



**FARMINGTON CITY
PLANNING COMMISSION**

May 09, 2024



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday May 09, 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 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.

ZONE CHANGE/CONDITIONAL USE APPLICATION(S) – public hearings (2)

1. Nancy Prince – Applicant is requesting a consideration for a Conditional Use Permit for a Home Occupation located at 218 W 1000 N., for Fun on the Farm, on 1.67 acres of property in the LR-F (Large Residential – Foothill) zone. (C-2-24)
2. Farmington City – Applicant is requesting a recommendation to rezone the property at approximately 450 North Innovator Drive from the OS (Open Space) district to the A (Agricultural) zoning district and consideration of a Conditional Use Permit for a Public Use (Fire Station) on the same property. (Z-4-24) (C-3-24)

ZONE TEXT AMENDMENT APPLICATIONS – public hearings (2)

3. Farmington City – Applicant is requesting additional text and amendments to Section 11-28-060, Location of Recreational Pools and Tennis Courts, of Title 11, ZONING REGULATIONS. The amendments are proposed to remove the requirement for a private recreational pool to be surrounded by a fence or wall and instead refer to building code requirements. (ZT-7-24)
4. Farmington City – Applicant is requesting additional text and amendments to Chapter 26, Light Manufacturing and Business (LM&B) of Title 11, ZONING REGULATIONS and Title 15, SIGN REGULATIONS. The amendments are proposed to update the list of Permitted and Conditional Uses in the LM&B zoning district and the process by which signage is considered in the LM&B zoning district. (ZT-6-24)

OTHER BUSINESS

6. Miscellaneous, correspondence, etc.
 - a. Minutes Approval from 04.18.2024
 - b. City Council Report from 05.07.2024
 - c. Detached ADU Ownership Discussion
 - 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/pmnm on May 06, 2024. Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report May 9, 2024

Item 1: Conditional Use Approval for a Home Occupation – Fun on the Farm

Public Hearing:	Yes
Application No.:	C-2-24;
Property Address:	218 West 1000 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential Foothill)
Area:	1.67 acres
Number of Lots:	1
Property Owner:	Scott M. & Denise F. Prince
Applicant:	Nancy Prince

Request: *Conditional Use approval for a Home Occupation which occupies more than 25% of the dwelling, and where outside storage and use of an accessory building are also anticipated with the home occupation.*

Background Information

Enclosed is a description of the proposal from the applicant titled: “Re-doing the Barn with Living Quarters”. It mentions, among other things, “As for our home business which is and has been running for the last 7 years “Fun on the Farm” is a Day Camp and Farm Experience”. The current barn existed on the same parcel with a single-family home for years—accessory to the use of the land and the main dwelling. However, the barn, now located on a legally created flag-lot in 2020 (Parcel #08-052-0272) separate from a single-family home, is only accessory to the use of the land, but still has the same address as the dwelling at 218 West 1000 North (Parcel #08-052-0273).

The property owner proposes to replace the barn with a single-family dwelling, but designed in such a way where a good portion of the residence may still function as a barn. Fun on the Farm will use the “barn” portion of the home, as well as surrounding land and potential accessory/out buildings on the property. Regarding home occupations, Section 11-35-040 of the Zoning Ordinance provides the following:

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

Suggested Motion

Move that the Planning Commission approve the conditional use allowing Fun on the Farm to use more than twenty five percent (25%) of the dwelling in connection with the business and outside storage and use of an accessory building(s) subject to all applicable Farmington City ordinances and development standards and the following conditions:

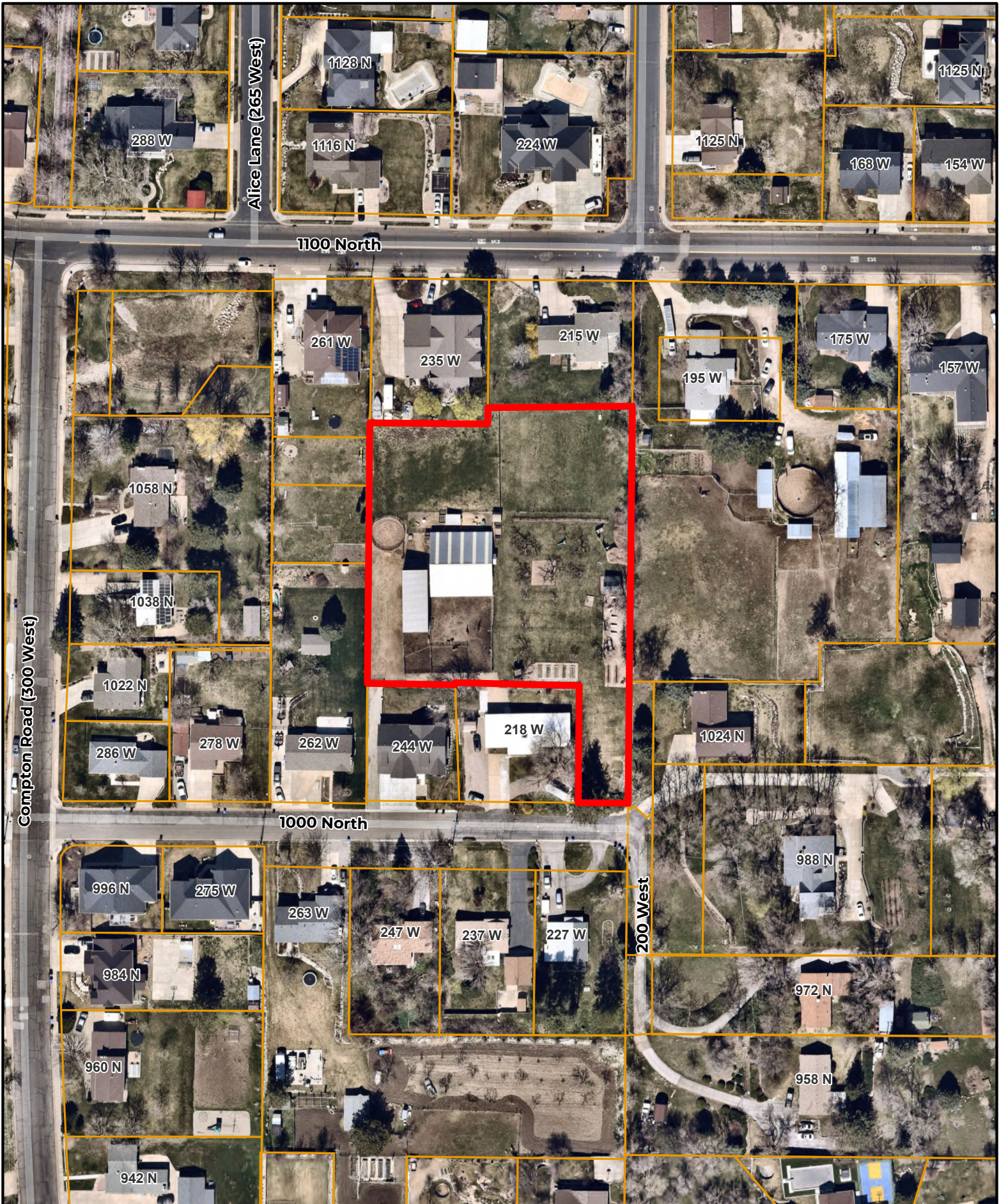
- 1. The applicant must obtain a building permit and construct a single-family home on site.**
- 2. The address of the new dwelling must be different than 218 West.**
- 3. The City shall issue a home occupation business license for Fun on the Farm.**
- 4. The applicant shall continue to meet the parking needs of patrons of the business, including providing off-street parking when and where necessary.**

Findings:

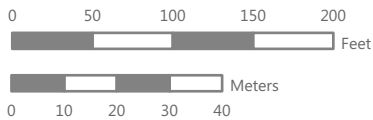
- 1. Fun on the Farm has been in operation for the past seven years and has proven itself not to be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.**
- 2. Davis County and the State of Utah are experiencing a housing crisis, and the use will provide another dwelling for a Farmington household.**
- 3. The use will comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.**
- 4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.**
- 5. The location provides or will provide 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.**

Supplemental Information

- 1. Vicinity Map**
- 2. Project Description by the Applicant**
- 3. Site Plan**
- 4. Prince Barndominium Schematic Design**



VICINITY MAP
Prince Home Occupation



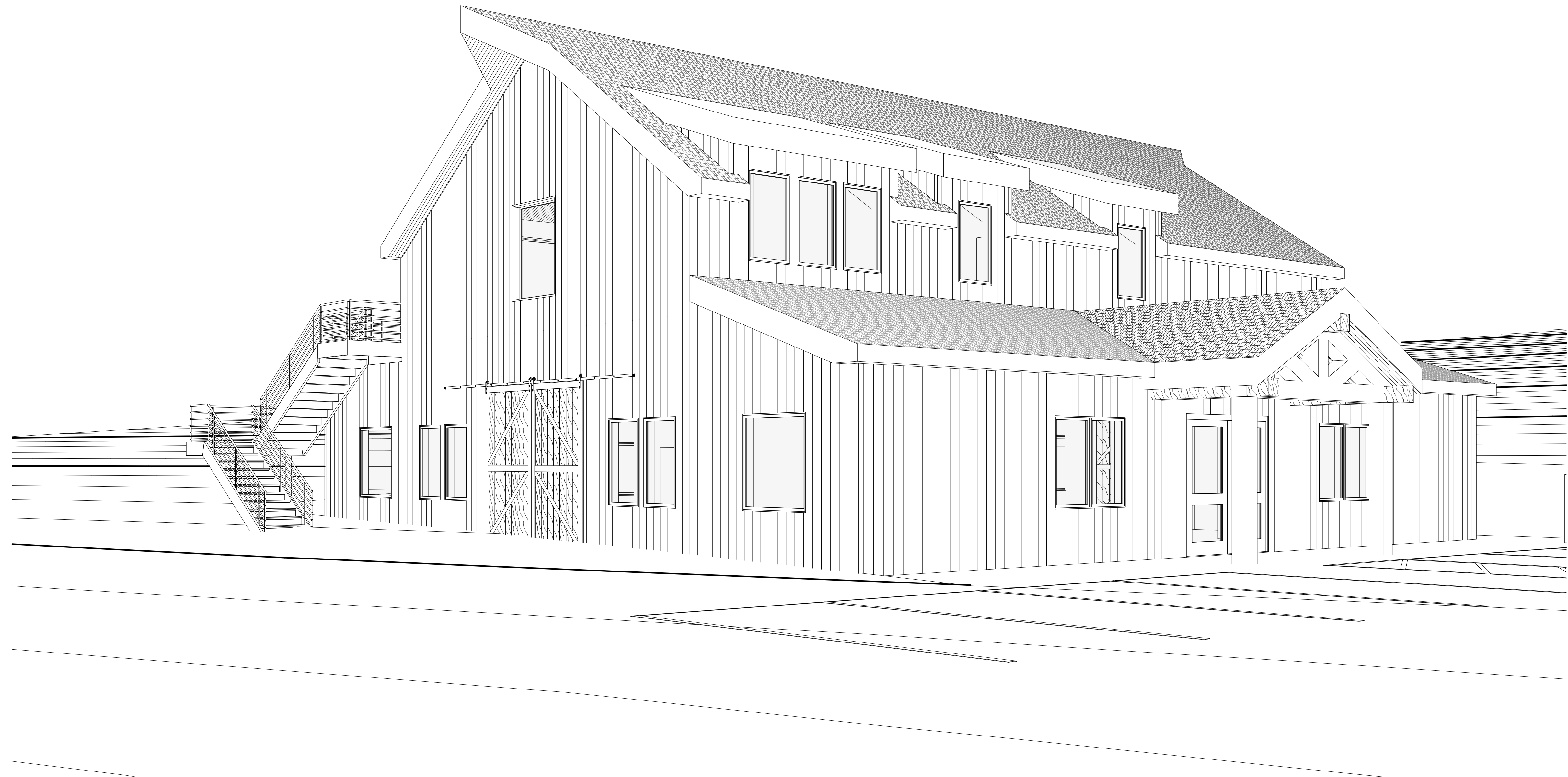
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

Re-doing the barn with Living Quarters

I am attaching update site plan that shows we will be building a future garage 10 ft away from neighbors fence line, this will be our "Covered parking stall." for barn elevation see concept plan A2.0 and A2.1. As for our home business which is and has been running for the last 7 years "Fun on the Farm" is a Day Camp and Farm Experience. is located in a beautiful barnyard setting in old Farmington, Utah, children get wonderful opportunities to learn about the basics of living and working on a farm, such as grooming and caring for horses, horse riding, providing care and feeding farm animals, and collecting fresh eggs. Along with group activities. Thank you, and please let me know if I am missing anything.

