



**FARMINGTON CITY
PLANNING COMMISSION**

February 08, 2024



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday February 08, 2024

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.

OATH OF OFFICE – New Planning Commission Member

SUBDIVISION / SITE PLAN / PROJECT MASTER PLAN APPLICATIONS – public hearing on item #2 *only*

1. Symphony Homes – Applicant is requesting Preliminary Plat approval for the proposed Eastridge Estates Phase 4, which will consist on 9 lots on 3.38 acres, located at 50 W 1500 S., in the LR (Large Residential) zone (S-1-24).
2. CW Urban – Applicant is requesting a recommendation for a Project Master Plan / Development Agreement, Schematic Subdivision Plan, and Concept Site Plan for the Charlotte, a mixed residential and commercial subdivision covering 11 acres at approximately 1293 West Burke Lane in the OMU (Office Mixed Use) zone (PMP-1-23).
3. Tucker Nipko – Applicant is requesting Concept Site Plan approval for a proposed Medical Office Building covering 1.16 acres at approximately 775 N. Innovator Dr., in the OMU (Office Mixed Use) zone (SP-1-24).

ZONE TEXT AMENDMENTS – public hearing

4. Farmington City – Applicant is requesting additional text and amendments Chapter 11-35, HOME OCCUPATION, of Title 11, ZONING REGULATIONS. The amendments are proposed to remove a conflict between city ordinance and state code regarding regulation of firearms, to clarify the residency requirement for operation of a home occupation, and to change the consideration of preschool, daycare, and small classes from a conditional use to a permitted use (ZT-2-24).

OTHER BUSINESS

5. Miscellaneous, correspondence, etc.
 - a. Minutes Approval from 01.04.2024
 - b. City Council Report from 01.16.2024 & 02.06.2024
 - c. Decision to Reconsider – Application C-12-23.
 - d. Other

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

CERTIFICATE OF POSTING I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website www.farmington.utah.gov, the Utah Public Notice website at www.utah.gov/pmn on February 02, 2024. Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report February 8, 2024

Item 1: Preliminary Plat – Farmington Eastridge Estates Phase 4

Public Hearing: No
Application No.: S-1-24
Property Address: 50 W 1500 S
General Plan Designation: RRD (Rural Residential Density)
Zoning Designation: LR (Large Residential)
Area: 3.38 acres
Number of Lots: 9
Property Owner: EF 2013 LLC (Symphony Homes)
Agent: Symphony Homes – Jared Schmidt, Russell Wilson

Request: *The applicant is seeking approval for preliminary plat for Farmington Eastridge Estates Phase 4.*

Background Information

Farmington Eastridge Estates Phase 4 is a 9-lot phase, which is part of the larger Eastridge Estates Conservation Subdivision. The LR Zone minimum lot size is conventionally 20,000 sf; however, conservation subdivisions are able to access the non-conventional lot size of 10,000 sf by providing and conserving open space. This non-conventional lot size is used to establish the base yield base number of lots. Eastridge Estates received schematic master plan approval in 2016 for what are most recently identified as Phases 3 and 4. Phase 3 and 4 were combined on the schematic master plan as their combined size achieved the required 10 acres minimum for a conservation subdivision. The applicant met the 15% open space requirement by providing a regional detention basin to the City in lieu of “usable” open space such as parks or trails.

Phase 2 (now Phase 3), received approval in 2018, but Phase 3 (now Phase 4), could not be approved as wetland mitigation was required. Since then, the applicant has mitigated the wetlands in Phase 4 and received approval from the Army Corps of Engineers.

The major difference from schematic approval to the preliminary plat for Phase 4, is that the schematic approval for Phase 3 (now 4) contains 16 lots, instead of 9. This reduction does not invalidate the schematic plan, only an increase in lots would require another schematic approval.

According to FMC 11-12-090, LR zoned lots in a conservation subdivision may be as small as 6,500 sf. Eastridge Estates Phase 4 contains lots no smaller than 9,369 sf. This phase of the plan will also provide more area to the City’s detention basin, shown as Parcel A (SI #2). Today, the applicant is seeking preliminary plat approval for Phase 4, rather than schematic

recommendation, because of the previously approved schematic master plan. If approved, the final step for Phase 4 will be a final plat approval. Under the new subdivision ordinance update (2023) final plat approval will be completed by City Staff.

Suggested Motion

Move that the Planning Commission approve the preliminary plat for Farmington Eastridge Estates Phase 4, subject to all applicable Farmington City development standards and ordinances.

Findings for Approval:

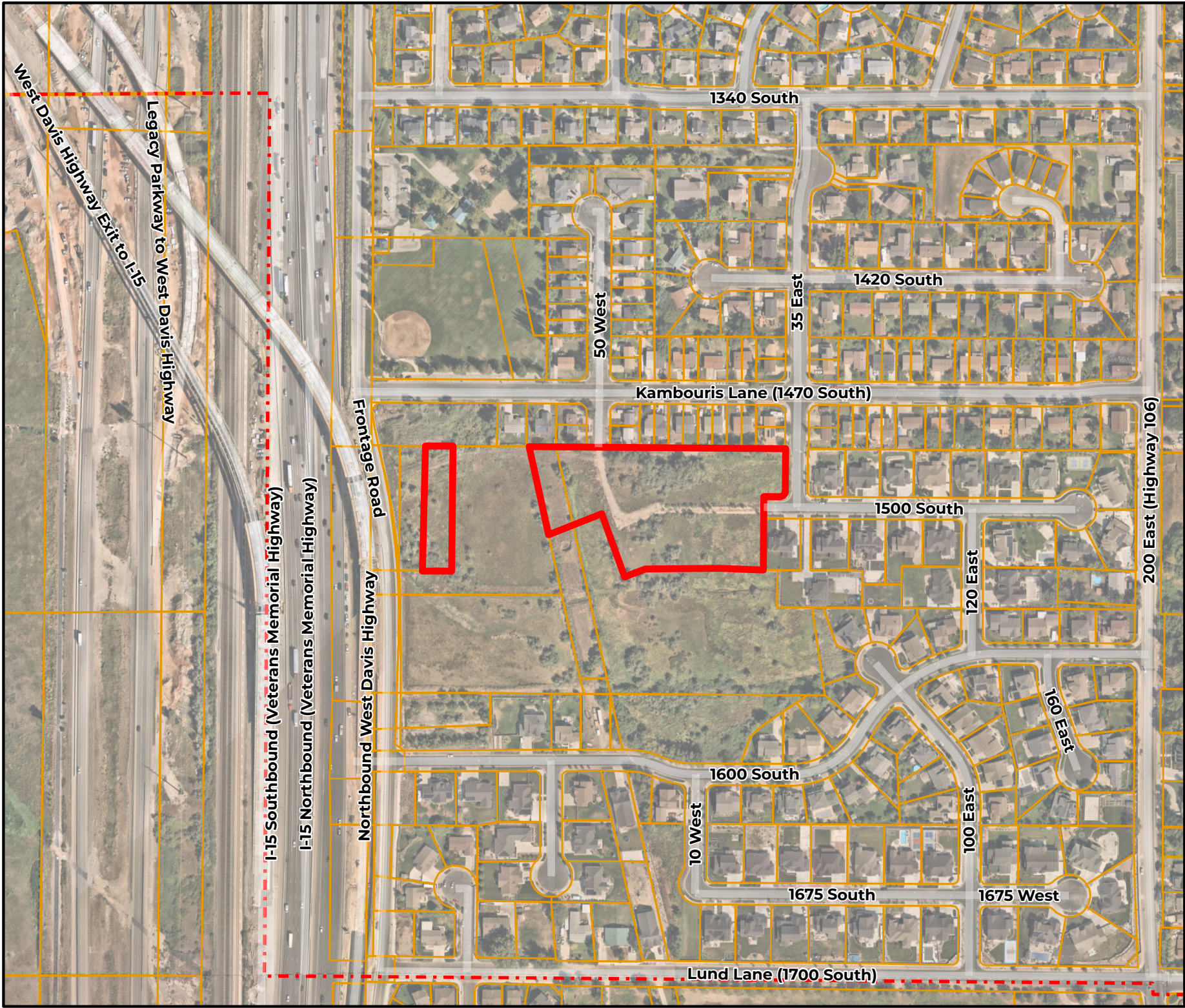
1. Farmington Eastridge Estates does not create a significant change to the roadway alignment or configuration as approved in the schematic master plan.
2. Farmington Eastridge Estates lot size and lot configuration are not significantly different than the approved schematic plan.
3. There is no increase in lots from the schematic plan to the preliminary plat.
4. The 15% open space requirement is provided in lieu by land for the City's detention basin, as decided by agreement.
5. There is no significant change to culinary water, sanitary sewer, or storm drain plans (some of this has been installed in conjunction with prior phases).
6. The modification of the preliminary plat does not significantly alter the character of the entire subdivision.
7. An important connection between 50 West and 1500 South will be completed in this phase.

Supplemental Information

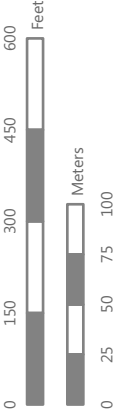
1. Vicinity Map
2. Preliminary Plat – Eastridge Estates Phase 4
3. Approved schematic master plan
4. Staff Report April 19, 2018 – “Final Plat for Eastridge Estates Subdivision Phase III”

Applicable Ordinances:

1. 12-4-080 - 120 (contained in pending Ordinance No. 2023-66)
2. 11-12 Conservation Subdivision (CS) Overlay Zone and Development Standards
3. 11-11 – Single Family Residential Zones
4. Updated Title 12 (Pending Ordinance No 2023-66)



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



VICINITY MAP

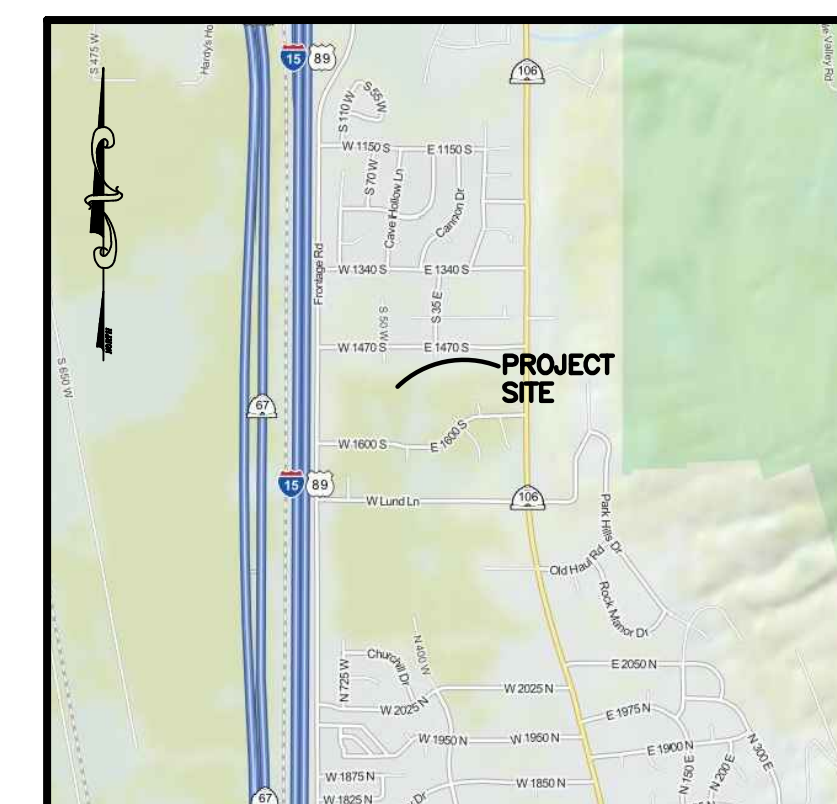
Eastringe Estates Phase 4



SHEET 1 OF 2

FARMINGTON EASTRIDGE ESTATES-PHASE 4

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
 FARMINGTON CITY, DAVIS COUNTY, UTAH
 DECEMBER, 2022



VICINITY MAP
 NOT TO SCALE

DEVELOPER

SYMPHONY DEVELOPMENT CORPORATION
 111 S. FRONTAGE ROAD
 CENTERVILLE, UT 84014

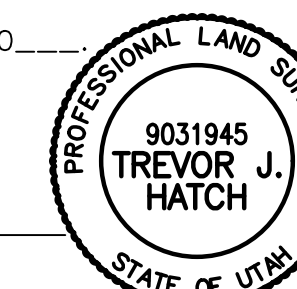
SURVEYOR'S CERTIFICATE
 I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE 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 EASTRIDGE ESTATES-PHASE 4** 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



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS. ALL REAR LOT CORNER AND BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND A FOUND WITNESS CORNER MONUMENT. SHOWN HEREON AS: S00°15'20"W (S00°34'47"W NAD83)

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 24B OF AEGEAN VILLAGE PLAT "B" ZERO LOT LINE AMENDED, SAID POINT BEING SOUTH 00°15'20" WEST 922.05 FEET AND NORTH 89°44'40" WEST 1179.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 107.08 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 35 EAST STREET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°00'00" WEST, AND A CHORD LENGTH OF 21.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1500 SOUTH STREET; THENCE WEST 40.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°00'02" WEST 56.00 FEET; THENCE WEST 109.53 FEET; THENCE SOUTH 00°00'02" WEST 125.00 FEET; THENCE WEST 70.47 FEET; THENCE SOUTH 87°57'41" WEST 116.84 FEET; THENCE SOUTH 68°06'38" WEST 56.00 FEET; THENCE NORTH 21°10'27" WEST 172.70 FEET; THENCE SOUTH 68°49'33" WEST 144.86 FEET; THENCE NORTH 12°45'42" WEST 226.70 FEET TO THE SOUTHERLY LINE OF LOT 2 OF AEGEAN PLAT C; THENCE EAST 68.00 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 42B OF AEGEAN VILLAGE PLAT "B" ZERO LOT LINE AMENDED; THENCE SOUTH 89°50'00" EAST 583.28 FEET ALONG THE SOUTHERLY LINE OF AEGEAN VILLAGE PLAT "B" ZERO LOT LINE AMENDED TO THE POINT OF BEGINNING. CONTAINING 147,278 SQUARE FEET OR 3.381 ACRES.

TOGETHER WITH:

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 24B OF AEGEAN VILLAGE PLAT "B" ZERO LOT LINE AMENDED, SAID POINT BEING SOUTH 00°15'20" WEST 922.05 FEET AND NORTH 89°44'40" WEST 1179.45 FEET AND NORTH 89°50'00" WEST 583.28 FEET AND WEST 261.39 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 00°11'01" WEST 317.55 FEET; THENCE NORTH 89°48'54" WEST 69.98 FEET TO THE EASTERLY LINE OF PARCEL C OF FARMINGTON EASTRIDGE ESTATES-PHASE 3; THENCE NORTH 00°11'01" EAST 317.33 FEET ALONG SAID EASTERLY LINE; THENCE EAST 69.98 FEET TO THE POINT OF BEGINNING. CONTAINING 22,215 SQUARE FEET OR 0.510 ACRES MORE OR LESS.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N90°00'00"W | 40.00' |
| L2 | S00°00'02"W | 56.00' |
| L3 | S68°06'38"W | 56.00' |
| L4 | N00°15'20"E | 26.74' |

CURVE TABLE

| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|-----|---------|------------|------------|---------|-------------|------------|
| C1 | 15.00' | 23.56' | 21.21' | 15.00' | S45°00'00"W | 90°00'00" |
| C2 | 178.00' | 22.65' | 22.64' | 11.34' | S86°21'14"W | 71°17'52" |
| C3 | 178.00' | 43.13' | 43.02' | 21.67' | S75°46'01"W | 135°52'55" |
| C4 | 150.00' | 55.43' | 55.12' | 28.04' | S79°24'46"W | 211°10'27" |
| C5 | 122.00' | 45.09' | 44.83' | 22.80' | S79°24'46"W | 211°10'27" |
| C6 | 15.00' | 23.56' | 21.21' | 15.00' | S23°49'33"W | 90°00'00" |
| C7 | 15.00' | 23.56' | 21.21' | 15.00' | N66°10'27"W | 90°00'00" |
| C8 | 172.00' | 64.93' | 64.54' | 32.86' | N10°21'35"W | 21°37'44" |
| C9 | 200.00' | 74.80' | 74.37' | 37.84' | N10°27'34"W | 21°25'47" |
| C10 | 228.00' | 17.87' | 17.87' | 8.94' | N18°55'43"W | 4°29'29" |
| C11 | 228.00' | 68.20' | 67.94' | 34.35' | N08°06'51"W | 17°08'16" |

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

 WEBER BASIN WATER CONSERVANCY DISTRICT

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 INFORMATION
 Surveyor: T. HATCH Project Name: FARMINGTON EASTRIDGE ESTATES-PHASE 4
 Designer: N. ANDERSON Number: 1864-41
 Begin Date: 9-14-2022 Scale: 1"=40' Sheet: 1 OF 2

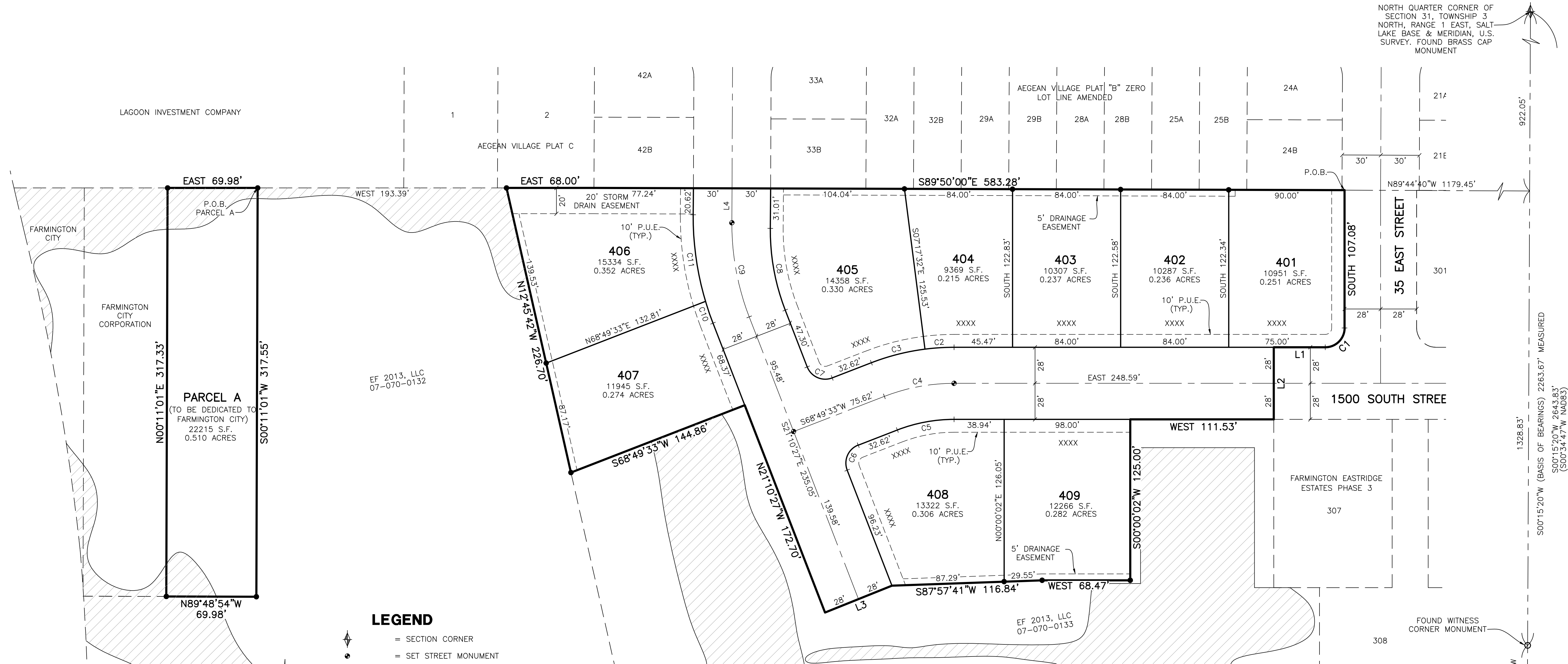
1100 SOUTH 1000 WEST, MIDVALE, UTAH 84040
 TEL: (801) 621-3100 FAX: (801) 621-0668 WWW.REEVE-ASSOC.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
 RECORDED FOR:

 DAVIS COUNTY RECORDER
 _____ DEPUTY.

FARMINGTON EASTRIDGE ESTATES-PHASE 4

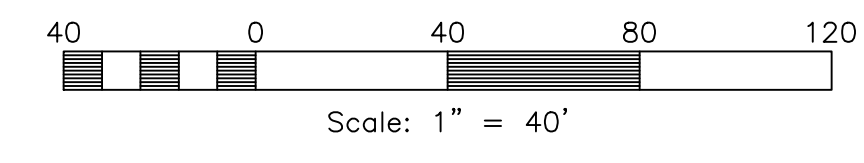
PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
 FARMINGTON CITY, DAVIS COUNTY, UTAH
 NOVEMBER, 2022



NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT

CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. CALCULATED FROM FOUND WITNESS CORNER MONUMENT

- LEGEND**
- = SECTION CORNER
 - = SET STREET MONUMENT
 - = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = BOUNDARY LINE
 - = LOT LINE
 - = ADJOINING PROPERTY
 - = ROAD CENTERLINE
 - = EASEMENTS
 - = SECTION TIE LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - = WETLANDS TO AVOID



| PROJECT INFORMATION | |
|-----------------------|--|
| Surveyor: T. HATCH | Project Name: FARMINGTON EASTRIDGE ESTATES-PHASE 4 |
| Designer: N. ANDERSON | Number: 1864-41 |
| Begin Date: 9-14-2022 | Scale: 1"=40' |
| | Sheet: 2 OF 2 |

| DAVIS COUNTY RECORDER | |
|----------------------------------|------------------------|
| ENTRY NO. _____ | FEE PAID _____ |
| AND RECORDED, _____ AT _____ | IN BOOK _____ OF _____ |
| THE OFFICIAL RECORDS, PAGE _____ | |
| RECORDED FOR: _____ | |
| DAVIS COUNTY RECORDER _____ | |
| DEPUTY _____ | |



DAVIS COUNTY RECORDER
 DEPUTY

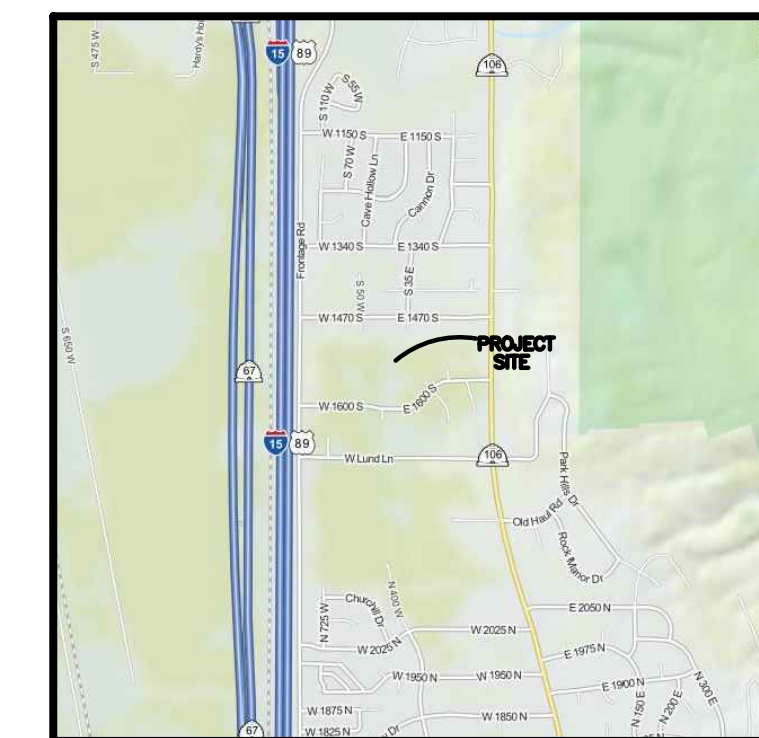
Project Narrative/Notes/Revisions

1. 09/14/2022 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 11/07/2022 CK - UPDATED PER ARMY CORP REVIEW COMMENTS.
3. 11/28/2022 CK - UPDATED PER CLIENT COMMENTS.
4. 12/07/2022 CK - UPDATED PER CLIENT COMMENTS.
5. 02/02/2023 ER - UPDATE PER WETLAND REP COMMENTS
6. 02/28/2023 CK - WETLAND COMMENTS

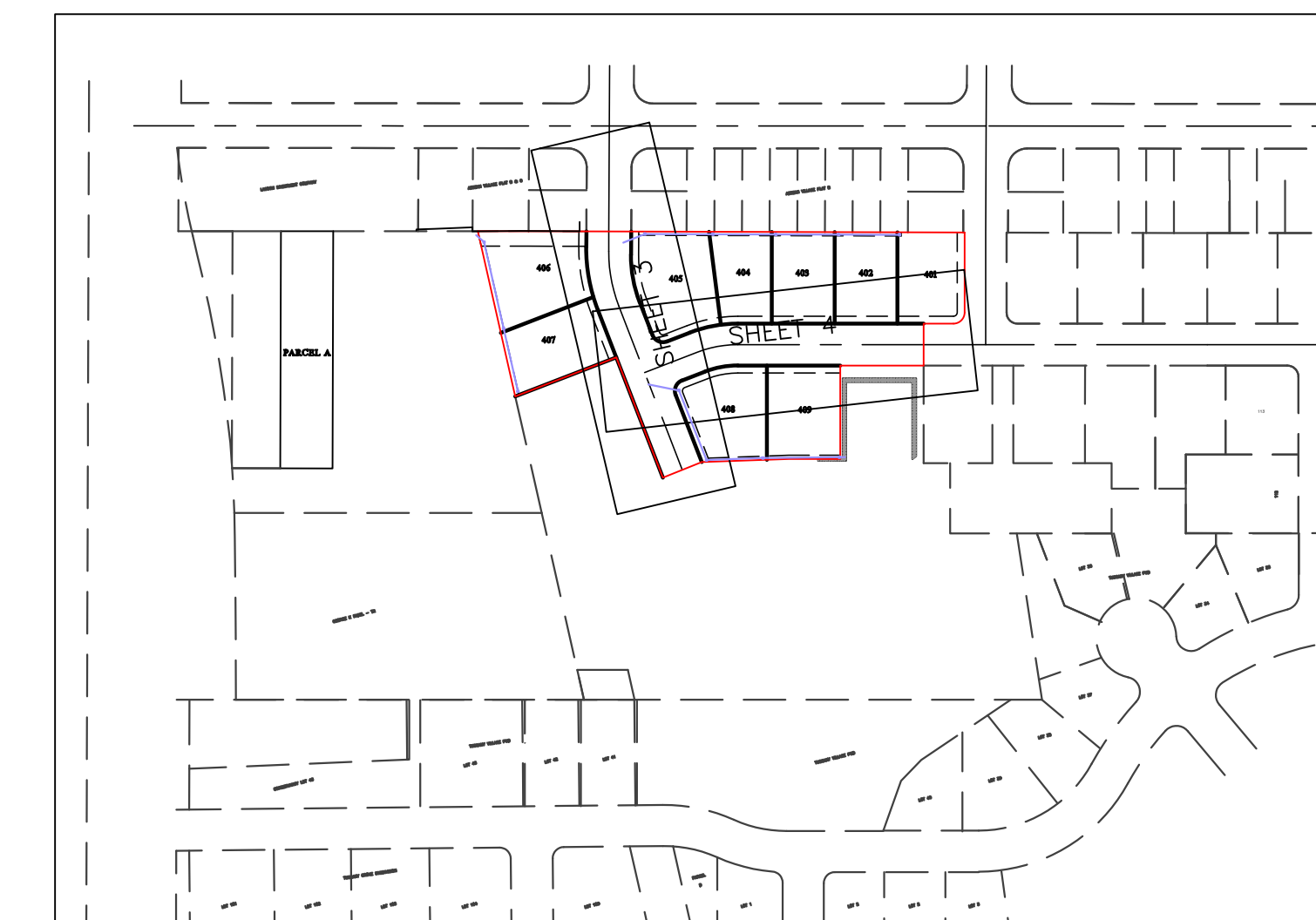
Eastridge Estates Subdivision Phase 4 Improvement Plans

FARMINGTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2022

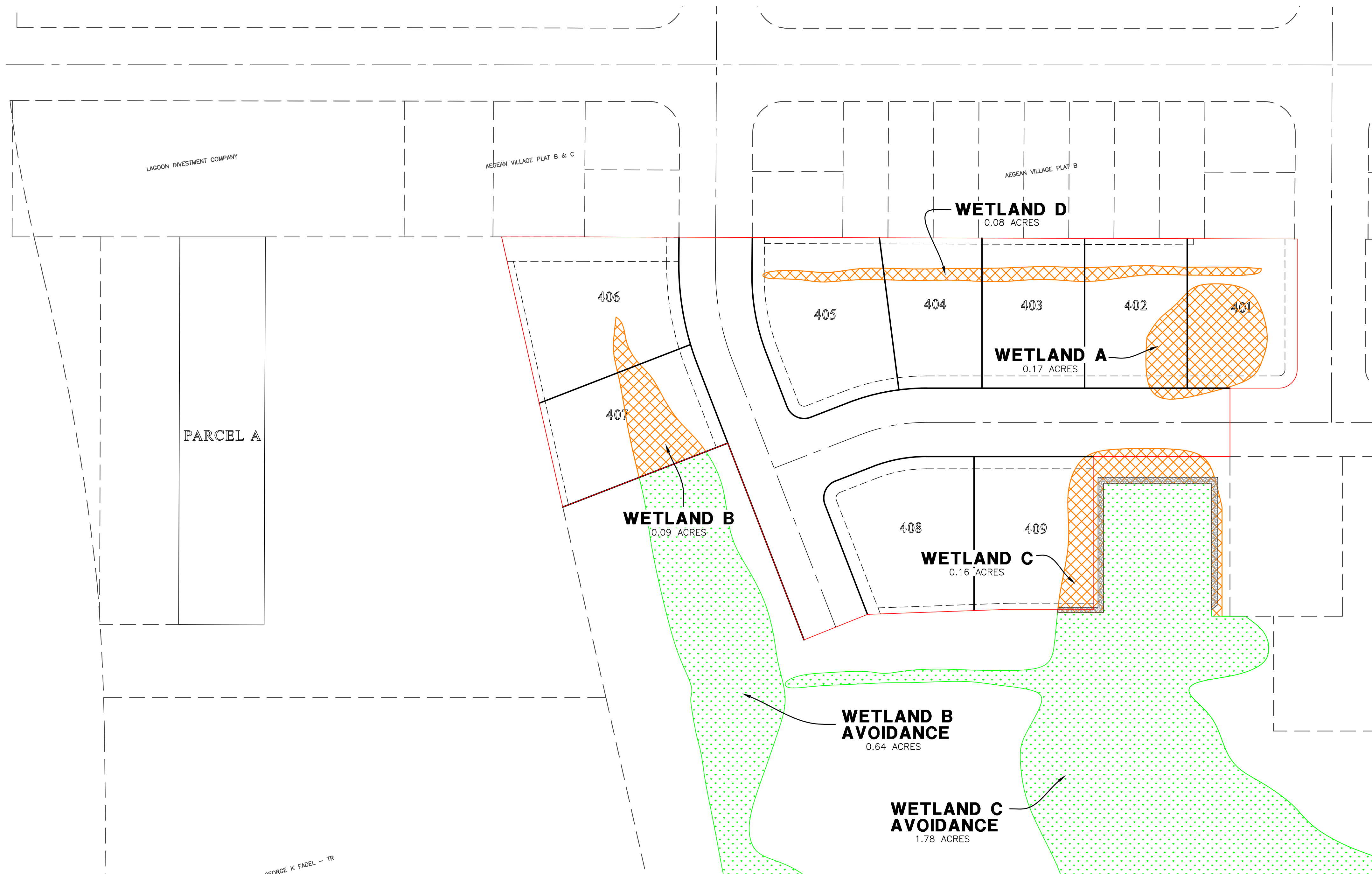
- = FILLED WETLANDS
0.5 ACRES WETLAND IMPACT AREA
- = WETLAND AVOIDANCE
2.42 ACRES



VICINITY MAP
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

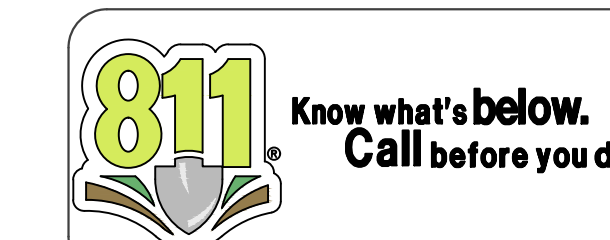


Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet A - Overall Phase 4 Development Plan
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - 1500 South Street
- Sheet 4 - 50 West Street
- Sheet 5 - Grading & Drainage Plan
- Sheet 6 - Utility Plan
- Sheet 7 - Civil Details
- Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 9 - Storm Water Pollution Prevention Plan Details
- Sheet 10 - Grading & Drainage Plan and Erosion Control
- Sheet 11 - Wetlands Cross Sections

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.

