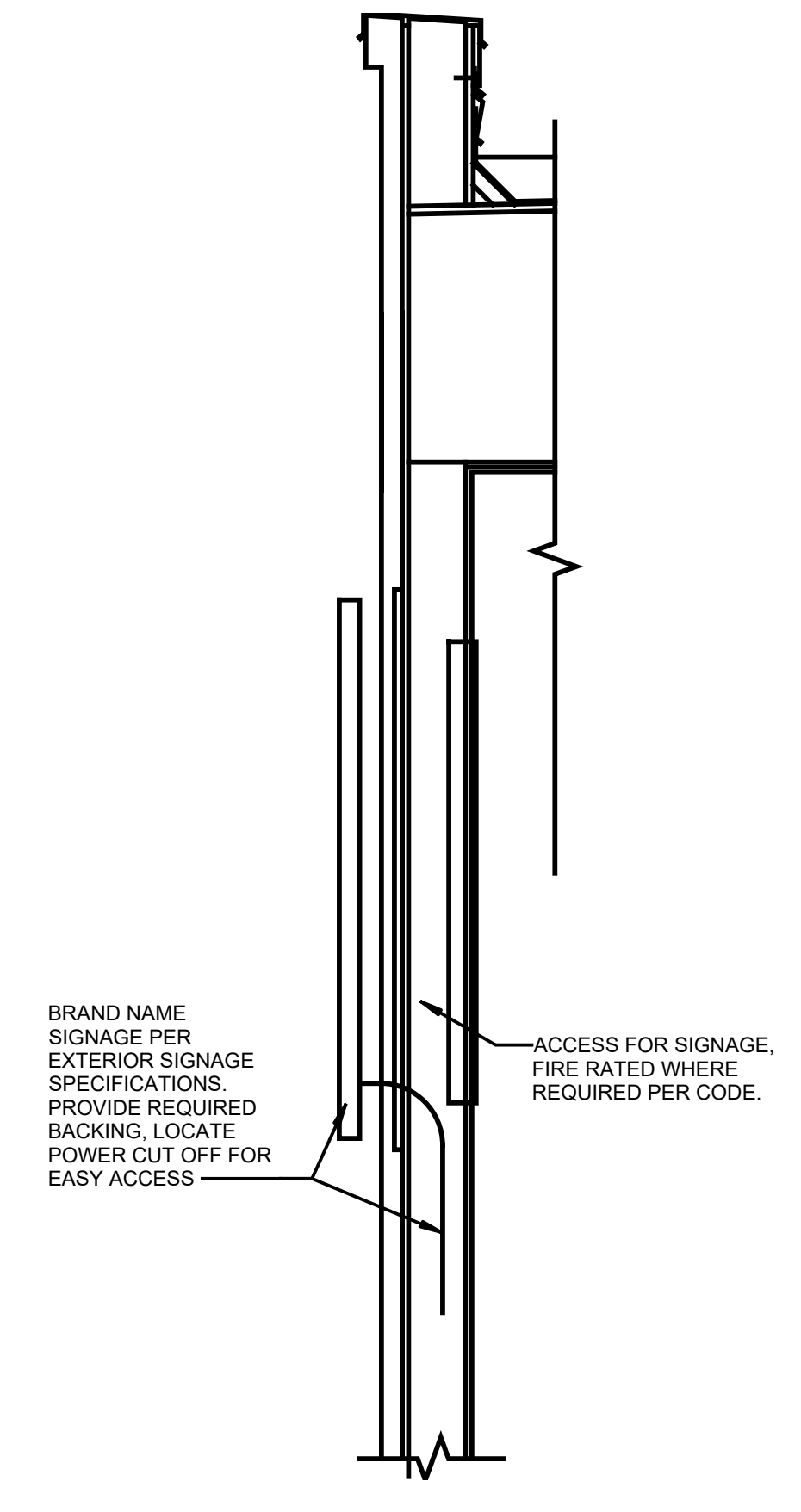
EXTERIOR FINISH KEY



2 REAR ELEVATION
A211 SCALE (30x42): 1/16" = 1'-0"



1 FRONT ELEVATION
A211 SCALE (30x42): 1/16" = 1'-0"



5 SIGNAGE OPTION - SECTION
A211 SCALE (30x42): 3/4" = 1'-0"



7 - New Hotel – Marriott Springhill Suites.



Planning Commission Staff Report DECEMBER 7, 2023

Item 2: Consideration of Supplemental Development Agreement to consider a sign package proposal for the Western Sports Park project at 151 South 1100 West.

Public Hearing: Yes
Application No.: Z-3-23
Property Address: 151 S. 1100 W.
General Plan Designation: PPR - PUBLIC/PRIVATE RECREATION OPEN SPACE AND OR PARKS VERY LOW DENSITY
Zoning Designation: Agriculture (A)
Area: Approx. 56 Acres
Property Owner/Applicant: Davis County

Request: Davis County is requesting approval of a Supplemental Development Agreement to permit their desired signage at the Western Sports Park property.

Background Information:

Following the recommendation of the Planning Commission, the City Council approved a Development Agreement (DA) and General Development Plan (GDP) in April of 2023 which granted the Agricultural Planned District (AP) overlay zone at the subject property. The DA allowed for the redevelopment of the property in a move away from the traditional equestrian and fairground type use to what Davis County has branded as the Western Sports Park. The site plan for this project has also previously received approval and the project has been under construction for some time.

As is often the case, the sign program or details are looked at separate from the site plan and building plans. The County is looking to finalize the details for the signage on site with the Supplemental Development Agreement as proposed.

Typically, signage in the A zone where the project is located are subject to the following regulations:

15-5-010: AGRICULTURAL AND RESIDENTIAL ZONES:

Signs in agricultural districts A, AE and AA, and residential districts R, LR, S, LS, OTR, R-2, R-4 and R-8, are subject to all standards set forth in this title and to the following additional standards:

A. Permitted Signs: Only the following signs are permitted in agricultural and residential districts:

- 1. Monument signs;*
- 2. Nameplate signs;*
- 3. Open house signs;*

4. Political signs;
 5. Project identification signs;
 6. Property signs;
 7. Temporary signs advertising garage or yard sales, craft boutiques or sale of fruits and vegetables during the normal harvest season.
- B. *Project Identification Signs: Apartment developments, condominium projects and residential subdivisions may have one project identification sign indicating only the name of the development. Such signs shall be either wall or monument signs and shall be not more than thirty two (32) square feet in size.*
- C. *Nameplate Signs: One nameplate sign may be used for each dwelling unit. No permanent signs other than nameplates are permitted on individual lots.*
- D. *Monument, Wall Signs For Public Uses: One monument or wall sign, not to exceed thirty two (32) square feet, may be permitted in conjunction with a public use, quasi-public use or public utility installation.*
- E. *Monument, Wall Signs In R-4, R-8: One monument or wall sign, not to exceed sixteen (16) square feet, may be permitted in an R-4 or R-8 zone for a daycare center or professional office.*
- F. *Monument Signs In OTR Zone: One monument sign, not to exceed sixteen (16) square feet, may be permitted for a nonconforming professional office in the OTR zone.*
- G. *Temporary Signs For Fruit, Vegetable Sales: Temporary signs advertising sale of fruits and vegetables during the normal harvest season shall not exceed a total of thirty two (32) square feet for all signs on the premises.*
- H. *Temporary Home Occupations: Temporary home occupations, such as a garage or yard sale, or craft boutiques, may have a maximum of one temporary on premises sign and two (2) temporary off premises signs for each event. Each sign shall not exceed six (6) square feet in one area. The number of events on an individual residential lot shall not exceed four (4) in any calendar year.*
- I. *Distance to Property Line: No on premises sign shall be located closer than one foot (1') to any property line so long as the site distance for vehicles entering traffic is not compromised.*

Rather than follow these limited provisions, under the AP District the County may seek permission from the city to deviate from the usual requirements under new rules which are established and outlined in a Development Agreement.

Electronic Message Sign

Many signs are included with the request, one item of note is the interest in an Electronic Sign which is not generally permitted in the A zone. For many years there was an electronic message sign on the northwest corner of the property as shown in FIGURE 1.

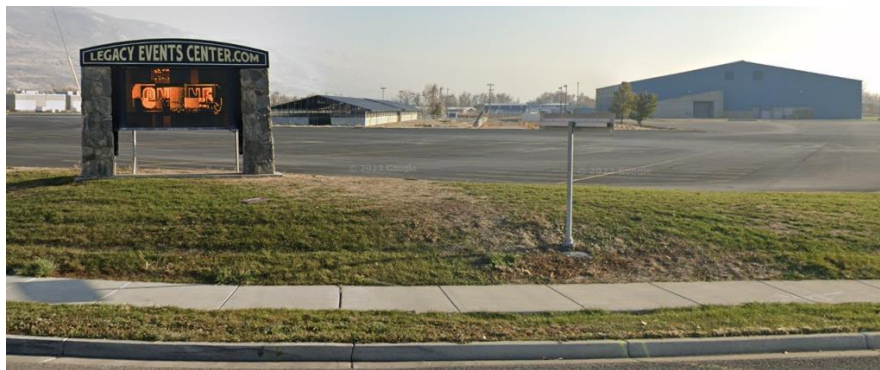


FIGURE 1

When the County pursued an approval to remodel and expand the old Legacy Events Center, they wanted to ensure that they would be allowed to continue having an electronic message sign to help advertise the facility and events. To solidify this right, the original DA includes provisions related to signage on the property. Section 5 of the DA specifically states:

5. Alternative Development Standards. 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:

*c) **Electronic Message Sign.** All signage for the Project shall comply with Farmington City Sign Regulations except that the Property shall be permitted one (1) Electronic Message Sign which shall comply with the design standards of Farmington City Code 15-4-030 and 15-5-060 with a limit on operations to turn off after 10pm until 6am. Any deviations from the code or applicable development standards sought related to the sign shall undergo the process for a supplemental or amended development agreement.*

Additional terms exist within the agreement related to the shared participation, use and maintenance of this Electronic Message Sign.

Apart from size requirements regulated by the structure type the sign is on, Farmington City does contain provisions in code which regulate details related to an Electronic Message Sign.