PRINCE BARNDOMINIUM

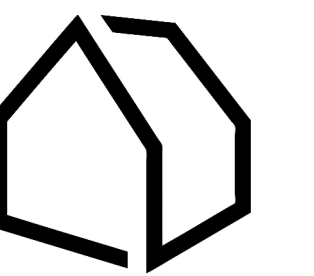
SCHEMATIC DESIGN



JASON PRINCE

218 W 1000 N, FARMINGTON, UTAH 84025

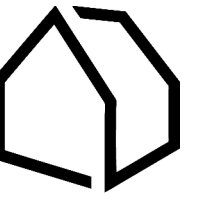
03.26.2024



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PRELIMINARY
REVIEW SET
-NOT FOR
CONSTRUCTION-

PRINCE BARNDOMINIUM
218 W 1000 N, FARMINGTON, UTAH 84025
SCHEMATIC DESIGN

Rev #	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

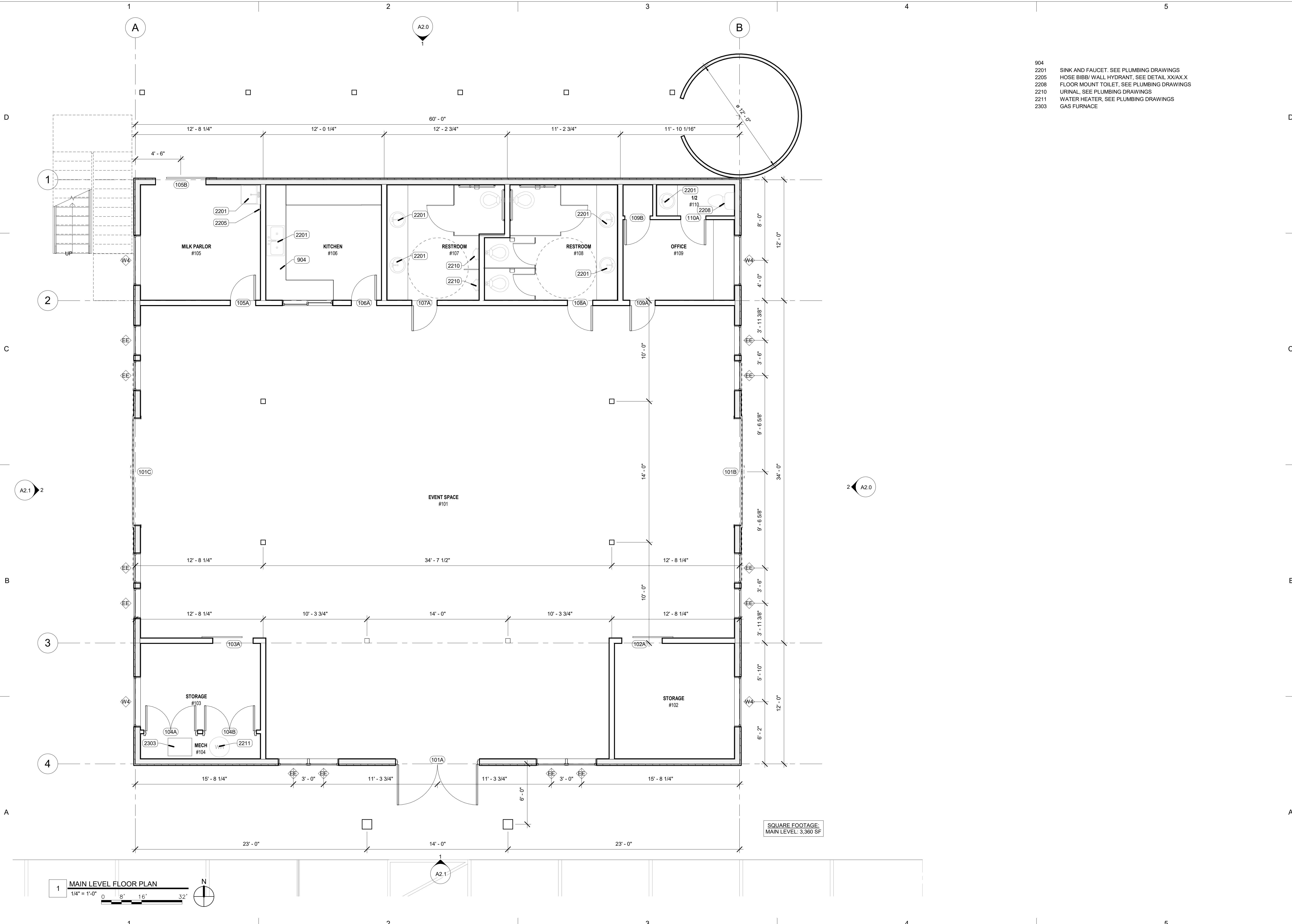
Job # 24.015

Drawn Author Checked Checker
Date 03.26.2024
Owner # JASON PRINCE

**MAIN LEVEL
FLOOR PLAN**

A1.1

- 904 SINK AND FAUCET. SEE PLUMBING DRAWINGS
- 2201 HOSE BIBB/ WALL HYDRANT, SEE DETAIL XX/AX.X
- 2205 FLOOR MOUNT TOILET, SEE PLUMBING DRAWINGS
- 2210 URINAL, SEE PLUMBING DRAWINGS
- 2211 WATER HEATER, SEE PLUMBING DRAWINGS
- 2303 GAS FURNACE



SQUARE FOOTAGE:
MAIN LEVEL: 3,360 SF

1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

4/11/2024 8:41:56 AM

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218 W 1000 N, FARMINGTON, UTAH 84025
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Job # 24.015
Drawn Author Checked Checker
Date 03.26.2024
Owner # JASON PRINCE

UPPER LEVEL FLOOR PLAN

A1.3

KEYED NOTES

- 11.03
- 22.01
- 904
- 906 PLASTIC LAMINATE COUNTERTOP
- 2208 FLOOR MOUNT TOILET, SEE PLUMBING DRAWINGS
- 2218

PLAN NOTES

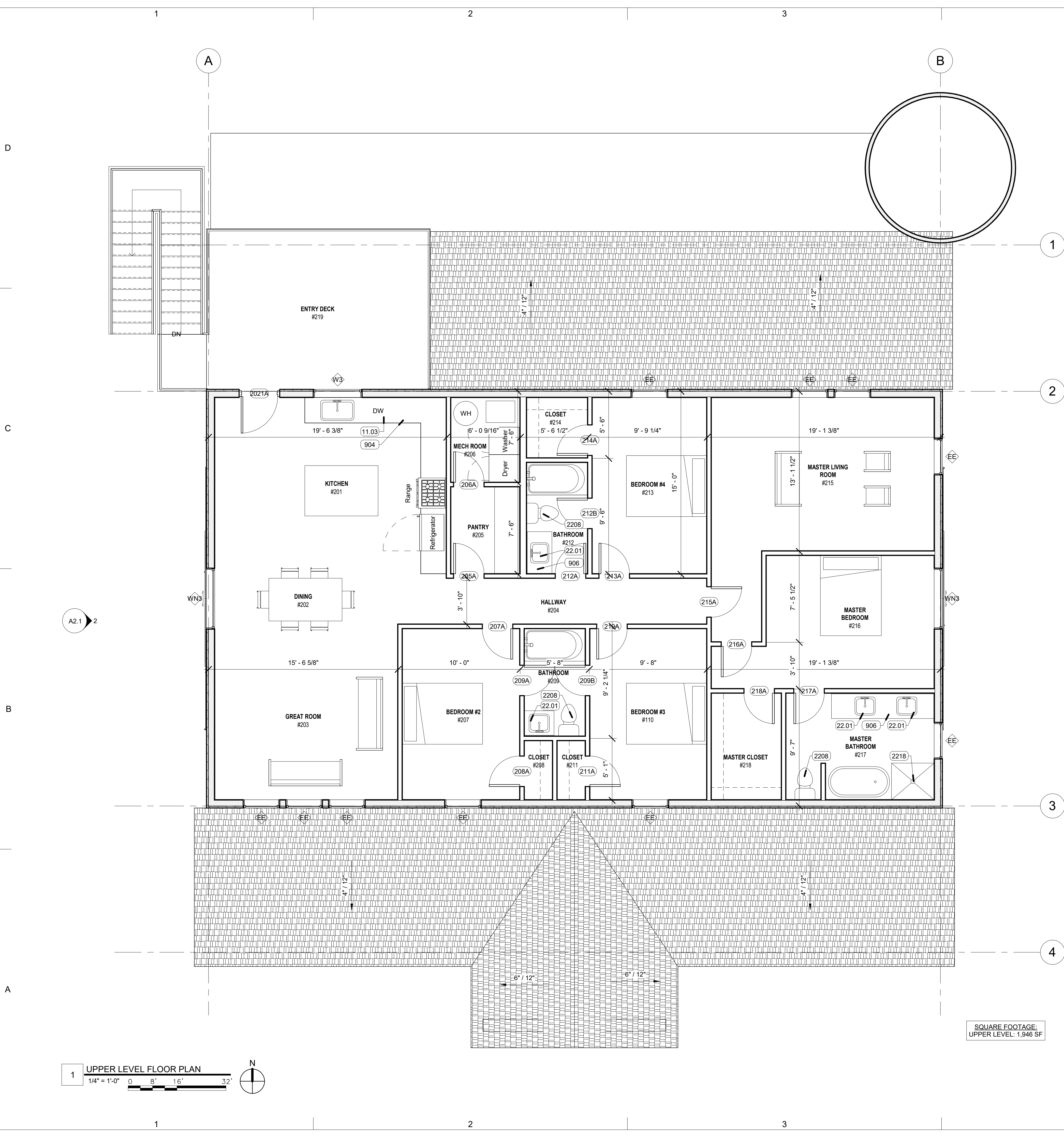
1. WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
2. CONFIRM FOOTING AND SLAB LOCATIONS WITH STRUCTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. OVER EXCAVATE AND FILL WITH STRUCTURAL FILL AS REQUIRED BY THE SOILS REPORT.

DIMENSION NOTES

1. ALL DIMENSIONS ARE TO CENTER OF INTERIOR STUD WALL OR FACE EXTERIOR STUD WALL, CONCRETE, MASONRY OR ROUGH OPENING UNLESS NOTED OTHERWISE. WHERE THE END OF A WALL IS INDICATED THE DIMENSION IS TO THE FINISH SURFACE OF THE WALL END.
2. UNLESS DIMENSIONED OTHERWISE, THE DIMENSION FROM THE BACK OF A DOOR FRAME IS TO BE 4" TO THE WALL CORNER.
3. UNLESS DIMENSIONED OTHERWISE, WINDOW OPENINGS ARE TO BE FLUSH WITH THE FINISHED FACE OF G.W.B OF THE ADJACENT WALL.
4. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED. ELEVATIONS ARE DIMENSIONED TO T.O. SLAB AND T.O. FOOTING U.N.O. FIELD VERIFY ALL ELEVATIONS AND COORDINATE WITH FINISHED GRADE LEVEL.
- 5.