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



Developer Contact:
Symphony Development Corp.
111 South Frontage Road
Centerville, UT. 84014
PH: (801) 557-7297

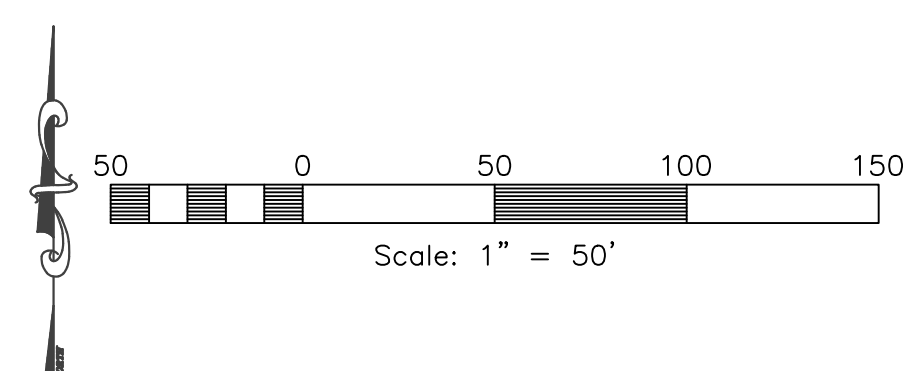
Project Contact:
Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Farmington City Engineer

FARMINGTON CITY ENGINEER DATE

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.



Reeve & Associates, Inc.

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

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

| DATE | DESCRIPTION |
|-------------|------------------|
| 11-07-22 CK | Wetlands |
| 11-28-22 CK | Client Comments |
| 12-07-22 CK | Client Comments |
| 02-02-23 ER | Wetland Comments |
| 02-28-23 CK | Wetland Comments |

**Eastridge Estates Subdivision
Phase 4**
FARMINGTON CITY, DAVIS COUNTY, UTAH

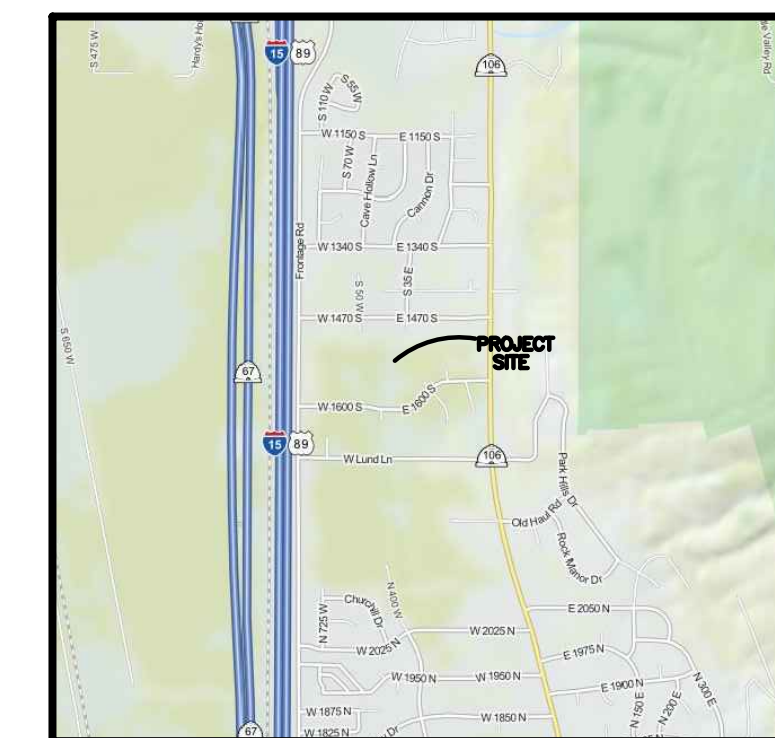
Cover/Index Sheet



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: AUGUST 2022
Name: EASTRIDGE ESTATES SUBDIVISION PHASE 4
Number: 1864-41

Eastridge Estates Subdivision Phase 4 Storm Water Pollution Prevention Plan Exhibit

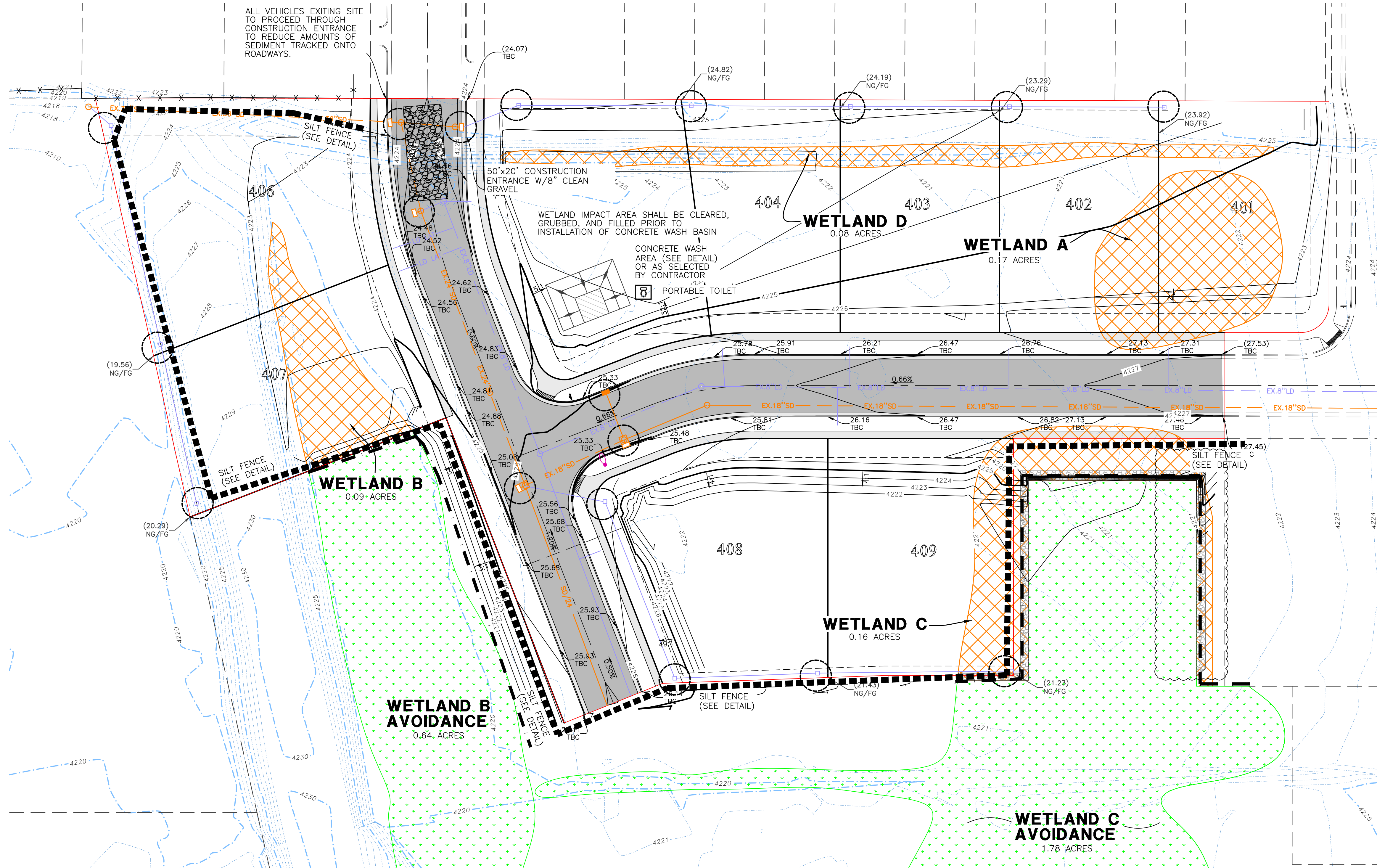
FARMINGTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2022



VICINITY MAP
NOT TO SCALE

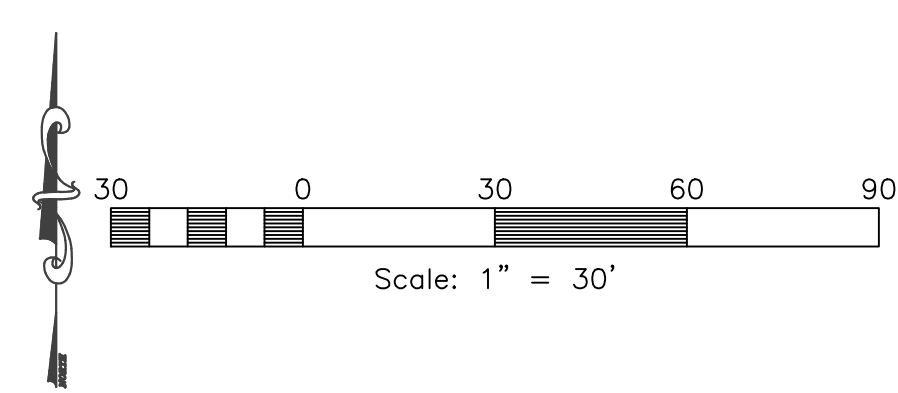
STREETS TO BE SWEEP WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.



- PORTABLE TOILET
- INLET PROTECTION TYP. (SEE DETAIL)
- SILT FENCE (SEE DETAIL)
- DISTURBANCE BARRIER
- ORANGE SNOW FENCE

- = WETLAND AVOIDANCE
2.42 ACRES
 - = FILLED WETLANDS
0.5 ACRES WETLAND IMPACT AREA
- *WETLAND IMPACT AREAS SHALL BE CLEARED, GRUBBED AND FILLED PRIOR TO INSTALLATION OF CONCRETE WASH BASIN



Farmington City Engineer

FARMINGTON CITY ENGINEER DATE

| Construction Activity Schedule | |
|---|-------------------------------------|
| PROJECT LOCATION | FARMINGTON CITY, DAVIS COUNTY, UTAH |
| PROJECT BEGINNING DATE | SEPTEMBER 2022 |
| BMP'S DEPLOYMENT DATE | SEPTEMBER 2022 |
| STORM WATER MANAGEMENT CONTACT / INSPECTOR | SYMPHONY HOMES (801) 557-7297 |
| SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER | |

Reeve & Associates, Inc.
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 671-3100 WWW.REEVE.CO

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|------------------|
| 11-07-22 | CK | Wetlands |
| 11-28-22 | CK | Client Comments |
| 12-07-22 | CK | Client Comments |
| 02-02-23 | ER | Wetland Comments |
| 02-28-23 | CK | Wetland Comments |

**Eastridge Estates Subdivision
Phase 4**
FARMINGTON CITY, DAVIS COUNTY, UTAH

**Storm Water Pollution
Prevention Plan Exhibit**



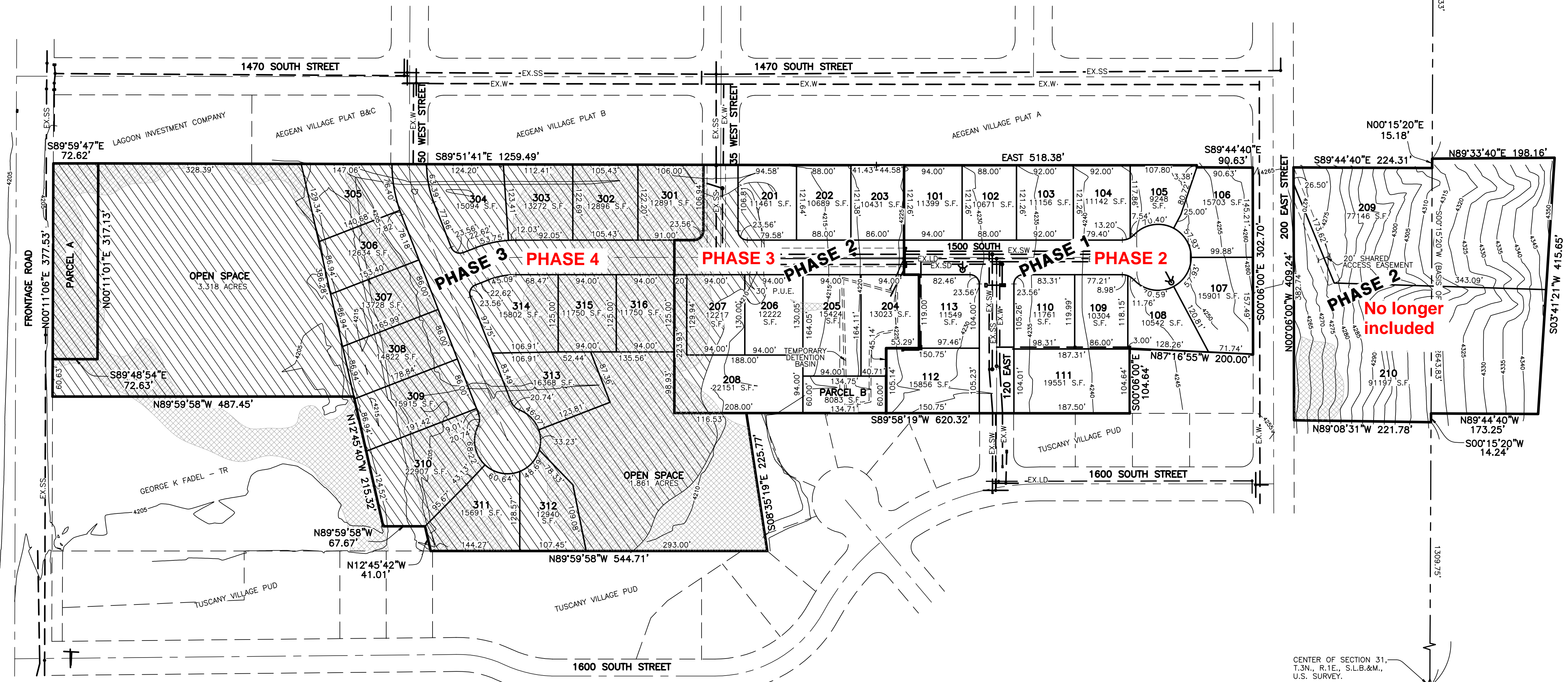
| Project Info. | |
|---------------|--|
| Engineer: | JEREMY A. DRAPER, P.E. |
| Drafter: | C. KINGSLEY |
| Begin Date: | AUGUST 2022 |
| Name: | EASTRIDGE ESTATES SUBDIVISION PHASE 4 |
| Number: | 1864-41 |



VICINITY MAP
SCALE: NONE

Supplemental Info #3

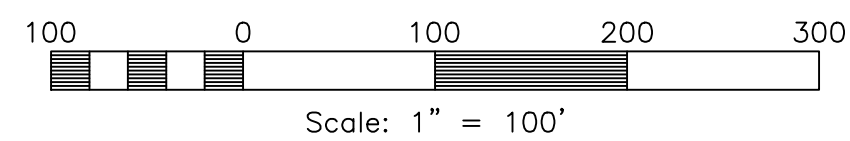
NORTH QUARTER CORNER OF SECTION 31, T.3N., R.1E., S.L.B.&M., U.S. SURVEY



CENTER OF SECTION 31, T.3N., R.1E., S.L.B.&M., U.S. SURVEY

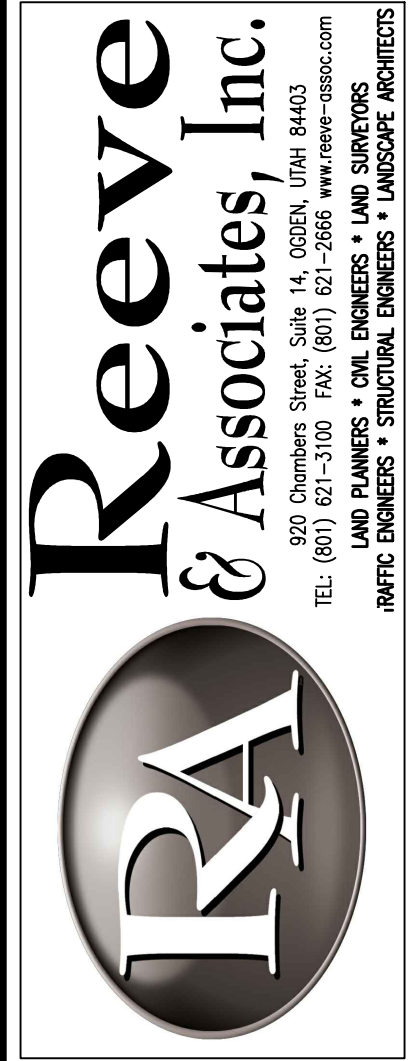
Legend

- = SECTION CORNER
- = PUBLIC UTILITY EASEMENT
- = SECTION TIE LINE
- = BOUNDARY LINE
- = ROAD CENTERLINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EXISTING EASEMENTS
- = EX.SS = EXISTING SANITARY SEWER LINE
- = EX.SW = EXISTING IRRIGATION WATER LINE
- = EX.W = EXISTING CULINARY WATER LINE
- = EX.SD = EXISTING STORM DRAIN
- = EX.LD = EXISTING LAND DRAIN
- = EXISTING FIRE HYDRANT
- = EXISTING MANHOLE
- = WETLANDS
- = FEMA FLOOD MAP



NOTES:

1. CULINARY AND IRRIGATION IS STUBBED TO THE WEST LINE OF PHASE 1 IN 1500 SOUTH STREET AND TO THE SOUTH LINE OF PHASE 1 IN 1200 EAST STREET. SANITARY SEWER CONTINUES WEST IN 1500 SOUTH AND CONNECTS TO 35 WEST STREET. CULINARY AND IRRIGATION LINES WILL BE INSTALLED IN THE FUTURE PHASE DEVELOPMENTS AND TIED INTO EXISTING LINES IN 50 WEST AND 35 WEST STREETS.
2. THE EXISTING 30 FOOT PUBLIC UTILITY EASEMENT WILL BE ABANDONED UPON THE RECORDATION OF PHASE 2.
3. THE DETENTION BASIN IN PHASE 2 WILL BE ABANDONED UPON THE DEVELOPMENT OF PHASE 2.
4. LAND DRAIN CONNECTION TO THE STORM DRAIN, ESTABLISHED IN PHASE 1, IS A TEMPORARY CONNECTION THE LINES WILL BE SEPARATE AND DISCHARGE INTO THE DETENTION BASIN.
5. ANY DITCHES IN FUTURE PHASES WILL BE ABANDONED & FILLED. ANY WATER ENCOUNTERED DURING WILL BE TIED TO THE LAND DRAIN SYSTEM.
6. FEMA FLOOD MAP #49011C384E, EFFECTIVE JUNE 18, 2007 IS SHOW ON PLAN.
7. CONTOURS ARE SHOWN IN 5 FOOT INTERVALS.



| REVISIONS | DESCRIPTION |
|-----------|-------------|
| | |
| | |
| | |
| | |
| | |

Farmington Eastridge Estates
PART OF THE NORTHWEST 1/4 OF SECTION 31, T.3N., R.1E., S.L.B.&M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Schematic Plan

Project Info.
 Engineer: N. Reeve
 Designer: C. Cave
 Begin Date: December 18, 2015
 Name: Farmington Eastridge Estates
 Number: 1864-41

Farmington Eastridge Estates

Farmington City, Davis County, Utah

Developer:
 Symphony Homes
 526 North 400 West
 No. Salt Lake, UT. 84054
 (801) 557-7297



Farmington City Planning Commission Staff Report February 8, 2024

Item 3: The Charlotte – PMP/DA, Schematic Subdivision, Schematic Site Plan

| | |
|---------------------------|--|
| Public Hearing: | Yes |
| Application No.: | PMP-1-23 |
| Property Address: | 1293 West Burke Lane |
| General Plan Designation: | CA/BP (Class A Business Park) |
| Zoning Designation: | OMU (Office Mixed Use) |
| Area: | Approximately 11 acres |
| Number of Lots: | 92 Residential - 2 Commercial |
| Property Owner: | West Bench LLC ETAL, Jones F Property LLC, Sherry Cook Trust |
| Applicant: | CW Urban and Tod Jones |

Request: *The applicants are seeking approval for the Project Master Plan / Development Agreement, Schematic Subdivision Plan, and Concept Site Plan for the Charlotte, a mixed residential and commercial subdivision.*

Background Information

The Subject property is part of an overarching project master plan wherein 30+ acres of property received approval from the City Council to be eligible for use of Section 11-18-140 and supplemental master plan approvals as long as projects within the area include at least 2.5 acres.

Use of Section 140 referenced above means that an application may deviate from the standards of the OMU zoning district at the discretion of the City. Deviations are to be recommended by the Planning Commission and those which are found to be acceptable by both the City Council and Developer are memorialized in a Development Agreement.

Notably, the OMU zoning district does now allow residential development, however the Farmington Station Area vision includes a large amount of residential development. Section 140 is used by the city as a means to allow for residential development or other deviations while ensuring that it does not crowd out desired non-residential development.

The [Farmington Station Area Plan](#) which was adopted in 2022 shows the subject property having part office, residential, and open space elements. The property is located within the Recreation Neighborhood identified by the plan.



Projections from the plan indicate that within this neighborhood the city might anticipate some 460 townhome units and 948 multi-family units (apartments).

| | OFFICE | | RETAIL/OTHER | | MULTI FAMILY | | TOWNHOMES | | | | |
|--------------------------|-----------|-----------|--------------|-----------|--------------|-----------|-----------|-----------|-------------------------|-------|-------|
| | Sq. Ft. | Employees | Sq. Ft. | Employees | Units | Residents | Homes | Residents | | | |
| 2022 - 2024 | - | - | - | - | - | 0 | 122 | 415 | | | |
| 2025 - 2027 | 37,500 | 131 | 10,000 | 8 | 548 | 1,863 | 188 | 639 | | | |
| 2028 - 2032 | 540,000 | 1,890 | 26,000 | 20 | 400 | 1,360 | 25 | 85 | | | |
| 2033 - 2042 | 240,000 | 840 | - | - | - | 0 | 80 | 272 | | | |
| 2043 + | - | - | - | - | - | 0 | 45 | 153 | | | |
| TOTAL (Build-out) | 817,500 | 2,861 | 36,000 | 27 | 948 | 3,223 | 460 | 1,564 | Residential Units Total | 1,408 | Acres |
| Entitled/Agreement | 757,500 | 2,651 | 22,000 | 17 | 760 | 2,584 | 213 | 724 | Residents Total | 4,787 | 150 |
| % of TOTAL | 92.7% | | 61.1% | | 80.2% | | 46.3% | | 69.1% | | 66.7% |
| Market Study Capacity | 3,988,800 | | 47,600 | | 3,997 | | 175 | | 4,172 | | |

Currently entitled are 790 apartment units and 263 townhomes. The proposed 92 townhome units within this project would bring the total to 355. Overall the unit count is below what has been anticipated as actual projects have come in while some sites envisioned to be residential are commercial uses and vice-versa.

Nearby entitled development with The Charlotte circled in red:



The Charlotte is proposing the townhome neighborhood development on the south end of the project closest to the park. It isn't known at this point whether or not the townhomes will be sold or rented, but they would be platted individually for potential owner occupancy.

The Commercial portion of the property includes 4 restaurant pads and a large future phase where a user is in discussion with the Developer but the current deal is still in the works before a user can be identified. With no firm commitment the applicant is simply indicating that they will ensure non-residential development on that site. No specific tenants are identified for the restaurant sites, but the applicant is looking for approval to allow 2 of the restaurant sites to include drive thru service which requires specific approval through Section 140. The Developer is committing to certain architectural elements and design components on the restaurant spaces to help promote and maintain the form base them sought in the mixed-use area.

Architectural design for the housing would be honed in on for the preliminary approval phase of the project if the overall layout and use types are approved by the City. Other than the specific design elements that are identified in an agreement by the Developer, the architecture of the commercial would be tenant driven and without an exception or

allowance indicating otherwise, the architecture and form would have to meet the design requirements of the OMU district.

The Planning Commission is tasked with sending a recommendation to the City Council regarding the project. The recommendation would indicate whether or not the Commission believes the proposal is appropriate at the subject location and in harmony with the vision for the North Station Area. The Commission may request additional details from the applicant to help make this determination and may recommend conditions that should be part of the development agreement to ensure certain outcomes.

Suggested Motion

Move that the Planning Commission recommend approval of the Project Master Plan / Schematic Site Plan, and Schematic Subdivision for The Charlotte subject to all applicable Farmington City development standards, ordinances and the following conditions to be included in a development agreement:

1. Residential development as depicted in the PMP shall be permitted only where indicated in the PMP. This residential development shall be limited to single-family attached housing (townhomes) not to exceed 92 units.
2. Developer shall install trail improvements as shown on the west side of Shepard Creek and allow public access to the trail.
3. Amenities within the subdivision shall include elements identified on the PMP such as the picnic area, trail, open space, and gathering space with seating and BBQ.
4. The project shall be allowed 2 drive-thru windows in the locations identified by the PMP, not on the corner.
5. The restaurant development shall include an outdoor dining area or patio similar to what has been identified in the PMP.
6. Developer shall commit to complying with the City's moderate income housing ordinance by providing 10% of the housing for qualifying households, by entering into an agreement for a fee in lieu of housing provided on site, by providing some other public benefit, or any combination of the above to be approved by Agreement with the City Council.
7. Final plans shall demonstrate compliance with water efficient landscaping standards.
8. Final plans are required to include Chapter 18 requirements regarding street furniture, bicycle racks, benches, street trees, and other items as listed in the ordinance, which may not be listed here.
9. Plans shall address findings and comments of the Development Review Committee through Preliminary and Final review.

** Other items the Planning Commission would like to have included with the project.

Findings:

1. The proposed use and site plan is consistent with the vision for the area identified by the Farmington Station Area Plan.
2. The property is allowed to have deviations considered through section 140 per the Farmington Station Center PMP adopted in 2020.
3. The number of units is within the range previously identified by planning efforts to project infrastructure needs and traffic capacities.
4. The residential development is near the soon to be built public park which compliments the use and provides amenities to the future residents of this site.
5. The proposed commercial development would compliment the known uses coming into the area and the anticipated future user would support the recreation theme of the area.
6. The individually platted townhomes offer the potential for owner occupancy in an area where rental units are the majority.

Alternate Motion:

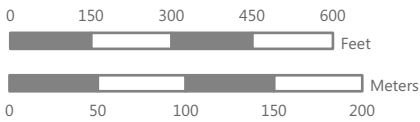
Move that the Planning Commission table this item for consideration at a future meeting to allow review of a proposed agreement and to see any changes discussed by the commission.

Supplemental Information

1. Vicinity Map
2. PMP



VICINITY MAP
The Charlotte



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.

theCHARLOTTE

1293 Burke Lane, Farmington, Utah

C.W.Urban and Tod Jones are pleased to submit our Project Master Plan (PMP) for the CHARLOTTE project located at 1293 Burke Lane. We are excited to partner with Farmington City to provide needed housing units, thoughtful commercial uses, and transportation connectivity through our proposed mixed-use development. We believe that this PMP is possible only because of thoughtful planning by the city and that this proposal will serve as a catalyst for additional development in the Farmington Station Area Plan.

The C.W.Group has developed over 600 units across 20 townhome projects throughout the Wasatch Front. C.W. Group currently owns and operates 15 commercial and retail assets with another 13 in various stages of development. This success has been made possible by emphasizing the importance of adding value to the surrounding neighborhood by focusing on high quality design and creating a sense of place. We appreciate Farmington City's efforts in creating a thoughtful master plan that allow for unique, mixed-use development opportunities such as the CHARLOTTE. We believe that our PMP proposal meets the Farmington Station Area Plan's goals to create a vibrant, livable place that is connected to the rest of the city.

C.W. and Tod Jones have worked tirelessly with City Staff and appreciate the effort put forward that has allowed us to get to this point. We are looking forward to continuing a strong working relationship with Farmington City and believe that we can help the city reach their goals.

Best,

Walker Wood
Vice President | C.W. Urban

Colton Chronister
Developer | C.W. Urban

Tod Jones
Partner

C.W. Urban
610 North 800 West
Centerville, Utah 84025

In Care of

Mr. David Peterson
Community Development

Lyle Gibson,
Assistant Community Development Director

Farmington City
160 South Main Street
Farmington City, Utah 84025



Site Context & Objectives

Description of Land Use Concepts

Utilities & Infrastructure

Sequence & Timing

Section 140 Petition

Site Context & Objectives

theCHARLOTTE spans approximately 10 acres between Maker Way and Shepard Creek and from Burke Lane to where the creek bends and crosses Maker Way. Zoning for the entirety of the site is OMU. The concept commercial uses are approved uses in the OMU zone and through the Section 140 Petition, residential uses can be approved.