15-4-030: ELECTRONIC MESSAGE SIGNS:

The following standards shall govern the use of electronic message signs. The nighttime and daytime illumination of an electronic message sign shall conform with the criteria set forth in this section:

A. Illumination Measurement Criteria: The illuminance of an electronic message sign shall be measured with an illuminance meter set to measure foot-candles accurate to at least two (2) decimals. Illuminance shall be measured with the electronic message sign off, and again with the electronic message sign displaying a white image for a full color capable electronic message sign, or a solid message for a single color electronic message sign. All measurements shall be taken perpendicular to the face of the electronic message sign at the distance determined by the total square footage of the electronic message sign as set forth in the "Sign Area Versus Measurement Distance" table in this section:

SIGN AREA VERSUS MEASUREMENT DISTANCE

Area Of Sign (Square Feet)	Measurement Distance (Feet)
10	32
50	71
100	100
200	141

Note: For signs with an area in square feet other than those specifically listed in the table, the measurement distance may be calculated with the following formula: The square root of the product of the sign area and 100.

B. Measurement Difference: The difference between the off and solid message measurements using the electronic message sign measurement criteria shall not exceed 0.3 foot-candle at night.

C. Automatic Dimming Technology: Electronic message signs shall come equipped with automatic dimming technology that must automatically adjust the sign's brightness in direct correlation with ambient light conditions not to exceed fifteen percent (15%) of full brightness at night and eighty five percent (85%) of full brightness at day.

D. Minimum Hold Time: The minimum hold time between messages, for an electronic message sign, shall be no less than three (3) seconds. Any such sign with a hold time less than three (3) seconds shall be considered an animated sign and shall be prohibited.

E. Images: Fading, transitioning or dissolving of images shall occur on an electronic message sign of no less than one second, but not to exceed 1.5 seconds, to reduce the abrupt "flashing" effect as the message on the sign changes from one image to another.

F. Color LED: All images on electronic message signs shall be full color RGB LED (light emitting diode). (Note: The RGB color model is an additive color model in which red, green and blue light are added together in various ways to reproduce a broad array of colors. The name of the model comes from the initials of the 3 additive primary colors: red, green and blue.)

G. Traveling Messages: Traveling messages are prohibited.

H. Prohibited Hours: Electronic message signs must be turned off between the hours of twelve o'clock (12:00) midnight and six o'clock (6:00) A.M.

The applicant has indicated that their sign will be functionally capable of meeting these provisions. They are not seeking approval to deviate from these items except that they have previously agreed to turn the sign off at 10 pm. Rather, they are looking to confirm the size and location of the sign. As proposed, this sign would stand 21 ft. tall, being 9 ft. wide. The electronic message component of the sign is the top 14 ft. covering 126 sq. ft. This function and look would face both the east and west.

Wall Signs:

The northernmost and southernmost façade of the main buildings are proposed to include large wall signs with the WSP logo.

Within the A zoning district, on a public building there is a standard wall sign maximum of 32 sq. ft. (essentially the size of a 4' x 8' piece of plywood). The proposed signage on for this project includes a wall sign on the south façade which covers approximately 2,000 sq. ft. and another on the façade facing Clark Lane which covers approximately 4,600 sq. ft. These large signs are not illuminated.

Other wall signs are included which face internally and which will be much smaller in scale with some details still to be determined.

Other signage:

All other signs such as directional, traffic, and parking location signs are identified and located in the included site plan exhibit.

Suggested Motion:

The Planning Commission recommend approval of the Supplemental Development Agreement for the Davis County Legacy Events Center permitting the signage as indicated in the included plans with the following condition:

- The final location of the electronic message sign be placed in a manner acceptable to the DRC so as to provide sufficient spacing for access to maintain, replace, or repair the culinary water line on the south side of Clark Lane.

Findings:

1. The majority of the signs proposed for the project are important to guiding users and traffic to and throughout the property and facilitate better traffic flow and safety.
2. The existence of an electronic message sign has been previously established both by long standing use of one on the property and the previous agreement with the City.
3. The proposed electronic message sign will comply with FMC 15-4-030 as far as its ability to dim according to ambient light conditions and will shut off between 10pm and 6am.
4. FMC 15-4-130 does not have a maximum coverage allowance for a wall sign, meaning in a commercial area there is generally a lot of flexibility on their size. The proposal is consistent with the wall sign allowance for other commercial areas in the city.
5. The large wall signs will help support identification of a large regional draw and allow users to more quickly identify their destination. These signs also create interest and variety to what could otherwise be a somewhat simple large wall.

Supplemental Information

1. Supplemental DA... including the following exhibits:
 - a. Site Plan with Sign Locations
 - b. Electronic Sign Details
 - c. Wall Sign Details

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

SUPPLEMENTAL DEVELOPMENT AGREEMENT
FOR THE DAVIS COUNTY LEGACY EVENTS CENTER

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of _____, 2023, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **DAVIS COUNTY**, a legal subdivision of the State of Utah, hereinafter referred to as the “Developer.”

RECITALS:

A. Developer owns approximately 55 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 establish allowances for signage at the Legacy Events Center or Western Sports Park (the “Project”). Developer has submitted an application to the City seeking approval under the established AP District accordance with the City’s Laws.

C. The City finds that the “Project” meets the purposes of the AP District as it produces non-residential and non-agriculture development which enhances the purposes of the Agricultural zones and will allow for sustainable and economically viable development which will enhance the community at large while ensuring orderly planning of the Property and furthering the objectives of the Farmington City General Plan.

D. The Property is presently zoned under the City’s zoning ordinance as Agricultural (A) and Business Park (BP). Unless otherwise specified within the Development Agreement For the Davis County Legacy Events Center (the “Original Agreement”) approved by the Farmington City Council in April of 2023 or as otherwise noted in 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. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

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. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement or the Original Agreement, Developer agrees that any development 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 as contained in the Original Agreement remain in effect. Exhibit “B” included herein shall be added as an element to the Original Agreement addressing signage for the Property. 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. **Alternative Development Standards.** 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) **Sign Height and Size.** Signs shall be allowed to be sized according to the details provided in Exhibit “B”.

b) **Sign Location.** Signs shall be allowed to be located as indicated in Exhibit “B” of this Agreement.

6. **Developer Obligations.** 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 zoning approval and exceptions under the code sought:

7. **City Obligations.** City agrees to maintain the public improvements dedicated to the City following satisfactory completion thereof and acceptance of the same by the City, and to provide standard municipal services to the Project. The City shall provide all public services to the Project, with the exception of secondary water and sewer service, and to maintain the public improvements, including roads, intended to be public upon dedication to the City and acceptance in writing by the City; provided, however, that the City shall not be required to maintain any areas owned by Developer or improvements that are required to be maintained by a third party in the Project.

8. **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.

9. **Indemnification and Insurance.** 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 Project 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. Developer shall furnish, or cause to be furnished, to the City a satisfactory certificate of insurance from a reputable insurance company evidencing general public liability coverage for the Property and the Project in a single limit of not less than One Million Dollars (\$1,000,000.00) and naming the City as an additional insured. Alternatively, Developer may provide proof of self-insurance with adequate funds to cover such a claim.

10. **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*.

11. **Right of Access.** 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.

12. **Assignment.** 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.

13. **Developer Responsible for Project Improvements.** 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, private drive and amenity 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 20.b) of this Agreement, unless specifically terminated in writing.

14. **Onsite Improvements.** At the time of final plat recordation for the Project, the Developer shall be responsible for the installation and dedication to the City of onsite water improvements installed within public rights-of-way sufficient for the development of the Project in accordance with City Code.

15. **Notices.** 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: Davis County
 Attn: Community & Economic Development Director
 61 South Main Street
 Farmington, UT 84025

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

16. **Default and Limited Remedies.** 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, but excluding the award or recovery of any damages. 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.

17. 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.

18. Vested Rights. 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.

19. 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.

20. Termination.

a) Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Project is not completed within five (5) years 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 and to not approve any additional phases for the Project. 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.

b) Upon the completion of all contemplated buildings and improvements identified in this Agreement, including all applicable warranty periods for publicly dedicated infrastructure, and completion of all provisions of Sections 6 and 7 of this Agreement, the terms of this

Agreement shall terminate upon thirty days' written notice to either Party. The non-noticing Party shall, within thirty days of receipt of the notice, provide to the noticing Party its written objection and identify the remaining construction or obligation which has not been fulfilled. Objections to termination under this subsection must be asserted in good faith.

21. Attorneys' Fees. 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.

22. 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) Interlocal Agreement Approvals. This Agreement constitutes an interlocal agreement under Chapter 11-13 of the Utah Code. It shall be submitted to the authorized attorney for each Party for review and approval as to form in accordance with applicable provisions of Section 11-13-202.5, *Utah Code Annotated*, as amended. This Agreement shall be authorized and approved by resolution or ordinance of the legislative body of each Party in accordance with Section 11-13-202.5, *Utah Code Annotated*, as amended, and a duly executed original counterpart of this Agreement shall be filed with the keeper of records of each Party in accordance with Section 11-13-209, *Utah Code Annotated*, as amended.

c) 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.

d) 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.

e) 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.

f) 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.

g) 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.

h) 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.

i) 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.

j) 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.

k) Recordation. This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

l) Relationship. Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

m) 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.

n) 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

Davis County

Lorene Kamalu, Chair
Davis County Board of County Commissioners

Signature

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this ____ day of _____, 2023, personally appeared before me, Lorene Kamalu, who being by me duly sworn, did say that (s)he is the Chair of the Davis County Board of County Commissioners a legal subdivision of the State of Utah, and that the foregoing instrument was signed on behalf of said Davis County by an authorized signor, and duly acknowledgment to me that Davis County executed the same.

Notary Public

Attest

Brian McKenzie
Davis County Clerk

FARMINGTON CITY

By _____
Brett Anderson, Mayor

Attest:

DeAnn Carlile
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____, 2023, personally appeared before me, Brett Anderson, who being by me duly sworn, did say that he is the Mayor of Farmington City, a Utah municipal corporation and political subdivision of the State of Utah, and that the foregoing instrument was 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

A PORTION OF DAVIS COUNTY PARCEL ID #S 08-075-0076, 08-076-0127 AND ALL OF PARCEL ID #08-076-0047 AS SHOWN BELOW CONTAINING APPROXIMATELY 55 ACRES OF LAND.