WALL TYPE LEGEND

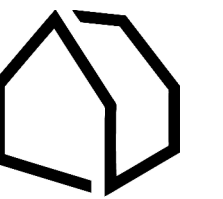
- A4 INTERIOR STUD FRAMED WALLS:**
4" INTERIOR WALL - 2X4 WOOD STUD FRAMING W/ 5/8" PAINTED G.W.B. BOTH SIDES, TYP.
- A6 6" INTERIOR WALL - 2X6 WOOD STUD FRAMING W 5/8" PAINTED G.W.B. BOTH SIDES.**
- E6 EXTERIOR STUD FRAMED WALLS:**
6" EXTERIOR WALL - 2X6 WOOD STUD FRAMING W/ 7/16" OSB SHEATHING ON EXT SIDE, 5/8" G.W.B. AS DESCRIBED ABOVE ON INT SIDE. RUN STUDS & G.W.B. TO ROOF FRAMING @ ALL LOCATIONS. TYP. W/ R-21 THERMAL BATT INSULATION TO ROOF @ ALL LOCATIONS, EXTERIOR MATERIAL VARIES, SEE ELEVATIONS.



SQUARE FOOTAGE:
UPPER LEVEL: 1,946 SF



4/11/2024 8:41:59 AM



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PRINCE BARNDOMINIUM
218 W 1000 N, FARMINGTON, UTAH 84025
SCHEMATIC DESIGN

Rev # Date Description

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Job # 24,015

Drawn Author Checked Checker
Date 03.26.2024
Owner # JASON PRINCE

EXTERIOR
ELEVATIONS

A2.0

KEYED NOTES



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

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

4/1/2024 8:41:57 AM

KEYED NOTES

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218 W 1000 N, FARMINGTON, UTAH 84025
SCHEMATIC DESIGN

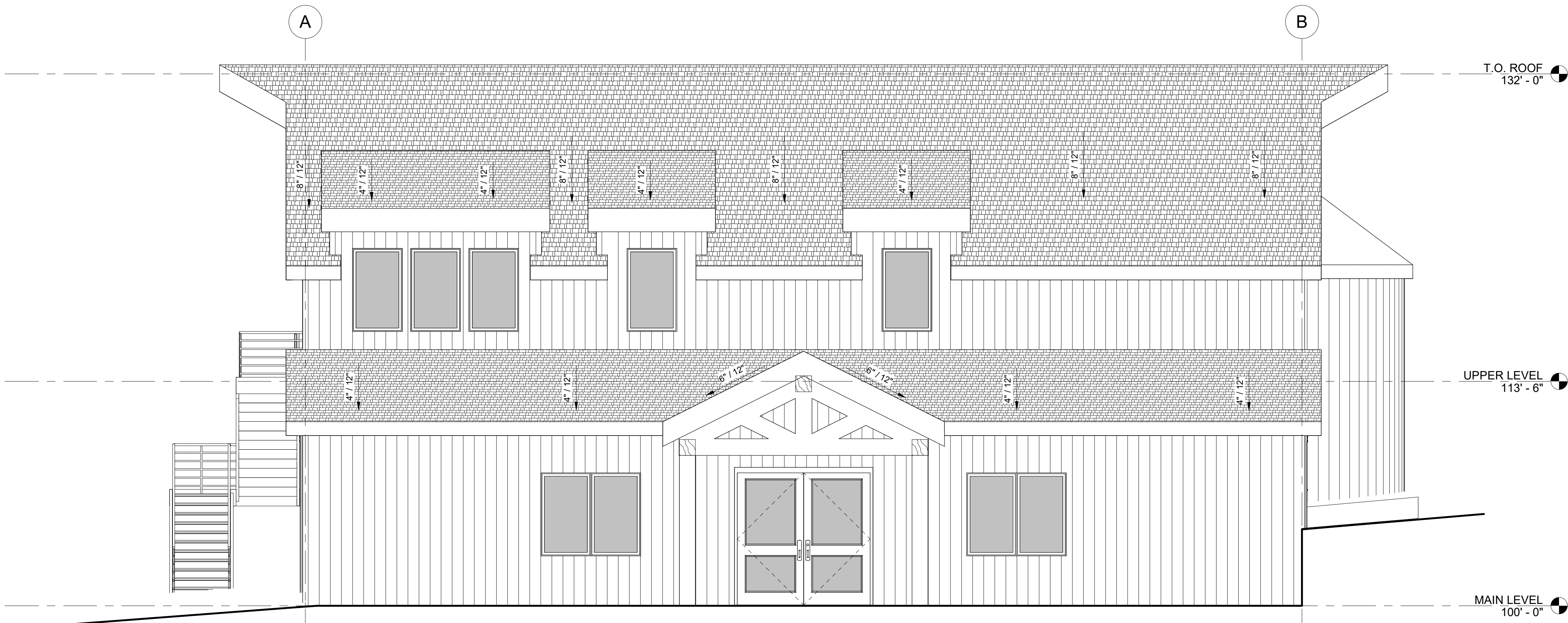
Rev #	Date	Description
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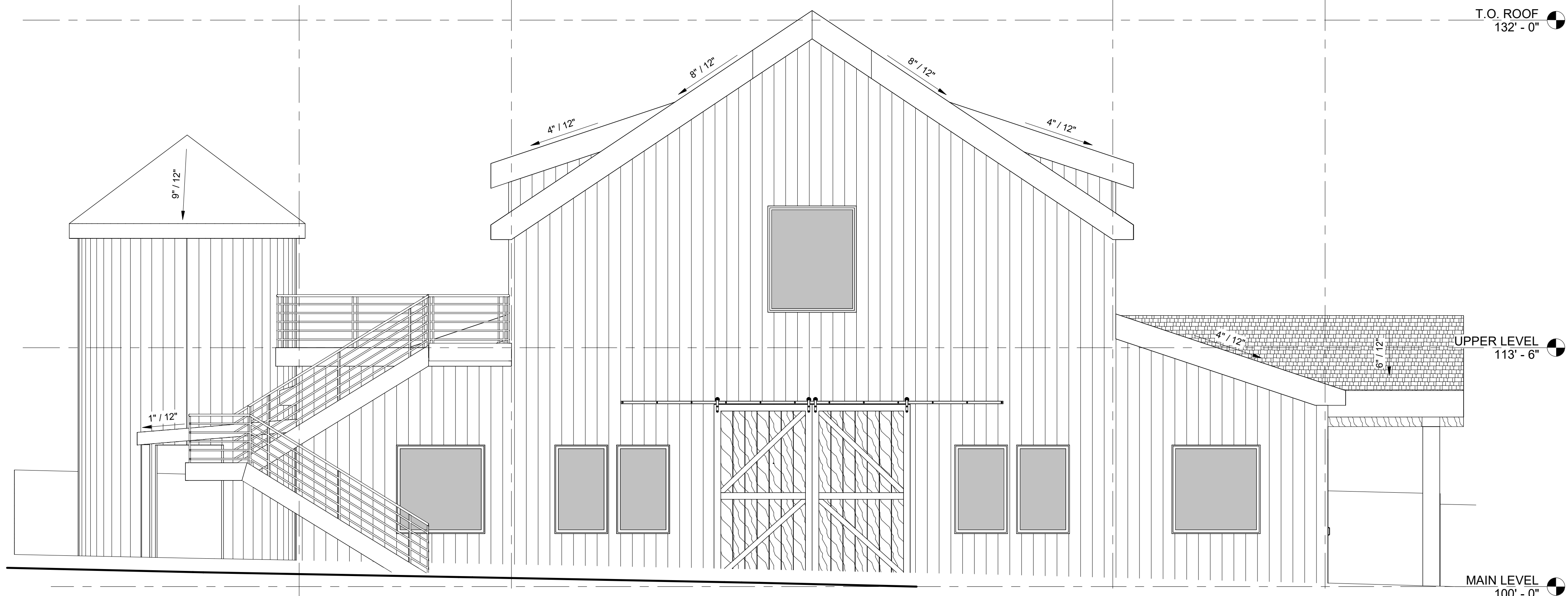
Job # 24.015
Drawn Author Checked Checker
Date 03.26.2024
Owner # JASON PRINCE

EXTERIOR ELEVATIONS

A2.1

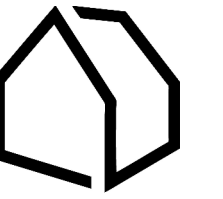


1 SOUTH ELEVATION
1/4" = 1'-0"



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

4/11/2024 8:42:00 AM



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Job # 24.015

Drawn Author Checked Checker
Date 03.26.2024
Owner # JASON PRINCE

SITE PLAN

A0.1

KEYED NOTES

GENERAL SITE NOTES

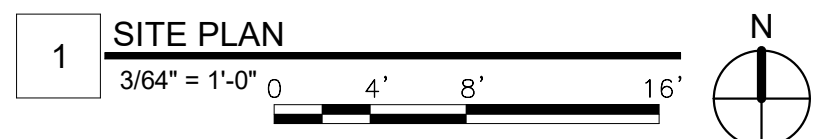
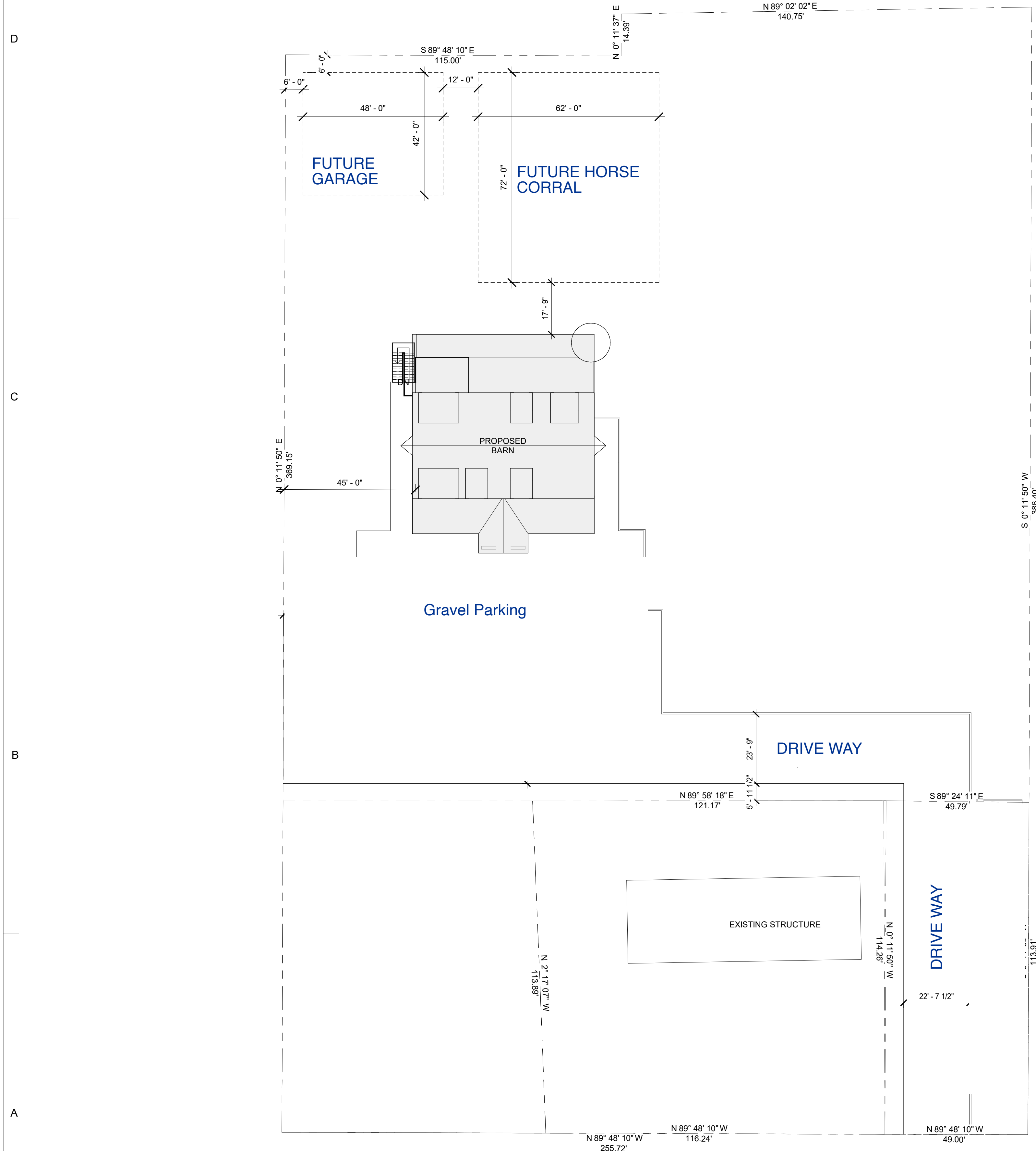
1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING.
2. T.O. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO.
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, AND UTILITY REQUIREMENTS.
4. ALL EXTERIOR SIDEWALKS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE.
5. ALL HARDSCAPE TO BE A MINIMUM OF 2" THICK SEALED ASPHALT PAVING OVER SUITABLE SUBBASE. CONTRACTOR TO PROVIDE ALTERNATE BID FOR STANDARD ASPHALT PAVING AND HEATED ASPHALT PAVING.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. WATER AND SEWER CONNECTIONS TO BE PER STANDARDS AND REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT.
8. CALL BLUE STAKES PRIOR TO AND EXCAVATION.
9. ALL NEW SITE REGRADING IS TO BE DONE SUCH THAT RUNOFF IS CONTAINED WITHIN THE SITE BOUNDARY WITH NO NEGATIVE IMPACT ON SURROUNDING PROPERTIES.
10. SEE A0.2 FOR SITE DETAILS.