NORTH EDGE

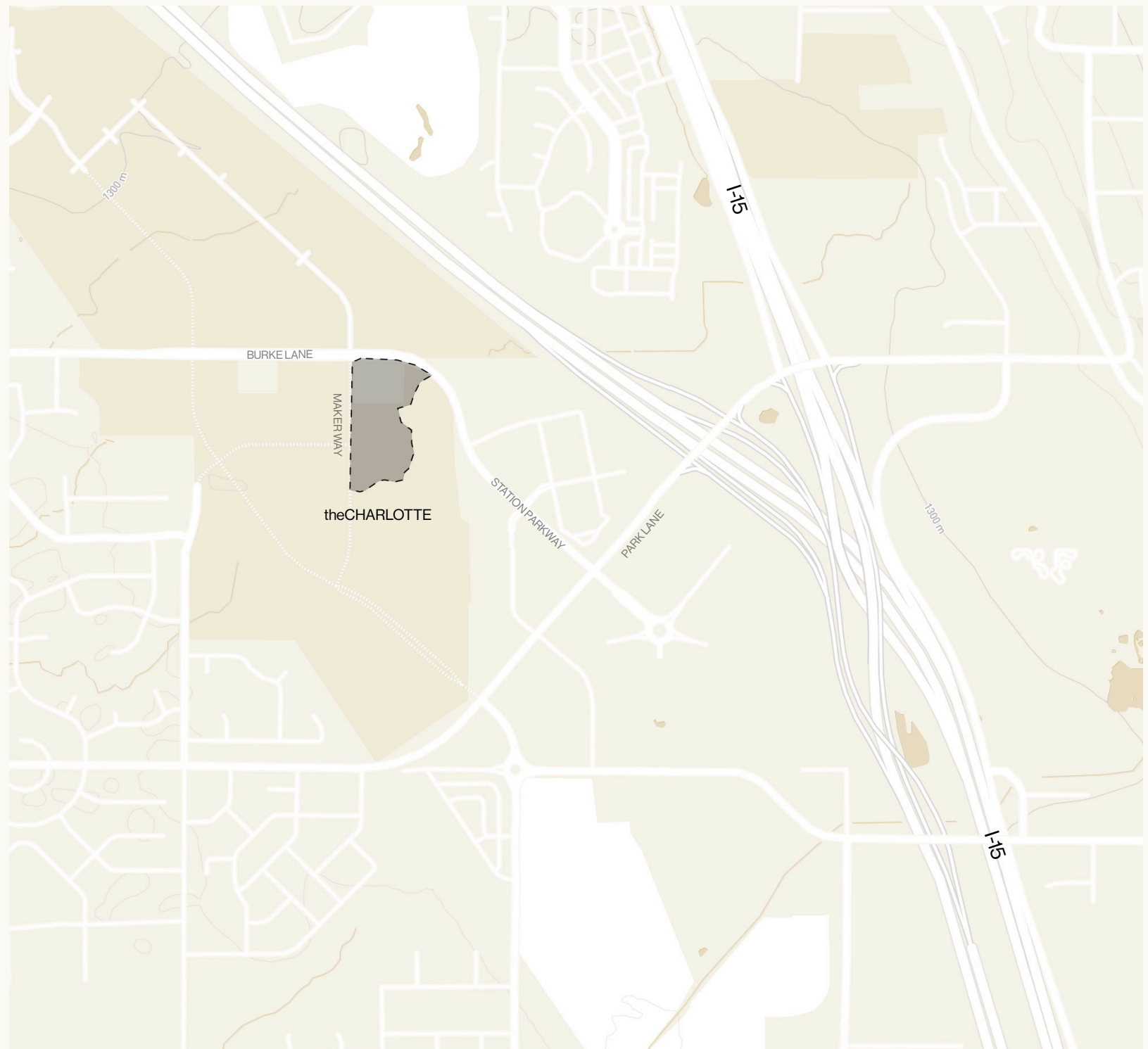
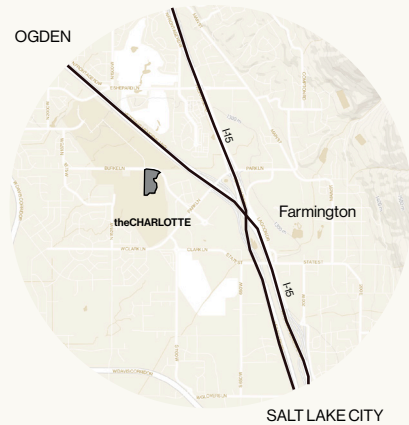
The north boundary is Burke Lane which separates theCHARLOTTE from the proposed developments by STACK, Wasatch, and IHC.

WEST EDGE

The western boundary is the newly paved Maker Way. This road separates theCHARLOTTE from the future Lifetime Fitness and the new city park.

EAST & SOUTH EDGE

The site's eastern and southern boundary is Shepard Creek. The creek plays a key role in theCHARLOTTE proposal and a special emphasis in creek activation is crucial to the proposal's success.



OBJECTIVES:

Foster community through needed housing units

- Provide high quality architecture.
- Activate new city park through trail connection and proximity

Create necessary restaurant and retail options for current and future residential and office growth.

- Diverse food options that cater to different types of users
- Harmonious users to the adjacent gym and city park

Enhance pedestrian connectivity through the installation of a new stretch of public trail on Shepard Creek.

- Trail to be programmed with seating and picnic areas
- Native plantings to be enhanced and creek integration emphasized

Finalize the Station Area master plan transportation network with the connection of Burke Lane to Maker Way via Cook Lane.

- Cook Lane constructed and deeded to city
- Cook Lane construction to take priority to allow city to deploy dollars for culvert construction



Descriptions of Land Use Concepts

LAND USE CONCEPTS:

Commercial Concepts:

- Bld. 1 – 5500 SF (Single Tenant, Sit-Down Restaurant)
- Bld. 2 – 3500 SF (Single or Multi-Tenant Restaurant/Retail)
- Bld. 3 – 3500 SF (Single or Multi-Tenant w/Drive-Up)
- Bld. 4 – 3500 SF (Single or Multi-Tenant w/Drive-Up)
- Off-Street Parking – 6.5/1000 SF

Future Commercial

- Approximately 3.3 acres reserved for core/anchor commercial user

Residential Concepts:

- 92 Townhome Units (2-3 Bedroom)
- 2-Car Garages
- 32 Off-Street Guest Parking Stalls
- Off-Street Parking – 2.3 stalls/unit

Public Open Space:

- Programmed public walking trail along Shepard Creek
- Programmed open space with benches and tables along trail
- Detailed creek activation along trail system

Private Open Space:

- Community gathering area with covered seating and BBQ
- Private Patio Space



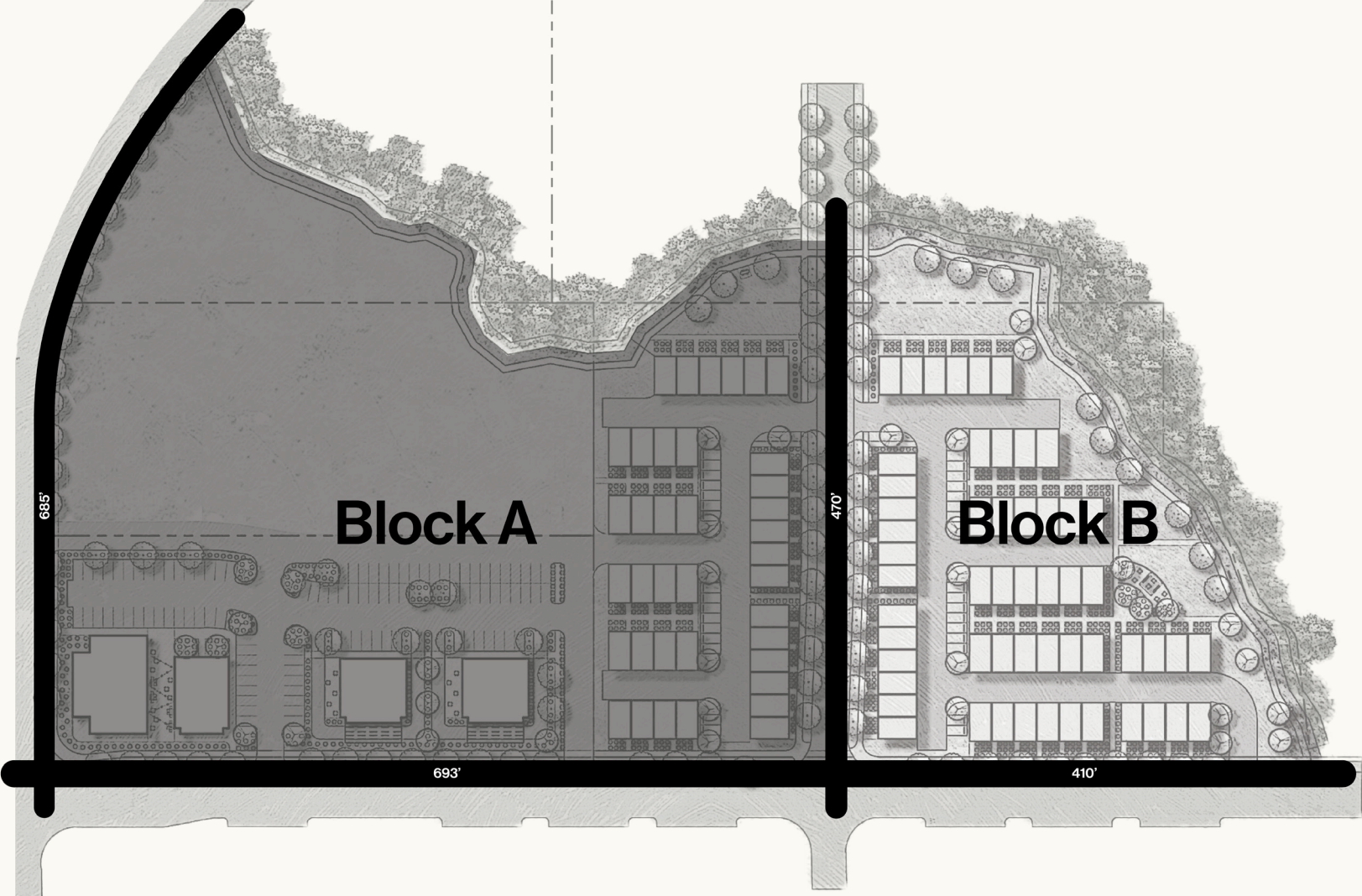
Concept Plan



theCHARLOTTE

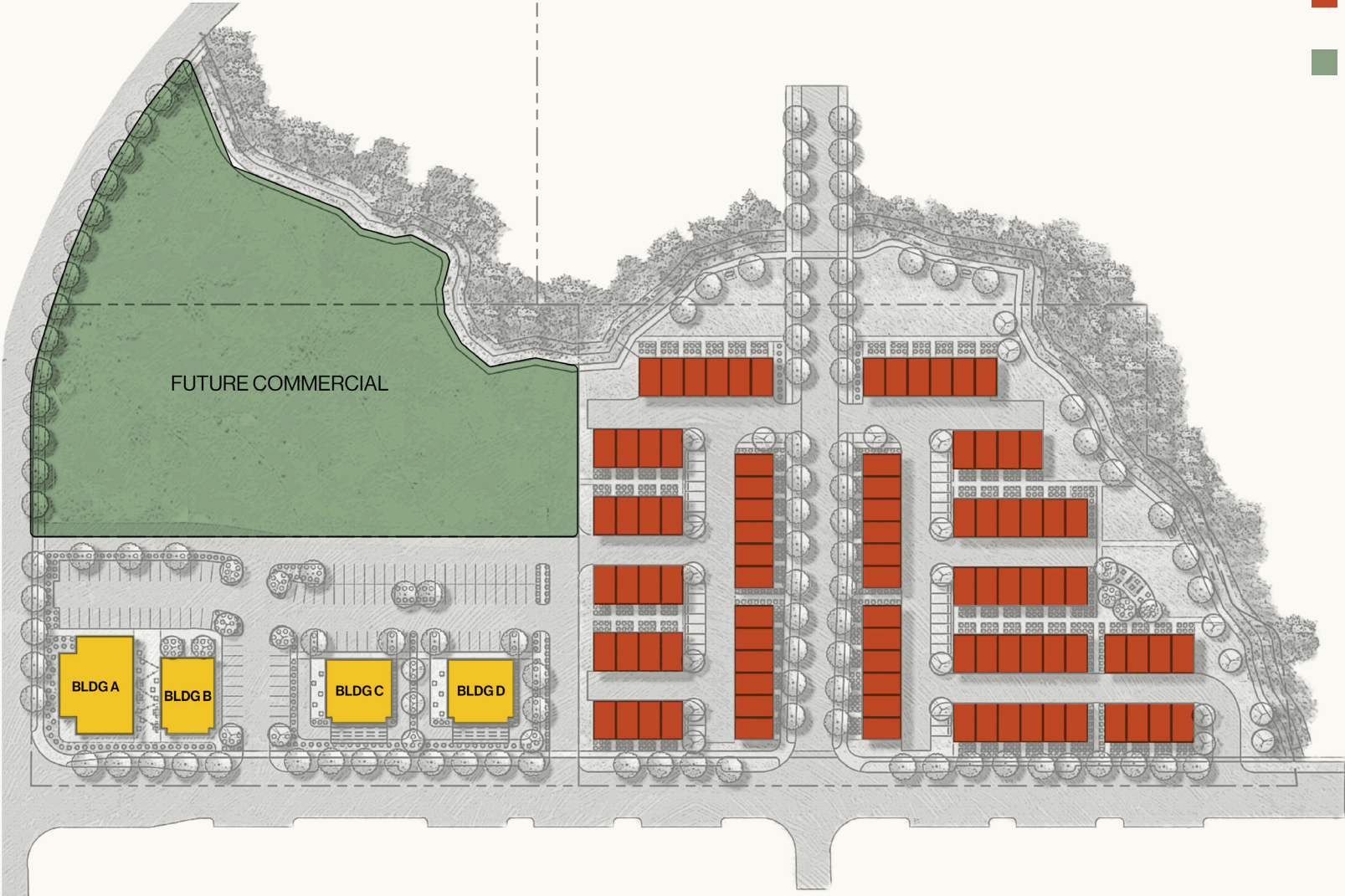
- 1 Perimeter Landscape
- 2 Existing Creek & Tree Canopy
- 3 Proposed Trail with Benches
- 4 Picnic Area
- 5 Gathering Space - Permanent BBQ Seating & Open Lawn Area
- 6 Trail Connection
- 7 Restaurant Drive-Thru & Canopy
- 8 Future Bridge & Road Extension
- 9 Townhome Units

Block Exhibit



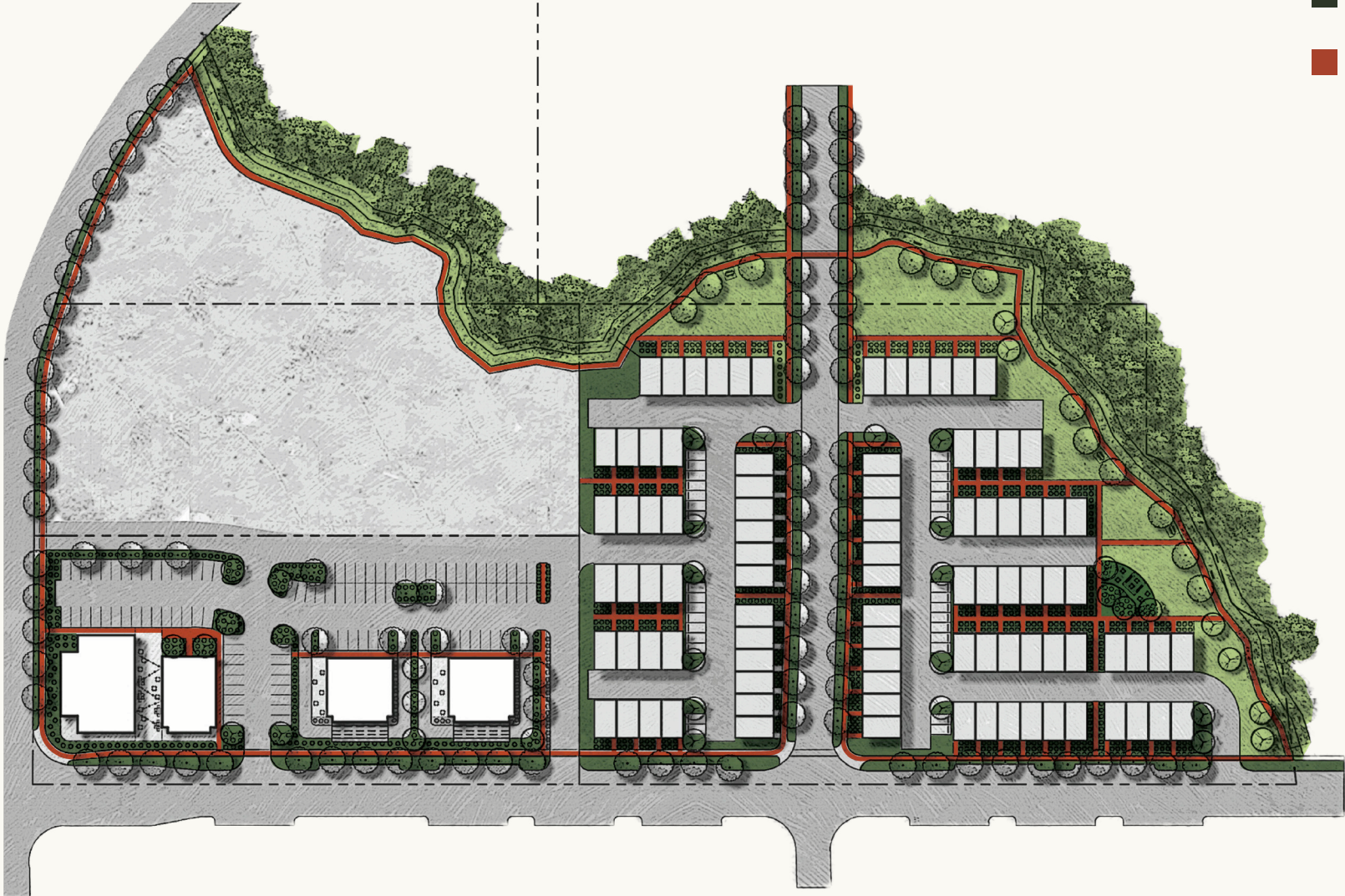
Conceptual Land Uses

- Commercial
- Residential
- Future Commercial



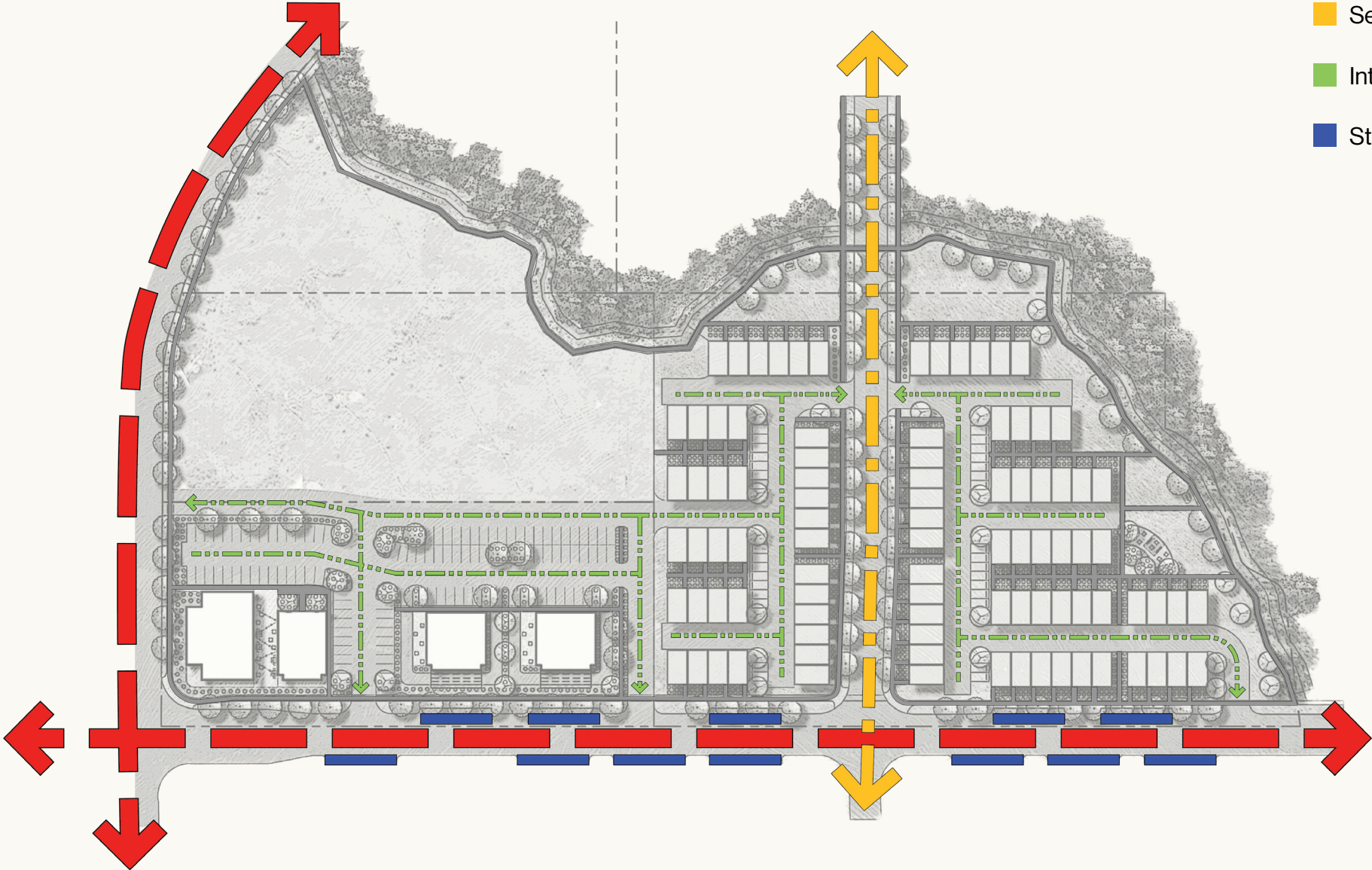
Green Space

- Public Green Space
- Private Green Space
- Pedestrian Circulation





Circulation

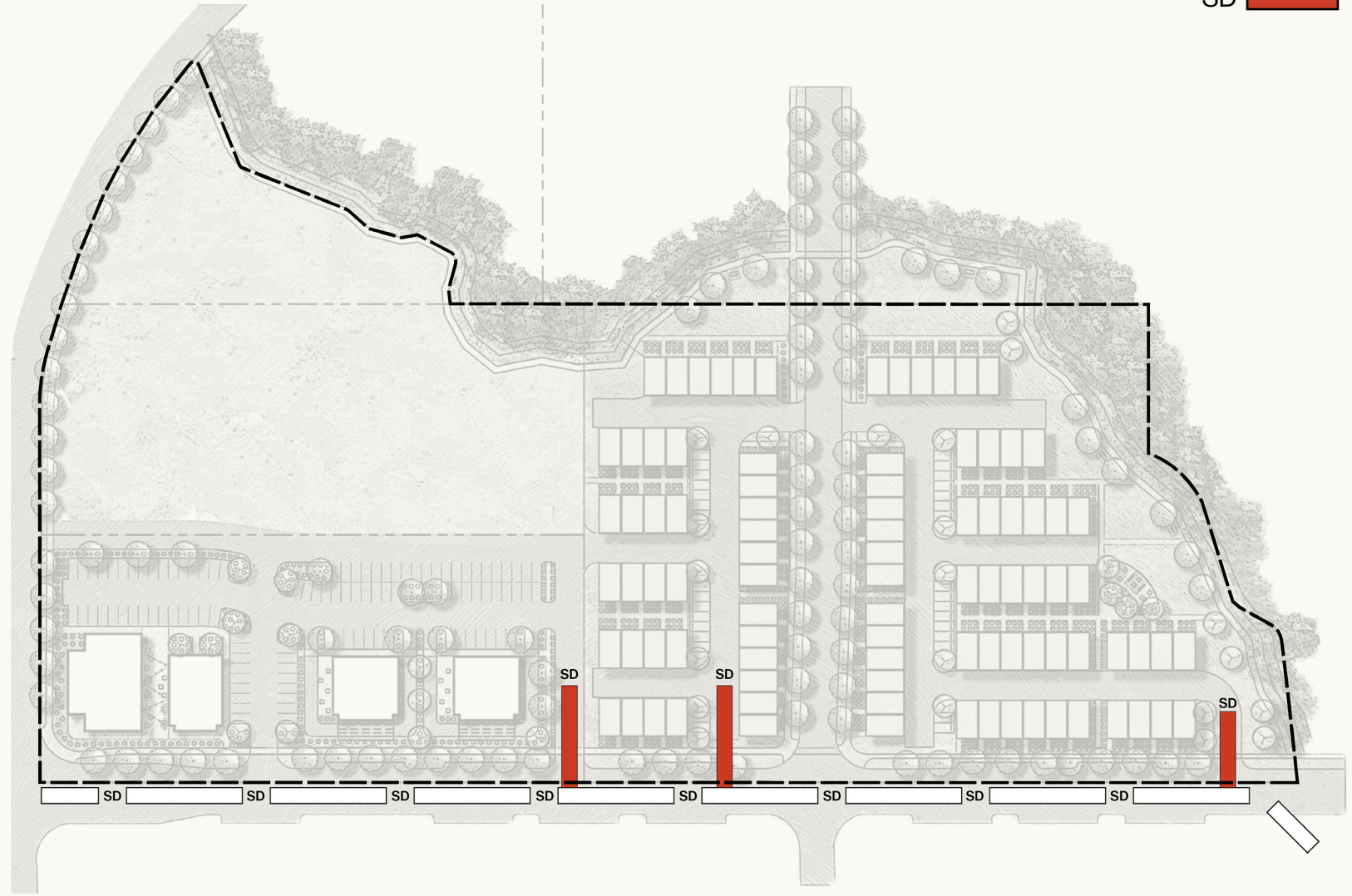
- Primary Circulation
- Secondary Circulation
- Internal Circulation
- Street Parking







Utilities & Infrastructure

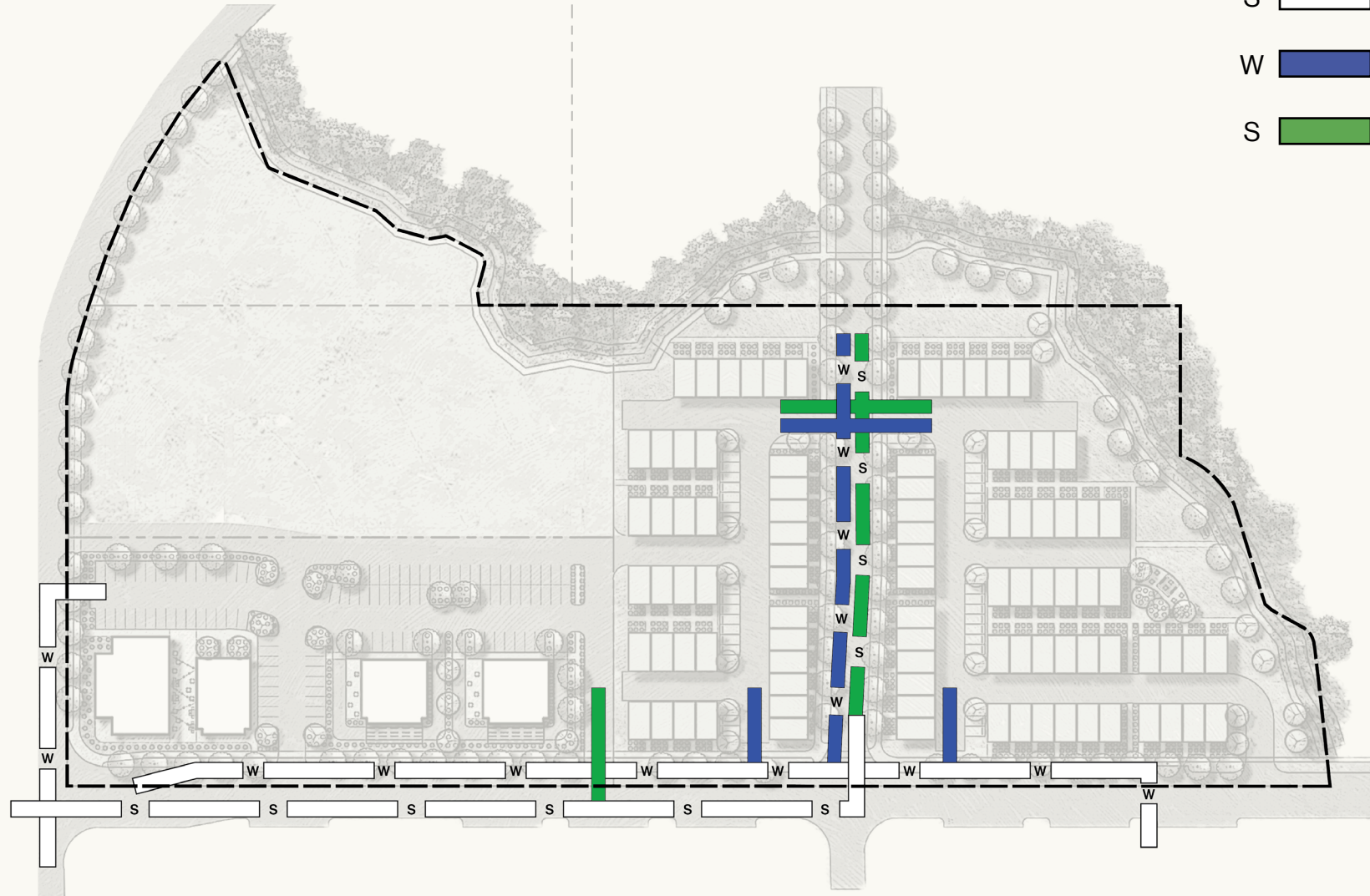
Storm Water Plan

- SD  Existing Storm Drain
- SD  Proposed Storm Drain



Utility Plan

- W  Existing Water
- S  Existing Sewer
- W  Proposed Water
- S  Proposed Sewer



Timeline & Sequence

Timeline

Q1 2024
PMP APPROVAL



Q2 2024
FINAL PLAT APPROVAL



Q2 2024
CONSTRUCTION START



Q2 2025
FIRST BUILDINGS ONLINE

Sequence Exhibit

- Residential
- Commercial
- Future Commercial
- Cook Lane Install



Section 140 Petition

11-18-140: ALTERNATIVE APPROVAL PROCESS; DEVELOPMENT AGREEMENTS:

Alternative Development Agreement Approval Process: “Projects within the TOD Mixed Use Districts involving the development of at least twenty-five (25) acres of land may elect the alternative approval process described in this section, resulting in the approval, execution and recordation of a development agreement.”