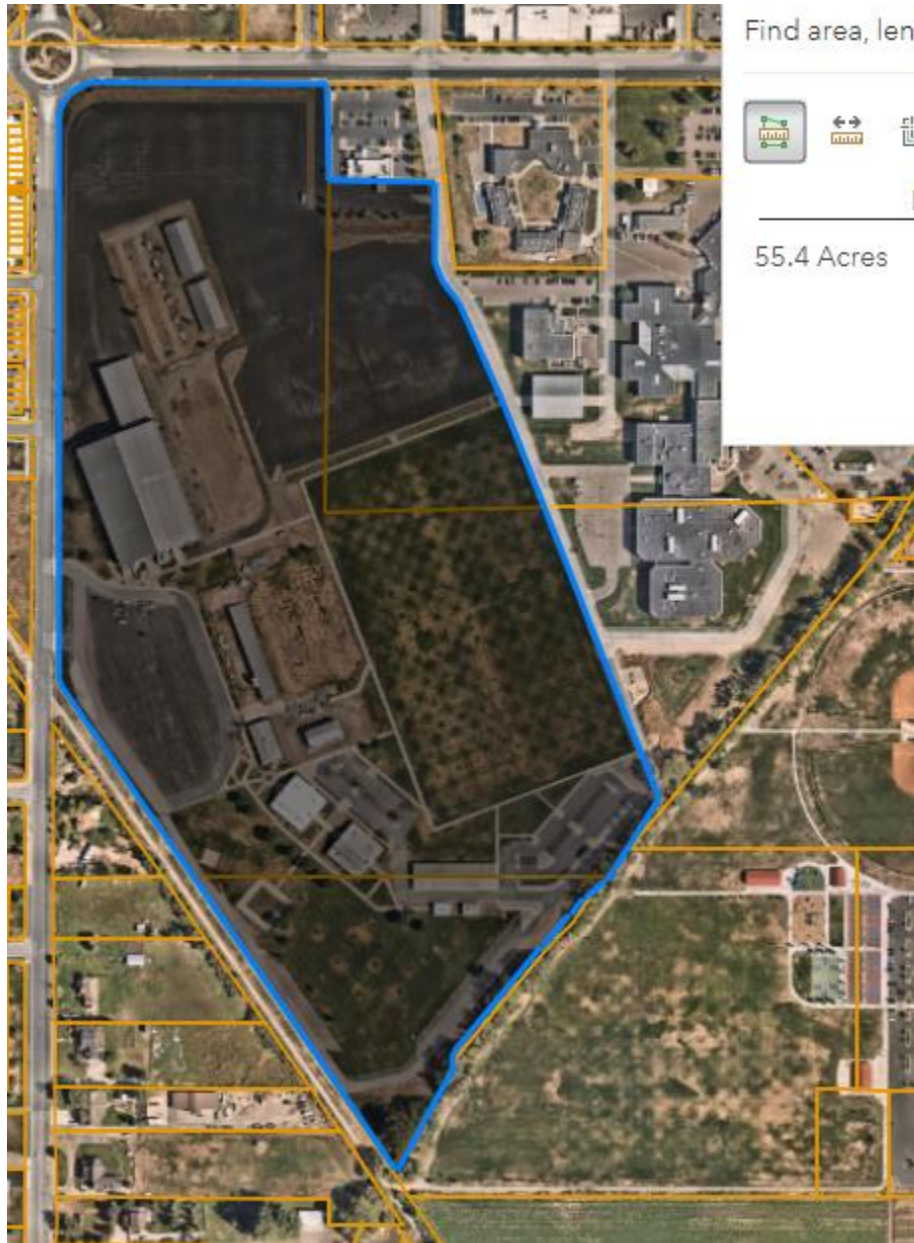


EXHIBIT “B”

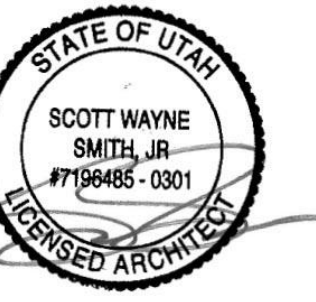
General Development Plan – Signage

B

A



360 west aspen avenue
salt lake city, utah 84101
801 532 4422



5/17/2023

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:
LEGACY EVENTS CENTER EXPANSION / REMODEL

1049 W Clark Ln.
Farmington, UT 84025

project #: 21.0610
date: JULY 10 2023

revisions:

18	Addendum 11	06/20/2023
20	Conformance FC Revisions	07/10/2023
51	AS1-006	06/25/2023

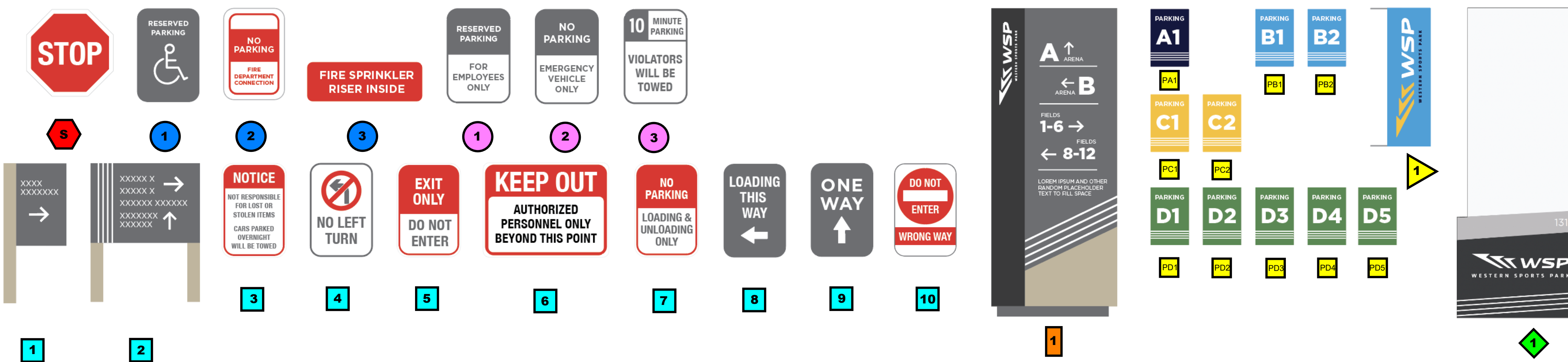
title:
GRAPHIC SIGNAGE SITE PLAN

sheet:

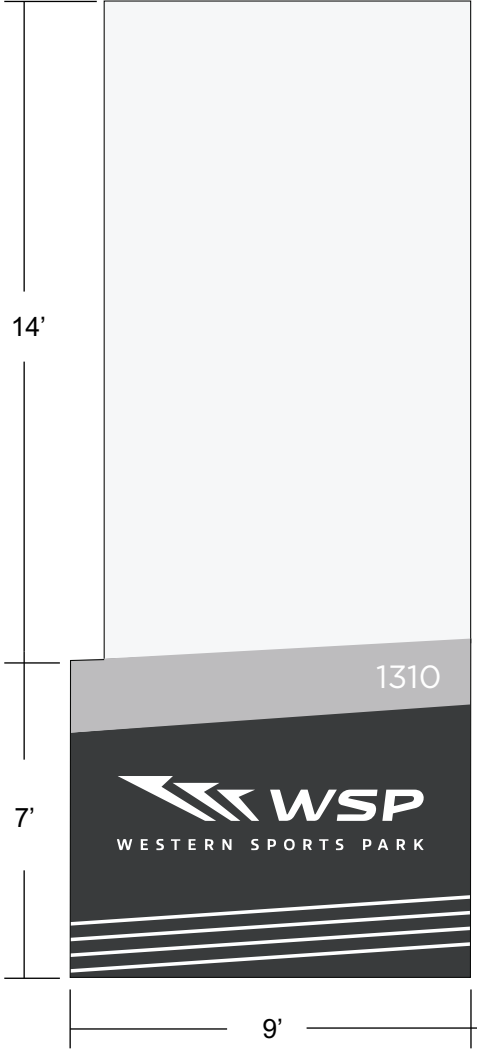
AS104
CONFORMED SET

B1 GRAPHIC SIGNAGE SITE PLAN
1" = 80'-0"

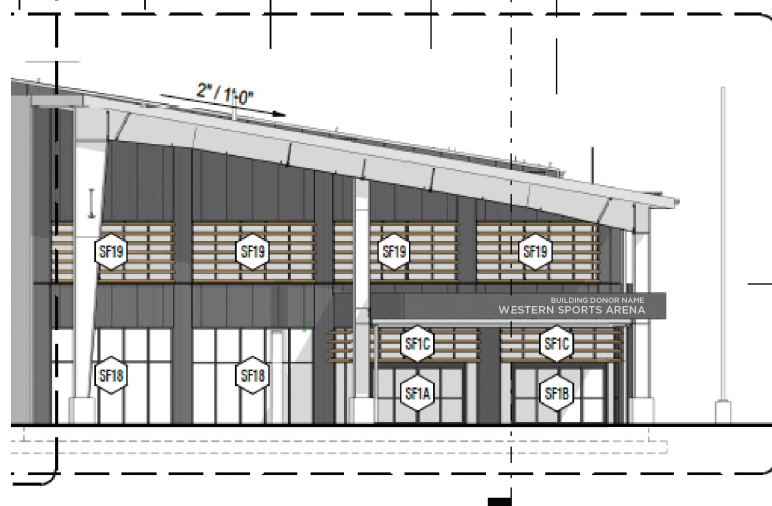
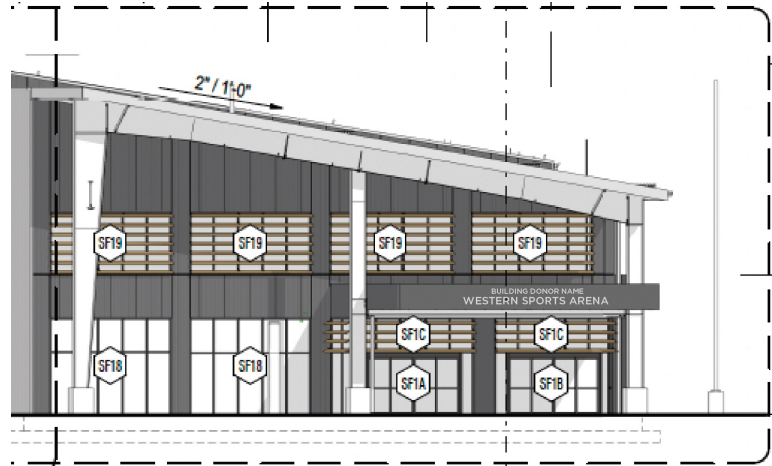
- STOP SIGN
- ADA PARKING SIGN
- TEMPORARY PARKING SIGN
- PEDESTRIAN WAYFINDING SIGN
- VEHICULAR WAYFINDING SIGN
- FLAG BANNER ON SITE LIGHTING
- PARKING SIGN
P - parking, A - lot, T - number
- BUILDING SIGNAGE
- ELECTRONIC MARQUEE SIGN
- MONUMENT SIGN
*Pending design