SITE LEGEND

- PROPERTY LINE
- - - - - EXISTING FENCE LINE

ZONING INFORMATION

ZONING: LR-F - LARGE RESIDENTIAL - FOOTHILL



4/1/2024 8:41:56 AM



Farmington City Planning Commission Staff Report May 9, 2024

Item 3: Fire Station 72 - Zone Change and Conditional Use

Public Hearing:	Yes
Application No.:	C-3-24; Z-4-24
Property Address:	471 N Innovator Dr
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OS (Open Space)
Area:	2.09 acres
Number of Lots:	1
Property Owner:	Farmington City
Applicant:	Farmington City

Request: *The applicant is seeking approval to rezone 2.09 acres from OS to A (Agricultural) and to receive approval for a conditional use for a Public Use.*

Background Information

Farmington City acquired 2.09 acres of property in the North Station Area across from the new City Park to build a Fire Station which is intended to supplement the existing station in downtown. The new station will provide emergency services to residents City-wide, and will also serve as a training and education center for other public safety entities, and possibly the public.

City staff is requesting that the zone of this parcel be changed from Open Space to Agricultural, rather than Office Mixed Use. This is because Public Uses are not allowed in any Mixed-Use zone. The A zone allows Public Uses to be considered as conditional uses, meaning that they are allowed with conditions as set by the Planning Commission. Another benefit from a zone change of OS to A is that it effectively prevents any possible higher intensity uses on the parcel. Much of the west side of Farmington, including the adjacent property to the west, is agriculturally zoned. This seems to support the change requested today.

Because the project is less than 5 acres, and the building footprint is less than 30,000 sf, the site plan will undergo Staff review and approval.

Suggested Motion

Move that the Planning Commission recommend that the City Council rezone 471 N Innovator Dr from (OS) Open Space to A (Agricultural), and also that the Planning Commission approve the conditional use for a public use, subject to all applicable Farmington City development standards and ordinances and the conditions:

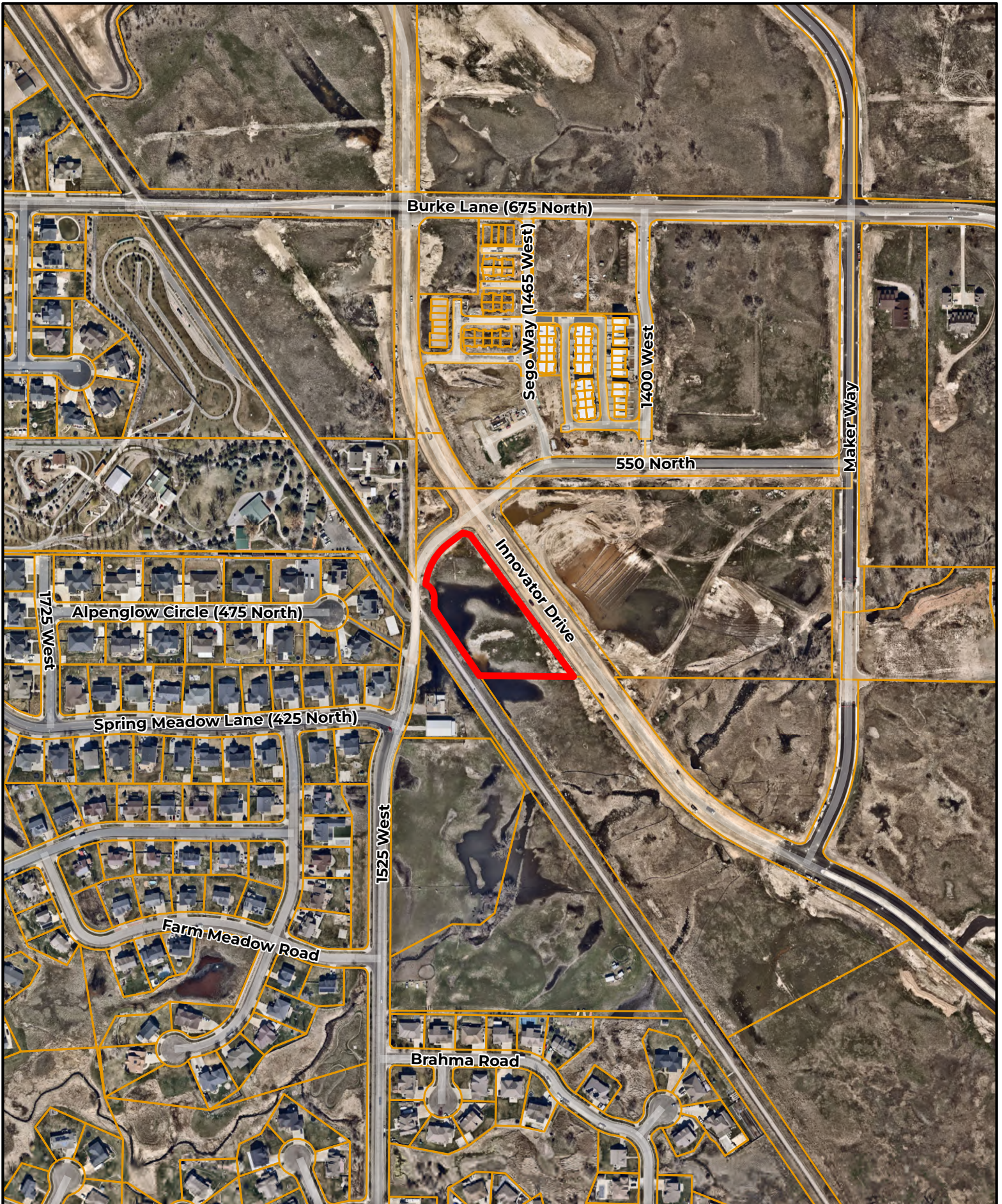
1. That the public use is subject to the approval of the zone change enabling ordinance by the City Council
2. The site plan shall address all findings and comments of the Development Review Committee.

Findings:

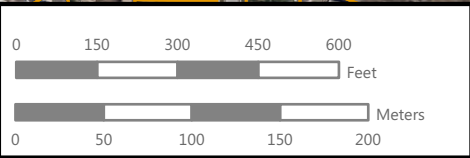
1. The proposed use and site plan are consistent and compliant with the existing approved Station Area Master Plan and the General Plan for the City.
2. A fire station on the west side of I-15 is a necessary and long-awaited project, which will provide invaluable service to the City as it continues to grow.

Supplemental Information

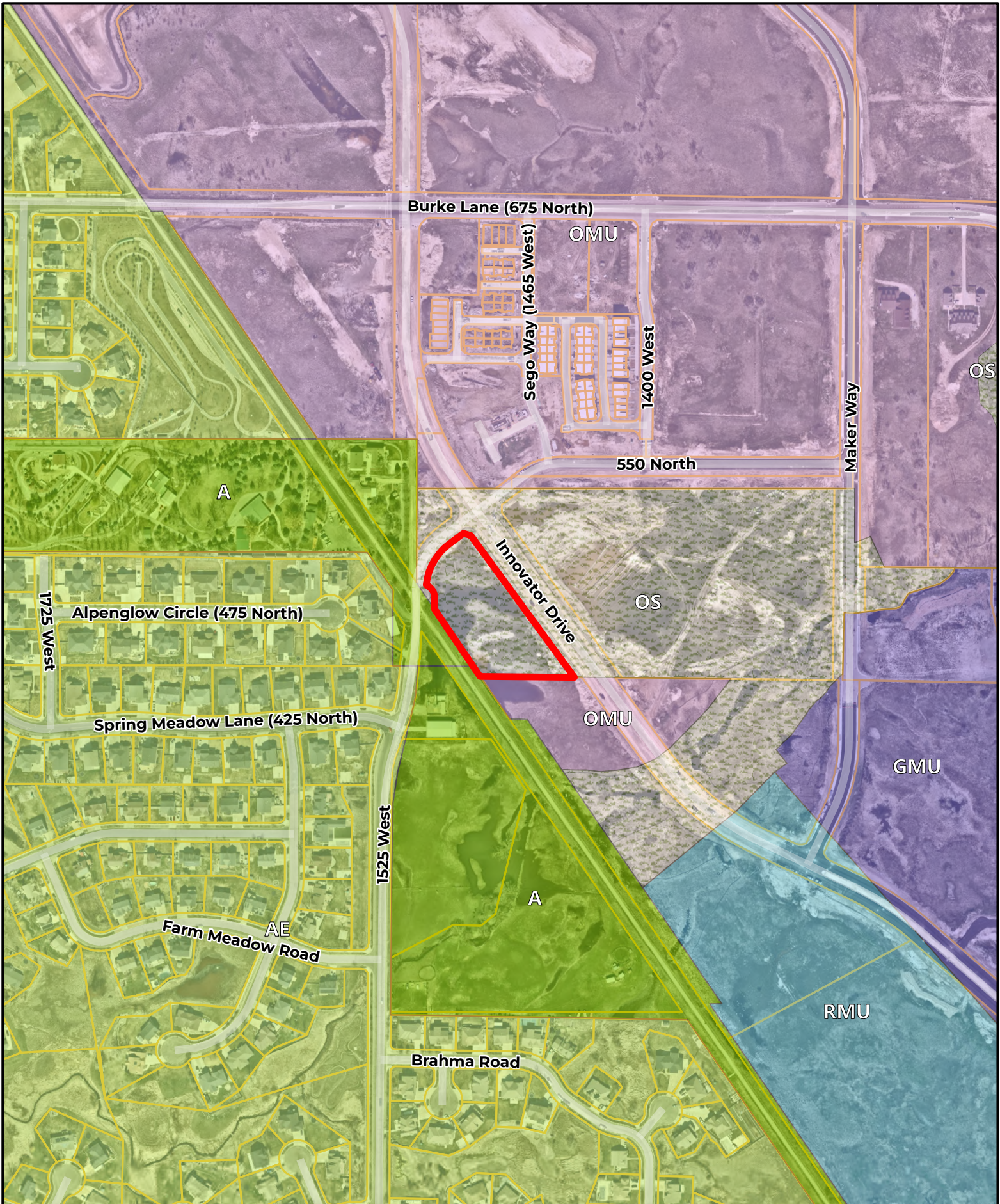
1. Vicinity Map
2. Existing zoning map
3. Site Plan and elevations