On June 9, 2020, the city recorded the Development Agreement for Farmington Station Center. CW Management Corporation, Michael and Christine Benson, Jones F. Property, LLC, and Michael and Robyn Romney entered the aforementioned PMP/ Development agreement combining their properties to exceed the 25-acre minimum size requirement per Section 11-18-140.

“Consideration and Approval Of Development Agreement: The development agreement shall be considered at the same time as the PMP and following the same approval process described in section 11-18-080 of this chapter. The criteria for review of a PMP and development agreement application by the Planning Commission and City Council shall consist of the following criteria in lieu of the criteria set forth in subsection 11-18-080 of this chapter:

Consistency with the Farmington City General Plan;

1. Compliance with applicable City codes, rules, regulations and standards applicable to the proposed PMP, except that uses and development standards specifically included in the development agreement may be different from those contained in the Farmington City ordinances;
2. Consistency with any development standards determined by the City to be applicable to all development within the TOD Mixed Use Districts;
3. Establishment of a mix of uses in locations that will promote and encourage the goals of the TOD Mixed Use Districts and be consistent with the objectives of section 11-18-050, “Uses”, of this chapter; and
4. Establishment of circulation and transportation features sufficient to meet the requirements of section 11-18-040, “Regulating Plan”, of this chapter, to coordinate with anticipated off site circulation and transportation features and to further any applicable community wide transportation objectives.”



LEGEND

- ① PERIMETER LANDSCAPE
- ② EXISTING CREEK & TREE CANOPY
- ③ PROPOSED TRAIL WITH BENCHES
- ④ PICNIC AREA
- ⑤ GATHERING SPACE - PERMANENT BBQ, SEATING & OPEN LAWN AREA
- ⑥ TRAIL CONNECTION
- ⑦ RESTAURANT DRIVE-THRU & CANOPY
- ⑧ FUTURE BRIDGE & ROAD EXTENSION
- ⑨ TOWNHOME UNITS



THE CHARLOTTE - plan view site plan

FARMINGTON, UTAH
 11/30/2023
 23-0250



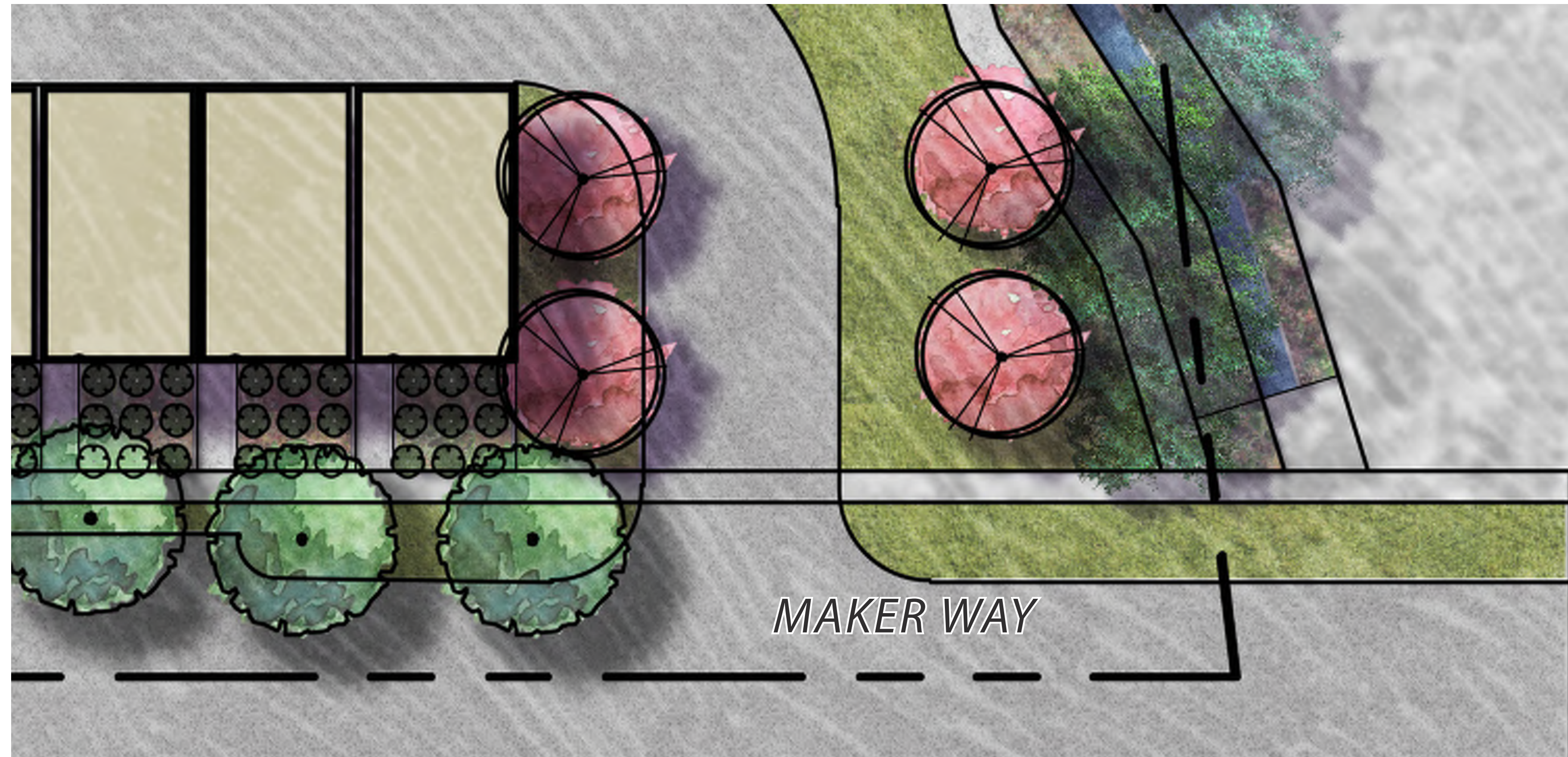
CONTEXT MAP



EXISTING SITE - BIRDS EYE VIEW FACING EAST



EXISTING SITE - VIEW EAST ON MAKER WAY

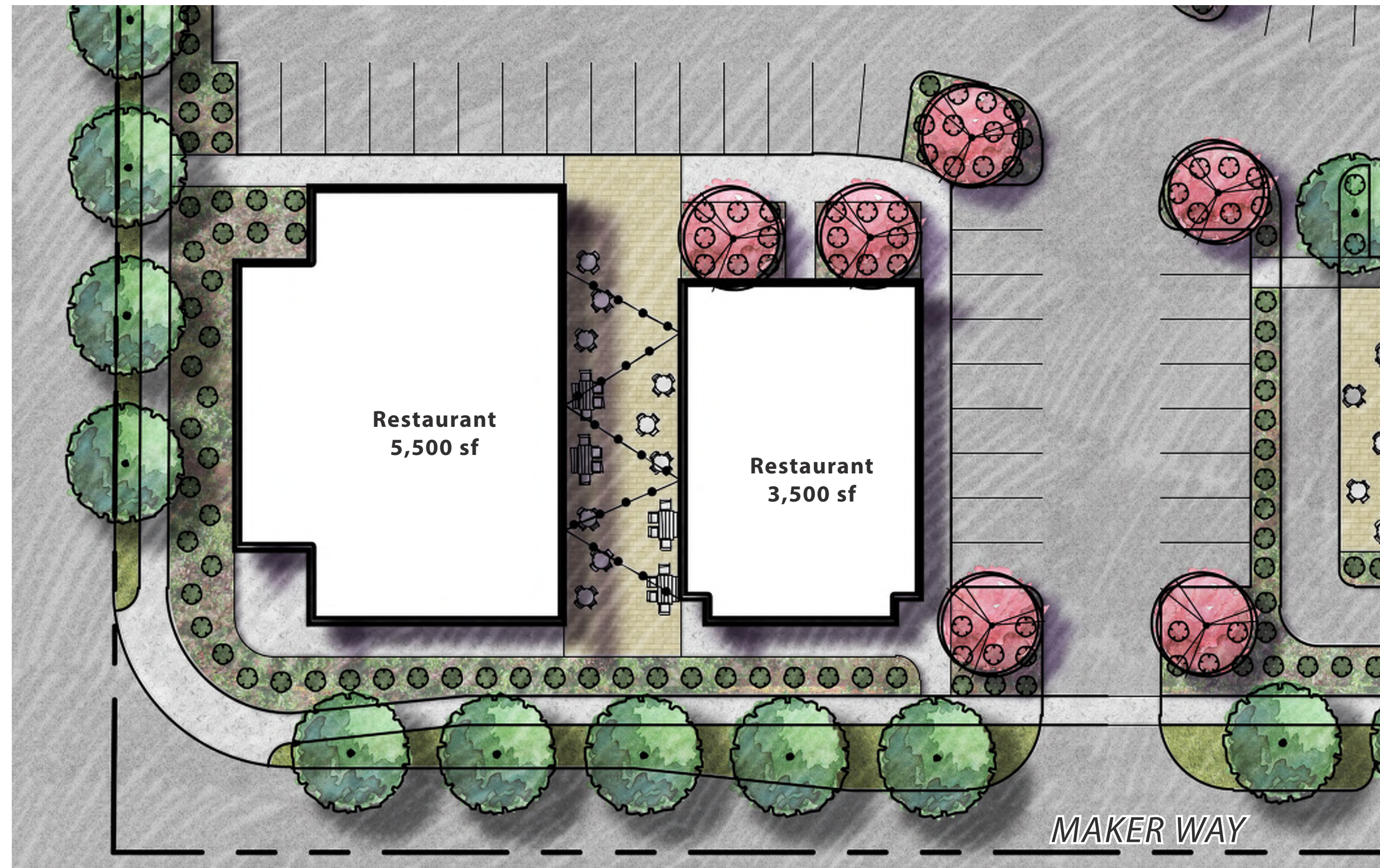


SOUTH ENTRANCE PLAN



SECTION ELEVATION- SOUTH ENTRANCE

THE CHARLOTTE - south entry



RESTAURANT OUTDOOR PATIO



RESTAURANT DRIVE-THRU



SECTION ELEVATION - RESTAURANT PATIO



SECTION ELEVATION - DRIVE-THRU

THE CHARLOTTE - restaurant plan



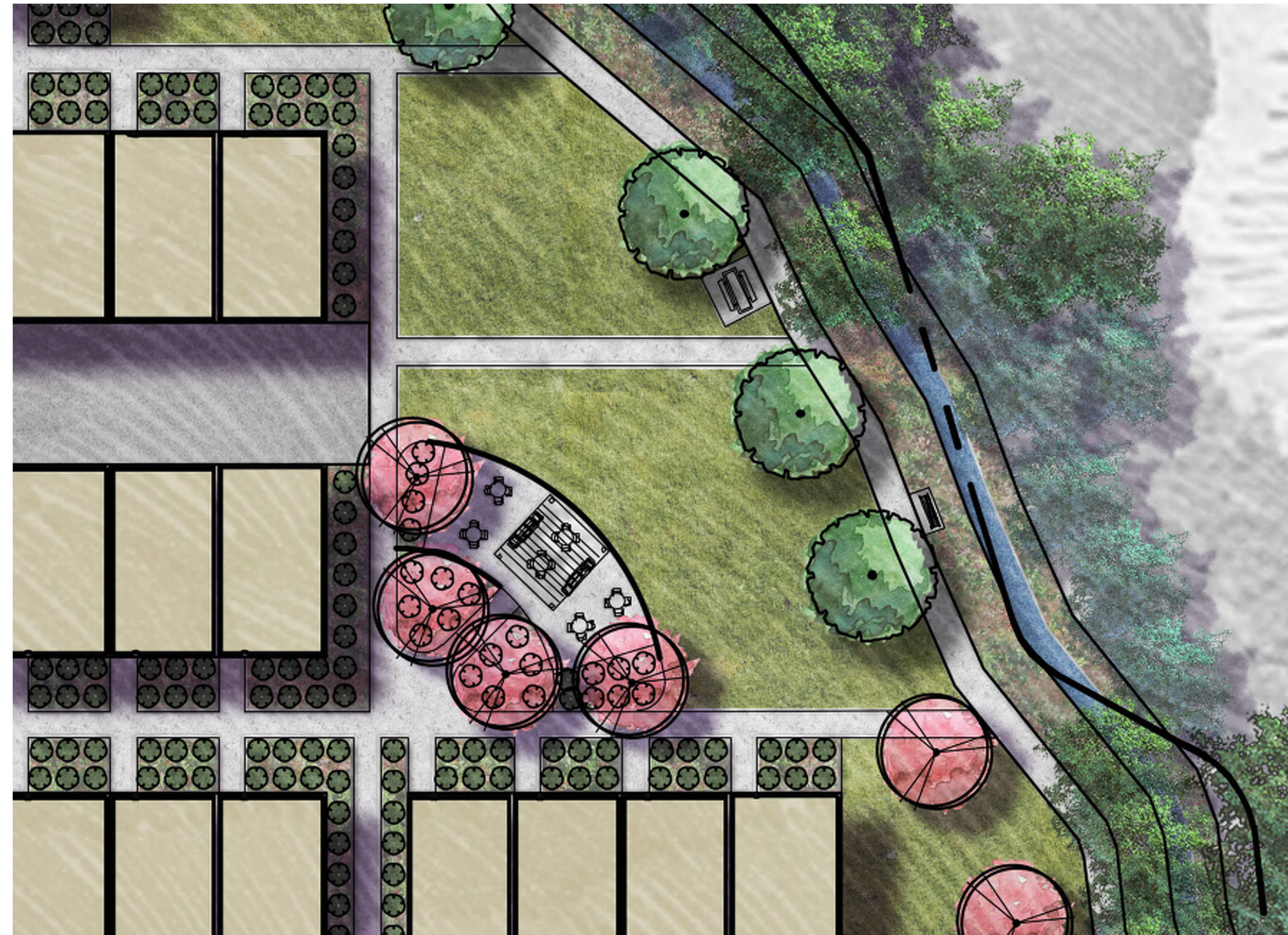
PICNIC TABLES



BENCH SEATING



**GATHERING SPACE -
PERMANENT BBQ & SEATING**



PLAN VIEW- GATHERING SPACE



ASPHALT TRAIL



GRASS OPEN SPACE



SECTION ELEVATION - GATHERING SPACE



CONTEXT MAP

THE CHARLOTTE - townhome amenities



Farmington City Planning Commission Staff Report February 8, 2024

Item 3: Schematic Site Plan – Office Building

| | |
|---------------------------|---------------------------------|
| Public Hearing: | No |
| Application No.: | SP-1-24; |
| Property Address: | 775 N. Innovator Drive |
| General Plan Designation: | CA/BP (Class A Business Park) |
| Zoning Designation: | OMU (Office Mixed Use) |
| Area: | 1.16 acres |
| Number of Lots: | 1 |
| Property Owner: | Evergreen Development |
| Applicant: | Colby Anderson for Tucker Nipko |

Request: *The applicants are seeking approval for the schematic site plan, for a new office building.*

Background Information

The City has previously approved a project master plan for the subject property and the subdivision plat for the site of the proposed office building. The project master plan and applicable development agreement for this property allowed for residential development on Lot 2 in the form of townhomes and a large apartment building. Lot 1, on which this proposal is located, was identified for non-residential uses as permitted in the OMU zone including commercial and hotel uses.

Section 11-18-050 identifies uses permitted in the OMU zoning district. Among the permitted uses are ‘Business, professional offices, outpatient medical facilities.’

The applicant has submitted a proposal for a new 3 story office building identifying it as a medical office building. Conversations with City staff indicate that medical users are most likely to occupy the space, with the possibility of other professional office users. The current proposal does not have specific tenants slated to use the building as is evident in the provided floor plan. Essentially the applicant would look to build the building shell and later finish tenant specific improvements based on their needs.

While the proposed use is already allowed in the zone, the site plan review is subject to approval by the Planning Commission due to the size of the building (11-18-070 4a1). The review of the site plan is an administrative action where the Planning Commission is determining whether or not the project meets applicable standards.

While the residential development is subject to specific size and height controls in the applicable development agreement, the non-residential lot where this building is proposed is not restricted beyond the regulations of the OMU zone and other site design requirements of the city ordinance.

The proposed building fronts Innovator Drive (1525 West) with parking to the rear and side of the building to the west and north. The building has a 12,000 sq. ft. footprint and is 3 stories tall for a total of 36,000 sq. ft. of office space. The lot that the building is located on includes 78 parking stalls.

Access in and out of the property as well as utility service has been previously approved and accounted for with the subdivision approvals given to the site.

Following are the design requirements as reviewed by city staff for the consideration of the Planning Commission:

Use: Permitted by OMU zoning 11-18-050 – **COMPLIES**

Height: Maximum allowed – 6 stories per 11-18-060 A; requested 3 stories – **COMPLIES**

Siting: Building required to address the street – **COMPLIES**

Building within 20 feet of sidewalk – **COMPLIES**

Side Setback minimum – 0' – actual is 5' or greater - **COMPLIES**

Rear Setback minimum – 10' – actual is 90' or greater – **COMPLIES**

Lot frontage minimum - 60% - Building covers 60%- **COMPLIES**

Building within 20 feet of sidewalk 75% – as proposed 43% - **REQUIRES PC APPROVAL**

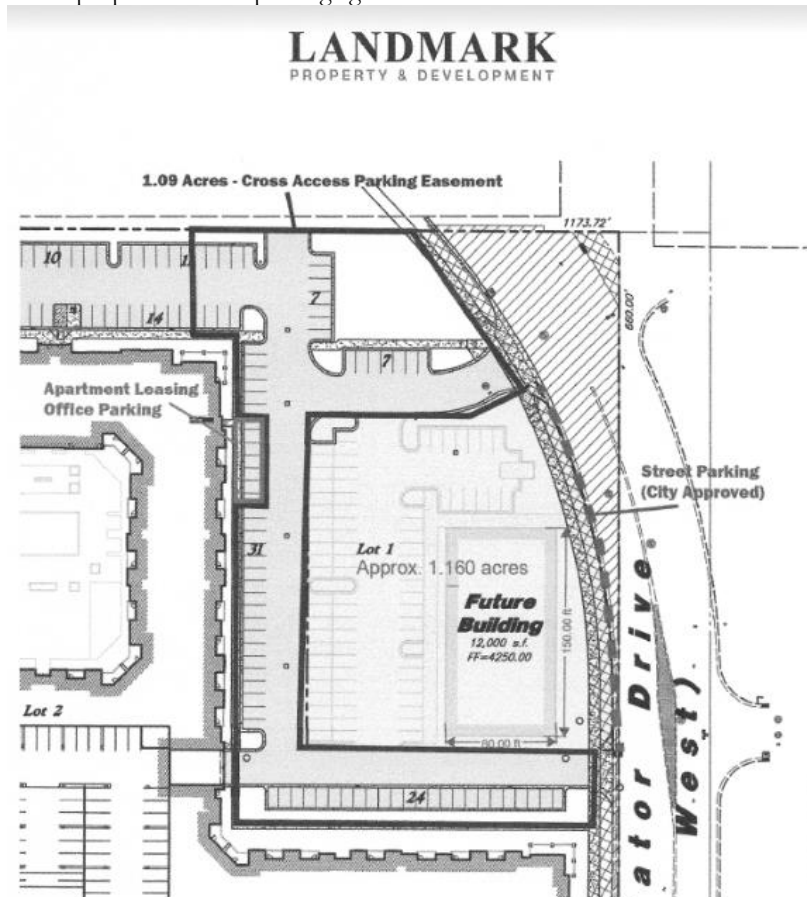
- Average distance based on curve of lot would place more than 75% of building with RBR
 - o Planning Commission may approve as designed or require change.
 - o May need to include 11-18-070 (3) courtyard or entryway features to door which currently faces east. THIS CAN BE MET WITH UPDATED PLANS TO BE VERIFIED AT FINAL SITE PLAN APPROVAL.

Open Space minimum 10% - 21% provided - **COMPLIES**

Parking: Required parking - Office – 3/1,000 – Medical 6/1,000 – 78 stalls provided on site. Access to 69 additional stalls per shared parking agreement with the Trail property to the west. Total 147 stalls or 4/1,000.

REQUIRES PC APPROVAL

- Review by the City's traffic engineer indicate that access to 165 stalls under the shared parking scenario (18 more than currently contemplated would be ideal). The proposed allocation may work, but would benefit from time limited parking for the residence in the shared parking area. i.e.: "2 hour parking limit for residents and their guest between 8am and 5pm Monday through Friday."
- Planning Commission may approve shared parking and can accept parking ratios or may require additional parking or deny shared parking use.
- Exhibit from proposed shared parking agreement:



Parking Analysis

ULI Shared Parking Model assessment, based on proposed used below:

Residential

Apartment Building and Townhomes:

29 – studio / 185 - 1 bdrm / 169 - 2 bdrm / 34 - 3 bdrm (includes the townhomes)

407 total residential units

Medical Office Building = 36k sf

Total planned parking spaces - +/-856

Apartment bldg structured parking garage = +/-553 spaces (4 levels)

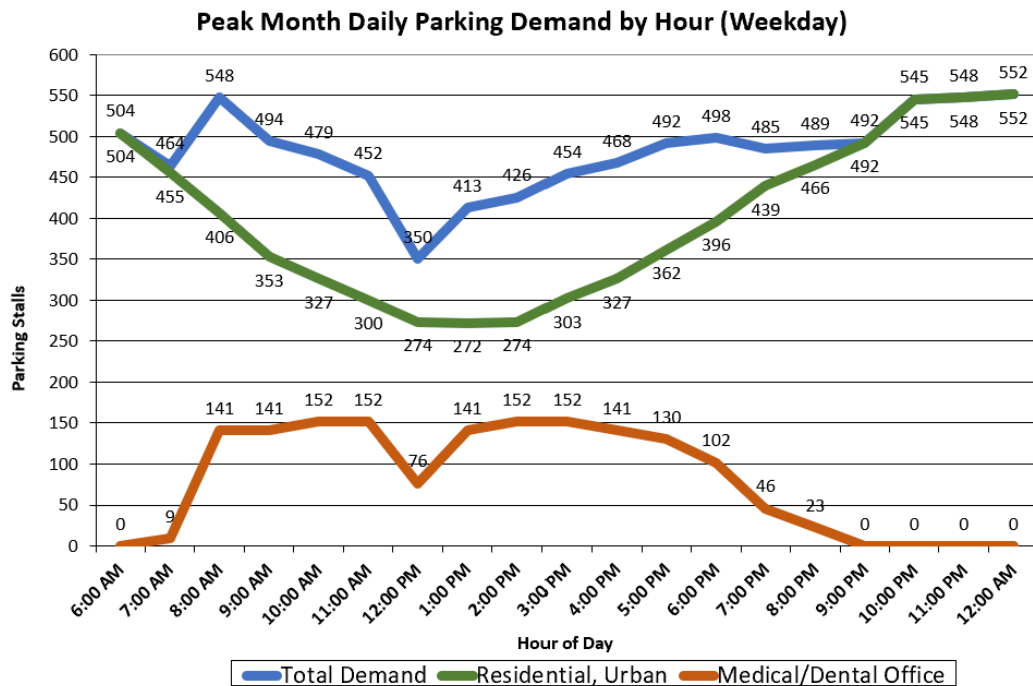
Apartments and townhomes surface parking = +/-154

Medical office surface parking = +/-78 spaces

Shared surface parking (Apart + Med Office) = +/-71 spaces

**The surface parking count came from count of spaces on the overall site plan.

ULI Model Results:



Summary: Total parking on site is for both residential and office use is adequate. The opinion of the traffic engineer is that parking provided for medical office site with shared parking is okay as provided, may be worth adding a few additional parking stalls to shared arrangement or putting time limited parking in place.

Suggested Motion

Move that the Planning Commission approve the schematic site plan subject to all applicable Farmington City development standards and ordinances and the conditions:

1. Parking shall be permitted as shown so long as a shared parking agreement between Evergreen Development or the residential development to the west is recorded against the properties allotting a minimum of 69 additional parking stalls for use of the office site.
2. Parking within the shared parking area must be restricted to limit parking for residents and their guests to only 2 hours from 8am to 5pm Monday through Friday.
3. The east side entry shall be enhanced to qualify as a courtyard or entryway feature (include planter boxes, seating, art, enhanced landscaping, etc). Details shall be included on the final site plan.
4. Final site plan shall demonstrate compliance with water efficient landscaping standards.
5. Final site plan is required to include Chapter 18 requirements regarding street furniture, bicycle racks, benches, street trees, and other items as listed in the ordinance, which may not be listed here.
6. Before returning to the Planning Commission for final site plan approval, the site plan shall address all findings and comments of the Development Review Committee.

Findings:

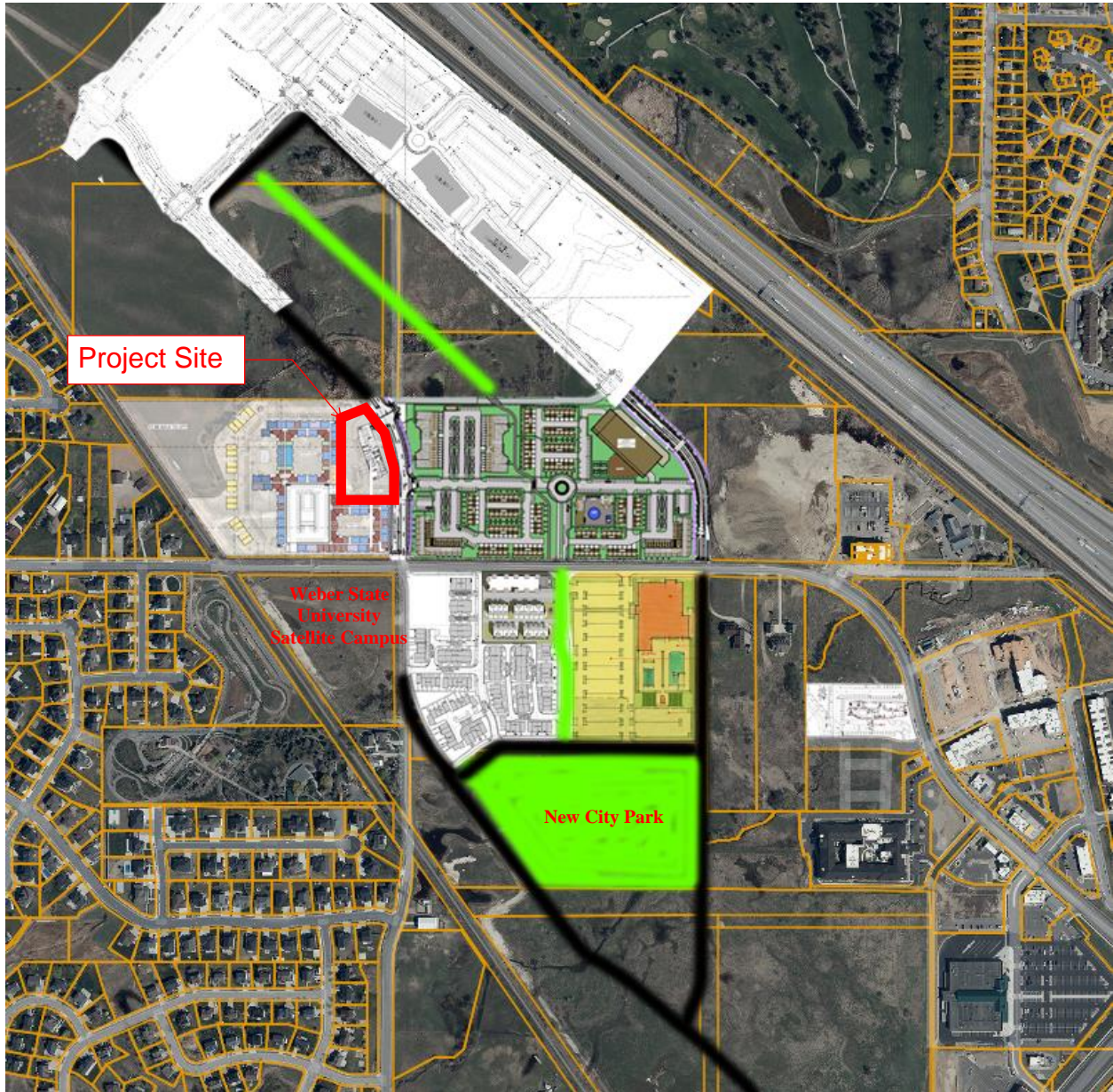
1. The proposed use and site plan is consistent and compliant with the existing approved Project Master Plan and applicable Development Agreement.
2. With the proposed conditions, the site plan is compliant with applicable regulations of the OMU zoning district and Farmington City Site Development Standards at a concept level.
3. The amount of detail provided indicates that few changes if any may occur with final site plan.
4. The Park functions as a key element in the North Station Area Master Plan, including the greenway design that begins in the north at Spring Creek and ends with the Park.