MARQUEE + MONUMENT SIGN



EXTERIOR NORTH VIEW



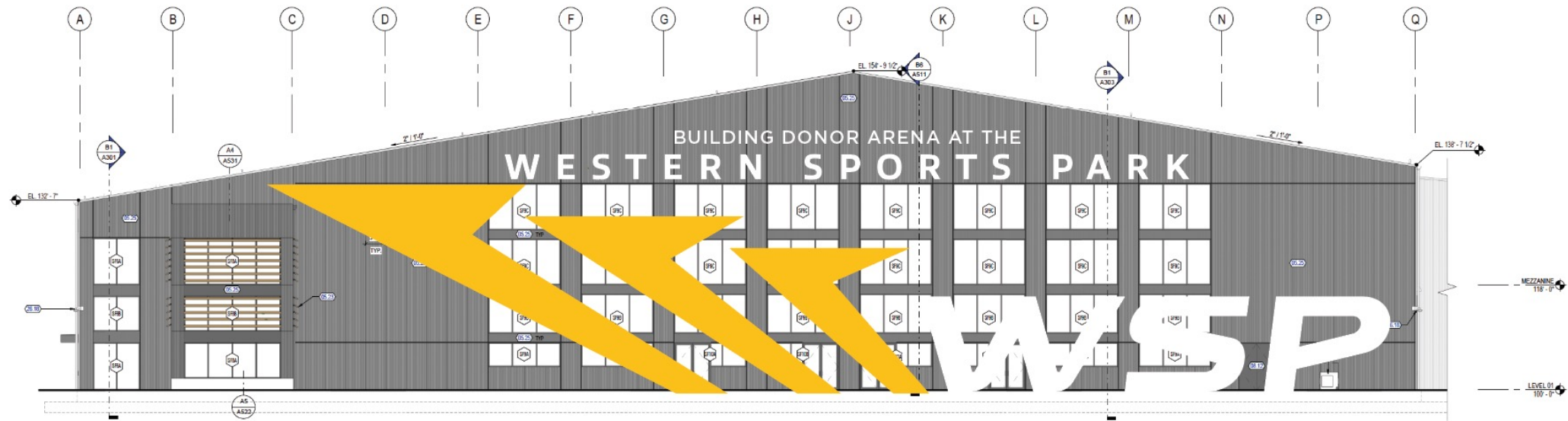
A1

INTERMOUNTAIN HEALTH ARENA AT THE
WESTERN SPORTS PARK

A2

EXTERIOR NORTH VIEW

A3



B1 NEW EXTERIOR ELEVATION - NORTH ENLARGED
1/8" = 1'-0"

EXTERIOR EXISTING SOUTH VIEW

A5



C1 EXISTING EXTERIOR ELEVATION - SOUTH Copy 1
1/16" = 1'-0"

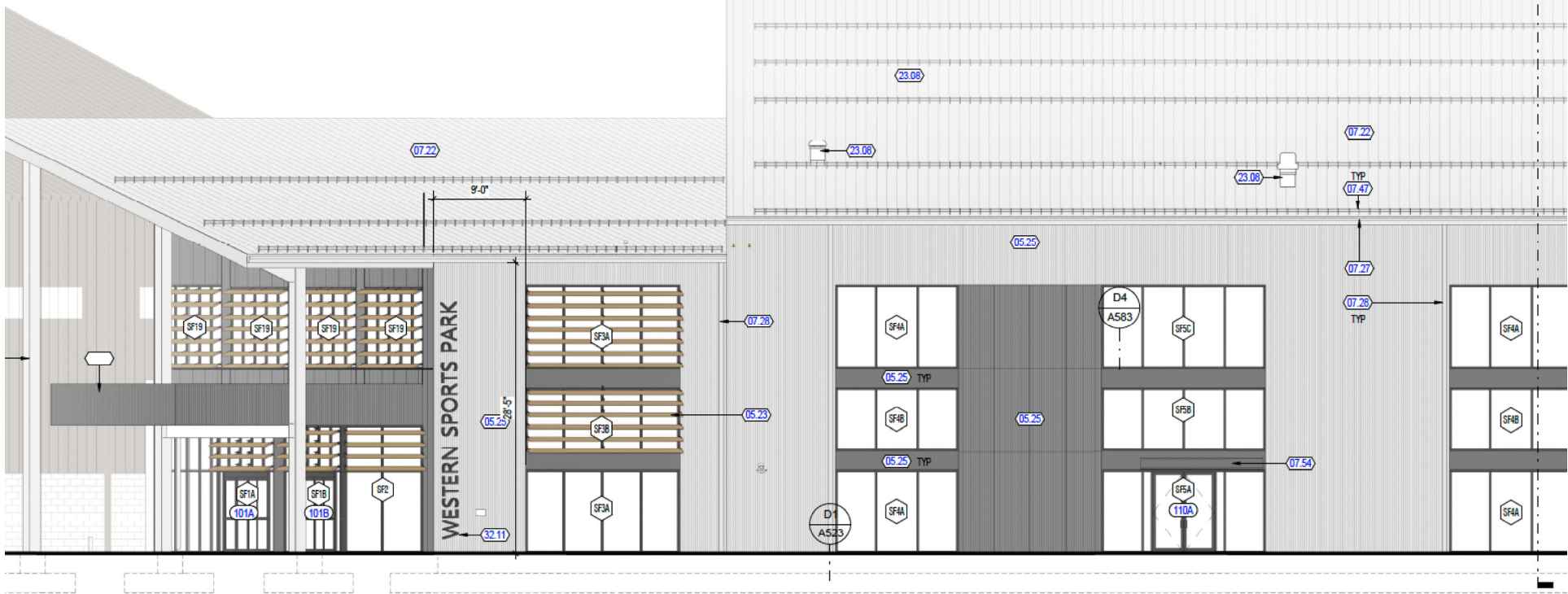
16

15

14

13

B1
A302





Farmington City Planning Commission Staff Report December 7, 2023

Item 3: Zone Text Amendment –Schedule of Uses in Agricultural Zones

Public Hearing: No
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.

The Planning Commission reviewed and table the proposed amendment on November 16, 2023. The Commission formed a subcommittee to review the ordinance and propose a different ordinance amendment that would not create a new use in the AE zone. Instead, the subcommittee recommended reviewing Chapter 35 Home Occupations. Because of this direction change, staff is recommending that the Planning Commission recommend denial for the amendments to 11-2 and 11-10 as outlined in the November 16, 2023 proposal. This recommendation for denial is intended to steer the amendment towards Home Occupation ordinances, rather than Agricultural zone ordinances.

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, in order to explore amendments to 11-35 HOME OCCUPATIONS.

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:

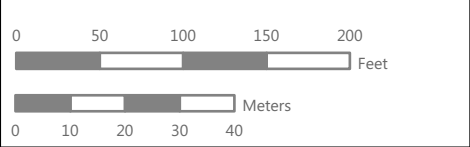
Use	Agricultural Zones		
	AA	A	AE
	Agricultural Zones		
Use	AA	A	AE
Accessory dwelling unit	P	P	P
Accessory living quarters	C	X	X
Accessory Structure Operation	X	X	P
Agriculture	P	P	P
Boarding kennel	X	C	X
Class A animals (small animals)	P	P	P
Class B animals (large animals)	P	P	P
Class C animals (commercial 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	P	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	P	P	P
Home occupations specified in section 11-35-040 of this title	C	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	C	C	C
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	C	C	C
Uses customarily accessory to a listed permitted use	P	P	P
Veterinary clinic	C	C	C

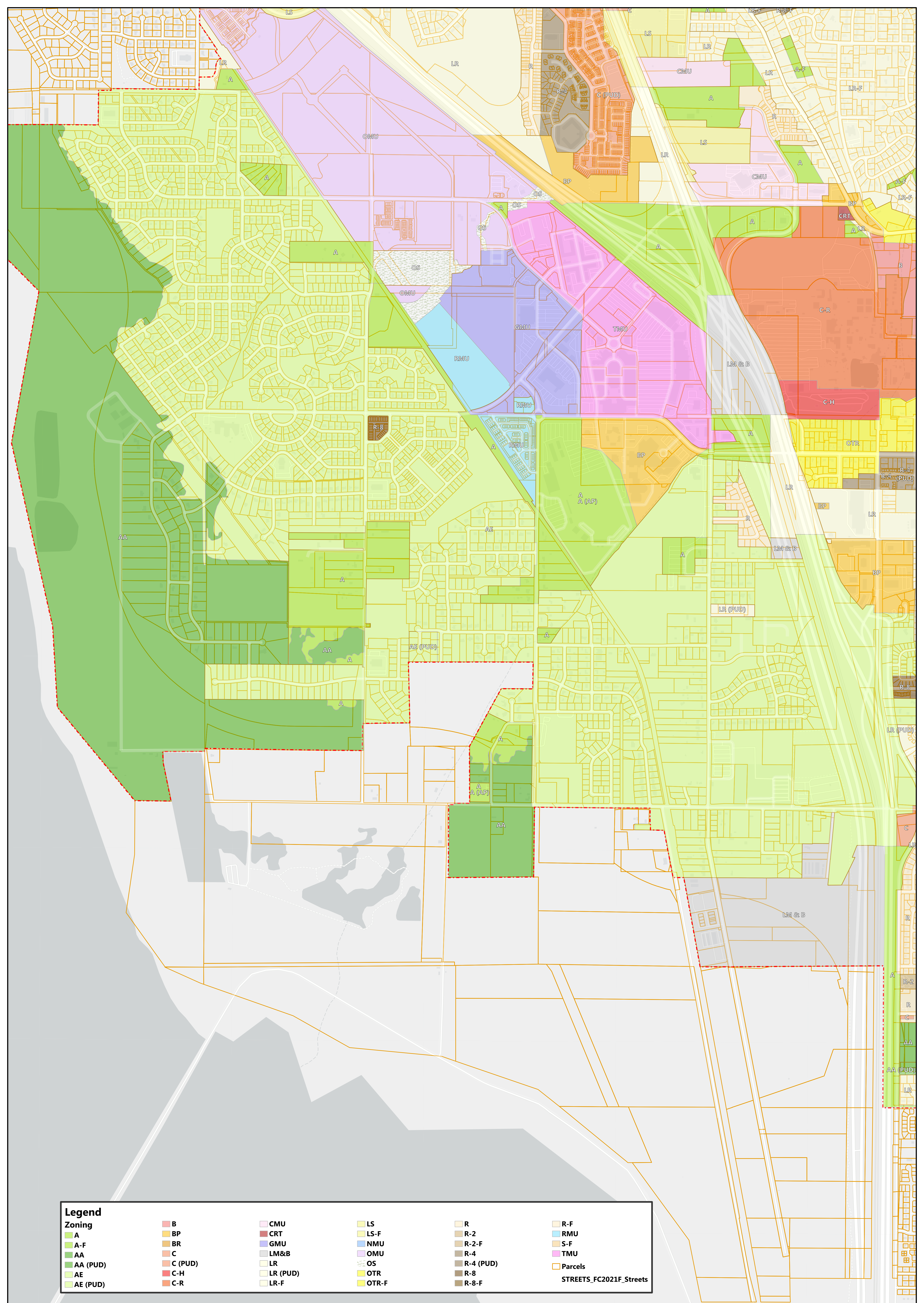
(Ord. 2017-13, 5-16-2017; amd. Ord. 2020-7, 5-5-2020; Ord. 2021-25, 9-21-2021; Ord. 2022-62, 12-6-2022; Ord. 2023-13, 3-14-2023; Ord. 2023-40, 6-20-2023)