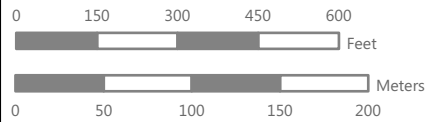
VICINITY MAP
471 N Innovator Dr - Fire Station



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VICINITY MAP
471 N Innovator Dr - Fire Station



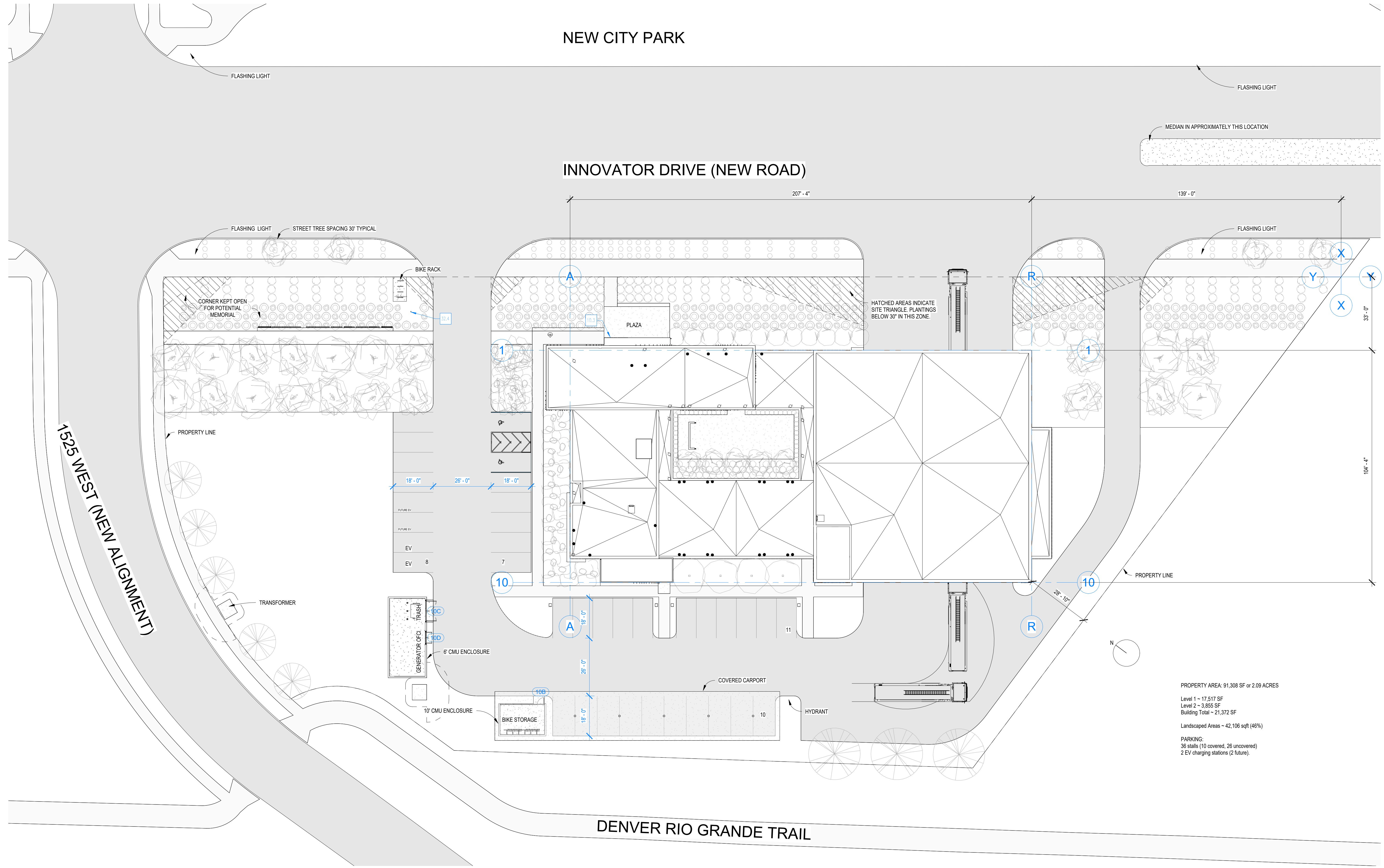
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PARKING STALL CALCULATIONS*		
FUNCTION	STALLS PROVIDED	RATIONALE
PUBLIC	15 STALLS (TWO ADA COMPLIANT)	FIRE STATION IS NOT INTENDED FOR HEAVY PUBLIC/COMMUNITY USAGE
FIREFIGHTER STALLS	15 STALLS	STATION IS DESIGN FOR 8 FULL TIME FIREFIGHTERS, WITH OVERFLOW AT SHIFT CHANGE
POLICE STALLS	6 STALLS	STATION WILL HAVE A PATROL PRESENCE WITH 6 STALLS NEEDED

*FARMINGTON CITY ZONING DOES NOT PROVIDE A CALCULATION FOR THIS BUILDING TYPE

KEYNOTES

- 10.3 EXTERIOR BUILDING SIGNAGE - SEE SHEET AG501
- 32.4 NEW FLAG POLE W/CONCRETE FOOTING AND UPLIGHTING - SEE CIVIL AND ELECTRICAL



PROPERTY AREA 91,308 SF or 2.09 ACRES
 Level 1 - 17,517 SF
 Level 2 - 3,855 SF
 Building Total - 21,372 SF
 Landscaped Area - 42,106 sqft (46%)
 PARKING:
 36 stalls (10 covered, 26 uncovered)
 2 EV charging stations (2 future).

The designs shown and described herein including all technical drawings, graphic representations & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Blalock and Partners, LLC.

stamp

revisions

date: 04.18.2024
 project no.: 230208
 95% Construction Documents

Farmington Fire Station 72
 XXXX North Innovator Drive
 Farmington, UT 84025

Site Plan **A5**
 1" = 20'-0"

Architectural
 Site Plan
AS101

1

2

3

4

5

6

KEYNOTES

- 4.1 BRICK VENEER
- 4.2 BRICK SCREEN WALL
- 5.15 18 GA. PREFINISHED METAL FLASHING AND INSULATION PROTECTION
- 6.13 QUARTZ COUNTERTOP (Q1)
- 7.8 WOOD FINISHED EXTRUDED ALUMINUM PANEL (WD2) - SEE WALL TYPES
- 7.23 WOOD FINISHED EXTRUDED ALUMINUM LOUVER (WD2)
- 8.2 ALUM. STOREFRONT WINDOW SYSTEM W/ PVDF FINISH - SEE WINDOW TYPES
- 8.3 ALUM. CURTAIN WALL SYSTEM W/ PVDF FINISH - SEE WINDOW TYPES
- 8.7 BIFOLD GLAZED GARAGE DOOR
- 8.11 GLASS GUARDRAIL
- 8.12 ALUM. BUTT-GLAZED CURTAIN WALL SYSTEM W/ PVDF FINISH - SEE WINDOW TYPES
- 8.13 ALUM. ACCORDIAN FOLD DOOR SYSTEM.