Supplemental Information

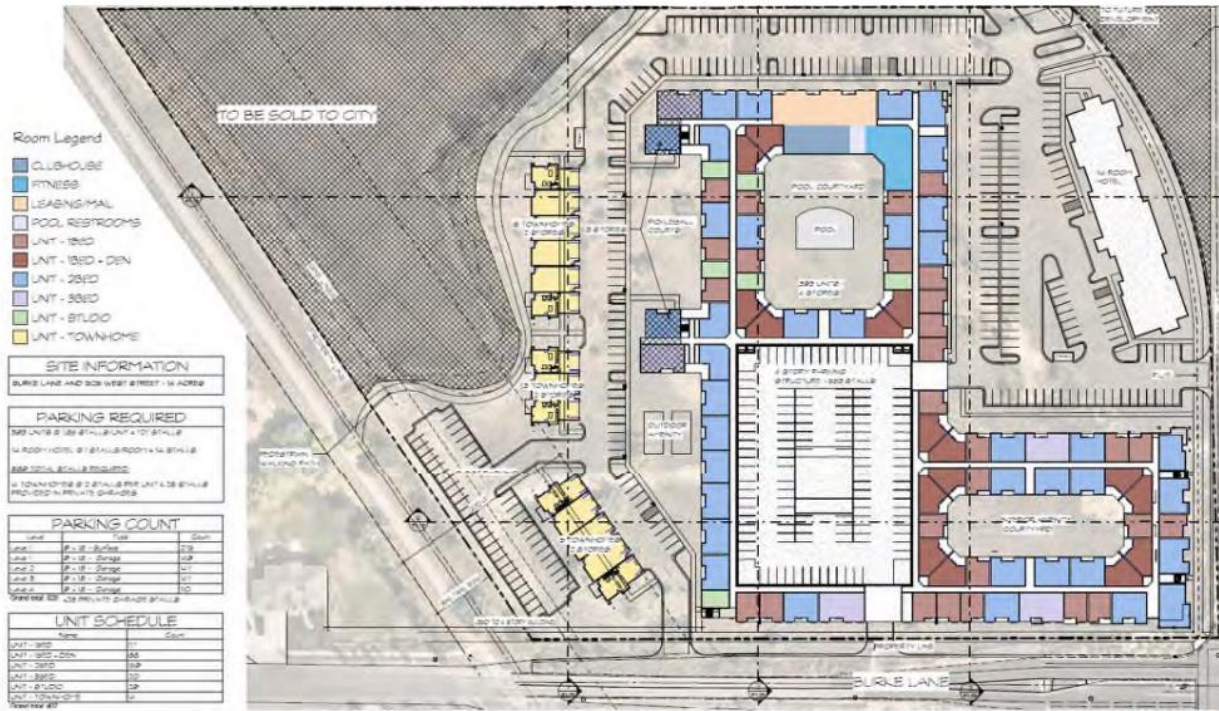
1. Vicinity Map showing nearby future development
2. Approved PMP
3. Concept landscape plan
4. Site Plan
5. Floor Plans
6. Building Elevations
7. Building Renderings

Vicinity Map with Nearby Development

Burke Lane – North Farmington Station Development
Shepard Lane Interchange – Completion 2024
New Roads (Maker and Innovator)



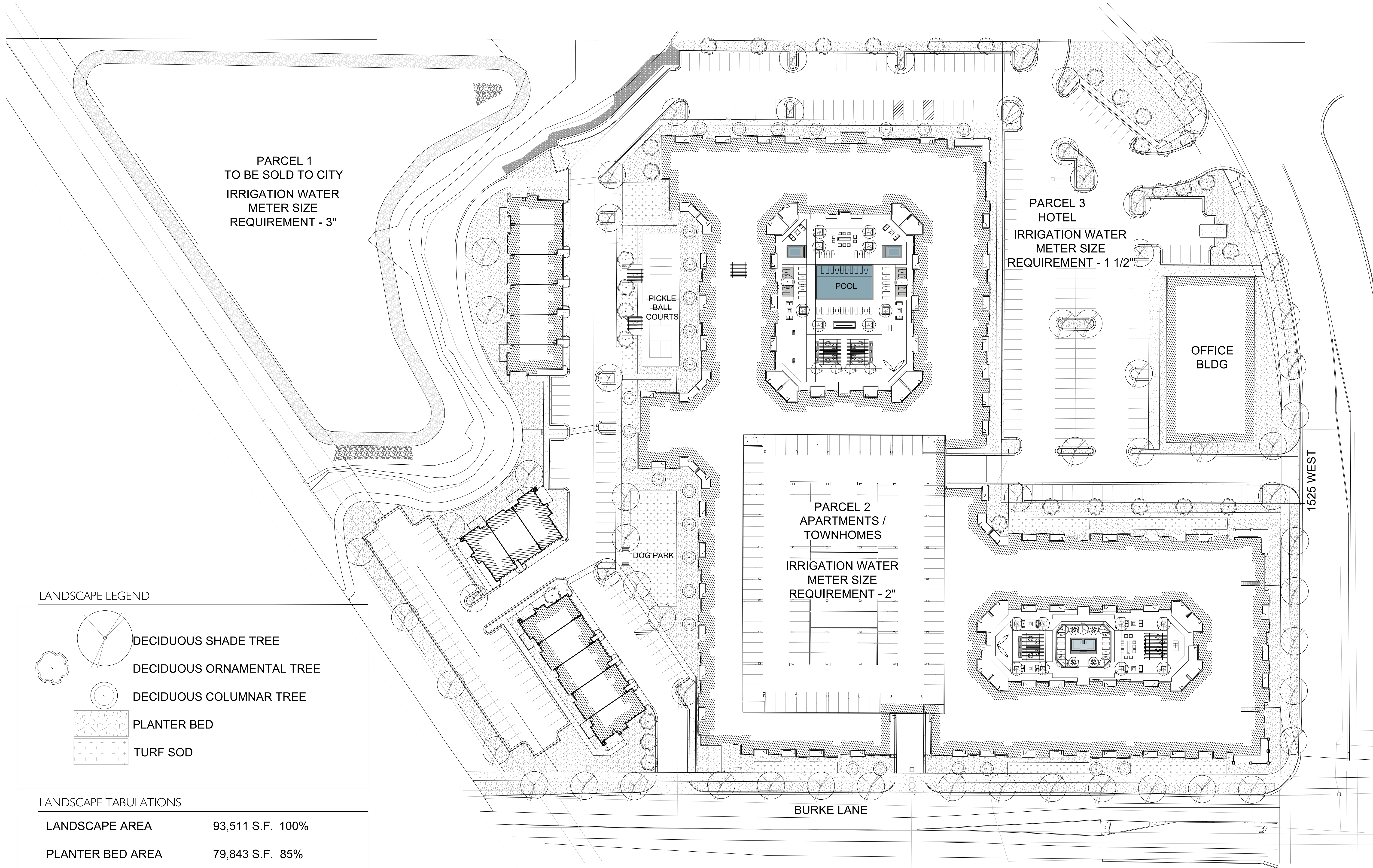
Approved PMP Concept Plan



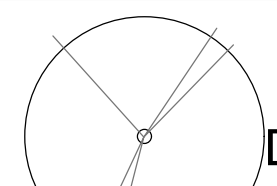
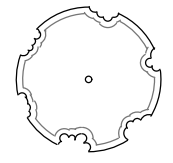
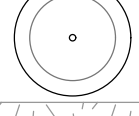

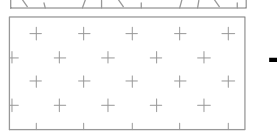


| ISSUE DESCRIP. | DATE |
|----------------|-----------|
| | 3.24.2023 |

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LANDSCAPE LEGEND

-  DECIDUOUS SHADE TREE
-  DECIDUOUS ORNAMENTAL TREE
-  DECIDUOUS COLUMNAR TREE
-  PLANTER BED
-  TURF SOD

LANDSCAPE TABULATIONS

| | |
|------------------|------------------|
| LANDSCAPE AREA | 93,511 S.F. 100% |
| PLANTER BED AREA | 79,843 S.F. 85% |
| TURF AREA | 13,668 S.F. 15% |

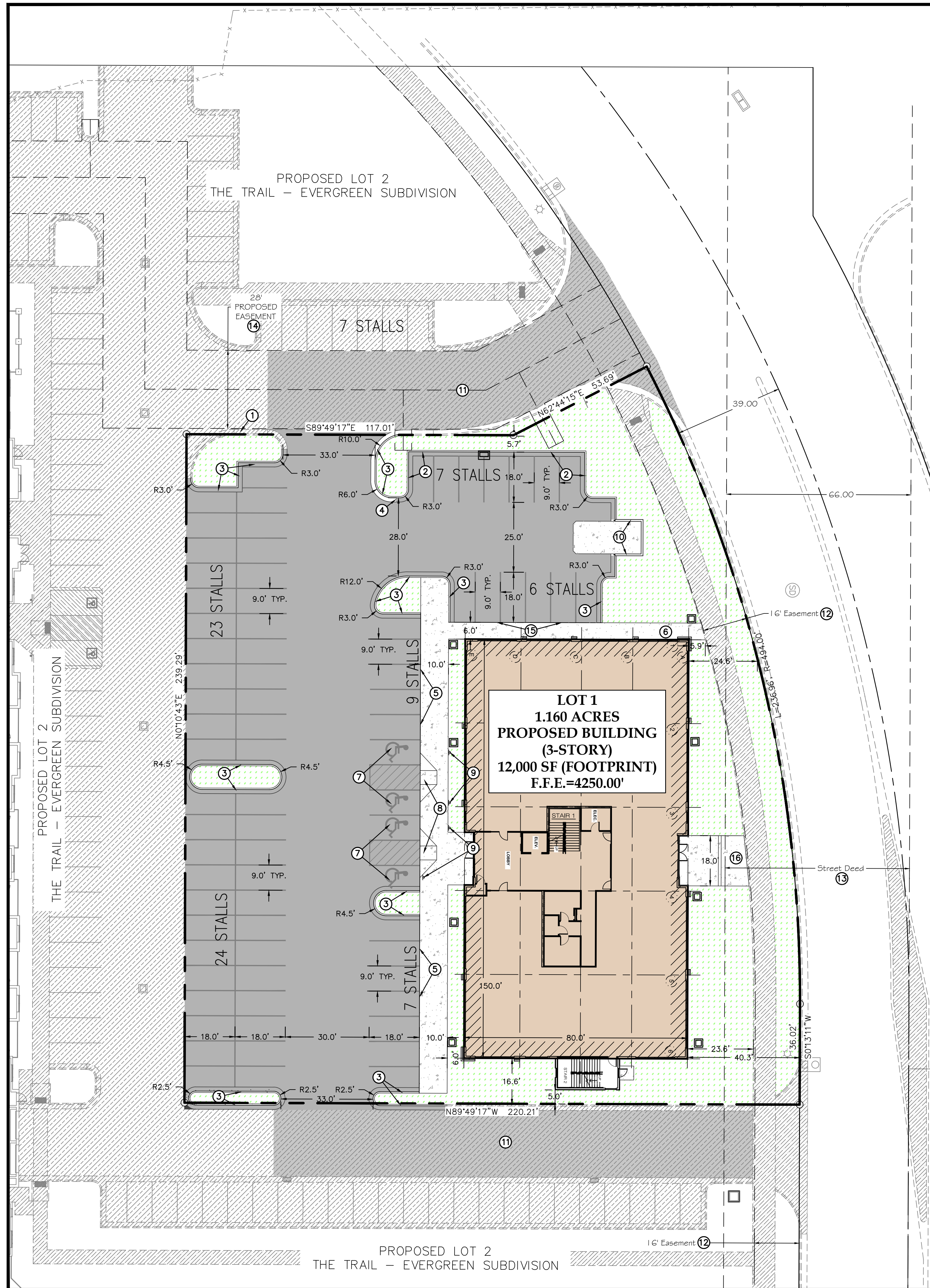
RETREAT AT FARMINGTON
FARMINGTON, UTAH

LANDSCAPE PLAN

L101

A

LANDSCAPE PLAN
24" X 36" - SCALE: 1"=40'-0" NORTH



LOT AREAS:

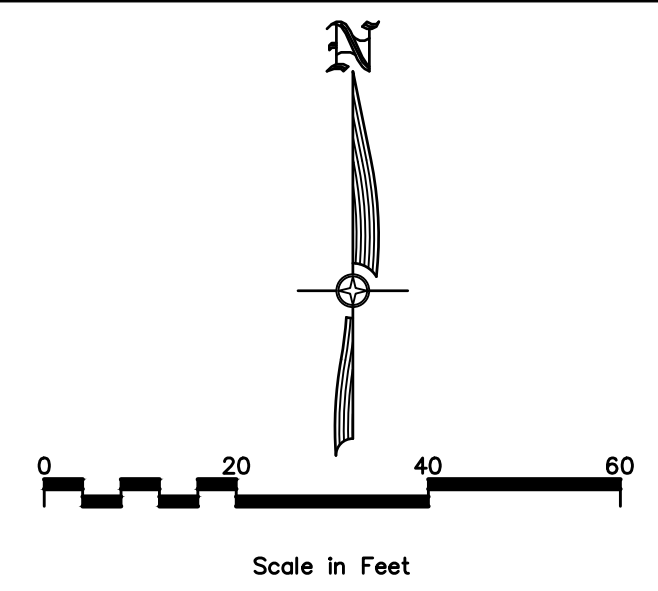
| LOT | SQ. FT. | ACRES. | % |
|--------------------|---------|--------|-------|
| BUILDING FOOTPRINT | 12,000 | 0.275 | 23.7% |
| ASPHALT | 21,573 | 0.495 | 42.7% |
| LANDSCAPING | 10,587 | 0.243 | 20.9% |
| CONCRETE | 6,405 | 0.147 | 12.7% |

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

| | SQ. FT. | CITY REQ'T |
|-------------------|---------|---------------------|
| OFFICE | 29594 | 89 |
| TOTAL REQUIRED | 89 | 100 |
| TOTAL PROVIDED | 76 | 10 STREET PARKING |
| ACCESSIBLE SPACES | 4 | (4 REQ'D 76 TO 100) |

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.



SHEET LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED OFFSITE ASPHALT SEE DETAIL 1/C2.0
- PROPOSED ASPHALT SEE DETAIL 1/C2.0
- PROPOSED CONCRETE SEE DETAIL 2/C2.0

SITE PLAN KEYNOTES

- 1 EXISTING CURB & GUTTER
- 2 PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- 3 PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
- 4 PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- 5 PROPOSED 10' THICKENED EDGE SIDEWALK. SEE DETAIL 3/C4.0
- 6 PROPOSED 6' SIDEWALK, AS PER APWA PLAN 231.
- 7 ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 7/C4.0.
- 8 ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
- 9 PROPOSED ADA SIGN PER MUTCD & ICC/ANSI A117.1 SEE DETAIL 8/C4.0.
- 10 PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 11 PROPOSED OFFSITE ASPHALT PAVEMENT.
- 12 PROPOSED PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENT.
- 13 STREET DEED RECORDED AUGUST 6, 1880 E#1830 BK:F PAGE:646
- 14 PROPOSED MUNICIPAL UTILITY EASEMENT OF VARIOUS WIDTH PER THE TRAIL - EVERGREEN SUBDIVISION
- 15 PROPOSED 6' THICKENED EDGE SIDEWALK. SEE DETAIL 3/C4.0
- 16 PROPOSED 18' SIDEWALK, AS PER APWA PLAN 231.

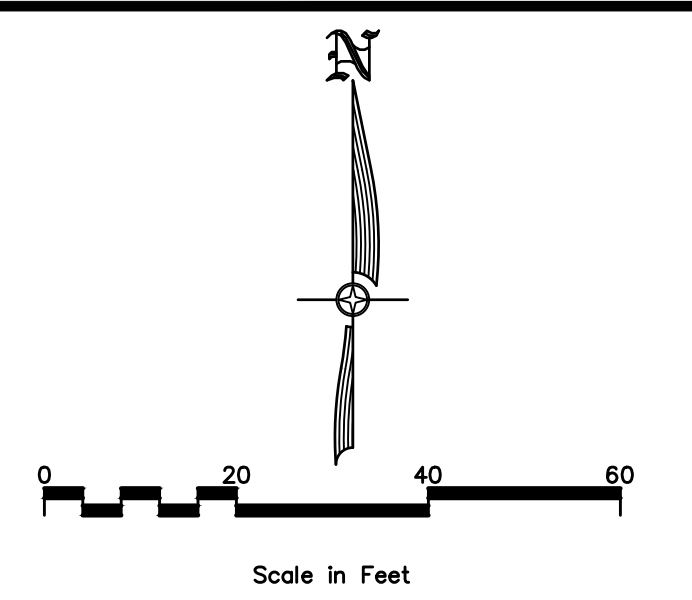
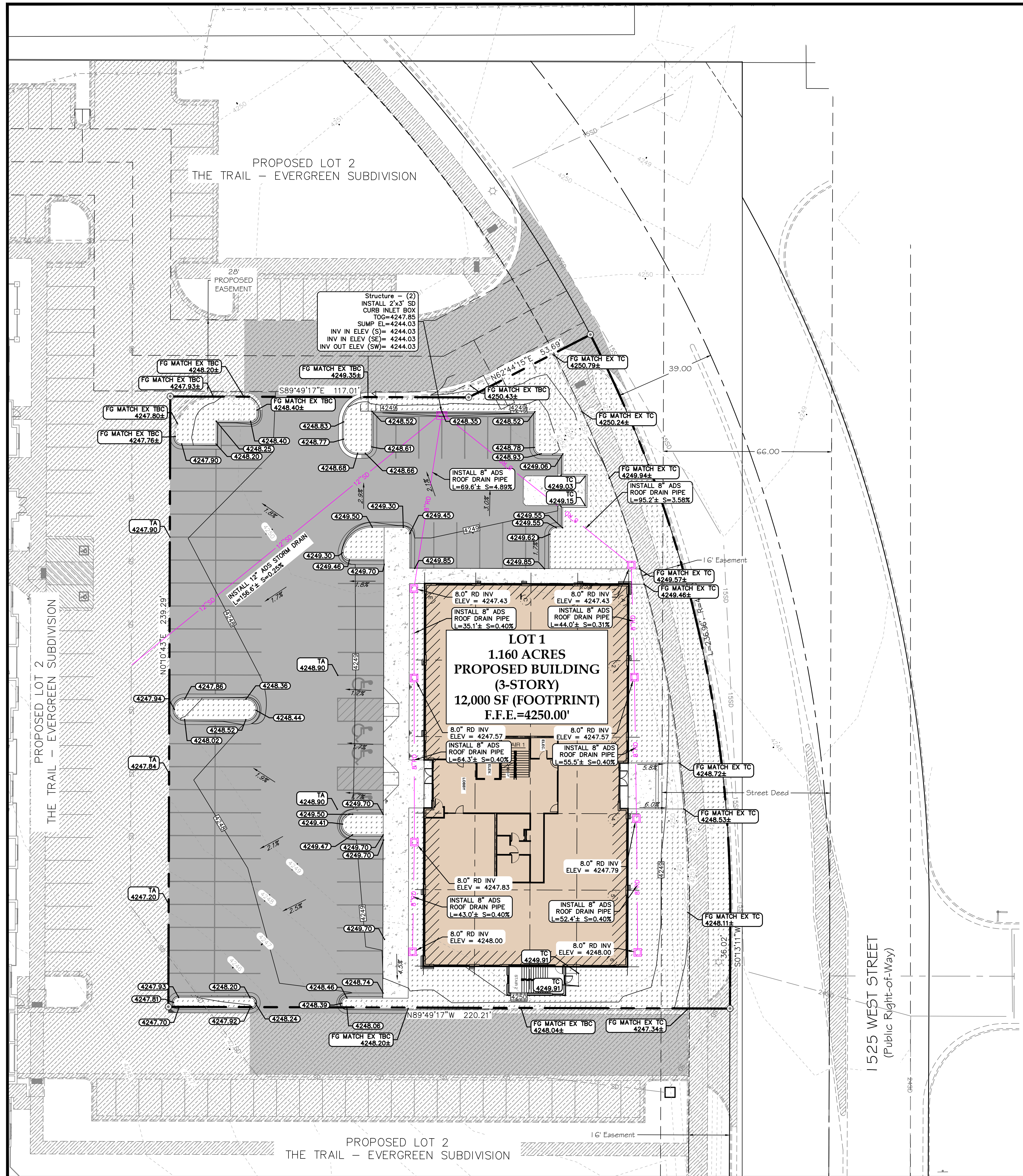
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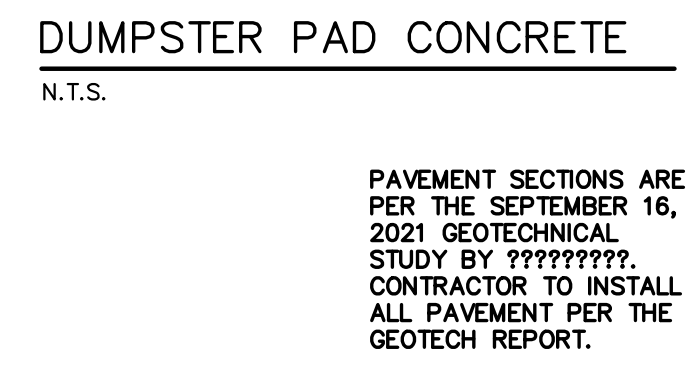
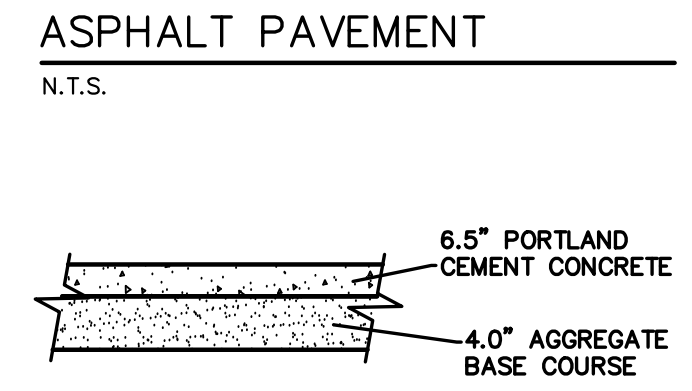
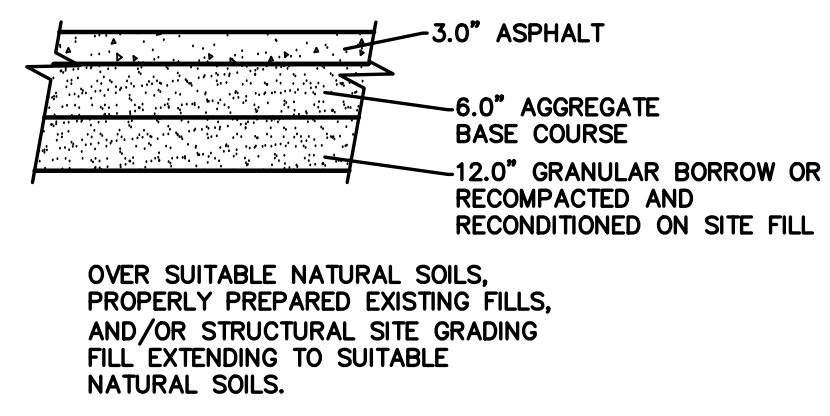
RETREAT AT FARMINGTON OFFICE BUILDING
 775 NORTH 1525 WEST, FARMINGTON, UTAH 84025
 SITE PLAN



| | |
|------------|----------|
| SHEET NO. | C1.0 |
| PROJECT ID | E24-002 |
| DATE | 02/02/24 |
| FILE NAME | PRJ-FNM |
| SCALE | 1"=20' |



- SHEET LEGEND**
- EXISTING ASPHALT
 - EXISTING CONCRETE
 - PROPOSED OFFSITE ASPHALT
SEE DETAIL 1/C2.0
 - PROPOSED ASPHALT
SEE DETAIL 1/C2.0
 - PROPOSED CONCRETE
SEE DETAIL 2/C2.0



SITE BENCHMARK: BRASS CAP MONUMENT, CENTER OF SECTION 14: T3N, R1W, SLB&M ELEV=4250.78'

GENERAL NOTES

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

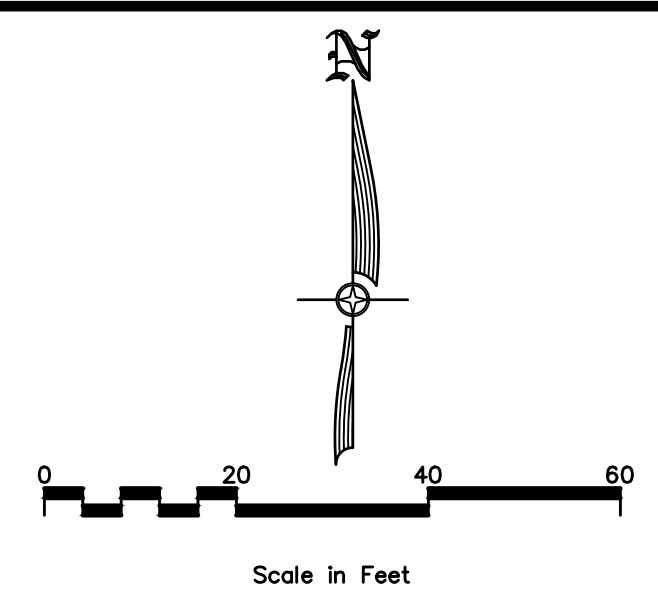
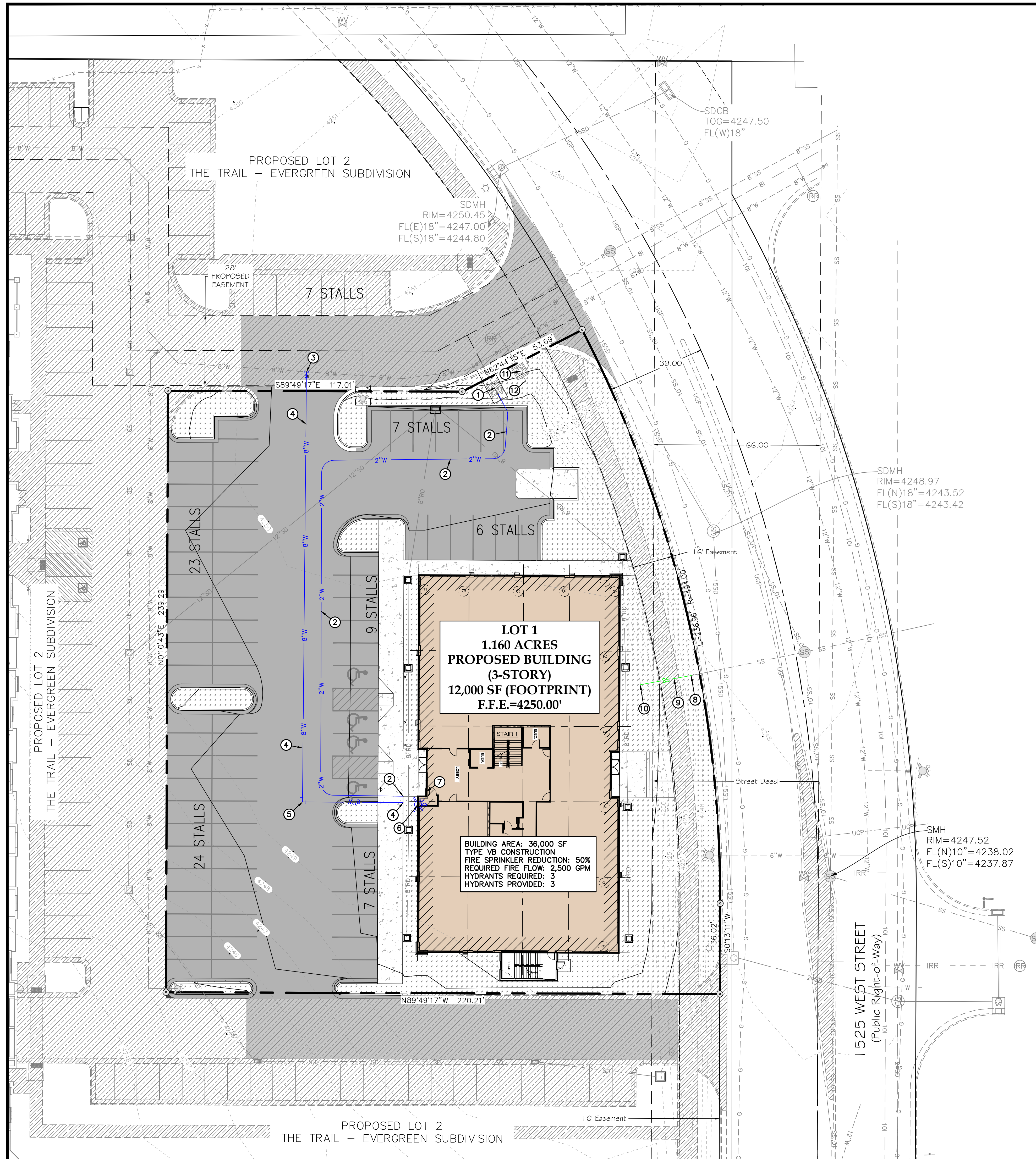


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 South Jordan, Utah - 801-949-6296
 DESIGNER: PROJECT ENGINEER:

RETREAT AT FARMINGTON OFFICE BUILDING
 775 NORTH 1525 WEST, FARMINGTON, UTAH 84025
GRADING & DRAINAGE PLAN

| | |
|------------|----------|
| SHEET NO. | C2.0 |
| PROJECT ID | E24-002 |
| DATE | 02/02/24 |
| FILE NAME | PRJ-FNM |
| SCALE | 1"=20' |



UTILITY PLAN KEYNOTES

- 1 EXISTING 2" WATER METER INSTALLED BY OTHERS. SEE DETAIL 521 SP.
- 2 INSTALL 2" HDPE CULINARY WATER LINE PER FARMINGTON CITY STANDARDS. L = 260'±. FOR CONTINUATION SEE MEP PLANS IN ARCHITECTURAL SET. SEE DETAIL 521 SP.
- 3 INSTALL 8"x8" TEE W/ 8" GATE VALVE AND THRUST BLOCK, PER FARMINGTON CITY STANDARDS.
- 4 INSTALL 8" PVC C900 CLASS 235, DR-14 FIRE LINE, PER FARMINGTON CITY STANDARDS. FOR CONTINUATION SEE MEP PLANS IN ARCHITECTURAL SET.
- 5 INSTALL 8" 90° BEND W/THRUST BLOCK, PER FARMINGTON CITY STANDARDS.
- 6 INSTALL WALL MOUNTED FDC, PER FARMINGTON CITY STANDARDS.
- 7 INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
- 8 CONNECT INTO EXISTING (BY OTHERS) 6" SEWER LATERAL, I.E. = ???±.
- 9 INSTALL 20'± OF 6" PVC SEWER PIPE, S=2.0% PER CENTRAL DAVIS SEWER DISTRICT STANDARDS.
- 10 INSTALL 6" CLEANOUT WYE 5' FROM BUILDING, I.E.=???, TOL MATCH TOP OF LANDSCAPING, FOR CONTINUATION SEE MEP PLANS IN ARCHITECTURAL SET.
- 11 EXISTING 2" IRRIGATION WATER METER INSTALLED BY OTHERS, SEE DETAIL 521 SP.
- 12 PROPOSED IRRIGATION WATER POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.

LOT 1
1.160 ACRES
PROPOSED BUILDING
(3-STORY)
12,000 SF (FOOTPRINT)
F.F.E.=4250.00'

BUILDING AREA: 36,000 SF
 TYPE VB CONSTRUCTION
 FIRE SPRINKLER REDUCTION: 50%
 REQUIRED FIRE FLOW: 2,500 GPM
 HYDRANTS REQUIRED: 3
 HYDRANTS PROVIDED: 3

UTILITIES NOTES:
 CONTRACTOR TO CONTACT THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

UTAH POWER: 801-576-6226
 QUESTAR GAS: 801-324-3448
 QWEST: 801-974-8112

GENERAL NOTES

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

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THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.