VICINITY MAP
912 West 500 South



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

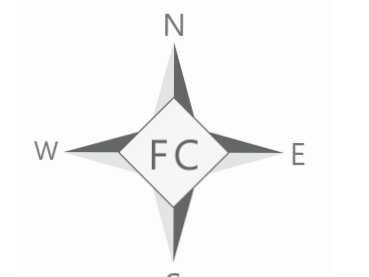
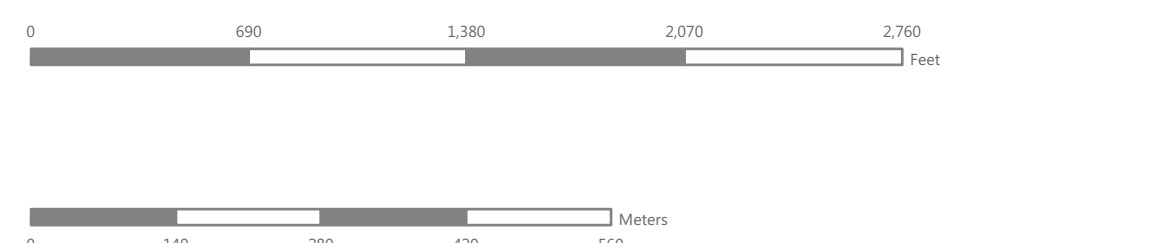


Legend				
Zoning	B	CMU	LS	R
A	BP	CRT	LS-F	R-2
A-F	BR	GMU	NMU	R-2-F
AA	C	LM&B	OMU	R-4
AA (PUD)	C (PUD)	LR	OS	R-4 (PUD)
AE	C-H	LR (PUD)	OTR	R-8
AE (PUD)	C-R	LR-F	OTR-F	R-8-F
				R-F
				RMU
				S-F
				TMU
				Parcels
				STREETS_FC2021F_Streets



FARMINGTON CITY

AE ZONING



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



Farmington City Planning Commission Staff Report December 7, 2023

Item 4: Zone Text Amendment – Parking in Front and Side Corner Yards

Public Hearing: Yes
Application No.: ZT-22-23
Applicant: Farmington City

Request: *Consideration of additional text and amendments to Chapter 32, OFF STREET PARKING, LOADING AND ACCESS, of Title 11: ZONING REGULATIONS. The amendments are proposed to establish new parameters around what portions of a front yard can be paved and used for vehicle parking and access.*

Background Information

The City's Storm Water Official, Brent White, administers and implements, among other things, federal, state, and local stormwater regulations for the City. In so doing, he reviews all commercial and residential site plans including site plans for single- and two-family dwellings. Paved residential driveways are an acceptable impervious surface as per Section 11-32-030 E. of Chapter 32 of the Zoning Ordinance, and this subparagraph also seems to imply a gravel driveway is also an allowed surface. Brent White is requesting that the City clarify this Section to ensure that pavement, and gravel, are approved surfaces [note: he is okay with either material]. In meeting this request, staff found that it may be reasonable to make modifications to Section 11-32-060 A.1. as well.

Suggested Motion

Move that the Planning Commission recommend the City Council approve the following amendments to Sections 11-32-030 E. and Section 11-32-060 A.1. of Chapter 32 of the Zoning Ordinance.

11-32-030: GENERAL PROVISIONS:

- E. Parking In Front Yard or Side Corner Yard: No portion of a ~~required~~ front yard or side corner yard shall be used for parking, except for the paved **or gravel** driveway area. No portion of a ~~required~~ front yard or side corner yard, other than driveways leading to a garage or properly designated parking space, shall be paved or graveled to encourage or make possible the parking of vehicles thereon.

11-32-060: ACCESS TO OFF STREET PARKING AND LOADING SPACES:

A. Ingress And Egress: Adequate ingress and egress to all uses shall be provided as follows:

1. Residential driveways shall be not more than twenty feet (20') in width when serving as access to two (2) properly designated spaces, or thirty feet (30') in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line. "Properly designated parking spaces" shall include spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the ~~minimum~~ front yard **or side corner yard** setback. Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments, **or for a different location of a properly designated parking space than set forth herein**, may be reviewed by the planning commission as a special exception. Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces.

Findings:

1. Impervious surface is a key element related to stormwater run-off. Clarifying allowed surface types for residential driveways will help the City in its administration of its regulations.
2. Impervious surface increases run-off sometimes to the detriment of the environment and may result in costlier infrastructure to handle the additional stormwater for the City to construct, operate and maintain. Limiting residential driveway surface area to what is necessary helps the community to achieve its goals and objectives of managing stormwater runoff.

FARMINGTON CITY
PLANNING COMMISSION

November 16, 2023

WORK SESSION

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

Chair **Erin Christensen** said Staff has initiated the Request for Proposal (RFP) process to hire a consultant to update and amend the General Plan next year. Staff wants one to three Planning Commissioners to be part of the selection committee, which would likely happen in December of 2023. Assistant Community Development Director/City Planner **Lyle Gibson** said proposals would be sent to the Commissioners to review on their own time, followed by a meeting to select the consultant. Commissioners **Frank Adams** and **Tyler Turner** expressed their interest in being part of the selection committee.

This will be the third time the Gattrell Gardens Subdivision item has been on the Commission's agenda. **Gibson** said it is very similar to what was presented last time, with updated drawings determining the boundary of the subdivision. They are still not willing to say what they are going to do with the two historic homes. **Adams** said the City isn't benefitting from the two older homes. The real winners are the **Fadels**, who get two lots and an access to their property. Otherwise they are landlocked, which creates a problem for them and the City. He would rather see an Homeowner's Association (HOA) playground instead of the old homes. **Gibson** said it is debatable of what the City is getting in return for flexibility for the developer. There is a question of how long the older homes would be around into the future. Deed restrictions or conservation easements could be options to answer that question.

Staff is recommending approval, as the Historic Preservation Commission and Community Development Director **David Petersen** are fans of preserving history. **Gibson** said it gets difficult for HOAs to manage open space. He would rather remove common areas and have owner-controlled lots. There is a lot of preference and subjectivity to it. This area is unique, and the Original Townsite Residential (OTR) zone lets property owners get creative in order to infill the blocks. Commissioner **Mike Plaizier** said the Commission has asked for more details that the applicant still has not produced in an attempt to wear Commissioners down. **Gibson** said in the future, if the applicant applies for a standard subdivision and meets the OTR requirements, he will be on the fast track that doesn't require City Council approval. In that scenario, he could build five homes on his property and two more considering the **Fadel's** property. **Adams** said the Utah Department of Transportation (UDOT) may not let the **Fadels** get a driveway out to State Street, so a private drive would be desirable. The applicant and the **Fadels** may need to further negotiate terms.

The designer will be on hand to discuss the elements of the new City Park. **Gibson** said it has details and renderings beyond what was provided in the packet. Two home occupation items are on tonight's agenda as well. **Gibson** said the tree trimming business includes an enforcement issue. He and the City Attorney decided to handle the business license issue as they would a Development Agreement, by sending out mailers to the neighbors within 300 feet and holding a public hearing. The tree trimming business was operating prior to the homes being built. The City can approve exceptions.

REGULAR SESSION

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

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

SUBDIVISION AND SITE PLAN APPLICATIONS

Item #1 Blake Bastian – Applicant is requesting 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 of 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) (previously considered on 08/17/23 and 11/02/2023).

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item, which has been before the Planning Commission twice before, including once for a public hearing. **Update From 11.2.23 Meeting:** A brief time before the last meeting, the applicant provided Staff with an updated plan set, 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 detail the plans for the two existing homes on site. The applicant has provided a letter addressing these questions, which is included in the packet. Staff has confirmed that the updated yield plan with the inclusion of the **Fadel's** property demonstrates the ability to have at least nine 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 two adjacent landowners. Under the PUD, the developer may merit the additional density of one 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 feet from the street and the houses will sit 15 feet from the street. That will put the garages 5 feet 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 three-car garages, but still following the setbacks on the plat map.*
3. *We will require two trees per lot to be planted on interior lots, and on corner lots we will require three 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 big front porch, and what the old historic house at 37 N. Main Street could look like cleaned up with new landscaping and possibly some new siding. Ideally you would look at the houses on 100 West 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):

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, 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 that 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.
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 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 one lot is gone. Based on updated yield plan, the 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 two historic properties in lieu of open space rather than a fee or Transfer of Development Rights (TDR) consideration.
- 8. Applicant’s proposals for Home Owner’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 hesitant to have an HOA scrutinized much as it is not a document the City is a party to, so there is no long-term control over what it includes and how it is enforced.

Background Information: 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 that are on the Farmington City Historic Sites List.

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

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

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

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

The Planning Commission shall review the application for approval of a planned unit development designation and the preliminary PUD Master Plan at a public hearing. The Planning Commission shall either recommend the City Council approve the application and plan as presented, recommend the City Council approve it subject to certain conditions, table the application pending receipt of

required materials, data, studies and information, or recommend the City Council disapprove it. Any recommendation for approval of the preliminary PUD Master Plan shall be made only after the Planning Commission makes the following findings:

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

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

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

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

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

The applicant has provided a plan indicating a private drive that 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 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 6700 square feet in Open Space Parcel A and 8600 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 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 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. 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.