KEYNOTES

- 22.14 ADA COMPLIANT DUAL DRINKING FOUNTAIN AND BOTTLE FILLER

KEYNOTES

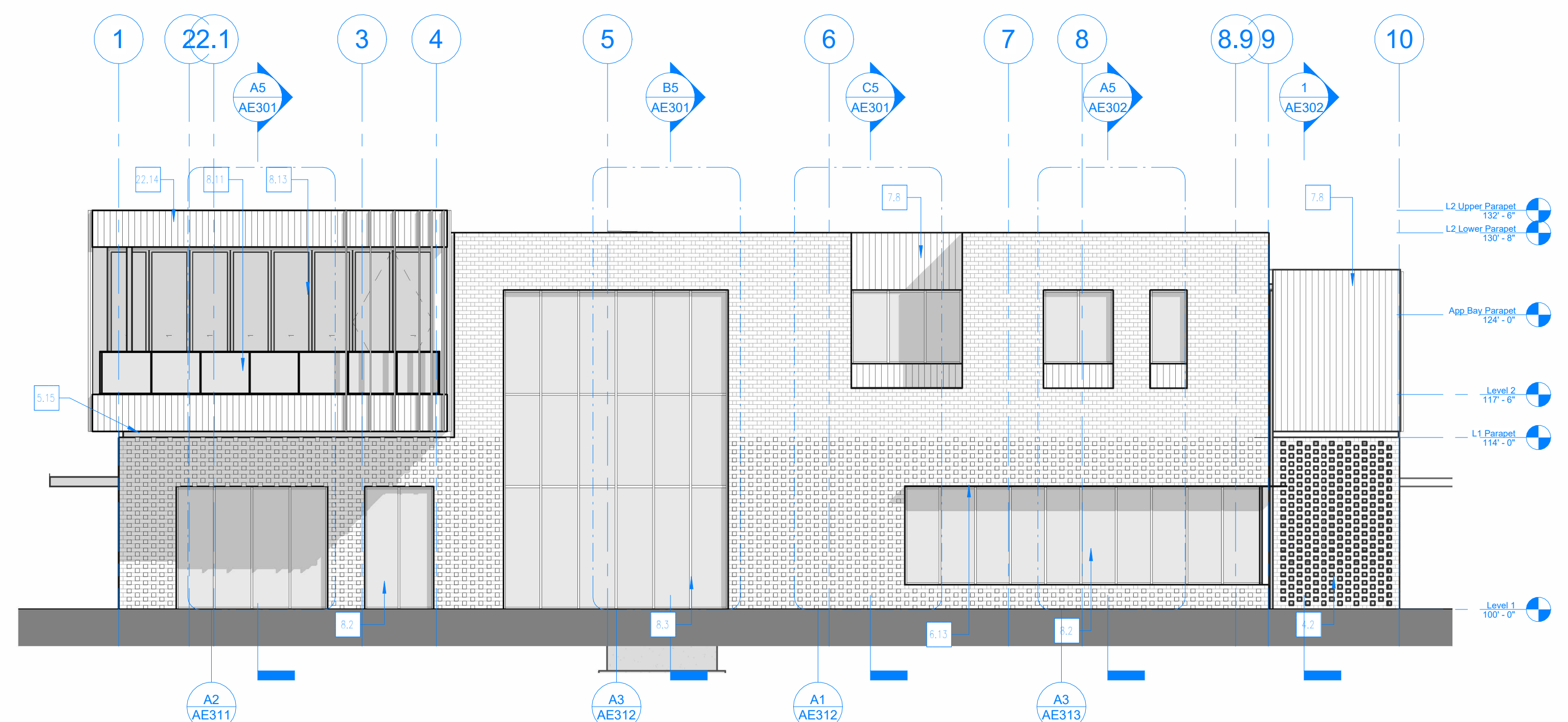
E

D

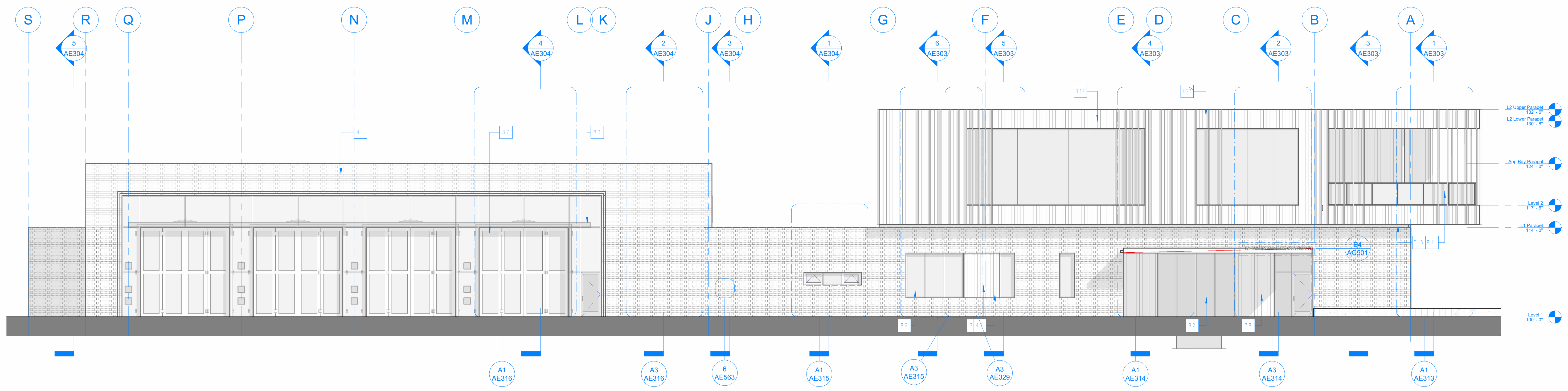
C

B

A



North Elevation **C3**
1/8" = 1'-0"



East Elevation **A5**
1/8" = 1'-0"

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stamp

revisions

date: 04.18.2024
project no.: 230208
95% Construction Documents

Farmington Fire Station 72

XXXX North Innovator Drive
Farmington, UT 84025

Building Elevations
AE201

1 2 3 4 5 6

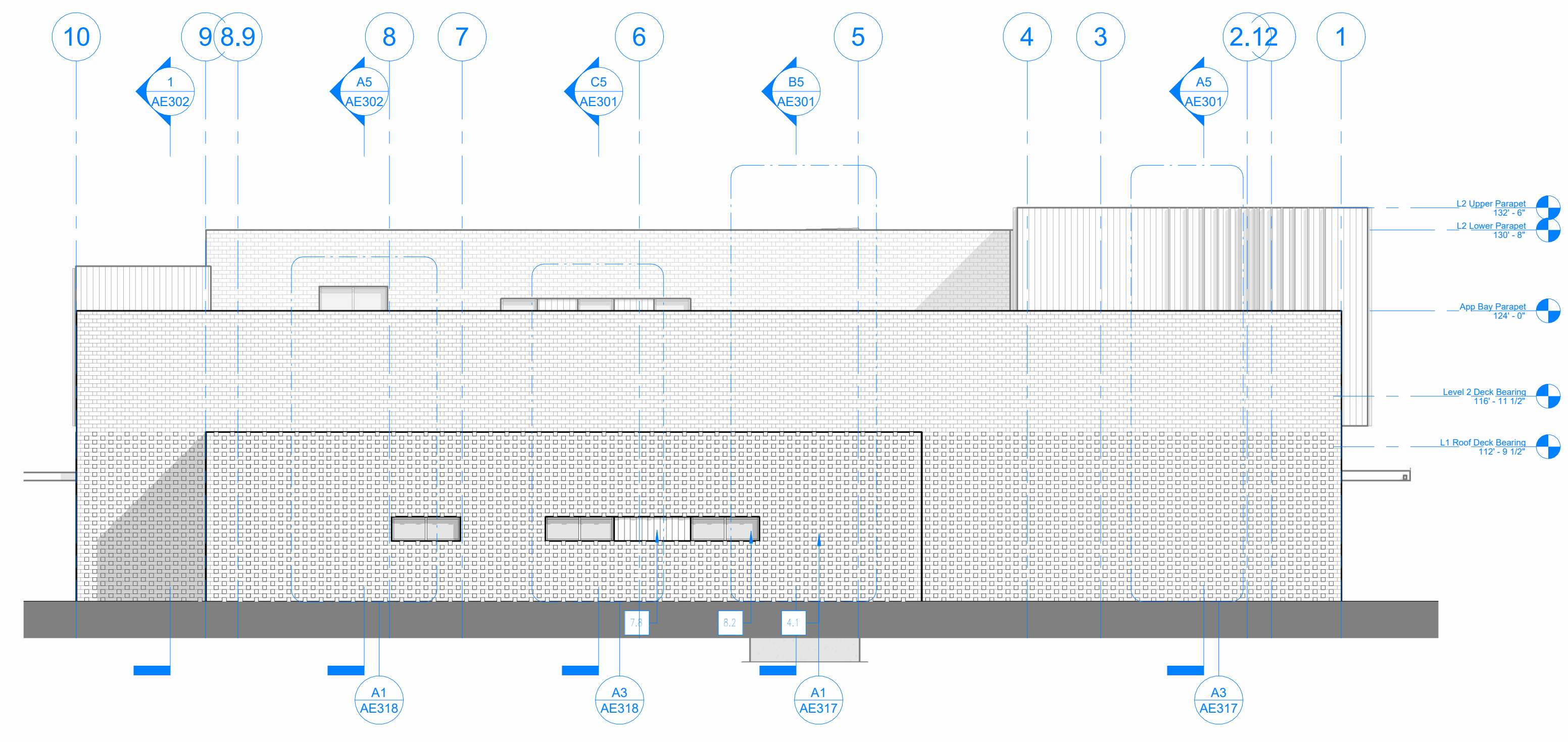
- | KEYNOTES | KEYNOTES | KEYNOTES |
|--|----------|----------|
| 4.1 BRICK VENEER | | |
| 4.2 BRICK SCREEN WALL | | |
| 5.15 18 GA. PREFINISHED METAL FLASHING AND INSULATION PROTECTION | | |
| 6.13 QUARTZ COUNTERTOP (Q1) | | |
| 7.8 WOOD FINISHED EXTRUDED ALUMINUM PANEL (WD2) - SEE WALL TYPES | | |
| 7.23 WOOD FINISHED EXTRUDED ALUMINUM LOUVER (WD2) | | |
| 08 36 13 | | |
| 8.2 ALUM. STOREFRONT WINDOW SYSTEM W/ PVDF FINISH - SEE WINDOW TYPES | | |
| 8.3 ALUM. CURTAIN WALL SYSTEM W/ PVDF FINISH - SEE WINDOW TYPES | | |

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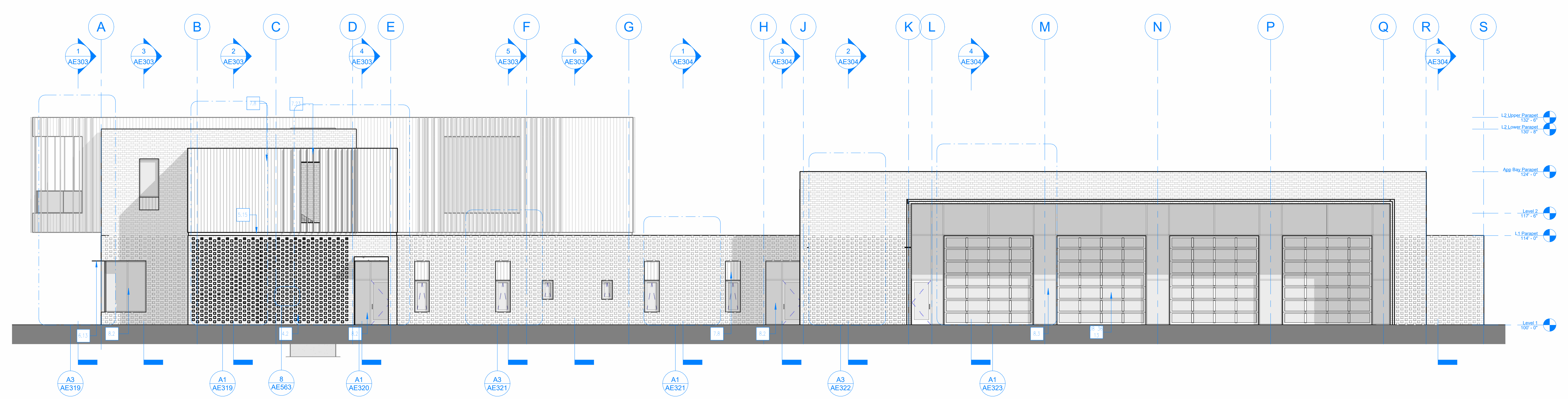
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revisions

date: 04.18.2024
project no.: 230208
95% Construction Documents



South Elevation **C3**
1/8" = 1'-0"



West Elevation **A5**
1/8" = 1'-0"

Farmington Fire Station 72
XXXX North Innovator Drive
Farmington, UT 84025

Building Elevations
AE202

1 2 3 4 5 6

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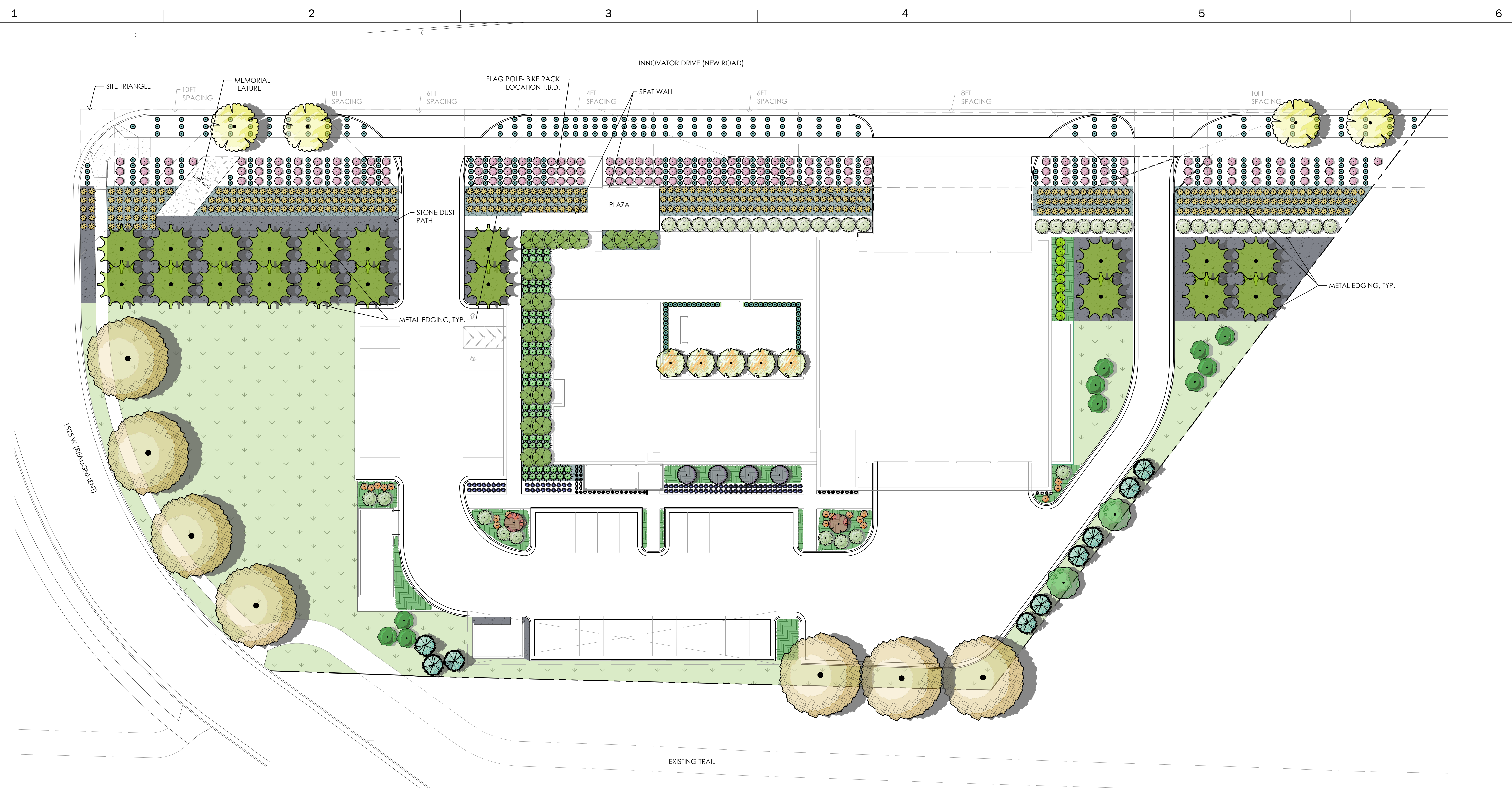
revisions