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 DESIGNER:

RETREAT AT FARMINGTON OFFICE BUILDING
 775 NORTH 1525 WEST, FARMINGTON, UTAH 84025
 UTILITY PLAN

| | |
|------------|----------|
| SHEET NO. | C3.0 |
| PROJECT ID | E24-002 |
| DATE | 02/02/24 |
| FILE NAME | PRJ-FNM |
| SCALE | 1"=20' |



SAMUEL J. BRADY
ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

WALL TYPES

- NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
- NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
SHEER WALL:
SEE STRUCT. DRAWINGS FOR SHEER WALL SCHEDULE.
- NEW 2X6 WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE.
SHEER WALL:
SEE STRUCT. DRAWINGS FOR SHEER WALL SCHEDULE
- NEW 2X4 WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE.
SHEER WALL:
SEE STRUCT. DRAWINGS FOR SHEER WALL SCHEDULE
- NEW 6" METAL STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 3-5/8" METAL STUDS 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- ALTERNATE:
PROVIDE SOUND INSULATION:
NEW 3-5/8" METAL STUDS W/ R-11 BATT INSULATION, PROVIDE/ COORD. MECHANICAL SOUND BOOTS, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 1-HOUR FIRE RATED WALL. SEE FIRE RATED WALL ASSEMBLY.
- NEW 3-5/8" METAL STUDS 5/8" GYPSUM BOARD (TYPE 'X') ONE SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).

FLOOR PLAN NOTES

- 1 PROVIDE CLASS I OR II VAPOR RETARDER ON INTERIOR SIDE OF ALL EXTERIOR WALLS.

CLASS I: SHEET POLYETHYLENE, NONPERFORATED ALUMINUM FOIL WITH A PERM RATING OF LESS THAN OR EQUAL TO 0.1.
CLASS II: KRAFT-FACED FIBERGLASS BATTS OR PAINT WITH A PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 1.0.
- 2 PROVIDE NEW 5'-0" X 5'-0" LANDING MAX SLOPE 1:48 AT ALL EXTERIOR DOORS.

KEY NOTES

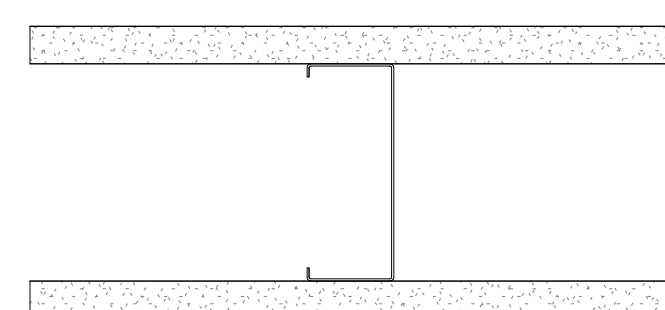
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- 2 THYSSENKRUPP ENDURA MRL 3500 LB CAPACITY TWIN POST ABOVE GROUND 3-STAGE, 150 FPM, MACHINE ROOM-LESS, W/ SMOKE SENSOR FOR AUTOMATIC CLOSING.

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS

NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.



FIRE RATED WALL ASSEMBLY



1 HOUR FIRE RATED WALL ASSEMBLY
UL DESIGN NO. U419
40 STC SOUND
USG-860808

FIRE SAFE ALL OPENINGS, PENETRATIONS FOR COMPLETE SEAL FIRE WALL

- (1) LAYERS 5/8" GYPSUM BOARD (TYPE 'X')
- 6" 25 GA. METAL STUDS @ 24" O.C.
- (1) LAYERS 5/8" GYPSUM BOARD (TYPE 'X')

FACE LAYER JOINTS FINISHED

RETREAT AT FARMINGTON OFFICE BUILDING

FIRST FLOOR

FLOOR PLAN



SCALE: 1/8" = 1'-0"
JANUARY 12, 2024
2391601

A1.1



SAMUEL J. BRADY

ARCHITECTS

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www.sambrady.com

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WALL TYPES

- NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
- NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
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SEE STRUCT. DRAWINGS FOR SHEAR WALL SCHEDULE
- NEW 2X4 WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE.
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SEE STRUCT. DRAWINGS FOR SHEAR WALL SCHEDULE
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FLOOR PLAN NOTES

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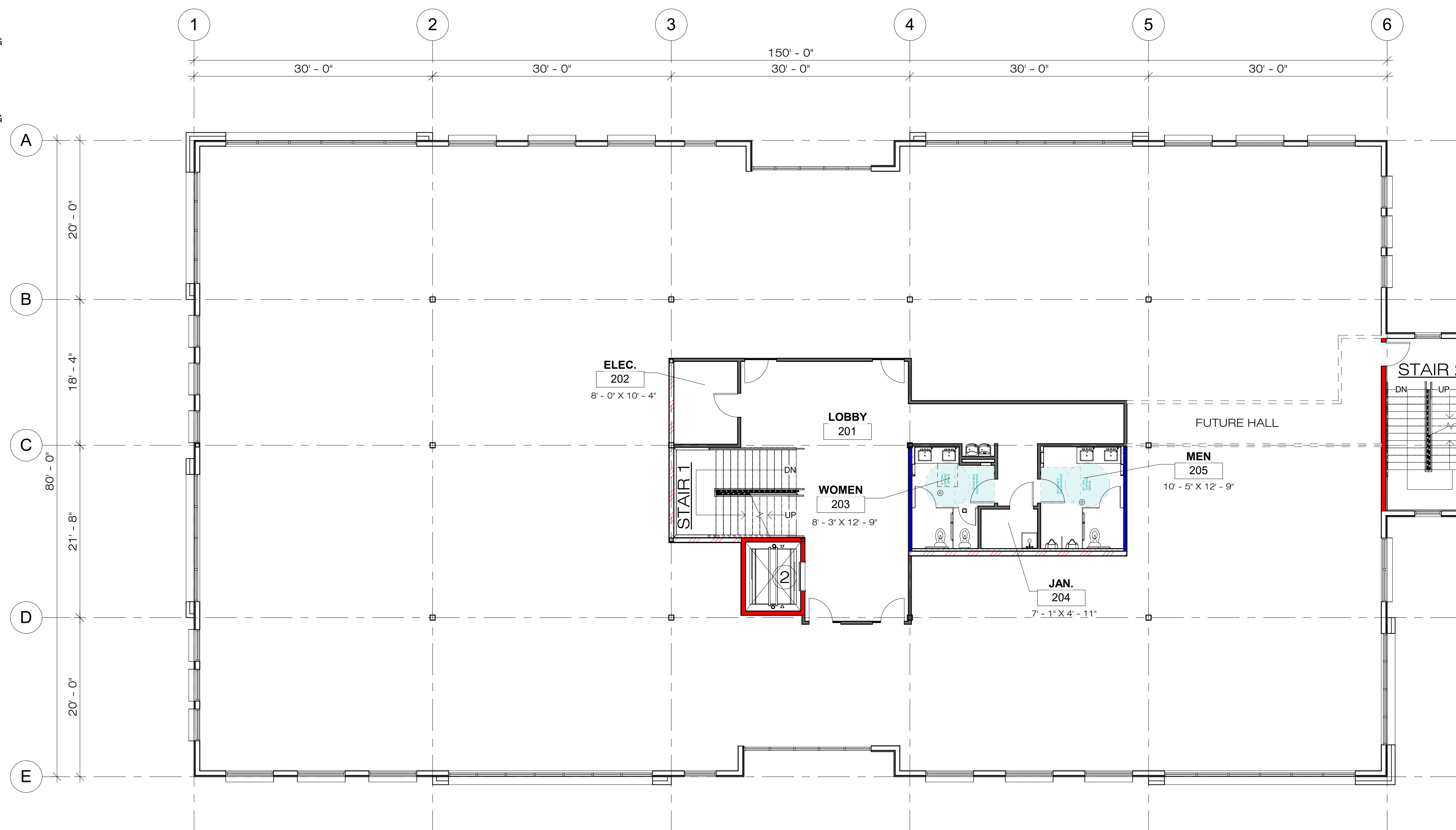
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KEY NOTES

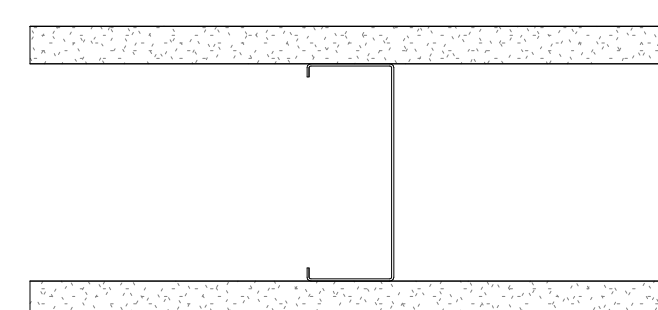
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 (1) LAYERS 5/8" GYPSUM BOARD (TYPE 'X')

FACE LAYER JOINTS FINISHED

RETREAT AT FARMINGTON OFFICE BUILDING

SECOND FLOOR










FLOOR PLAN

SCALE: 1/8" = 1'-0"
 JANUARY 12, 2024
 2391601



A1.2

WALL TYPES

-  NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
-  NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
SHEER WALL:
SEE STRUCT. DRAWINGS FOR SHEER WALL SCHEDULE.
-  NEW 2X6 WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE.
SHEER WALL:
SEE STRUCT. DRAWINGS FOR SHEER WALL SCHEDULE
-  NEW 2X4 WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE.
SHEER WALL:
SEE STRUCT. DRAWINGS FOR SHEER WALL SCHEDULE
-  NEW 6" METAL STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
-  NEW 3-5/8" METAL STUDS 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
-  ALTERNATE:
PROVIDE SOUND INSULATION:
NEW 3-5/8" METAL STUDS W/ R-11 BATT INSULATION, PROVIDE/ COORD. MECHANICAL SOUND BOOTS, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
-  NEW 1-HOUR FIRE RATED WALL. SEE FIRE RATED WALL ASSEMBLY.
-  NEW 3-5/8" METAL STUDS 5/8" GYPSUM BOARD (TYPE 'X') ONE SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).

FLOOR PLAN NOTES

- 1 PROVIDE CLASS I OR II VAPOR RETARDER ON INTERIOR SIDE OF ALL EXTERIOR WALLS.

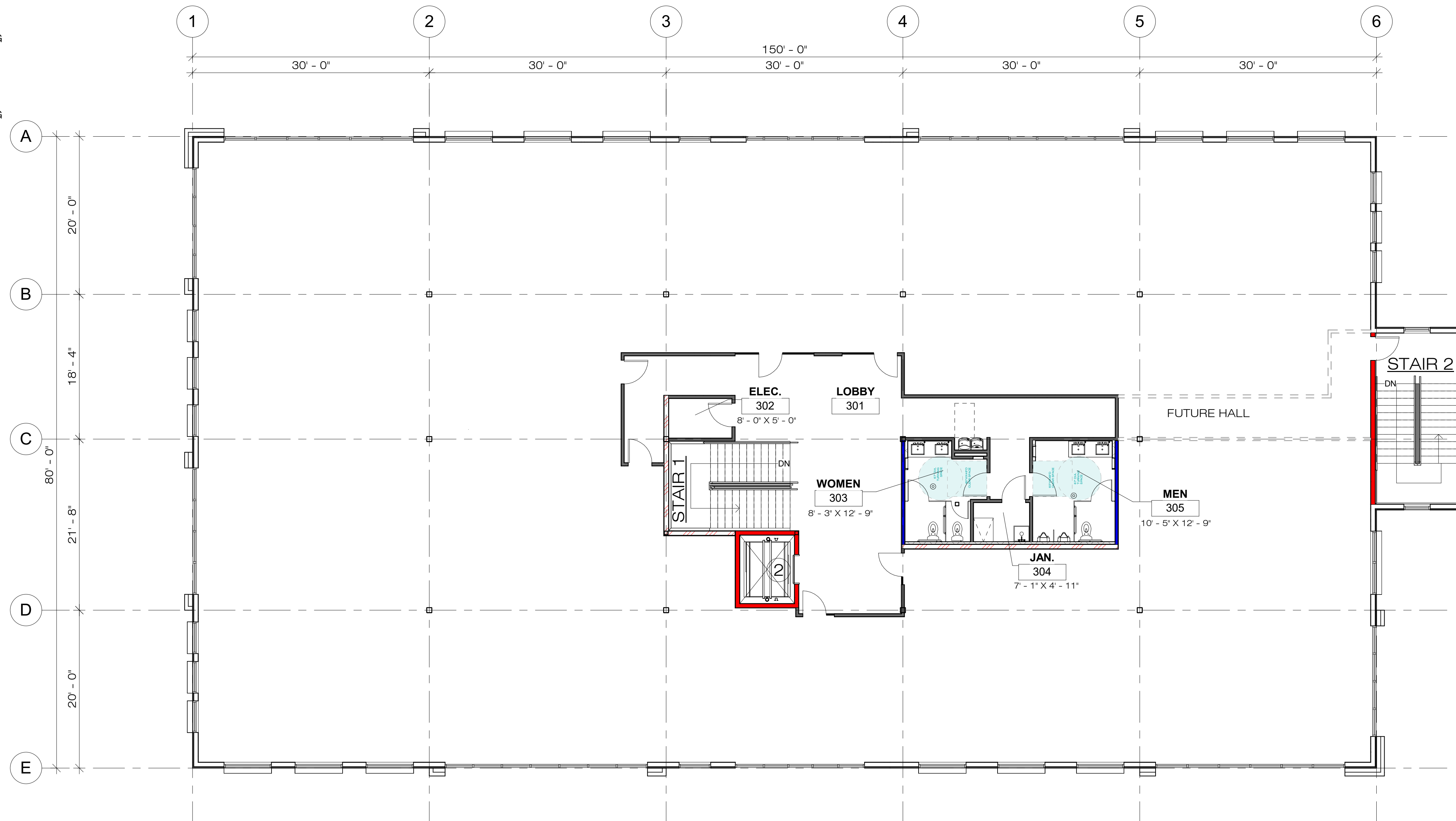
CLASS I: SHEET POLYETHYLENE, NONPERFORATED ALUMINUM FOIL WITH A PERM RATING OF LESS THAN OR EQUAL TO 0.1.
CLASS II: KRAFT-FACED FIBERGLASS BATTS OR PAINT WITH A PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 1.0.
- 2 PROVIDE NEW 5'-0" X 5'-0" LANDING MAX SLOPE 1:48 AT ALL EXTERIOR DOORS.

KEY NOTES

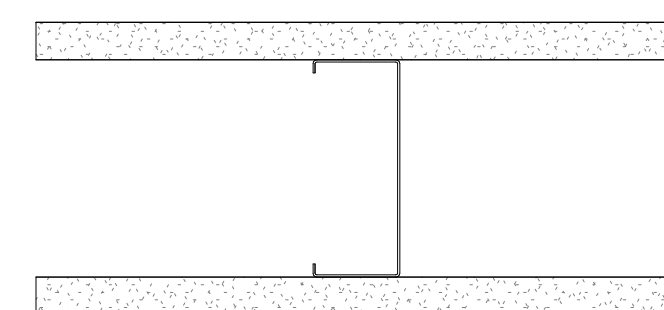
- 1 PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- 2 THYSSENKRUPP ENDURA MRL 3500 LB CAPACITY TWIN POST ABOVE GROUND 3-STAGE, 150 FPM, MACHINE ROOM-LESS, W/ SMOKE SENSOR FOR AUTOMATIC CLOSING.

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS

NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.



FIRE RATED WALL ASSEMBLY

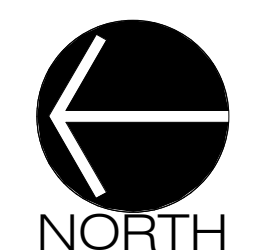


1 HOUR FIRE RATED WALL ASSEMBLY
UL DESIGN NO. U419
40 STC SOUND
USG-860808

FIRE SAFE ALL OPENINGS, PENETRATIONS FOR COMPLETE SEAL FIRE WALL

(1) LAYERS 5/8" GYPSUM BOARD (TYPE 'X')
6" 25 GA. METAL STUDS @ 24" O.C.
(1) LAYERS 5/8" GYPSUM BOARD (TYPE 'X')

FACE LAYER JOINTS FINISHED





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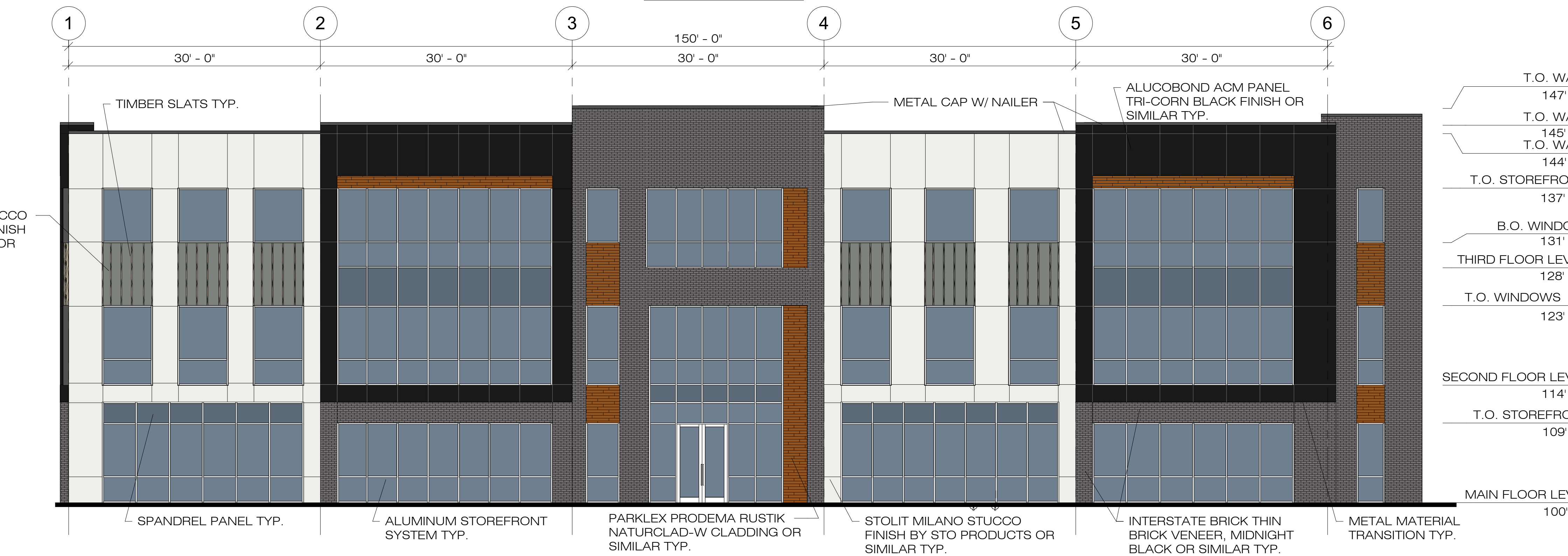
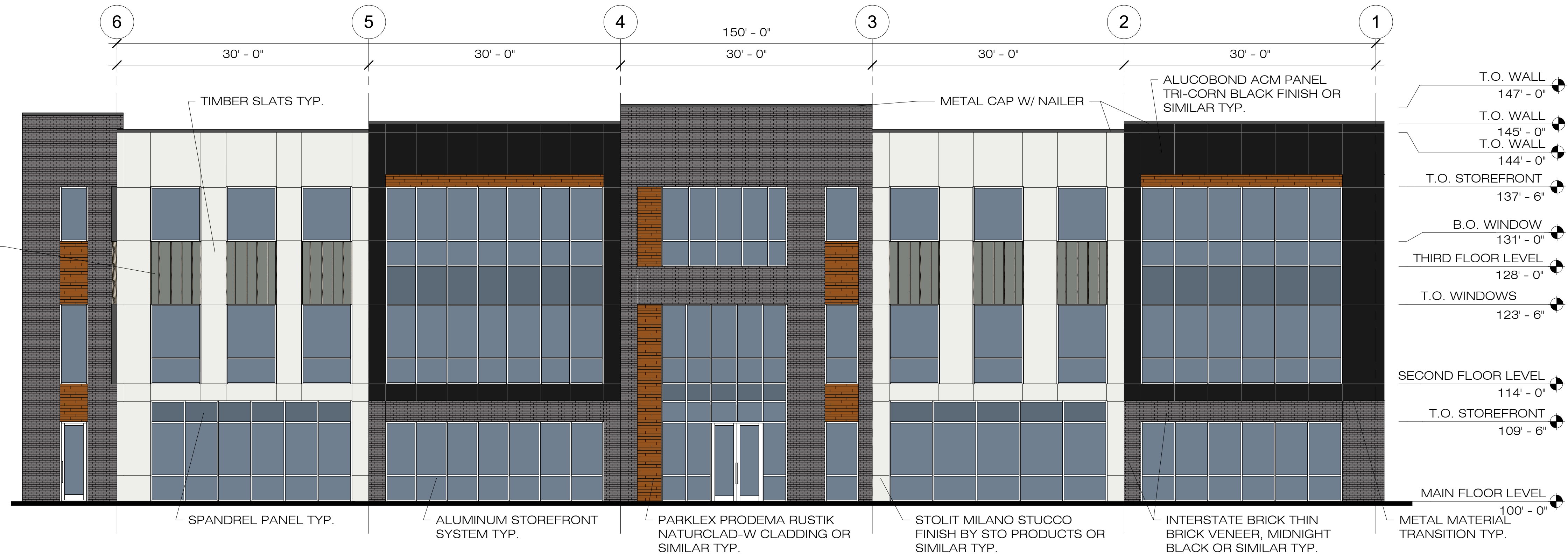
NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

RETREAT AT FARMINGTON
OFFICE BUILDING

EXTERIOR
ELEVATIONS

SCALE: 1/8"=1'-0"
JANUARY 12, 2024
2391601

A3.1

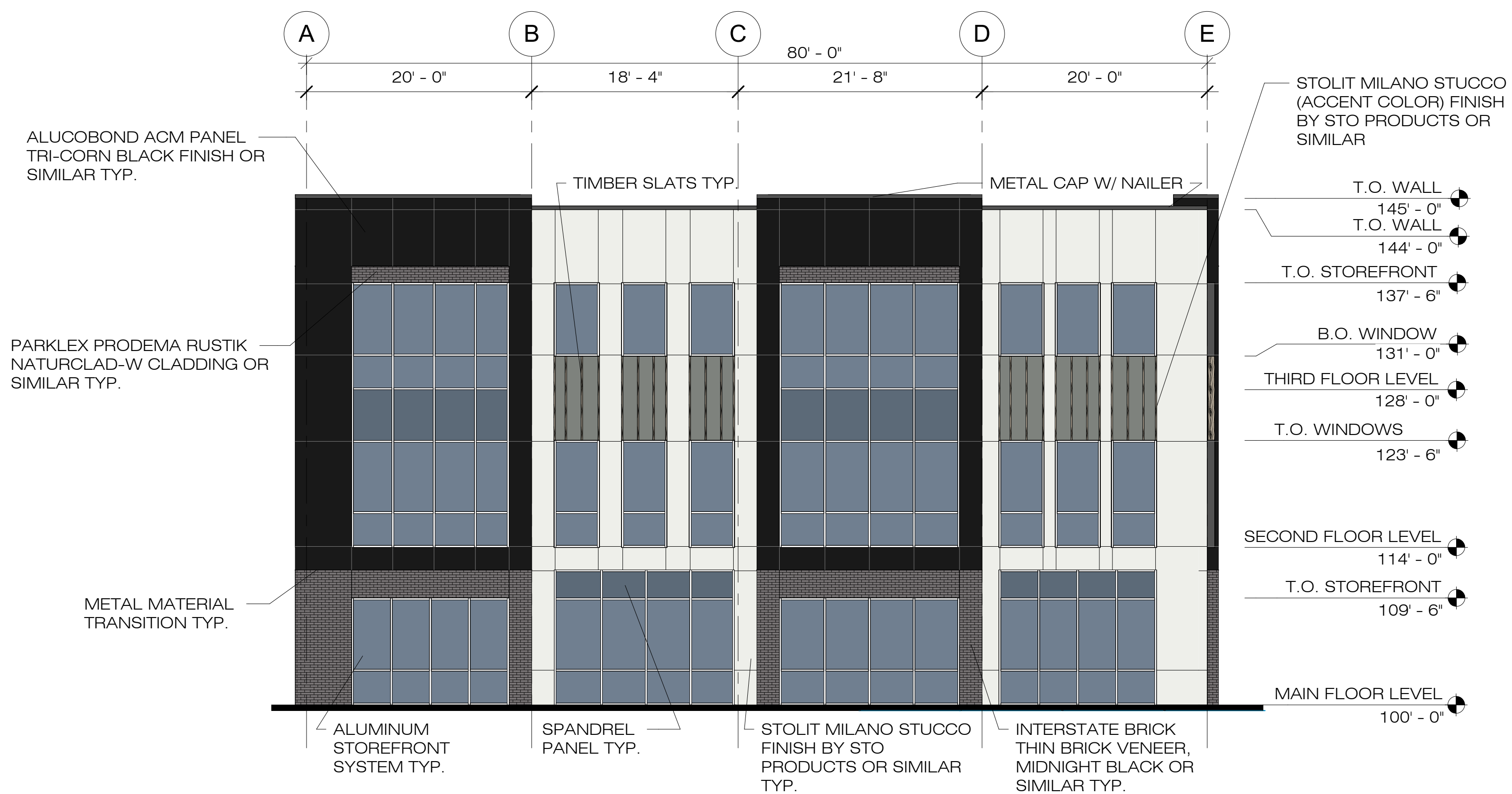


STOLIT MILANO STUCCO (ACCENT COLOR) FINISH BY STO PRODUCTS OR SIMILAR TYP.

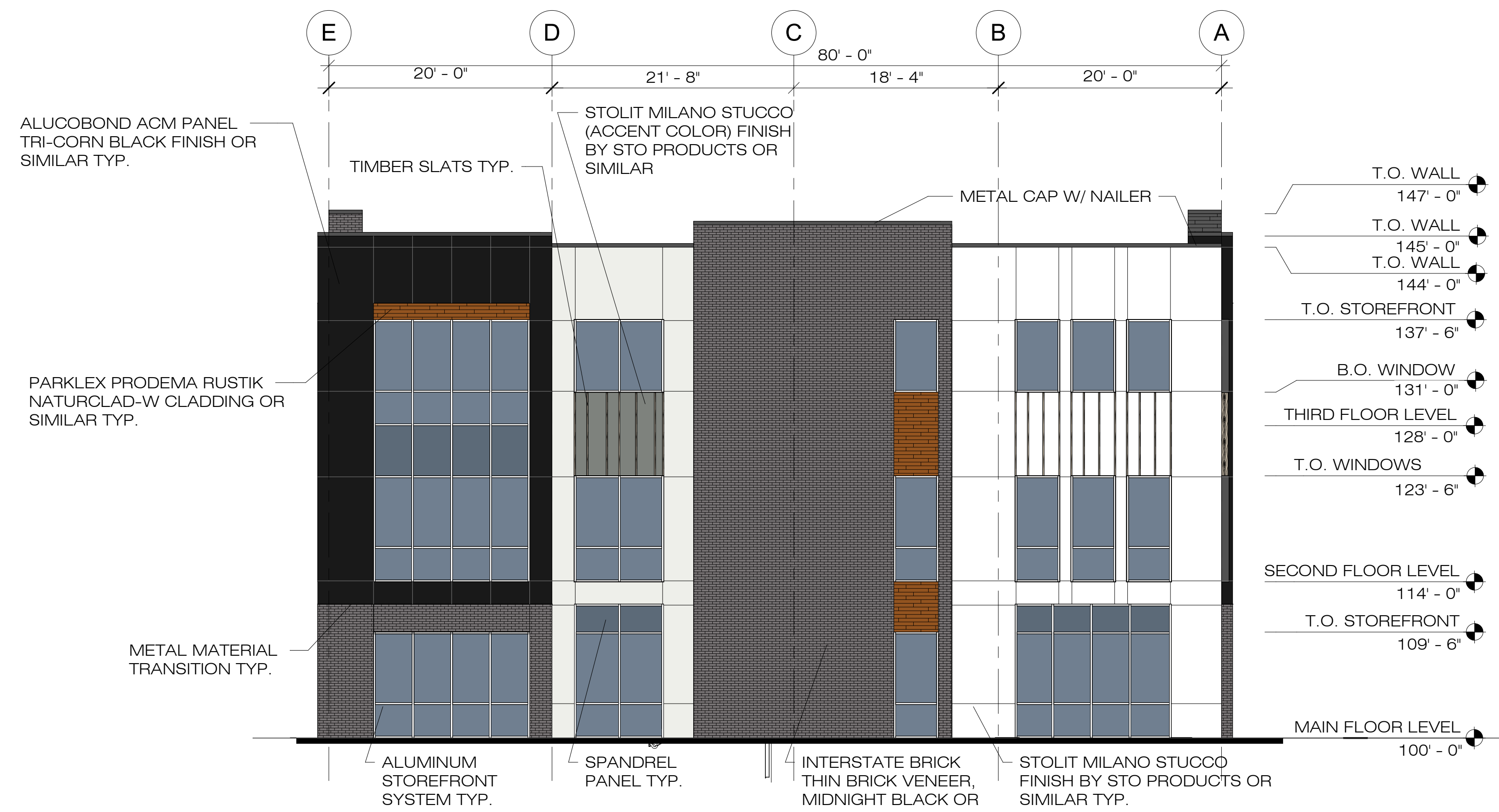
NOTE: ALL STUCCO REVEALS TO BE V-GROOVE.

NOTE: PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1 REQS. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

NOTE:
 PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1
 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL
 BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND
 SHALL BE CONTRASTING COLOR OF THE
 BACKGROUND.



NORTH ELEVATION



SOUTH ELEVATION



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NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

RETREAT AT FARMINGTON
 OFFICE BUILDING

EXTERIOR
 ELEVATIONS

SCALE: 1/8"=1'-0"
 JANUARY 12, 2024
 2391601

A3.2







Farmington City Planning Commission Staff Report February 8, 2024

Item 4: Zone Text Amendments to Update Provisions Related to Home Occupations.

Public Hearing: Yes
Application No.: ZT-2-24
Applicant: Farmington City

Request: *The proposed amendment updates the type of business activities allowed as a Home Occupation to better clarify that business activity must take place on the same property that the owner of the business lives on and to remove a discrepancy with State Statute regarding regulation of firearms.*

Background Information

The State of Utah has previously adopted statutes related to the control and sale of firearms. [Utah Code 76-10-500 \(3\)](#) states:

- (3) *Except as specifically provided by state law, a local or state governmental entity may not:*
- (a) *prohibit an individual from owning, possessing, purchasing, selling, transferring, transporting, or keeping any firearm at the individual's place of residence, property, business, or in any vehicle lawfully in the individual's possession or lawfully under the individual's control; or*

 - (b) *require an individual to have a permit or license to purchase, own, possess, transport, or keep a firearm.*

In considering requests to license home businesses, city staff has discovered a conflict in our local ordinances with the provision above. [Farmington City Municipal Code Section 11-35-030 \(O\)](#) includes a list of prohibits uses which states:

- O. *Prohibited Uses: The following uses, among others, shall not be allowed as home occupations:*
- 1. *Barbershops and beauty salons, except for a barber or beautician who has no assistants and sells no products, except their skilled services;*
 - 2. *Kennels or animal hospitals;*
 - 3. *Commercial stables;*
 - 4. *Restaurants;*
 - 5. *Sale or repair of firearms;*
 - 6. *Repair shops or service establishments, except for the repair of electrical appliances, typewriters, televisions, cameras or other similar small items.*

The proposed zone text amendment will remove the prohibition on the sale or repair of firearms to maintain compliance and consistency with applicable State statutes.