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

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

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

Realtor with Elite Craft Homes and applicant **Blake Bastian** (7689 S. 1750 E., South Weber, Utah) addressed the comments that were received at previous meetings. The proposed 18-foot driveways that were a concern last time are now proposed to be 20 feet long, set back behind the front of the home. He would like the market to dictate what happens to the two existing historic homes, as construction costs are high. His company purchased a historic home at 170 N. Main Street in Farmington. After doing an addition/remodel that cost \$1.6 million, the home has been on the market for six months with no buyers. It may be difficult to sale the homes after any additions or remodels. He doesn't want to be stuck doing an addition when that is not what the market wants. They would like to preserve them, and are willing to not tear them down in order to maintain the charm of downtown Farmington City. These will be lower-income properties, which will help the affordability crisis. They can also commit to update the landscaping and give an outside facelift to the two old homes. Once the homes are sold, the applicant will not have control over what the new owners do with the homes.

Gibson said the ordinance isn't specific which mechanism is used to preserve buildings, but it allows for preservation of historic assets. There are tools the City can consider to ensure the conservation of historic homes. A sunset deed restriction can be imposed on the lot in favor of the City that says want can be done with the homes. A conservation easement in favor of the City is more secure, and the City has only done that with one home in the City recently. Commissioner **Frank Adams** said he suspects the market would dictate to tear the homes down in a year or two and then build new homes in their place.

Vice President of Elite Craft Homes **Trent Preston** (173 N. Main Street, Farmington, Utah) said they are willing to update landscaping and give them a facelift, then sell them at a \$450,000 market value. This helps with the affordability crisis, as there are not any homes being sold that low in the downtown area. It is uneconomical to buy a home for \$450,000 to \$500,000, tear it down, and then build a new home on a tiny lot. That, to an extent, would control the situation. **Adams** said the applicant's purchase price is less than \$450,000 each.

Preston said they originally considered this property with a yield of five lots that all meet the OTR standards and originally planned to tear down the two homes and then build five new ones. From a financial standpoint, that still make sense for them after considering what they paid for the property. Staff didn't really love that proposal because it would isolate the **Fadel's** property. Putting in a road to the **Fadels** would cause the applicant to lose a lot, and then it no longer would make good financial sense to demo two houses and build four new ones. Staff suggested doing a PUD in the OTR for flexibility. Since the five lots would be smaller after allowing room for the road, the lots would be smaller than originally planned. They don't want to do an HOA, as lots in an HOA

are more difficult to sell than a regular lot. What allows them to do a PUD in City code is keeping the current homes. He told **Adams** that his company paid less for the two homes on a pro-rated basis than they would sell them for. Master planning the entire block is a benefit. As downtown square Farmington blocks are difficult to develop, the flexibility a PUD offers is preferable. **Gibson** said that flexibility is at the discretion of the City.

Preston said without this proposal, the only access the **Fadels** could have to their property is through an existing swimming pool, which they would like to avoid. They would like to keep the family estate as intact as possible. **Bastian** said the PUD improves the entire block. The neighbors are in support of the proposal, as it keeps the charm on 100 West. The homes on 100 West all conform with the OTR design guidelines, and maintain the charm of downtown. Flexibility will be applied to the interior of the block. They would like to do three-car garages on the homes in the interior of the block, as they are now the industry standard and would add parking space. Other flexibility desired includes setbacks, lot sizes, and road widths. This can be nailed down in a Development Agreement. The benefit of the PUD is giving **Fadels** access as well as preserving two historic homes. **Bastian** said these would be private roads, with the City picking up garbage cans on the street. **Preston** said it would be similar to the private lane situation between 1st West and 2nd West.

Adams said he likes the set up so far, but the application doesn't quite get there because the promise of home preservation is illusory. The City doesn't get much there, if anything. In order to recommend this to the City Council, the Commission has to make findings, but A (Layout) and D (Compensation for Increased Density) are sticking points. Homes have been clustered, but there is no open space or amenities. The give on the historic homes is not enough, so they would have to fit in benefits somewhere else. The applicant and the **Fadels** are doing the economic thing. They need access to the property, and they get both access and a lot split. The **Fadels** could get two lots that can be built on or sold. He would like to see a park, green area, or playground. Right now he doesn't feel comfortable recommending this to the City Council.

Bastian said he disagrees, because both homes don't need to be preserved. Only one is needed to qualify for the increased density. Providing a park drives the costs up and doesn't give a financial benefit to anyone. They don't want to price people out of the market, and providing open space may do that. **Adams** said the layout needs to be better than the alternative, not equal to. He feels it is equal to at best. This is a microcosm of a bigger development. This does not get his vote as currently proposed. **Bastian** said access to **Fadels** defines a better layout. **Adams** said the code must be satisfied. He said the **Fadels** should help the developer mitigate any damage to their bottom line. Just because it has been done in other areas of the City before is not a strong enough argument to get him to vote in favor of this proposal.

Christensen said if the Commission wanted to see an open space amenity, if it was available only to the residents in the HOA, it may not bring a benefit City-wide. **Adams** said a small portion of the third or front lot could be left as open space. **Christensen** asked the applicant if he would prefer to have a decision tonight (one way or another) or would rather work on a solution. **Bastian** answered that he would prefer a vote tonight so they can move to the next step.

Gibson said that according to the PUD language, it is at the City's discretion to allow increased density or not. The ordinance doesn't specify the level of preservation of historic homes that would be required. There have been some in the past that have placed the property on the City's registry for acknowledgement. The City could require a Development Agreement or conservation easement to give the City control of what happens to the homes long-term. A deed restriction could also guarantee a high level of preservation. Otherwise, there is not much of a guarantee once the developer is out of the picture. When the HPC considered this proposal, they didn't consult an eligibility list. The State Historical Preservation Office maintains a map of contributing properties eligible for inclusion on the National Register. However, eligibility can also be affected by the condition of and changes to the property.

Bastian said according to Community Development Director **Davis Petersen**, both homes were on the State's 2005 list. Usually homes don't come off that list, but the State Office hasn't given recent opinion. **Preston** said they are willing to commit in a Development Agreement to conduct remodels/additions so that the home remains eligible for the National Register. Historic preservation is usually better the fewer alterations that have been made over the years. They are willing to sign to an actual dollar amount of improvements to the homes. It would be difficult to come up with the amount, as well as enforce it. Saying that the homes remain eligible for inclusion on the National Registry sets a certain bar.

Adams said the intent of a PUD is to create amenities and open space. In 2.5 acres, 10% open space would mean 10,000 square feet. He doesn't place a lot of historic value on the home on the north side, which looks like a run-down mobile home. **Preston** said the siding on that home is extremely old, and it would all need to be removed. He has not done a termite or structural inspection on that

home yet. **Adams** said these homes don't seem to have a lot of historic value. Carving land off Lots 7 and 8 may give enough room for a canopy, a few picnic tables, grass area, and swings.

Preston said he gets mixed reviews on HOA amenities. Some love the amenities, other complain about having to pay for them. This open space would not benefit the City, only the residents in the HOA and their guests. He has no problem putting a pickle ball court in, if that would help the City Council approve this development. The demographic in this neighborhood will appeal to the 55+ age group, who would like a pickle ball court and small yards that require minimal maintenance. He is willing to put in a pickle ball court, which is minimal expense for him. It would be a seven-member HOA, which will be needed if only to pay for the snow removal on the private streets. The fewer amenities the better. The issue with common open spaces is who pays to maintain it, as well as who actually does the maintenance.

Commissioner **Tyler Turner** said he is fine with either the homes being preserved, or common open space, as long as it is included in an agreement. Commissioner **Larry Steinhorst** said he is an HOA minimalist, especially in such a small community. He thinks that preserving the old homes adds to the value, as well as keeping the old town look on 100 West. Language should be added in an agreement that the homes remain eligible for the National Registry. Commissioner **Mike Plaizier** said he does not agree to the market dictating the preservation of the homes, as this would likely not lead to the homes being preserved. Code requires 10% of the net area for open space. The historic homes don't give enough benefit, as it would only be temporary in nature. The design of the homes needs to strictly follow the OTR. He would rather have open space, as he doesn't see a benefit to the historic homes. **Adams** asked if the applicant would be willing to both put in the infrastructure needed for the new homes, as well as do whatever the market dictates on the older homes, before building the newer homes. **Preston** said yes, if it was written into a Development Agreement. That was their intent anyway.

Christensen said a mix of open space and historic preservation may be needed to get the Commission comfortable with passing on a favorable recommendation to the City Council. **Preston** said he would like to be on the City Council's December agenda. He is willing to agree to not pulling a building permit on Lots 3-7 until a facelift has been started on the historic homes. **Gibson** said some of the work may not require a permit, but Staff can monitor it. **Preston** said the idea would be that a building permit cannot be granted on Lots 3-7 until there is significant progress on the two homes. **Adams** would like "substantial completion." **Christensen** would like the OTR standards to be followed throughout. However, Lots 4-7 would deviate from the OTR for three-car garages. She wants this discussion to be shared with the City Council.

MOTION

Frank Adams made a motion that 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 Conditions 1-7:

1. The owners must enter in to an agreement with the City memorializing their commitment to preserve the two historic homes.
2. The applicants must meet all requirements of the City's Development Review Committee (DRC).
3. In addition to part of the agreement with the City, the applicant agrees to substantially complete renovations to the two homes that are being offered for preservation.
4. No permits will be granted until there is substantial completion.
5. The new plan will include some additional amenities.
6. The OTR architectural design standards will be followed with exceptions for garages on Lots 4-7 as discussed.
7. Modifications would not be such that they would remove the homes from the historical listing. They will be consistent with and allow them to remain, and they will provide the City with proof of such before other construction commences.

Findings 1-4:

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 1-7:

- 1. Vicinity map.
- 2. Original Subdivision Yield Plan of the property.
- 3. Updated Subdivision Yield Plan of the Property.
- 4. Subdivision Concept Plan
- 5. Landscape Plan
- 6. Architectural Rendering
- 7. Letter to Planning Commission

Larry Steinhorst seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye _____ Nay
Commissioner Mike Plaizier	X Aye _____ Nay
Commissioner Frank Adams	X Aye _____ Nay
Commissioner Tyler Turner	X Aye _____ Nay
Commissioner Larry Steinhorst	X Aye _____ Nay

Item #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)

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. The City acquired 10+ acres in 2018, and set it aside for a future public park in the mixed-use area north of Station 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 that starts north of Spring Creek and continues through the heart of the mixed-use area south.

Parking is provided onsite and with street parking along Innovator Drive. Parking will also be provided—through 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 refine the details of the park. The main features and configuration have remained intact.