date: 04.19.2024
project no.: 230208
CD Review Set

Farmington Fire Station 72

XXXX North Innovator Drive
Farmington, Utah 84025

PLANTING PLAN
LP-101



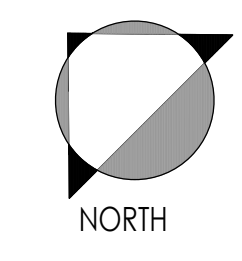
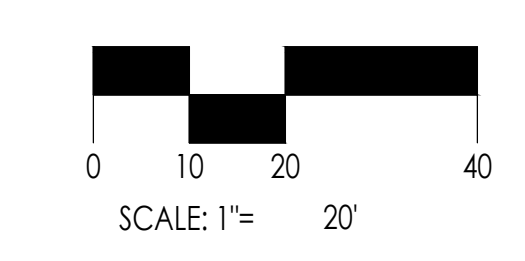
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	ACE KRK	ACER GRISEUM 'JFS KW22AGR'	COPPER ROCKET™ PAPERBARK MAPLE	2" CAL	5
	FAG DA2	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE EUROPEAN BEECH	2" CAL	4
	GIN LBI	GINKGO BILOBA 'LIBERTY SPLENDOR'	LIBERTY SPLENDOR MAIDENHAIR TREE	2" CAL	4
	GYM ESP	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	2" CAL	7
	MAL SWW	MALUS X 'JFS KW213MX'	RASPBERRY SPEAR® CRABAPPLE	2" CAL	2
	QUE CRI	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	2" CAL	2
	TAX MHS	TAXODIUM DISTICHUM	BALD CYPRESS	8-10" TALL	20
EVERGREEN TREES					
	CED FAS	CEDRUS ATLANTICA 'FASTIGIATA'	COLUMNAR ATLAS CEDAR	8"-12" TALL	9
SHRUBS					
	CER LED	CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	10
	COR HAL	CORNUS ALBA 'BAIHALO'	IVORY HALO® TATARIAN DOGWOOD	5 GAL	41
	COT ACK	COTINUS COGGYGRIA 'COTSIDHS'	VELVETEEN™ SMOKE TREE	5 GAL	161
	EUP BON	EUPHORBIA POLYCHROMA 'BONFIRE'	BONFIRE CUSHION SPURGE	5 GAL	21
	JUN TTG	JUNIPERUS COMMUNIS 'SMNJCB'	TORTUGA® COMMON JUNIPER	5 GAL	70
	RHA COL	RHAMNUS FRANGULA COLUMNARIS	TALLHEDGE BUCKTHORN	5 GAL	9
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	24
GRASSES					
	AND KCS	ANDROPOGON GERARDII 'NONDHW'	KARL'S COUSIN® BIG BLUESTEM	1 GAL	41
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	373
	HEL SAP	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	BLUE OAT GRASS	1 GAL	410

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
PERENNIAL						
	LAV ESS	LAVANDULA ANGUSTIFOLIA 'ESSENCE PURPLE'	ESSENCE PURPLE ENGLISH LAVENDER	1 GAL		90
GROUND COVERS						
	NAT SED	NATIVE DRYLAND SEED MIX	NATIVE SEED	SEED MIX		18,600 SF
	SAG AUR	SAGINA SUBULATA 'AUREA'	SCOTCH MOSS	FLATS	24" o.c.	49
	VER LIW	VERONICA LIWANENSIS	TURKISH VERONICA	4" POT	12" o.c.	2,080
	VIN BOW	VINCA MINOR 'BOWLES BLUE'	BOWLES BLUE PERIWINKLE	4" POT	24" o.c.	106
STONE MULCH						
	STO MUL	1" DIA. SWEET SMOKE STONE MULCH	4" DEPTH STONE MULCH	STONE MULCH		7,837 SF
	ROCK MU	3"-4" DIA. STONE MULCH	4" DEPTH COURSE ROCK MULCH	3"-4"		6,017 SF

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
11. GROUND COVER AREAS SHALL RECEIVE 1-1/2" INCHES OF FINE TEXTURED SOIL AID/SOIL PEP. ALL OTHER PLANT BEDS AND TREE WELLS TO RECEIVE THREE INCHES (3") OF MULCH AS PER SPECIFICATION.
12. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.



G. BROWN: DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
678 East Vine Street, Ste 10
Murray, Utah 84107
p. 801.575.6066
www.gbrown.design.com



Farmington City Planning Commission Staff Report May 9, 2024

Item 3: Additional text and amendments to Section 11-28-060, Location of Recreational Pools and Tennis Courts, of Title 11, ZONING REGULATIONS. The amendments are proposed to remove the requirement for a private recreational pool to be surrounded by a fence or wall and instead refer to building code requirements.

Public Hearing: Yes
Application No.: ZT-7-24
Applicant: Farmington City

Request: *Proposal is to remove the swimming pool fencing requirement from the zoning ordinance for private pools.*

Background

It is currently required within the Farmington City Zoning Ordinance that individuals with a swimming pool on their property have a 6 ft. fence or wall installed which completely surrounds the pool.

The International Code Council has very detailed code requirements related to swimming pools in the International Swimming Pool and Spa Code (ISPSC). In effect, the code does have barrier requirements similar to the fence/wall requirement found in city code, however it also creates an exception where a wall type barrier is not required if the pool is equipped with a powered safety cover that complies with ASTM F1346 standards. Spas or hot tubs are dealt with similarly in this code. Furthermore the ISPSC also deals with the type of fencing or barrier which should be used when applicable including details pertaining to height, openings, doors, etc. (ISPSC Section 305)

Multiple property owners and contractors have requested to be able to simply follow building code and not be required to fully fence in a swimming pool. Examples vary, but recent scenarios include properties where fencing is proposed around portions of the pool but retaining walls or other natural barriers are desired on other sides.

The proposed ordinance simply removes the requirement for a wall or fence on a private pool and defers to building code as to what sort of barrier is sufficient.

Suggested Ordinance Language:

11-28-060: LOCATION OF RECREATIONAL POOLS AND TENNIS COURTS:

A. Private Recreational Pool: Any private recreational pool not completely enclosed within a building having solid walls shall be set back at least five feet (5') from the rear and side property lines and at least thirty feet (30') from the front property line. The private recreational pool shall be not less than twenty feet (20') from any neighbor's dwelling. Any detached accessory buildings related to an unenclosed pool shall meet setback requirements and standards for such buildings, except the side corner setback may be reduced to fifteen feet (15'). ~~Any recreational pool shall be completely surrounded by a fence or wall having a height of at least six feet (6'). In lieu of fencing on hot tubs, spas or jacuzzis, security covers may be provided. Fences or walls that are not solid shall have intermediate rails or an ornamental pattern such that a sphere four inches (4") in diameter cannot pass through. Gates shall be equipped with self-closing and self-latching devices.~~ No loudspeaker device which can be heard beyond the property lines of the premises on which any recreational pool has been installed may be operated in connection with such pool, nor may any lighting be installed in connection with such pool which shall throw any direct rays beyond such property lines.

Suggested Motion

Move the Planning Commission recommend that the City Council enact the enclosed ordinance to remove the requirement for a 6 foot fence or wall around a private recreational pool.

Finding:

The building code already includes requirements which deal with life safety issues and allows for the use of an approved pool cover rather than required fencing.



Farmington City Planning Commission Staff Report May 9, 2024

Item 4: Additional text and amendments to Chapter 26, Light Manufacturing and Business (LM&B) of Title 11, ZONING REGULATIONS and Title 15, SIGN REGULATIONS. The amendments are proposed to update the list of Permitted and Conditional Uses in the LM&B zoning district and the process by which signage is considered in the LM&B zoning district.

Public Hearing: Yes
Application No.: ZT-6-24
Applicant: Farmington City

Request: *Updating the list of permitted and conditional uses in the LM&B zoning district including sign allowance.*

Background

Each zoning district in the city includes lists of things that a property owner may do with their land. These allowed uses fall under 1 of 2 categories, Permitted Uses and Conditional Uses.

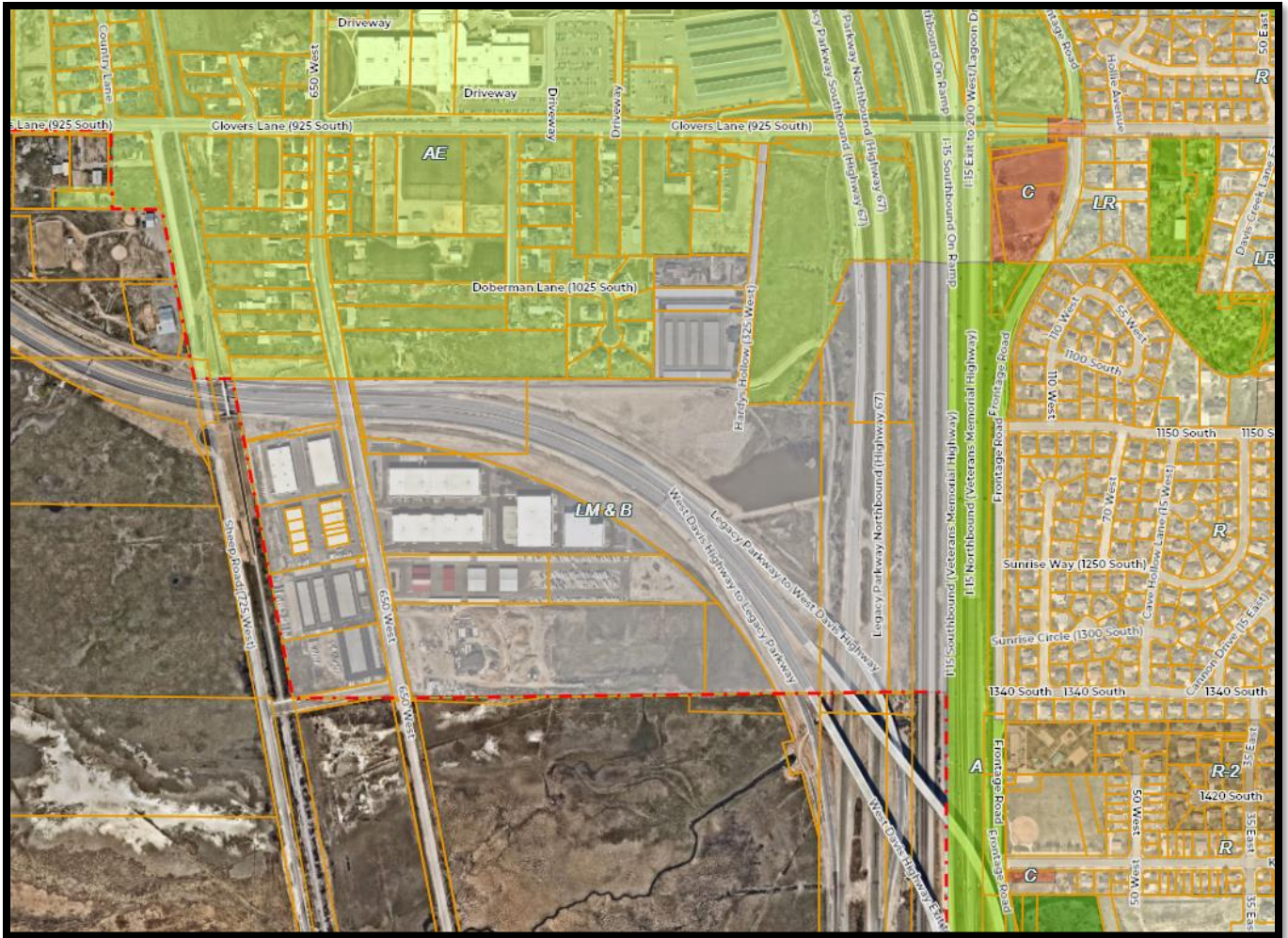
By definition (FMC 11-2-020) a Permitted Use is a use which is allowed as a matter of right, often there are standards applied to the implementation of that use. Example: a lot in a residential zone may build a home that is no taller than 27 ft. in height. A request to do something listed as a permitted use does not require any public process, but may require review and approval by staff.