In addition to the removal of the prohibition regarding firearms, the proposed zone text amendment seeks to clarify the relationship of the business location related to the business owner's place of residence. A recent application considered whether or not a property owner could operate a business from another residential property on an adjacent lot which they also owned. It has been the course of operation by the City for years to only issue a license to a home occupation at the business owners place of residence, however it has become apparent that the language in the code could be more clear to further enforce this way of regulating business.

Finally a 'best practice' for allowed uses is to find conditional uses to which known standards can be applied and make them permitted uses. To this, staff is proposing that preschools and home daycare uses be moved from conditional use to the permitted use category. Currently a daycare, preschool, or small class with 8 or less students is allowed as a permitted use. Larger groups up to 16 individuals require conditional use approval. Requests for these types of businesses have been infrequent in recent years, but the business model and impacts are understood well enough that the conditions tend to be the same with each application primarily related to management of traffic with drop off and pickup times.

Suggested Motion

Move the Planning Commission recommend the enclosed ordinance to the Farmington City Council.

Findings

1. The proposed text amendments to the city ordinance clarify bring eliminate a conflict with applicable provisions in State Code.
2. As proposed, the proposed changes reflect what staff believes was the intended direction of previous city councils in clarifying the relationship of a home occupation to the resident of a property.

Supplemental Information

- Draft Changes to Chapter 11-35.

Draft Changes to Section 11-35: Home Occupation

11-35-030: CONDITIONS:

Each home occupation shall comply with all of the following conditions:

- A. Residency: A home occupation must be owned and managed and all business by a bona fide resident of the parcel where the license is sought. A home occupation may not be operated on a property other than the owner's residence.
- A.B. Employees: Only family members related by blood, marriage or adoption who are bona fide residents of the dwelling unit shall be employed on said premises, except that one additional person may be employed at any one time as a secretary, computer operator, apprentice or helper where there are no more than five (5) family members actively engaged in the home occupation. (Ord. 2016-23, 2-16-2016)
- B.C. Exterior Modifications: No exterior architectural or structural modifications shall be made to any dwelling unit to accommodate a commercial use in the dwelling.
- C.D. Interference With Electrical Or Mechanical Equipment: Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling units, or uses which create noise, smell, sound, light or vibration not normally associated with residential use, shall be prohibited.
- D.E. Display Of Products: There shall be no display or sale of goods, wares or merchandise upon said premises other than those produced upon the premises. Where the home occupation involves the sale of products, such products shall generally be delivered directly to the customer.
- E.F. Advertising Sign: One sign advertising the business may be permitted, but shall be limited to one square foot in area and shall be attached to the front face of the building or may be displayed in a window.
- F.G. Vehicular Traffic: The home occupation shall not generate substantially greater vehicular traffic than commonly associated with residential activities in the neighborhood in which it is located.
- G.H. Hazardous Conditions: The home occupation shall not create a hazard by using flammable materials, explosives or other dangerous or hazardous materials, or by keeping, raising or storing animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person.
- H.I. Demand For Services: The home occupation shall not create a demand for Municipal services or community facilities in excess of those usually and customarily provided for residential uses.
- I.J. Area Usage: Not more than twenty five percent (25%) of the floor area of a dwelling may be devoted to a home occupation and/or storage of materials, equipment or stock in trade associated with the occupation, except as provided in section [11-35-040](#) of this chapter.
- J.K. Conduct Within Dwelling: The home occupation shall be conducted entirely within the dwelling and shall be clearly incidental, secondary and compatible to the residential use of the dwelling. The home occupation shall not occupy or use any accessory building, yard space or activity outside the main building, or an attached garage to the extent that vehicle parking is displaced, unless approved by the Planning Commission as provided in section [11-35-040](#) of this chapter.
- K.L. Foster Home, Daycare, Preschool: A foster home, child daycare center or preschool shall not have more than ~~eight-sixteen (816)~~ children at one time, ~~except as provided in subject to~~ section ~~11-35-040 11-35-045~~ of this chapter.

~~L.M.~~ Teachers: Music, dancing teachers or tutors shall be limited to not more than ~~eight sixteen (816)~~ pupils at one time, ~~except as provided in subject to~~ section ~~11-35-0405~~ of this chapter.

~~M.N.~~ Vehicle Size; Parking: The size of vehicles used in conjunction with a home occupation shall not exceed one ton rated capacity. Off street parking, in compliance with the provisions of this title, shall be provided for all business and private vehicles associated with a residential property.

~~N.O.~~ Code Conformance: There shall be complete conformity with all City and State codes, including business license regulations. Depending on the type of business, periodic inspections may be made as required by these codes or as deemed necessary or desirable by the City.

~~O.P.~~ Prohibited Uses: The following uses, among others, shall not be allowed as home occupations:

1. Barbershops and beauty salons, except for a barber or beautician who has no assistants and sells no products, except their skilled services;
2. Kennels or animal hospitals;
3. Commercial stables;
4. Restaurants;

~~5. Sale or repair of firearms;~~

~~6.5.~~ Repair shops or service establishments, except for the repair of electrical appliances, typewriters, televisions, cameras or other similar small items.

11-35-040: CONDITIONAL USES:

A. Permitted Conditional Uses: The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a conditional use permit:

~~1. Uses in which over eight (8) but not more than sixteen (16) individuals (including any natural, adopted or foster members of the operator's household) are cared for or receive instruction in the home at any one time. Such uses may include dance instruction, aerobics classes, music lessons, preschools, child daycare, crafts classes and other similar uses. For all such uses, the Farmington City building official and Fire Marshal shall inspect the facilities to ensure compliance with the requirements of the International Building Code.~~

~~1. Preschool and child daycare uses shall submit documentation within thirty (30) days of approval that all Utah State Department of Social Services requirements have been met. The entire yard, or minimum outside area required by the State Social Services, shall be fenced.~~

~~2.1.~~ Uses where the applicant proposes to use more than twenty five percent (25%) of the dwelling in connection with the business.

~~3.2.~~ Any use where outside storage, use of an accessory building or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation.

B. Review Standards: In evaluating a home occupation conditional use, the Planning Commission shall apply the review standards contained in chapter 8 of this title and, if applicable, site development standards contained in chapter 7 of this title.

11-35-045: PRESCHOOL, DAYCARE, CLASS INSTRUCTION:

1. Building Code Compliance: Uses in which over eight (8) but not more than sixteen (16) individuals (including any natural, adopted or foster members of the operator's household) are cared for or receive instruction in the home at any one time. Such uses may include dance instruction, aerobics classes, music lessons, preschools, child daycare, crafts classes and other similar uses. For all such uses, the Farmington City building official and Fire Marshal shall inspect the facilities to ensure compliance with the requirements of the International Building Code.

2. Compliance with the State: Preschool and child daycare uses shall submit documentation within thirty (30) days of approval that all Utah State Department of Social Services requirements have been met. The entire yard, or minimum outside area required by the State Social Services, shall be fenced.

3. Traffic Management:

a. For a Home Occupation which may hold more than 1 class or session during the course of a single day, sessions shall be timed so that the conclusion of one and the start of the next have at least 15 minutes between them to reduce the potential of drop off and pickup traffic being present at the same time.

a.b. The applicant for a home occupation qualifying as a preschool, daycare or one which offers class instruction must provide to Farmington City a plan demonstrating their plan to manage traffic impacts on the neighborhood. This plan will indicate when pickup and drop-off will occur, where parking will be encouraged, and should be shared with clients and be monitored by the owner of the home occupation.

**FARMINGTON CITY
PLANNING COMMISSION**

January 04, 2024

WORK SESSION

***Present:** Chair John David Mortensen; Commissioners Samuel Barlow, Joey Hansen, Kristen Sherlock, and Tyler Turner; Alternate Commissioners Brian Shepherd and Spencer Klein. **Staff:** Community Development Director David Petersen, Assistant Community Development Director/City Planner Lyle Gibson, City Planner/GIS Specialist Shannon Hansell, and Planning Secretary Carly Rowe. **Excused:** Vice Chair Frank Adams.*

New members of the Planning Commission were introduced and items on the Regular Session were discussed.

REGULAR SESSION

***Present:** Chair John David Mortensen; Commissioners Samuel Barlow, Joey Hansen, Kristen Sherlock, and Tyler Turner; Alternate Commissioners Brian Shepherd and Spencer Klein. **Staff:** Community Development Director David Petersen, Assistant Community Development Director/City Planner Lyle Gibson, City Planner/GIS Specialist Shannon Hansell, and Planning Secretary Carly Rowe. **Excused:** Vice Chair Frank Adams.*

Chair **John David Mortensen** opened the meeting at 7:01 pm.

Planning Secretary **Carly Rowe** administered the Oath of Office to new commissioners: **Joey Hansen** and **Kristen Sherlock**, who both will serve through the end of the 2027 year; as well as Alternate Commissioners **Brian Shepherd** and **Spencer Klein**, who will serve through the end of the 2024 year.

CONDITIONAL USE/SITE PLAN APPLICATIONS – public hearing

Item #1 – Andrea & Andrew Gooch – Applicant is requesting consideration of a conditional use permit. The requested use is a home occupation, which will allow the owner to rent the detached accessory structure to other parties for storage on the property located at 912 W. 500 S. in the AE (Agricultural Estates) zone. (C-13-23)

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. The applicants reside at 473 S. 950 W. and also own the property at 912 W. 500 S. These properties are adjacent to each other. The 912 property includes a main dwelling and large detached accessory building. The accessory building was permitted in 2018 under prior ownership. The previous property owner had a home occupation business license for an electrical business, but they did not apply for a conditional use as required by 11-35-040 3, which states that a conditional use is required for use of an accessory building in conjunction with a home occupation. The current applicant/property owner would like to utilize the accessory building as a for-rent storage unit where neighbors' recreational vehicles, equipment, etc. may be stored.

The current applicant/property owner contacted the City earlier in 2023 regarding options to adjust their properties' rear and side boundaries to incorporate the accessory building at 912 W. 500 S. into their property at 473 S. 950 W., where they live. The shift would not create any new lots. However, after review of the zoning ordinance, Staff determined that options to shift property lines were limited and likely untenable. The movement of the property lines would cause the 912 W. 500 S. property to come into noncompliance with the agricultural lot size, frontage, and/or setbacks. Staff recommended that the applicant's best option would be to propose a zone text amendment or zone change.

Assistant Community Development Director/City Planner **Lyle Gibson** said it was the position of his office that the homeowner did not qualify under the rules for a home occupation business on the property. Therefore, the applicant proposed a zone text amendment to change the Schedule of Uses for the agricultural zones to create a new use: Accessory Structure Operation. The new use would be allowed only in the Agricultural Estates (AE) zone and the suggested definition would include very specific elements which were aimed at preventing the use except in the most specific of situations. Staff recommended denial for the zone text amendment on November 16, 2023, but the Planning Commission tabled the item to form a subcommittee to further explore the issue and discuss possible solutions. It could have broader unintended implications if it had been approved.

The subcommittee determined that using the existing ordinances was in fact feasible and that it would be preferred over modifying the code. The findings of the subcommittee members were that ambiguities in the home occupation code ([Title 11, Chapter 35](#)) should be interpreted in favor of the applicant. The subcommittee reasoned that 11-35-030 J would allow the Commission to consider the applicant's request as a conditional use as provided by 11-35-040 2 and 3. The conditional use would allow the Planning Commission to specify certain conditions or mitigations necessary that would allow use of a detached structure in a home occupation business.

11-35-050 J:

Conduct Within Dwelling: The home occupation shall be conducted entirely within the dwelling and shall be clearly incidental, secondary and compatible to the residential use of the dwelling. The home occupation shall not occupy or use any accessory building, yard space or activity outside the main building, or an attached garage to the extent that vehicle parking is displaced, unless approved by the Planning Commission as provided in section 11-35-040 of this chapter. (Ord. 1993-44, 12-8-1993)

11-35-040 2 and 3:

2. Uses where the applicant proposes to use more than twenty five percent (25%) of the dwelling in connection with the business.

3. Any use where outside storage, use of an accessory building or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation.

Considering the new direction from the subcommittee, the Planning Commission recommended denial of the zone text amendment on December 7, 2023. The applicant then applied for a home occupation Conditional Use Permit (CUP), which is being considered today. The Commission is instructed by the above ordinances to consider the conditional use according to 11-8-050 Conditional Use Standards.

Gibson said that in Utah, where there is ambiguity in the law, it should fall in the property owner's favor. Staff and Commissioners involved in the subcommittee agree that the application meets the ordinance, and any ambiguity should go to the applicant. Staff recommended approval of the home occupation and rental of the detached building with five suggested conditions that Commissioners can add to or take away from.

Gibson said typically conditional uses run with the land if the same use is continued as previously allowed. Staff recommends that the Commissioners instead tie the approval of the CUP to the ownership of the property. If the **Gooch family** no longer lives next to the property, or on the property, the new owner wouldn't have the same rights to continue the same use of the property. If the property was sold, this CUP would be null and void. A finding to consider would be any change in ownership would trigger the dismissal of this CUP.

Property owners **Andrea** and **Andrew Gooch** (473 S. 950 W., Farmington, Utah) spoke regarding their requested use. **Andrew Gooch** thanked the Commission and Staff for looking into their unique situation. In past meetings, they have had 10 neighbors in person or through letters express their approval of this application. Since the 2,700 square foot building is in their back yard, they will be the best stewards of it. Commissioner **Tyler Turner** asked how many neighbors have inquired about this use, and **Gooch** replied that a few neighbors have inquired for storage of their side-by-sides. Ideally there will only be five to six renters storing their camper, boat, side-by-side, or maybe extra furniture, etc., but no animals or anything dangerous. Chair **John David Mortensen** asked about access. **Gooch** said the intent is to use the south door, which is approximately 30 feet wide.

Chair **John David Mortensen** opened the public hearing at 7:22 PM, limiting comment to 3 minutes per person.

John Kiblinger (553 S. 950 W., Farmington, Utah) addressed the Commission via Zoom, noting that he does not know the applicant. However, he is "for" the use. He noted a neighbor on the south side of 500 West uses their property as a mechanical area and hopes that will not be the case here. The street should not be a mechanic/car lot. This proposal may help clean up the neighborhood.

Cory Ritz (903 W. 500 S., Farmington, Utah) owns the property south of the proposed use and noted his six years on the Planning Commission and 12 years on the City Council. **Ritz** stated his concern for the impact of any changes to neighbors and the City as a whole, including if changes set any precedents. He said that the previous owners had a couple of home occupations (a quilt shop and electrician business) inside the house, and they needed the main garage for the quilt shop. The accessory building was to house the electrician business. They got a building permit to build the building, but never went through the process to get a CUP for the business part of it. The building was never authorized to have a larger, intense use. The size of the business grew over time, as there was a whole fleet of employees and vehicles coming and going every day, as well as box truck deliveries being received. The impact to the neighborhood was out of bounds and out of character for the area. The property behind the house and to the west of the accessory building is now fenced in, establishing lot lines. The home occupation zone is only allowed by condition in the AE zone. Most of West Farmington falls in the AE zone, so this could set a precedence. He has spoken with some neighbors who are concerned that a portion of the accessory building has been finished off for use as an Airbnb, presenting another question that needs to be asked. He also noted that commercial storage units are only allowed in commercial zones and Light Manufacturing and Business (LM&B) zones. This is putting a commercial use in a residential area.

Emily Somner (918 W. 950 S., Farmington, Utah) moved here from downtown Farmington three years ago before most of the existing homes were built in the cul-de-sac. She wants her neighborhood protected. It is a very nice area with million-dollar houses, and she would like to keep commercial out of the area.

Marcus Somner (918 W. 950 S., Farmington, Utah) stated this is a rough decision but noted that zoning is there for a purpose. He stated he has investment properties, so he understands the property owner's standpoint. He said people should have property rights, but there is a balance to be struck.

Heidi Ritz (903 W. 500 S., Farmington, Utah) said she emailed a letter, which will be made part of the record. She noted that the zone has been changed in the last 6 months because the adjacent property was not part of the zone. According to 11-10-40, only 6,000 feet of rooftop is allowed. The applicant's shed, home and barn is almost at 6,000 square feet total. They want it grandfathered so it can be left that way. She has lived in Farmington for almost 30 years. The zoning ordinance states that the business needs to be in the home, not in an accessory building.

Community Development Director **David Petersen** noted that the letter from **Heidi Ritz** would go into public record. All Commissioners received this letter via email, but he also printed some for reading tonight.

Andrea Gooch (473 S. 950 W., Farmington, Utah) said they bought the property because this is their backyard. It was previously used by an electrician, and it got a bit noisy, although it didn't bother her much. She said they have had five neighbors, including the **Ritzes**, approach them wanting to store Christmas things, boats, etc. there. **Gooch** would like to come up with a solution that doesn't bother the neighbors or owners. This can help tuck the toys away off the road, where they bother others.

Cory Ritz (903 W. 500 S., Farmington, Utah) said that they did ask to rent the **Gooches'** space for use as a temporary private personal shop, but not for commercial use.

Chair **John David Mortensen** closed the public hearing at 7:40 PM.

Mortensen went through the public's concerns and answered each individually to the best of his knowledge. Items will be stored inside the building. The Commission is well aware of any precedence they may or may not be setting. In Farmington, short-term rentals are not allowed and are not in compliance with City ordinance. He inquired about the 6,000 square foot roof top.

Gibson said lot size and lot coverage is not being considered today. The lots there were approved legitimately, and there are size limitations for accessory buildings, the current lot coverage restrictions would not have applied to when the buildings were originally approved so even if they don't comply with the current regulations, they are legally non-conforming. A Conditional Use Permit would not have been required to construct the accessory building; however, how this building was being used was never brought before the Commission for approval. About a year ago, the Commission and Council considered some changes to the zoning text to create the Agriculture Planned (AP) District. This prompted the Staff to look at lot coverages in the area, and some changes were made. These buildings pre-dated those lot coverage changes. In this case, it is unique that the property owner owns two adjacent lots, and fencing has

changed. That doesn't in itself change the property boundary, and the City doesn't regulate where fences are put. It is not an issue of noncompliance.

Petersen said the lot is 0.53 acres and is allowed 6,000 square feet of coverage, which they conform with. The accessory building is subordinate in height to the main building, but it is not subordinate in area. Therefore, it is a legal non-conforming building that cannot be added onto.

Mortensen said there was a subcommittee set up to consider this option, which included two Commissioners who are not in attendance tonight. Both individuals are attorneys, and the City Attorney also contributed input. There were concerns voiced from the community that a precedence with broad, city-wide implications not be set. The zoning text actually being changed would bring broad implications, and was eventually denied by the Commission. What is being considered tonight only applies to this one application, which addresses home occupation where the business is on the lot where the person lives. This is not the case here, as the business would be on an adjacent lot, which is not directly prohibited by the existing ordinance. Therefore this was put forward as a conditional use. The proposed findings for approval tonight mirror conditional use elements.

Shepherd had no concerns. **Barlow** was only present for one of the previous meetings, and said that the one easiest solution was to go back and see if the home occupation idea would work. He agrees that the motion before the Commissioners addresses his concerns. He, too, would like to not set a precedent for the rest of Farmington. **Sherlock** appreciated the neighbor's concerns, etc. However, she suggests that this approval is null and void if either property is sold and no longer owned by the **Gooch** family. This property should not be marketed as a commercial property in the future, nor should it be a short-term rental. If 912 is sold, they would have to come back before the Commission in order to keep the same use.

Turner stated that he liked everyone's comments; however, he initiated the denial previously. He said if he were to approve this, he would want to tighten up the ordinance moving forward. He likes tying the CUP to the current owners. He would like to put a condition on how many renters are allowed, and he would like to require a City business license, which invokes a fire marshal approval. Another condition should include no short-term rentals. **Klein** agreed and would like to include a possibility of no daily visits to lessen the impact. **Hansen** agrees with everything that has been said, and is sensitive to the precedent issue. He noted that any future home owners of the property would need to come back to the Planning Commission for approval if they wished to do the same business model. He wants to include the conditions that were stated above, i.e. number of renters, equipment that is allowed to be stored in the facility, limited traffic impact, etc. He wants the code tightened up for clarity. **Mortensen** said it was unfortunate the previous owner was not compliant, and this is what should be prevented in this case.

Turner and **Mortensen** walked through the conditions, agreeing with the five conditions suggested in the Staff Report as influenced by the subcommittee, but wanting to add the following:

1. In addition to suggested condition 4, "The owner of the accessory building rental operation must live on the property where the accessory building is located or on an adjacent lot," if they sell one property or the other, even if they sell both together, that dissolves the CUP completely, making it null and void. Any change in ownership, whatever that may be, would render the CUP null and void.
2. Renter number being no more than five unless otherwise dictated by the City's traffic engineer.
3. Passive use storage only, no repairs or mechanical shop use. It is not a repair shop.
4. **Petersen** suggested a condition that the owner convey to the City any overlap of their property encroaching into the City's right-of-way, that the owner quit claim their interest in the ROW. It is legal nonconforming in its present condition.
5. Obtain a City business license with an inspection from the City Fire Marshal.

Hansen noted that he is not comfortable deciding on this item tonight since this is his first time seeing the item. **Sherlock** asked if Staff allows residents to only use a certain amount of square footage in current storage units in town. **Gibson** noted that there is not a certain amount of square footage for each storage unit, but that the City looks more for parking based on square footage of the building in the commercial areas. That is for the property owner to deal with. However, with this in a residential area, it could be a

condition that the property owner allow a certain amount. **Barlow** said space will limit the number of customers, and he is unsure about putting a specific number on the amount of renters.

Andrew Gooch noted that they on board with the conditions that have been discussed and recommended and are working with the City Engineer **Chad Boshell** and City Attorney **Paul Roberts** to extend the sidewalk to the trail from the property at 912 W. 500 S. They are already in the process to do the Quit Claim Deed. **Petersen** said it will be a great asset to have pedestrian access here. **Barlow** questioned if it is allowed to be limited on number of renters and if it has been done previously. **Gibson** noted that it does happen with daycare, preschool, lessons (music, dance, etc.), or when a large number of customers or clientele are expected at one time. This is typically limited to eight. A larger preschool with 12 for example would be a typical conditional use, but it could go up to 16, while up to eight is permitted without a CUP. It would be good for experts such as the City Traffic Engineer and Fire Marshal to weigh in on this issue.

MOTION

Tyler Turner made a motion that the Planning Commission approve the home occupation conditional use to allow only the rental of space within the accessory building for storage of vehicles, boats, and related personal property, subject to all applicable Farmington City development standards and ordinances, including the following Conditions 1-9:

1. All storage must take place within the accessory structure; no outside storage may be permitted.
2. The accessory building may not be used for any Prohibited Uses as written in 11-35-030 O.
3. The CUP shall comply with 11-35-030 Conditions A-O.
4. The owner of the accessory building rental operation must live on the property where the accessory building is located or on an adjacent lot.
5. Access of customers/tenants to their rental space shall be restricted after 10 p.m. until 7 a.m.
6. Conditional Use is dissolved if either property is sold separately or together.
7. Maximum amount of six renters allowed or as otherwise deemed by the City Traffic Engineer.
8. Passive use storage only; repairs or mechanical shop use is prohibited.
9. Obtain a City business license, with additional City Fire Marshal approval required.

Findings for Approval 1-6:

1. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.
2. Compliance: The proposed use does comply with the regulations and conditions in this title for such use.
3. Comprehensive Plan: The proposed use conforms to the goals, policies and governing principles of the comprehensive plan for Farmington City; which classifies this area as rural-residential density.
4. Compatibility: The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development; no site improvements which drastically change the area or site are being proposed.
5. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided. The property is sufficiently large enough to contain upwards of 4 parking spaces for the accessory conditional use, as well as 2+ parking spaces for the residential use, as required in 11-32.
6. Use Not Detrimental: With compliance with the above conditions, the use is unlikely be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. The proposed use should not be considered detrimental:
 - a. It will not cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 - b. It will not unreasonably interfere with the lawful use of surrounding property; or
 - c. It will not create a need for essential municipal services which cannot be reasonably met

Supplemental Information 1-3:

1. Vicinity Map
2. Ordinance changes as described by ZT-20-23
3. Staff Report for ZT-20-23 from November 16, 2023.

Samuel Barlow seconded the motion, which was unanimously approved.

| | |
|-------------------------------|----------------------|
| Chair John David Mortensen | X Aye ____Nay |
| Commissioner Samuel Barlow | X Aye ____Nay |
| Commissioner Tyler Turner | X Aye ____Nay |
| Commissioner Joey Hansen | X Aye ____Nay |
| Commissioner Kristen Sherlock | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Brian Shepherd | X Aye ____Nay |

ZONE CHANGE – public hearing

Item #2 – Farmington City – Applicant is requesting additional text and amendments to multiple sections of Title 11, ZONING REGULATIONS, and TITLE 12, SUBDIVISION REGULATIONS. The amendments are proposed to modify the process by which subdivisions and boundary line adjustments are considered, allowing flexibility in lot size without increasing the total number of lots or density.

Gibson presented this agenda item. Before August of 2021, the City ordinances allowed a subdivision to include a variety of lot sizes without requiring open space, moderate income housing, or the Planned Unit Development (PUD) process. Under these ordinances, a developer would provide a yield plan indicating the number of lots they could produce using standard lot sizes and dimensions, then staying within that proven density, the developer could vary the size and dimension of lots to better arrange a project. The minimum lot size and frontage requirements were established in Chapter 11-12.

When the City adopted its Moderate-Income Housing ordinance in August of 2021, the ordinance required that a developer provide open space, moderate income housing, or some other benefit in order to qualify for *additional lots*, but these items were also required in order to be able to vary lot dimensions even without obtaining additional units or density. It was soon after determined that requiring moderate income housing or open space without granting additional density was not the intent. The City adopted a clarifying ordinance in October of 2021 in which *alternate lot sizes* could be permitted for subdivisions which did not seek additional density.

While the clarifying ordinance was approved by the City Council, the modified text was never updated or codified in the City’s books. The missing text needs to be acknowledged and should be reconciled with the newly updated subdivision ordinance approved in late 2023.

Gibson said in their last legislative session, the State of Utah asked cities to make some of these changes when considering the subdivision of property and land in order to expedite the approval of housing. The resulting overhaul created two processes: conventional and nonconventional subdivisions. Conventional is where Staff is the authority over a subdivision. In this case, the City Council has already determined the rules, and the proposed application follows those rules exactly. The only ones the Planning Commission will see going forward are nonconventional subdivisions. In Farmington, most of the easy ground has been developed, so the Commission will likely see a lot of nonconventional applications in the future. These take unique legislative decisions.

Gibson said the City’s current ordinance offers additional lots as incentive for providing open space or moderate-income housing. In the mid-1990s, the City essentially down-zoned most of Farmington. Before that, much of the community on the east side of town could develop quarter-acre lots, essentially four per acre. It was downzoned to two, with the option to regain the other two by giving the City some “goodies” such as open space and preserved sensitive lands. Flexibility was added to development. This lead to the City getting a lot of parks and open space. Later there was a shift to needing moderate-income housing. An ordinance update allowed moderate-income housing (reasonably-priced homes) to also become one of

these “goodies” developers could add to get increased density. However, the changes to the ordinance created some confusion Staff would now like to reconcile. In August of 2021, the City took out the alternative lot size section. There used to be a process that applicants could gain flexibility to be creative in determining lot sizes within a subdivision. The ordinance update took away this flexibility in favor of giving additional lots in exchange for some things. However, some people don't want additional lots, just flexibility that would allow for different lot sizes.

Staff had some clarifying language since the creation of the staff report, and would be okay with either tabling this proposal to get a clean version of the improved language in front of the commission for review, or if the commission is okay with the direction identified they could move the proposed clarification forward to the council who would see a clean version for review.

When **Hansen** asked if this came up because of a resident, **Gibson** noted that there isn't a specific application that has triggered this, but suspects that staff has encountered this working on ideas with property owners in town at one point or another. Primarily, it was just a previous practice. **Petersen** said it was interpreted that Staff had this authority in the past. Except for the southeast bench, Farmington is going to be dealing with a lot of in-fill development in the next 10 years. The proposed changes can be beneficial to a land owner who wants to create a small parcel for an heir. Setbacks in agricultural zones are 30 feet, while otherwise they are 25 feet. Another incentive is given to those who set back garages and bring porches forward, that they can be within 20 feet of the front sidewalk.

Turner asked what Staff would change, if anything, since **Gibson** mentioned a possibility of tabling. **Gibson** noted a few things, saying his proposal is has been put in writing, he asked if it made sense to include flexibility in standard lot setbacks. Additional lots would go through one process and alternate-sized lots would go through another. This would be favorable for property owners who want to subdivide. It doesn't change if it is possible for applicants to do this; it just changes who sees and approves this, Staff or Commission/Council. Conflicting language in the ordinance needs to be cleaned up. He also indicated that the State's efforts to create moderate income housing suggest that if applicants meet the City's rules, they do not have to go through long, arduous processes to get approvals. This proposal would better fit that philosophy.

Barlow said he is generally in support of this. **Sherlock** said this would have standard lot widths and setbacks. **Gibson** said it would help simplify minor boundary adjustments. **Petersen** said flag lots are still under the purview of the Planning Commission and the City Council. Farmington has awkward lot sizes because they can be very deep. **Gibson** said there would be time between now, if the Commission voted to recommend the changes, and when it is on the Council's next agenda to make needed tweaks.

Chair **John David Mortensen** opened and closed the public hearing at 8:47 PM due to no comment.

MOTION

Tyler Turner made a motion that the Planning Commission **recommend** the ordinance (enclosed in the Staff Report) to the Farmington City Council with modifications shown during the meeting from **Lyle Gibson**.

Findings 1-3:

1. The proposed text amendments to the City ordinance clarify conflicting provisions found in the existing text.
2. As proposed, the proposed changes reflect what Staff believes was the intended direction of the City Council in 2021 and is consistent with the recently approved process for subdivision review and approval.
3. The proposed text changes will allow flexibility for property owners to better make use of their land while maintaining the number of homes or lots anticipated by the zoning district.