Consultant with BluLine Design **Brett Potter** (10462 S. Larkspur, Sandy, Utah) addressed the Commission. The two central areas are large detention areas required with the construction of Innovator Drive. The northwest corner includes a large tree monument sculpture that will be 25 feet tall and 30 feet wide. LED-illuminated cubes will change seasonally on this park landmark. Dark sky ordinances will determine what time of day this can be lit. A substantial deviation from the first plan includes no sidewalk along Innovator Drive. City Staff suggested pulling the sidewalk and instead directing people through the park. The Right of Way became wider. Wifi and a new set of unifying electrical charging stations will be introduced to the park. A maintenance building will be to the north of the park in the parking lot, which allows more room for pickle ball. The playground will be connected to the interactive water feature. The headwaters has two options, with one more budget-friendly than the other. More shade structures could be added. **Christensen** said younger children like calm bubblers, while older children like the spraying jets. The amphitheater park in Sandy is similar to this design considering the entrance. The size is similar to the Bountiful town center park. BluLine has also done a park at Heritage Park in South Jordan.

Farmington City Staff has opted for port-in-place surfacing rather than artificial turf. It is a rubber soft-fall product. The kinetic shade canopy may include either an anodized aluminum or grommetted ribbons of a flag-like material from Colonial Flag. They plan to do a 10x20 mock-up structure to show Staff. The men’s room has two urinals and two stalls while the women’s room has four stalls. There are two large family changing rooms. Drinking fountains will be on the exterior. The back half of the building is a raised stage platform that can be reserved.

The northwest corner has six pickle ball courts and a basketball court, with shade structure pavilions. Lighting and colors would be similar to those used in the regional park. In the southwest corner of the park by Shepard’s Creek, **Potter** said a concrete (rather than a wooden) boardwalk was been proposed. The greenway connection to the south is below the property line. **Gibson** said the greenway is the key element that goes north through the development. The timing and connection of that will be imposed on the developer who develops that land. **Potter** said it should be kept on the south side of the roadway at that intersection.

Potter said landscaping will include lawn area, trees, perennials, and shrubs. The east, west, and south side of the basin is meant to be more meadow grass. For budgetary reasons, the State of Utah has a program where they often donate several hundred square feet to municipalities to promote shrub and perennial pollinators. The plants are vetted for Northern Utah and would go on the northern wetland area of the park by Shepard’s Creek.

Gibson said the proposed amphitheater is similar in size to those at Forbush Park and Woodland Park. It would be for hosting local concerts. Around the amphitheater in front to the south side is a water detention area. Staff has not pursued sloped seating close to the amphitheater.

MOTION

Tyler Turner moved 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 1-3:

- 1. The site plan for the Park shows an inclusive park tailored to the goals of the business park and mixed-use zones.
- 2. The site plan has been designed by Blu Line Design with input from various key stakeholders including City Staff; members of the Parks, Recreation, Arts and Trails 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 1-3:

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

Mike Plaizier seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye ___Nay
Commissioner Mike Plaizier	X Aye ___Nay
Commissioner Frank Adams	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Larry Steinhorst	X Aye ___Nay

ZONE TEXT AMENDMENTS

Item #3 Farmington City – Applicant is requesting 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)

Gibson presented this agenda item to the Commission. 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, **Kevin Tolman**, lives on the family property in one of two dwellings. The property owner, **Jeff Tolman**, lives on site in the other unit. Bringing the business into compliance would essentially shut it down, **Gibson** said.

The business has been in operation for multiple years based on an understanding of the business owner that they were O.K. 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 (enclosed in the Staff 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 wider 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 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 and has the least impact to the City at large while being able to consider accommodations for the applicant.

Staff has mailed notification to everyone within 300 feet of the subject property about the public hearing tonight. Specific allowances and parameters may be allowed at this property. It can have no more than six employees who are not residing on the property, and can have up to six employee vehicles parked at the property. The size of the vehicles would be such that it does not take a Commercial Driver's License (CDL) to operate them. A vehicle would have to weigh 26,001 or more pounds to necessitate a driver needing a CDL. They don't have anything over 19,000 pounds. Broken and obsolete equipment cannot be kept on site. There is a covered carport on the north side of the property with a semi-circular drive. The equipment is stored on the north side. Employees park there and pick up their equipment before heading out for the day. The applicant has agreed to put a gate and plant trees as a screening along the frontage road.

Gibson said the Commission, as the recommending body, has a lot of discretion in this agenda item, which would move on next to the City Council. In a regular home business, the residents of the home are the employees of the business. There is an exception to have one outside employee. As proposed, wood cutting would not be allowed. 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. The Commission's opinions are sought as to how well the terms of the Agreement work at this location and in consideration of the City's [General Plan](#).

Applicant **Kevin Tolman** (435 S. 200 W., Farmington, Utah) addressed the Commission. Since the property is on the frontage road, where there is already an extreme amount of traffic, vehicles coming and going on this property should not be a concern. No work is done on the property. Firewood and tree debris is not stored on the property. They used to have good screening trees and evergreens, but they all blew down in 2020. They intend to plant several trees there, but it may take years for them to grow. Trees won't work well along the north fence. The existing 6-foot privacy fence is set low and doesn't offer much privacy. The vehicles that employees bring would park on the side of the road, where there is ample parking. The seven allowed work vehicles would include trucks, trailers, and machines. In the summer, typical hours are 7:30 a.m. until the end of the job (typically 2 to 5 p.m.). In the winter, they are limited by daylight and typically work from 8 a.m. to 6 p.m. at the latest. Currently, they have two trucks, one chipper, one dump trailer, a mini skid, and one mini fifth wheel trailer. Home businesses should allow for some growth before they have to move out of their home. The gate to be put in will match the current fencing. The business started in 2017. In December of 2021, he was making arrangement to buy out his business partner. He called the City to ask about a business license, and was instructed that if he was only parking vehicles, a business license would not be needed.

Gibson said he is not familiar with regulations regarding minor repairs and oil changes on commercial vehicles, due to hazardous materials concerns.

Chair Erin Christensen opened the public hearing at 9:07 PM

Michael Cox (492 S. 50 W., Farmington, Utah) addressed the Commission. He expressed his support, saying he sees minor effects on his part of the neighborhood. It is difficult to even know there is a business there.

Clint Chamberlain (516 Wendell Way, Farmington, Utah) said since moving in in 2018, he has never been affected by this business. He is in support of Acer Trees continuing their business. This is a non-event.

Steed Nelson (96 Wendell Way, Farmington, Utah) said that since 2016, he has property that borders the south of the **Tolman** property. He supports this business, as he has never been impacted in a negative way. The **Tolmans** are great long-term residents. The neighborhood to the north is newer.

William Huber (510 S. 50 W., Farmington, Utah) echoed support for the business to continue, as it is not a detriment. During the bad windstorm of 2020, this business was on the spot helping people and cleaning the roads, sometimes at no charge. They are an asset to the community that is often plagued by winds.

Chair Erin Christensen closed the public hearing at 9:12 PM.

Applicant **Jeff Tolman** (433 S. 200 W., Farmington, Utah) said he has four to five pine trees, and some quaking aspens are coming back. As other trees develop long-term, the quaking aspens may need to be taken out. **Christensen** said it fits the exception, although the format at this point is more of a first draft. She does not want lighting added. **Gibson** said Commissioners can email their suggestions, which can be used by the City Attorney to refine the agreement language.

Christensen said that the City has an approved tree list, and something from that list should be selected that would be large enough to serve as screening.

MOTION

Tyler Turner made a motion that the Planning Commission recommend approval of the Agreement to the City Council as written including the addition that the applicant comply with any applicable laws and regulations related to oil changes of commercial vehicles; also that the trees planted are done with the City’s approved list; and no additional lighting is added on the north side of the property where the vehicles related to the business are stored.

Findings 1-2:

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 the process outlined in FMC 11-35-050.

Supplemental Information 1-2:

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

Frank Adams seconded the motion, which was unanimously approved.

Chair Erin Christensen	X Aye _____Nay
Commissioner Mike Plaizier	X Aye _____Nay
Commissioner Frank Adams	X Aye _____Nay
Commissioner Tyler Turner	X Aye _____Nay
Commissioner Larry Steinhorst	X Aye _____Nay

Item #4: Farmington City – Applicant is requesting 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)

Hansell presented this agenda item. The applicants reside at 473 S. 950 W. and also own the property at 912 W. 500 S. The 912 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. Staff has recommended denial of the zone text amendment, as the proposed definition is suited solely to this situation.

Hansell said that in the A zones, Chapter 10, 11-10-010b, it mentions that the zone is established to accommodate residential uses that are primarily agricultural, not commercial. Adding this definition is specifically a commercial use. Staff worked with the applicant so the definition would be beneficial specifically to them. It is not in the public interest because the City has plenty of zones where storage units are permitted. The service is already added elsewhere in the City. For home occupation, the property owners have to live on site and operate their business from that site. In this case, the property owner does not live on site. **Gibson** said the **Gooches** have been working with Staff to figure out if they can make this use work on their property. He said Staff has considered both a variance and conditional use, but those did not work out.

Applicants **Andrew and Andrea Gooch** (473 S. 950 W., Farmington, Utah) addressed the Commission. **Andrew** said they purchased the neighboring property in order to extend their backyard as a place for their family to enjoy and garden. The property includes a small home that is currently being rented out. It also has a 2,700 square foot accessory structure, and neighbors have asked to store stuff in the structure. However, after looking at a variety of options, Staff said it is not allowed.

Andrea Gooch said they invested in this property and hope to beautify the City, as this is in their back yard. She has four letters from neighbors who say they support this. Many neighbors have asked to store things such as Christmas items and furniture in their accessory structure. There is no need to advertise the space, as word of mouth has already produced enough interest.

Chair Erin Christensen opened the public hearing at 7:37 PM

Steve Guest (1085 S. 425 W., Farmington, Utah) has lived in Farmington for about 30 years, and approves of this use of the accessory structure. The building can't be seen, as it is tucked away. The owners with three kids wouldn't do anything with this property that would be bad for them, and what is good for them is good for the neighborhood.

Bryan Bacon (410 S. 10 W., Farmington, Utah) works with **Andrew**, and said he is honest and has integrity. If this was in his neighborhood, he would encourage this because space is limited for residents to store their toys. Ordinances seem to not be current with the times. The "farm" part of Farmington is dwindling, and the ordinances need to match the times.

Shane Roylance (414 S. 950 W., Farmington, Utah) lives across the street from the **Gooches**, and supports their efforts. It is a good cause and should be approved. The structure is a barn and would be a great place to store things after it was used as a business.

Aubrey Ann Squires (630 S. 650 W., Farmington, Utah) have lived in Davis County her whole life, and supports this request. It is necessary to update the uses for accessory structures, and it is a win-win with no downside.

Travis Allen (438 S. 950 W., Farmington, Utah) lives across the circle from the **Gooches**. He seconds **Squires'** comments. The fact that the **Gooches** share a property line with this property is of note, and there would not be a lot of foot traffic. It would not take away from what it is used for. It is a good fit for the area.

Chair Erin Christensen closed the public hearing at 7:40 PM. She said the applicant submitted four letters from close neighbors that are all in support of the proposal, and they will be added to the record.

Gibson said according to the home occupation chapter, the business needs to take place in the home. However, through the Condition Use Process, they could ask to use their garage or detached garage for the business. Since they control both properties, a boundary adjustment may be an option. However, setback requirements are a problem. The Commission has discretion in such a zone text change recommendation. **Adams** said this definition has been tailored so this is the only building in town that this is going to fit. **Gibson** said it is an unknown, and there is always interest from storage rental unit companies. The Utah Department of Transportation (UDOT) is surplussing a lot of property, and he has fielded many calls asking if storage units could be built on such land. He is uncertain how this could proliferate.

If the definition is going to be that specific, **Adams** said he would take out the reference to the primary residence, and make it abutting property only. That would make it even more restrictive. He would like to set the square footage between 2,500 and 3,000 square feet, while changing the use from permitted to conditional. **Gibson** said those changes are clear, and it would not be necessary to re-notice this item if it would be considered a Conditional Use instead.

Commissioner Adams said he is a firm believer of personal property rights, and he is not opposed to this use. The concern for Staff is businesses buying properties in order to conduct a storage unit business. **Christensen** said the main use should be residential, and

the property owner should live on it or next to it. She is not opposed to the use. There are apps where people can advertise space, and anyone can use it. The City as a whole needs to consider that there are enough limitations on this. It could be seen as an Airbnb, where Farmington prohibits it, but it is still happening. **Gibson** said unlike someone with a 500 square-foot garage, the **Gooches** have something larger and more unique that they are trying to make good use of. Capping the size is appropriate.

Adams said the suggested language could include “casual” or “occasional” storage, with a nod to it not being a business. How many people use it could be limited. He is hesitant to put this in a list of uses, and would rather have it as a variance. **Gibson** said the variance statute is established by the State of Utah, and cities just adopt those. Another option considered was that the new Agriculture Planned (AP) overlay district could be used on this property, which is currently zoned Agricultural Estates (AE). It would be unique to this one property. **Christensen** said she would not like to do that. **Andrea Gooch** suggested adding the word “single” structure, to preclude multiple storage structures. It should be enclosed as well. Hours of operation would be 7 a.m. to 10 p.m. accessible by code. Spaces can be divided.

Some Commissioners indicated that they would like to make this work, not deny it. **Adams** said it would need to have enough conditions on it so that it does not open a can of worms. **Christensen** said the Commission needs more time with it. She favors making it a conditional use, that may become a permitted use down the road if it works out. It may work under the home occupation chapter.

MOTION

Tyler Turner made a motion that the Planning Commission **TABLE** this item, schedule of uses in agricultural zones, with the understanding that the Chair and Staff will create a subcommittee to explore options and possibilities of trying to ascertain how to make this thing work within the regulations and law of Farmington’s code.

Mike Plaizier seconded the motion, which was unanimously approved.

- | | |
|-------------------------------|----------------|
| Chair Erin Christensen | X Aye _____Nay |
| Commissioner Mike Plaizier | X Aye _____Nay |
| Commissioner Frank Adams | X Aye _____Nay |
| Commissioner Tyler Turner | X Aye _____Nay |
| Commissioner Larry Steinhorst | X Aye _____Nay |

Plaizier and **Christensen** expressed interest in serving on the subcommittee. This will likely not be done by the end of the year.

OTHER BUSINESS

Item #4 Miscellaneous, correspondence, etc.

- a. Minutes Approval for October 19, 2023, and November 2, 2023
 - i. **Tyler Turner** made a motion to approve both the October 19 and November 2, 2023, minutes.

Larry Steinhorst seconded the motion, which was unanimously approved.

- | | |
|-------------------------------|----------------|
| Chair Erin Christensen | X Aye _____Nay |
| Commissioner Mike Plaizier | X Aye _____Nay |
| Commissioner Frank Adams | X Aye _____Nay |
| Commissioner Tyler Turner | X Aye _____Nay |
| Commissioner Larry Steinhorst | X Aye _____Nay |

- b. **Gibson** presented planning items considered by the City Council at their Nov. 14, 2023, meeting. The Council did adopt the subdivision amendment ordinance with one change: for nonconventional schematic subdivision, it has a public hearing at both the Commission and City Council levels. It was proposed with a public hearing only at the Commission level. The Council wants to hear from community members at this level. Another item involves Stack, the primary entitled land holder in the north business park area. They had been proposing several six-story office buildings up against the freeway. They have been struggling getting tenants for the buildings as proposed. So, they brought an alternate proposal to the Council that did not deviate from an office use. Instead, they would break up the same square footage of office originally proposed into smaller offices. They can’t get enough pre-leasing to get financing without the change. The Council seemed generally open to the idea. It will require an amendment to the Development Agreement, which would require input in the future. They would like to incubate business that would likely grow into the tenants that would eventually occupy the larger office buildings. They intend to still do two large office towers on the north end, each taking 20 acres per building. However, instead of the third tower, they would like to do smaller office buildings.

ADJOURNMENT

Tyler Turner motioned to adjourn at 10:13 pm.

Chair Erin Christensen
Commissioner Mike Plaizier
Commissioner Frank Adams
Commissioner Tyler Turner
Commissioner Larry Steinhorst

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Erin Christensen, Chair

To the Farmington Planning Commission,

I have been in and out of the Farmington community but in doing so, have had to rely on friends and family the last few years for not only rentals but also storage spaces. I believe that in granting the Gooch family approval of item #4, this could only benefit the community rather than harm in any way. The Gooch family really care about the community and will ensure that this change would be upheld in the highest of standards and could also greatly help others in the Farmington community in need.

Thank you for your consideration,

Sincerely,

A handwritten signature in cursive script that reads "R. Janelle Cameron". The signature is written in dark ink and is positioned above the typed name.

R. Janelle Cameron
988 S 650 w
Farmington, UT 84065

To the Farmington Planning Commission,

Greetings! I am Ammon Lewis, a resident of Farmington for over 18 years. Having grown up in this town I am reaching out to urge your approval of item #4 on tonight's agenda, addressing the updates to "accessory structure operation." The current guidelines are overly restrictive and fail to adapt to the diverse needs of our community. Having seen firsthand the growth and evolution of the community, I think this change would allow residents to have more opportunity and flexibility to support their families in this tough economy. Restrictive blanket policies do not allow for individuals to prove to the community that they can have a thriving business and provide for their families while being in harmony with neighbors.

I sincerely hope you consider the positive impact these updates can have on the adaptability of our town.

Best Wishes,

A handwritten signature in cursive script, appearing to read 'Ammon Lewis', written in black ink.

Ammon Lewis
988 S 650 w
Farmington, UT 84065

Hello Farmington Planning Commission,

My name is Solana Guest and I have proudly called Farmington my home for the last four years. I am writing to express my full support for the approval of item #4 on tonight's agenda regarding the updates to "accessory structure operation." The current guidelines are overly restrictive and do not contribute to the overall well-being of our community.

I kindly request your approval to ensure a more accommodating environment for Farmington residents.

Sincerely,

A handwritten signature in cursive script that reads "Solana Guest". The signature is written in a light gray or blue ink.

Solana Guest
1085 S 425 W
Farmington, Utah 84025

Dear Farmington Planning Commission,

I am Erin Lewis, a resident of West Farmington. I am writing to request your approval of item #4 on tonight's agenda, which addresses the updates to "accessory structure operation." The current guidelines are unduly restrictive, and I believe that these proposed changes will introduce much-needed flexibility, allowing residents to better meet their evolving needs, and to better support their families

Thank you for considering the positive impact these changes can bring to our community, especially those seeking to enhance the community.

Best Wishes,

A handwritten signature in cursive script that reads "Erin Lewis". The ink is a light grey or blue color. The signature is fluid and connected, with a large initial 'E' and 'L'.

Erin Lewis
988 S 650 w
Farmington, UT 84065



160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

CITY COUNCIL MEETING NOTICE AND AGENDA **AMENDED**

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

WORK SESSION - 6:00 p.m.

- New Park Discussion

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation – Roger Child, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

PRESENTATION:

- Farmington City's Music in Me
- Spotlight Ashton Workman from Eagle Bay Elementary
- Introduction of New Police Officers and Promotion Ceremony

PUBLIC HEARING

- Preliminary Planned Unit Development, Master Plan and Schematic subdivision plan for the proposed Gatrell Subdivision. Applicant is Blake Bastian.
- Consideration of an agreement for exceptions which would accommodate Acer Trees, LLC

BUSINESS:

- **Main Street Landmark Register Designation Ordinance**

SUMMARY ACTION:

1. Station Point Development Agreement Modification related to Moderate Income Housing
2. Farmington City Historic Preservation Chair - David Barney
3. Ordinance Establishing Dates, Time and Place for holding Regular City Council Meetings
4. Minutes Approval for 11-14-23

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 www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on November 30, 2023



160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

SPECIAL CITY COUNCIL MEETING AND AGENDA

Notice is given that the Farmington City Council will hold a SPECIAL meeting on **Wednesday, December 6, 2023** at City Hall 160 South Main, Farmington, Utah at **5:00 pm**. This meeting will be held electronically over Zoom. The link to listen to the meeting can be found on the Farmington City website www.farmington.utah.gov.

CALL TO ORDER:

- Canvass for General Election Results

ADJOURN

DATED this 30th day of November, 2023.

By: /s/ DeAnn Carlile
DeAnn Carlile, City Recorder

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 www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on November 30th, 2023

KEY: City Council (T). Planning Commission (Th). Historic Preservation (M). School Breaks. Holidays.

FARMINGTON CITY PUBLIC MEETING CALENDAR

2024

JANUARY

Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

FEBRUARY

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	1	2
3	4	5	6	7	8	9

MARCH

Su	Mo	Tu	We	Th	Fr	Sa
25	26	27	28	29	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

APRIL

Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

MAY

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

JUNE

Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

JULY

Su	Mo	Tu	We	Th	Fr	Sa
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

AUGUST

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

SEPTEMBER

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12

OCTOBER

Su	Mo	Tu	We	Th	Fr	Sa
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

NOVEMBER

Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
1	2	3	4	5	6	7

DECEMBER

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11