Supplemental Information 1:

1. Draft Changes to Title 11 and 12

Joey Hansen seconded the motion, which was unanimously approved.

| | |
|-------------------------------|---------------|
| Chair John David Mortensen | X Aye ____Nay |
| Commissioner Samuel Barlow | X Aye ____Nay |
| Commissioner Tyler Turner | X Aye ____Nay |
| Commissioner Joey Hansen | X Aye ____Nay |
| Commissioner Kristen Sherlock | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Brian Shepherd | X Aye ____Nay |

OTHER BUSINESS

Item #3 – Miscellaneous, correspondence, etc.

a. Minutes Approval from December 7, 2023

i. Tyler Turner made a motion to approve the minutes. **Samuel Barlow** seconded the motion.

| | |
|-------------------------------|---------------|
| Chair John David Mortensen | X Aye ____Nay |
| Commissioner Samuel Barlow | X Aye ____Nay |
| Commissioner Tyler Turner | X Aye ____Nay |
| Commissioner Joey Hansen | X Aye ____Nay |
| Commissioner Kristen Sherlock | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Brian Shepherd | X Aye ____Nay |

b. City Council Report from January 02, 2024.

i. Petersen offered the City Council report. The zone text change regarding driveway material type and cleaning up some setback language was the only planning item.

c. Detached ADU Ownership Discussion

Petersen brought up a discussion regarding external Accessory Dwelling Units (ADUs) and internal ADUs, saying that Farmington is currently getting more here in the City because of the continuing housing crisis. This includes basement apartments, mother-in-law flats, etc. There are internal ADUs, which are inside a single-family home; and external ADUs, which are a separate building.

The State made a requirement along the Wasatch Front that all internal ADUs had to be a permitted use, with some exceptions such as for lot size. Farmington has allowed ADUs as an option since 2002, so they are way ahead of other communities.

Farmington City adopted an affordable housing ordinance in 2019, which requires developers to set aside 10% of their housing stock as deed-restricted affordable housing. There are a couple other options including a fee in lieu. In mixed-use areas, there is a clearer path than in single-family developments. The City offers incentives, which **Gibson** mentioned earlier that was used in the 1990s. This made it possible for Farmington to have such a great interconnected trail system. In 2019, affordable housing was also offered as an incentive along with open space, etc. that gets the developer added density.

What is so frustrating is that the ADUs are all rentals without a chance to build equity that previous generations enjoyed. The City Council wondered what happened to condominiums that can be owner-occupied. They were wondering if it was possible to have ADUs be owner-occupied.

The table that **Petersen** handed out and flashed on the screen is attached and explores pros and cons, as well as the market for some uses. Would a normal single-family homeowner still own the land while the ADU household owns their own unit? The pros for the homeowner would be they would not have to maintain the interior of the ADU. The ADU would pay the landowner a lease rate for the property. A relocatable ADU would be an easy-to-understand concept that is similar, but he is not proposing trailer houses or RVs. A family living in an RV on a residential lot is not currently allowed in Farmington. He has heard of fixed ADUs on their own foundations. However, he has not heard of owned ADUs being done anywhere else.

Barlow said there is an inconvenience factor to consider. How are utilities figured out? How are evictions handled, especially if the ADU needs to be removed or relocated? Would this be an enforcement issue? In the 1990s, Farmington made a pitched roof and at least a one-bay garage a required standard for all single-family units. Would owned ADUs be considered a subdivision? If so, Farmington may have to adjust their definition of "subdivision." How would the county assessor tax the use? Can the owner of an ADU rent it out, or would Farmington instead want them to be owner-occupied? ADUs need certain standards established. **Petersen** said he believes this issue is worthy of exploration. The concept can be phased in and transitioned over a matter of years. **Mortensen** said it is worth getting more information about.

- d. **The January 16, 2024, combined City Council and Planning Commission training meeting** will be cancelled. It may be rescheduled to Tuesday, February 6, 2024. The Councilmembers want to meet the new Commissioners.
- e. **Other: Gibson** mentioned that a consultant for the General Plan update has been selected and a contract is being worked on.

ADJOURNMENT

Tyler Turner motioned to adjourn at 9:15 pm.

| | |
|-------------------------------|----------------------|
| Chair John David Mortensen | X Aye ____Nay |
| Commissioner Samuel Barlow | X Aye ____Nay |
| Commissioner Tyler Turner | X Aye ____Nay |
| Commissioner Joey Hansen | X Aye ____Nay |
| Commissioner Kristen Sherlock | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Brian Shepherd | X Aye ____Nay |

John David Mortensen, Chair

From: **Heidi Ritz** <heidiritz@yahoo.com>
Date: Tue, Dec 26, 2023 at 7:10 PM
Subject: Jan 4th hearing
To: crowe@farmington.utah.gov <crowe@farmington.utah.gov>
CC: Heidiritz@yahoo.com <Heidiritz@yahoo.com>, Cory.ritz@yahoo.com <Cory.ritz@yahoo.com>

Dear, Carly Rowe

Will you please make sure the following letter is added into Planning Commission packets for this meeting. This is in response to the hearing for a conditional use permit for the property located at 912 W 500 S Farmington

.....
Planning Commission Members
Planning Department

I am writing to request the planning commission firmly deny this request for a conditional use permit at 912 W 500 South! This is not a use allowed by zoning, ownership, or business type.

This application comes because the applicants wanted property to add to their own lot size (partially to have space to put in a pickle ball court). Their property backs up to this property, and they have added a fence and adjusted property lines. This is an extremely easy ask for them. Their home is on an adjacent dead end street-- so their own residence will not be impacted by this request!

Our question is first- has this been allowed to be made into a non-nonconforming lot without proper public hearings?

And now this-- just because the now owners did not do their due diligence before purchase! This is not proper reasoning to punish the whole neighborhood! Many of us are 20+ year residents. By allowing this, it would be in total violation of all the current zoning laws! It would also create a precedent that is unacceptable in neighborhoods. As Farmington citizens, we have to be able to trust our officials will protect us!

I do know the applicants have been continuing to try to find a way around the rules for months! Others in the area have had small, in home businesses. But those were owner-occupied with conditional use permits. (For example, one neighbor with a small accessory building was where she made quilts.) Proper residential type businesses by an owner are due appropriate consideration. But what it will do to our neighborhood, is why we are determined to fight this! We have no question to the use of the property as a residential rental. In fact, we LOVE their renters!

Maybe it would be helpful to have some historical background:

- We purchased our property prior to annexation into the city. Several of us had the original 1 acre zoning...

- The area was later changed to 1/2 AE zone with agricultural use- thus current Agricultural Estate zoning.

- We didn't argue that change due to the need for smaller acreage lots. But it was agreed local lots would have an animal /agricultural use specification or "warning" on the title.

- It doesn't help that there is a history with this property. Probably the biggest anxiety from this application comes from already seeing what this building- improperly used- can be like! Originally, the home on the application property was constructed by a young family. I'm sure that there was a building permit for the construction of this large accessory building. However, I'm not sure if there was a conditional use permit. It was supposed to be a storage building for electrical supplies since he was an electrician. The size was so large- the owners shared with neighbors- that part would be used as a quilting shop; since she bought the large machine from the forementioned neighbor when she moved.

However, for the last couple years the use had become way out of bounds! There were large truck deliveries and a crew of employees that would come and go. That was a huge safety issue, especially in a residential area. Parking and noise was also pushing the limits of zoning. It was extremely frustrating!!!

This application has been extremely upsetting. Possibly, that is because I trusted that the city planning and zoning department would totally shut this requested use down. Everything about this proposal is in total disregard for established residential zoning rules. Seems that is an easy NO! This is not an appropriate use, even if it was owner occupied. This belongs in mixed use or light commercial zoning. And it is also not an owner occupied residential business.

I sincerely appreciate your time to read and consider the neighbors strong disapproval of this request! This will affect quality of life, safety, noise, and decrease property values!

Sincerely,
Heidi Ritz
903 West 500 South
(801) 201-1601



David Petersen <dpetersen@farmington.utah.gov>

Fwd: Dispute with W Farmington AE spot zoning changes (previously unnoticed)! Gooch request for auxiliary building use !

3 messages

Brigham Mellor <bmellor@farmington.utah.gov>

Thu, Jan 4, 2024 at 10:08 AM

To: David Petersen <dpetersen@farmington.utah.gov>, Lyle Gibson <lgibson@farmington.utah.gov>

When you get a moment, will you come up and explain this to me?

BRIGHAM MELLOR

CITY MANAGER

☎ 801.939.9224 | 📠 801.792.3704

160 S MAIN, FARMINGTON UT 84025

FARMINGTON.UTAH.GOV**FARMINGTON**

MORE TIME FOR LIVING

----- Forwarded message -----

From: Heidi Ritz <heidiritz@yahoo.com>

Date: Thu, Jan 4, 2024 at 1:39 AM

Subject: Dispute with W Farmington AE spot zoning changes (previously unnoticed)! Gooch request for auxiliary building use !

To: Mayor Brett Anderson <banderson@farmington.utah.gov>, Brigham Mellor <bmellor@farmington.utah.gov>

Cc: mplaizier@farmington.utah.gov <mplaizier@farmington.utah.gov>, lsteinhorst@farmington.utah.gov

<lsteinhorst@farmington.utah.gov>, jmortensen@farmington.utah.gov <jmortensen@farmington.utah.gov>,

echristensen@farmington.utah.gov <echristensen@farmington.utah.gov>, sbarlow@farmington.utah.gov

<sbarlow@farmington.utah.gov>, tturner@farmington.utah.gov <tturner@farmington.utah.gov>,

fadams@farmington.utah.gov <fadams@farmington.utah.gov>, cmonroe@farmington.utah.gov

<cmonroe@farmington.utah.gov>, Cory Ritz <cory.ritz@yahoo.com>

Jan 3, 2024 (updated)

Dear,

Mayor and City Manager
 Planning Commission Members
 Planning Department

I am writing to request the planning commission....

* Firmly deny this request for any AE zoning changes in West Farmington. Specifically those requested at 912 W 500 S.

* Also, that any conditional use permit be denied! This is not a use allowed by zoning, ownership, or business type. The building size is probably too big even for compliance on a 1/2 acre lot. It is much, much larger than stated square footage in application. The concept of changing zoning to benefit only this one owner is absolutely unethical !!

This application comes because the applicants wanted property to add to their own lot size. Their property backs up to this property, and they have added a fence and adjusted property lines. This has changed the zoned family use. As to the application, this is an extremely easy ask for them. Their home is on an adjacent dead end street— so their own residence will not be impacted by this request!

Our question is first- how has this been allowed to make a non-nonconforming lot without proper public hearings? Last months meeting was only attended by their requested people, who spoke on their behalf. NO directly impacted neighbors were invited!

The now owners obviously did not do their due diligence before purchasing this property! This is not proper reasoning to punish the neighborhood; some of whom are 25+ year residents. By allowing this, it would be in total violation of all the current zoning laws! It would also create a precedent that is unacceptable to neighborhoods. As Farmington citizens, we have to be able to trust our officials will follow the law, and protect neighborhoods !

I do know the applicants have been continuing to try to find a way around the rules for months! Others in the area have had small, in home businesses. But those were owner- occupied with conditional use permits. (For example, one neighbor with a small accesory building was where she made quilts.) Proper residential type in-home businesses by an owner are due appropriate consideration. But what this will do to our neighborhood is why we are determined to fight this! We have no question as the use of the property as a residential rental. In fact, we LOVE their renters!

Maybe it would be helpful to have some historical background:

- We purchased our property prior to annexation into the city. Several of us had the original 1 acre zoning...
- The area was later changed to 1/2 AE zone with agricultural use- thus current Agricultural Estate zoning.
- We didn't argue that change due to the need for smaller acreage lots. But it was agreed local lots would have an animal /agricultural use specification with even a "warning" on the title.

This application has been extremely upsetting. Possibly, that is because I trusted that the city planning and zoning department would totally shut this request down! Everything about this request is in total disregard for established residential rules! Seems that is an easy NO! This is not an appropriate use, even if it was owner occupied. This belongs in mixed use or light commercial zoning. But it is also not an owner occupied residential business!

It doesn't help that there is a history with this property. Probably the biggest anxiety from this application comes from seeing what this improperly used building can be like! Originally, the home on the application property was constructed by a young family. I'm sure that there was a building permit for the construction of this large accessory building. However, we don't believe they ever received a conditional use permit. It was supposed to be a storage building for electrical supplies since he was an electrician. The size was so large- the owners shared with neighbors- that part would be used as a quilting shop, since she bought the large machine from the fore-mentioned neighbor when she moved.

However, for the last couple years the use had become way out of bounds! There were large truck deliveries and a crew of employees that would come and go. That did create safety and parking issues; noise; and was pushing the limits of zoning. It was extremely illegal and frustrating!!!

I sincerely appreciate your time to read this letter. Please consider the close neighbors strong disapproval of this request! This will affect quality of life, safety, noise, and decrease property values! Especially affecting nearby property owners with larger 1/2 acre to 3 acre " Residential Agricultural Estates". Some of us in Farmington, are still trying to keep our farms here!

Sincerely,
Heidi Ritz
903 West 500 South
(801) 201-1601

Sent from Yahoo Mail on Android

Heidi Ritz <heidiritz@yahoo.com>
Reply-To: Heidi Ritz <heidiritz@yahoo.com>
To: "dpetersen@farmington.utah.gov" <dpetersen@farmington.utah.gov>

Thu, Jan 4, 2024 at 1:02 PM

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "Heidi Ritz" <heidiritz@yahoo.com>
To: "Mayor Brett Anderson" <banderson@farmington.utah.gov>, "Brigham Mellor" <bmellor@farmington.utah.gov>
Cc: "mplaizier@farmington.utah.gov" <mplaizier@farmington.utah.gov>, "lsteinhorst@farmington.utah.gov" <lsteinhorst@farmington.utah.gov>, "jmortensen@farmington.utah.gov" <jmortensen@farmington.utah.gov>, "echristensen@farmington.utah.gov" <echristensen@farmington.utah.gov>, "sbarlow@farmington.utah.gov"

Detached ADU Ownership Discussion
PC 01.04.24

| Possible Pros/Unknowns | Possible Cons/Unknowns | To Do/Other |
|---|---|--|
| <ul style="list-style-type: none"> It may provide an opportunity for a household to build equity. Is there a market for such uses? | <ul style="list-style-type: none"> How are evictions handled? —because removing an ADU maybe different than removing a tenant. However, Must an Owner ADU be relocatable? | <ul style="list-style-type: none"> An update to the Zoning Ordinance maybe necessary to ensure that detached ADUs cannot be a “trailer”, RV, etc. |
| <ul style="list-style-type: none"> Landlord does not have to worry about upkeep on the inside of the ADU---he or she is only leasing the site. | <ul style="list-style-type: none"> If the building is removed, what is the cost of removal, and what about the resale value of the ADU? | <ul style="list-style-type: none"> Does this constitute a subdivision? Will updates be necessary to the City’s Subdivision Ordinance? |
| <ul style="list-style-type: none"> Can the City enact more rigorous design guidelines? Is this a Pro? | <ul style="list-style-type: none"> Will there be any changes necessary to accommodate the delivery of utilities? Will enforcement be an issue? | <ul style="list-style-type: none"> What must be provided to the County Recorder to allow for an Owner ADU? How and/or will the County Assessor tax such a use? |
| <ul style="list-style-type: none"> Other? | <ul style="list-style-type: none"> Other? | <ul style="list-style-type: none"> Can the City ensure that the ADU is owner occupied? Is this something that the City wants to require? |
| | | <ul style="list-style-type: none"> Is this something that the City should explore further? |
| | | <ul style="list-style-type: none"> Other? |
| | | |
| | | |

Alternate Lot Size

1.4.24

Current Ordinance

- Additional Lots – Incentive for providing open space or moderate income housing.

B. Additional Lot Alternatives And Standards:

1. Alternatives:

- a. Open Space: As an incentive for a subdivider to provide open space, the City, at its discretion, may approve a transfer of development right (TDR) or conservation subdivision as follows:
 - (1) Additional lots are those the City approves in exchange for a TDR as set forth in section 11-28-240 of this title, or in exchange for which the City obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking additional lots under this section must provide a subdivision yield plan as defined in Chapter 2 of this title consistent with the underlying zone and the conventional subdivision standards within that zone to establish the base number of lots allowed prior to a request for additional lots, and the yield plan must also conform to subsections 11-12-020A and B of this title.
 - (2) Additional lots under this section may also be available for subdivisions consisting of five (5) acres or more, or for subdivisions located in the Conservation Subdivision Overlay Zone as set forth in Chapter 12 of the title "Conservation Subdivision (CS) Overlay Zone And Development Standards", or
- b. Moderate Income Housing: The City may approve a smaller lot size as set forth in the following table which will result in additional lots than what is conventionally allowed in the underlying zone as an incentive in a subdivider to provide moderate income housing

Current Ordinance

- Additional Lots – Incentive for providing open space or moderate income housing.

| Zone | Conventional Lot Area In Square Feet | Lot Width | | Front | Side | Side Corner | Rear |
|------|--------------------------------------|-----------|--------|-------|------------------------------|-------------|------|
| | | Interior | Corner | | | | |
| R | 16,000 | 75' | 85' | 25' | 8' minimum, total 18' | 20' | 30' |
| LR | 20,000 | 85' | 95' | 25' | 10' minimum, total 22' | 20' | 30' |
| S | 30,000 | 95' | 100' | 25' | 10' minimum, total 22' | 20' | 30' |
| LS | 40,000 | 100' | 110' | 30' | 10' minimum, total 24' | 25' | 30' |

Smaller Lots

| Zone | Lot Area |
|------|----------|
| R | 8,000 |
| LR | 10,000 |
| S | 15,000 |
| LS | 20,000 |

Past Ordinance (pre-August 2021)

11-10-040: LOT AND SETBACK STANDARDS:

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

| Zone | Lot Area | Alternative Lot Size ^{1,2} | Lot Width | | Front | Side | Side Corner | Rear |
|------|----------|--|-----------|--------|-------|------------------------|-------------|------|
| | | | Interior | Corner | | | | |
| AA | 10 acre | 5-acre | 150' | 160' | 40' | 15' minimum, total 30' | 30' | 40' |
| A | 2 acre | 1-acre | 100' | 110' | 30' | 10' minimum, total 24' | 25' | 30' |
| AE | 1 acre | 1/2,000-square feet | 100' | 110' | 30' | 10' minimum, total 24' | 25' | 30' |

Notes:

- The total number of lots in the subdivision shall not exceed the total number of lots in a conventional subdivision yield plan.
- Lot width and setback standards for alternative lot areas may meet such standards set forth in Chapter 12 of this Title.

Past Ordinance (October 2021)

~~C.2. Standards~~

~~Lot width, setback, and other dimensional requirements for conventional and additional lots may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan.~~

Proposed Ordinance

12-1-040: DEFINITIONS:

Conventional Subdivision: Any exclusively residential subdivision of property for single family, two-family, or townhome development which meets all development standards adopted by ordinances and all minimum lot size and frontage requirements identified by the applicable zoning district.

Non-Conventional Subdivision: Any subdivision which is not a Conventional Subdivision, including but not limited to 1 or more of the following processes or considerations:

- Planned Unit Development (PUD),
- Conservation Subdivision,
- Subdivision which includes ~~alternative-lot-size-and-frontage~~ additional lots, or which deviates from development standards for public improvements,
- Subdivision which includes Commercial, Industrial, or Multifamily Development
- Any subdivision requiring a Project Master Plan (PMP) or similar approval memorialized by a development agreement.

11-10-040: LOT AND SETBACK STANDARDS:

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

| Zone | Conventional Lot Area | Lot Width | |
|------|-----------------------|-----------|--------|
| | | Interior | Corner |
| AA | 10 acre | 150' | 160' |
| A | 2 acre | 100' | 110' |
| AE | 1 acre | 100' | 110' |

2. Standards: Lot width, setback, and other dimensional requirements for conventional and additional lots may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan.

11-11-050: MINIMUM LOT AREA, WIDTH AND SETBACK STANDARDS:

A. Minimum Standards: The following shall be the minimum lot areas, widths and main building setbacks for conventional layout subdivision development in single-family residential zones:

| Zone | Conventional Lot Area In Square Feet | Lot Width | |
|------|--------------------------------------|-----------|--------|
| | | Interior | Corner |
| R | 16,000 | 75' | 85' |
| LR | 20,000 | 85' | 95' |
| S | 30,000 | 95' | 100' |
| LS | 40,000 | 100' | 110' |

2. Standards: Low width, setback, and other dimensional requirements for conventional and additional lots may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan.

Proposed Ordinance

12-1-040: DEFINITIONS:

Conventional Subdivision: Any exclusively residential subdivision of property for single family, two-family, or townhome development which meets all development standards adopted by ordinances and all minimum lot size and frontage requirements identified by the applicable zoning district.

Non-Conventional Subdivision: Any subdivision which is not a Conventional Subdivision, including but not limited to 1 or more of the following processes or considerations:

- Planned Unit Development (PUD),
- Conservation Subdivision,
- Subdivision which includes ~~alternative lot sizes and frontages~~ additional lots, or which deviates from development standards for public improvements,
- Subdivision which includes Commercial, Industrial, or Multifamily Development
- Any subdivision requiring a Project Master Plan (PMP) or similar approval memorialized by a development agreement.

11-10-040: LOT AND SETBACK STANDARDS:

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

| Zone | Conventional Lot Area | Lot Width | |
|------|-----------------------|-----------|--------|
| | | Interior | Corner |
| AA | 10 acre | 150' | 160' |
| A | 2 acre | 100' | 110' |
| AE | 1 acre | 100' | 110' |

2.a Standards: Lot width, setback, and other dimensional requirements for conventional and additional lots may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan.

2b. Standards: Lot width, setback, and other dimensional requirements for alternate lot sizes may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the 'subdivision yield plan' as defined in Chapter 11-2.

11-11-050: MINIMUM LOT AREA, WIDTH AND SETBACK STANDARDS:

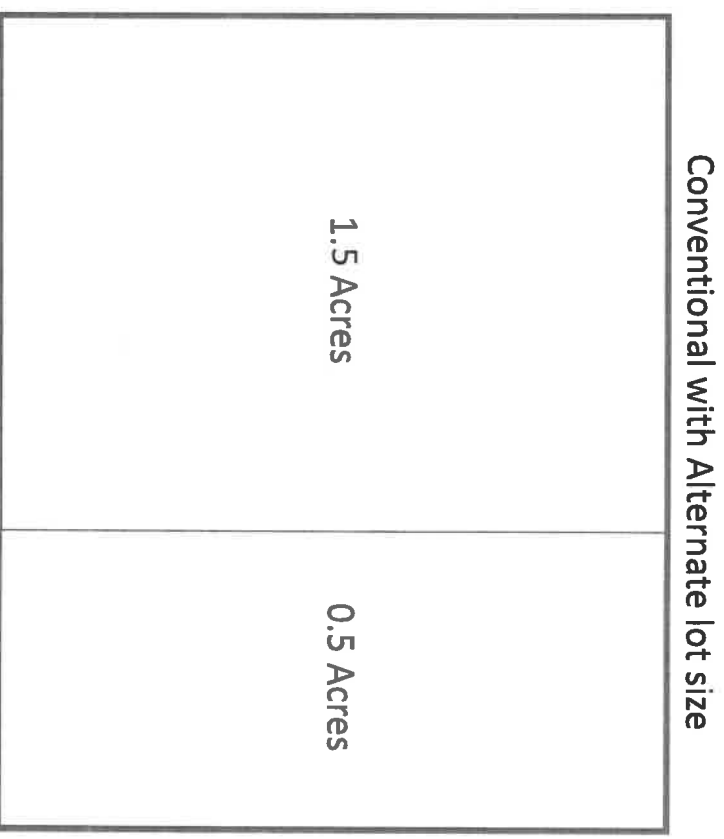
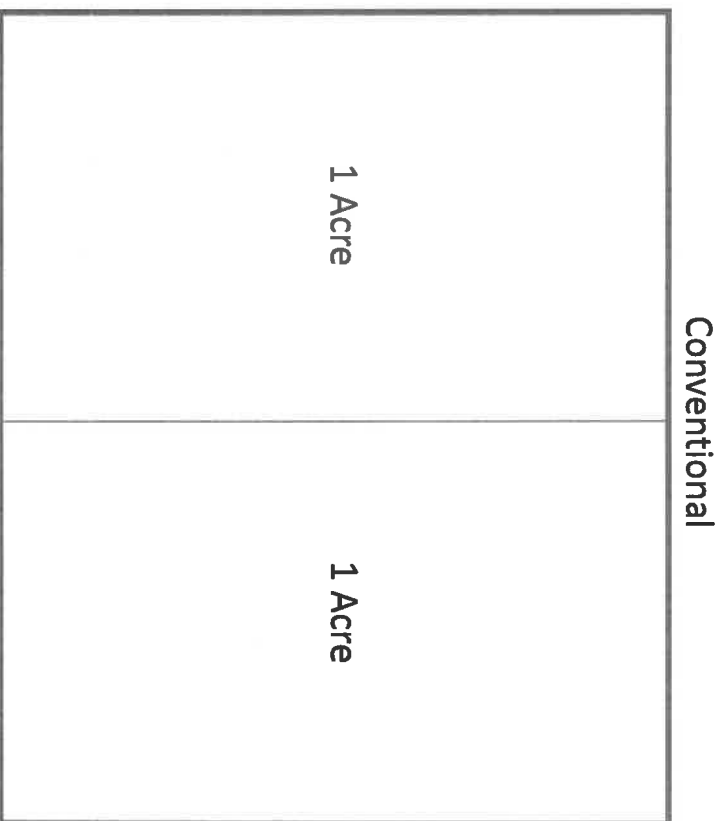
A. Minimum Standards: The following shall be the minimum lot areas, widths and main building setbacks for conventional layout subdivision development in single-family residential zones:

| Zone | Conventional Lot Area In Square Feet | Lot Width | |
|------|--------------------------------------|-----------|--------|
| | | Interior | Corner |
| R | 16,000 | 75' | 85' |
| LR | 20,000 | 85' | 95' |
| S | 30,000 | 95' | 100' |
| LS | 40,000 | 100' | 110' |

2.a Standards: Lot width, setback, and other dimensional requirements for conventional and additional lots may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan.

2b. Standards: Lot width, setback, and other dimensional requirements for alternate lots may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the 'subdivision yield plan' as defined in Chapter 11-2.

Example – AE zone – 2 acre site - conventional lot options



Proposed Ordinance

Alternate Lot Size Min.

From Ch. 11-112

SUBDIVISION YIELD PLAN DIMENSIONAL STANDARDS

| Zone | Lot Area | Lot Width | |
|-------------------------------------|--------------------|-----------|----------|
| | | Interior | Corner |
| R (Residential) | 8,000 square feet | 75 feet | 85 feet |
| LR (Large residential) | 10,000 square feet | 85 feet | 95 feet |
| S (Suburban) | 15,000 square feet | 95 feet | 100 feet |
| LS (Large suburban) | 20,000 square feet | 100 feet | 110 feet |
| AE (Agriculture estates) | 1/2 acre | 100 feet | 110 feet |
| A (Agriculture) | 1 acre | 100 feet | 110 feet |
| AA (Agriculture - very low density) | 5 acres | 150 feet | 160 feet |

Lot Width At Building Line: The minimum lot width at the building line for main buildings within a conservation subdivision shall be seventy five feet (75'), except in the R and LR Zones the minimum lot width shall be sixty feet (60').

- 1. Front Setback:** The minimum front yard setback for main buildings in a conservation subdivision shall be twenty feet (20'). Notwithstanding the foregoing, the minimum front yard setback for front-loaded attached garages which extend past the front of the dwelling toward the front property line in any conservation subdivision shall be thirty feet (30').
- 2. Rear Setback:** The minimum rear yard setback for main buildings within a conservation subdivision shall be thirty feet (30').
- 3. Side Setback:** The minimum side yard setback for main buildings within a conservation subdivision shall be ten feet (10') for lots within the S, LS, AE and AA Zones, and a minimum of five feet (5') for lots within the R and LR Zones, but the total of both side setbacks in the R and LR Zones shall be no less than thirteen feet (13').
- 4. Side Corner Setback:** The minimum side corner setback for main buildings within a conservation subdivision shall be fifteen feet (15') from the property line in compliance with clear vision standards set forth in section 11-28-150 of this title.

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, January 16, 2024** 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.

- Legislative Session Preview with Representatives Stewart Barlow and Paul Cutler
- Youth City Council 2023 overview
- Recreation sponsorship banner discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Melissa Layton, City Manager
- Pledge of Allegiance – Roger Child, Councilmember

PRESENTATIONS:

- Recognition of Mike Plaizier and Erin Christensen for their service on the Planning Commission
- FY23 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance
- FY24 Quarter #2 (12/31/23) Financial Report

BUSINESS:

- Zone Text Amendment – Lot Size Flexibility.
- Proposed City Council Meeting Invocation Policy

SUMMARY ACTION:

- Managed Services Statement of Work (SOW) Agreement for IT Services with Premier Tech Partners
- Resolution appointing Council Members to various Committees and Boards
- Amendments to the Youth City Council bylaws and governing code.
- Approval of Minutes for 01.02.24

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 January 11, 2024

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, February 6, 2024** 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.

- Mandatory annual training
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Alex Leeman, Councilmember
- Pledge of Allegiance – Scott Isaacson, Councilmember

PRESENTATIONS:

- Recognition of Isabel Oldroyd, Student of the Month
- Recognition of Shirley Harper

BUSINESS:

- Shepard Lane Interchange Betterment Agreement
- West Davis Corridor Landscape Cooperative Agreement
- BellaVista Drive Extension Interlocal Agreement
- Award Contract to FFKR for Comprehensive General Plan Update

SUMMARY ACTION:

- Plat Amendment - Sego Homes at Station Park Phase 2 - 1st Amended
- UTA Lagoon Trolley Service Agreement 2024
- Surplus Vehicles
- Historic Preservation Commission Term Length Code Amendment
- Resolution appointing new Planning Commissioner
- Approval of Minutes for 01.16.24

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports
 - Creation of Old Mill Foundation

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/pmnl. Posted on February 1, 2024

MEMORANDUM

To: Farmington City Planning Commission
From: David Petersen, Community Development Director
Date: Planning Commission Meeting Date--February 8, 2024
Subject: Decision to Reconsider

In response to an email from a citizen, a member of the Planning Commission has indicated that a reconsideration of Application C-12-23, approved by the Commission on January 4, 2024, could be appropriate. For more information about this application one may refer to the Jan. 4th meeting packet on-line, or the minutes enclosed in this current packet.

Section II. (7) of the Farmington City Planning Commission Rules of Order (adopted December, 1989) states:

Motion to Reconsider – A motion is required to call back for further consideration by the Commission any action taken in the same meeting, or in the immediately preceding meeting, for the purpose of reconsidering a motion. If it is determined by the Commission that the motion should stand as previously approved, no formal vote is necessary. If the former motion is to be amended or rescinded, the motion shall be put to a formal vote of the Commission.