A Conditional Use on the other hand, as defined, is a use that may be allowed in a specific zone but which may require additional safeguards to maintain and assure the health, safety, morals and general welfare of the public and to maintain the character of the zone.

Historically communities listed things as a Conditional Use with the assumption that they could look at proposals case by case and deny the requests that they didn't like. In recent years it has been affirmed through the courts that a Conditional Use is a use which is allowed where identified in a zone, and it must be approved as long as reasonable conditions can be applied to reasonably anticipated detrimental impacts. Based on this relatively recent shift in what a conditional use is, city attorneys and city planners have advised moving conditional uses with established standards to permitted uses as a best practice.

In the case of Farmington City's LM&B zoning district, the ordinance has not been updated or modified since 2002 except in relation to the city's 2022 water efficient landscaping ordinance. This zoning district only regulates about 60 acres of property around 650 West and the West Davis Corridor. See Image A below.

Image A



As currently established, the LM&B zone has a very brief list of permitted uses. Feedback to the City from business owners has been that this creates a challenge for perspective tenants who may have to wait several weeks to find out if their business will even be allowed or not.

Additionally, in contrast to all other commercial zoning districts, all signage must be approved through a conditional use review, including wall signage.

The proposed ordinance has been put together to increase the number of uses which may be considered by right to better accommodate desires uses within the zone.

Suggested Ordinance Language:

11-26-010: DESCRIPTION:

The LM&B zone is established to provide for the siting of light industrial, light manufacturing, fabricating, commercial, business park, professional offices, research and development businesses, and related uses within Farmington City. The regulations contained herein are intended to encourage a productive operating environment for light industry, manufacturing and business parks, to protect such businesses and development within the zone from the adverse effects of incompatible uses, to reduce the impact of light industries, manufacturing and business parks on surrounding nonindustrial, manufacturing and business land uses, to lessen traffic congestion, and to protect the health and safety of the residents and workers in the area and within the city in general. (Ord. 2002-15, 2-6-2002)

11-26-020: PURPOSE:

The purpose of the standards and requirements of this chapter are to control light industrial, manufacturing and business park uses and development in Farmington City so as to:

A. Encourage and provide an environment and location for light industrial, manufacturing and business park uses and development consistent with city goals and standards for attractive, well planned development;

B. Discourage uses from locating within the zone that will tend to impede the use of the land for light industrial, manufacturing and business park purposes; and

C. To ensure that all light industrial, manufacturing and business park uses and development within the city will provide methods to protect the community from hazards and nuisances. (Ord. 2002-15, 2-6-2002)

11-26-030: PERMITTED USES:

The following are permitted uses in the LM&B zone. No other permitted uses are allowed, except as provided by subsection 11-4-050F of this title:

Business and professional offices.

Indoor self-storage facilities

Indoor sports facilities, including golf, soccer, trampoline, volleyball and similar recreation facilities.

Light manufacturing, compounding and processing, assembling or packaging, except as otherwise specifically provided in Section 11-26-040 (Conditional Uses) or Section 11-26-050 (Prohibited Uses).

Printing and publishing.

Research and development activities.

Retail sales and service, including restaurants and food trucks.

Veterinary clinic or animal hospital.

Warehousing.

11-26-040: CONDITIONAL USES:

The following are conditional uses in the LM&B zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory living quarters.

~~Any development which includes multiple buildings or is proposed on a site which is over one acre in size.~~

Automotive and vehicle sales.

Automotive equipment and accessories sales.

Automotive service and maintenance centers.

Contractor yards.

Dry cleaning and laundry facilities.
Golf courses and/or related recreation uses.

~~Handicraft manufacturing.~~

Light manufacturing, compounding and processing, assembling or packaging of the following products:

- Automotive parts and accessories.
- Beverages.
- Electric appliances and electronic instruments.
- Food, except yeast, vinegar or rendering of fat.
- Lumber and wood products.
- Pharmaceutical or biological products.
- Roof tile products.
- Rubber and plastic products.
- Scientific instruments.
- Signs, including electric and open.

Wearing apparel.

Lumber and building material, sales.

~~Miniwarehousing/self-storage.~~

Outcall services as defined and conducted in accordance with the city business regulations and zoning ordinances regarding sexually oriented businesses are permitted in this zone.

~~Planned commercial development.~~

~~Printing/publishing.~~

Public utilities.

~~Retail uses compatible with area.~~

Sexually oriented businesses as defined and conducted in accordance with the city business regulations and zoning ordinances regarding sexually oriented businesses.

Temporary uses.

11-26-050: PROHIBITED USES:

Uses expressly prohibited in the LM&B zone include, but shall not be limited to: auto wrecking, salvage, junkyards, redi-mix asphalt and concrete plants, dwellings (single-family or multiple-family), refineries, large or regional warehouse and distribution only facilities, refuse transfer station, and other heavy industrial or heavy manufacturing uses. (Ord. 2002-15, 2-6-2002)

11-26-060: ACCESSORY USES:

Accessory uses and buildings customarily incidental to ~~the permitted uses and~~ conditional uses provided herein may be permitted within the LM&B zone as a conditional use. (Ord. 2002-15, 2-6-2002)

For context:

11-4-050: DUTIES OF THE ZONING ADMINISTRATOR:

F. Administrative Determination For Uses Not Listed: Determination as to the classification of uses not specifically listed in chapters 10 through 26 of this title may be made by the zoning administrator:

1. An application requesting such determination shall be filed with the zoning administrator. The application shall include a detailed description of the use and other such information as may be required.

2. The zoning administrator shall make such investigations as are deemed necessary to compare the nature and characteristics of the proposed use with those of uses specifically listed in this title and shall make a determination of its classification based on his investigations. The determination shall state the zone classification(s) in which the use will be allowed and whether the use will be a permitted use or a conditional use in the zone(s).

3. The determination and all information pertaining to it shall be assigned a file number classifying it as an administrative determination and shall become a permanent public record in the office of the planning and zoning department.

15-5-050: LIGHT MANUFACTURING AND BUSINESS ZONE:

Signs and sign standards for the light manufacturing and business (LM&B) zone shall be as specified in section [15-5-040](#) of this chapter, ~~except neon signs are not permitted in the LM&B zone.~~

15-5-040: COMMERCIAL ZONES:

For the purpose of this section, the commercial districts C, C-H and C-R are considered to be commercial zones. Signs in these districts are subject to all standards set forth in this title and to the following additional standards:

- A. Permitted Signs: The following signs are permitted in commercial zones:
 1. All signs listed in section [15-5-020](#) of this chapter;
 2. Ground signs; and
 3. Neon signs.
- B. Setback: All signs shall be set back ten feet (10') from existing or future public street right of way lines. Setback shall be measured from the right of way line to the nearest part of the sign extending toward such line.
- C. Sizes Of Temporary Signs: Temporary signs shall not exceed sixteen (16) square feet in size.
- D. Projections: No projection of any sign shall be allowed into the required side yard where a commercial zone abuts any residential zone or residential use.
- E. Wall Signs: The maximum area of wall signs on main buildings shall not exceed ten percent (10%) of the front face and five percent (5%) of any other building face. If no ground signs are proposed, the coverage of the front face of a building may be increased to fifteen percent (15%). For the purpose of this title, canopies over gasoline islands shall be considered accessory structures and may have wall signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.
- F. Ground Signs: The following provisions shall apply to ground signs:
 1. Lot frontage of at least one hundred feet (100') is required before a ground sign will be permitted;
 2. For each commercial lot or commercial complex with between one hundred feet (100') and three hundred feet (300') of frontage on a public street, one ground sign may be allowed for each separate street frontage. For each additional three hundred feet (300') of separate street frontage, one additional ground sign may be permitted;
 3. Ground signs on individual lots or commercial complexes shall be separated by at least one hundred feet (100') from signs on adjacent lots. Where there are multiple signs on one lot or commercial complex, such signs shall be separated by at least two hundred feet (200');
 4. The area of a ground sign shall not exceed one square foot of area for each linear foot of street frontage, or two hundred (200) square feet, whichever is less. This standard may be reviewed by the planning commission in conjunction with a special exception application and may be adjusted either up or down;
 5. The maximum height of ground signs at the minimum setback shall be twenty feet (20') above the elevation of the top of curb nearest to the sign. This height may be increased to a maximum of forty feet (40') if the sign is set back an additional one and one-half feet (1½') for each foot of height over twenty feet (20'). These standards may be reviewed by the planning commission in conjunction with a special exception application and may be adjusted either up or down; and
 6. On corner lots, ground signs shall be set back thirty feet (30') from the intersection of property lines.

G. Monument Signs: One monument sign may be allowed for each business on a lot, or in a commercial complex; provided, that a minimum separation of fifty feet (50') is maintained between such signs and they are set back a minimum of twenty five feet (25') from side property lines.

Suggested Motion

Move the Planning Commission recommend that the City Council approve the proposed changes to the LM&B zoning district as included with this report.

Finding:

The proposed uses in the Permitted Use category can be addressed appropriately through a staff level review process based on existing criteria and standards already found within the ordinance.

Alternate Motion:

Move that the Planning Commission table the proposed changes to the next regularly scheduled meeting for further study and input.

Supplemental Information:

Example photos of uses and sign types in similar zoning districts and building types.

Centerville Lighted Signs:



Centerville non-lighted signs:



Kaysville lighted sign areas:





Ground Signs



FARMINGTON CITY
PLANNING COMMISSION
April 18, 2024

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

6:00 PM WORK SESSION – The Planning Commission will be touring the newly constructed Sego Townhomes for their work session and will be returning to City Hall, at approximately 6:45 PM for their regular meeting.

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

Chair John David Mortensen opened the meeting at 7:00 pm.

SITE PLAN APPLICATION – *no public hearing*

Item #1 - Tucker Nipko – Applicant is requesting Concept Site Plan approval for a proposed Medical Office Building covering 1.16 acres at approximately 775 N. Innovator Drive, in the OMU (Office Mixed Use) zone (SP-1-24).

City Planner/GIS Specialist Shannon Hansell presented this item. The City has previously approved a Project Master Plan (PMP) for the subject property and the subdivision plat for the site of the proposed office building. The PMP and applicable Development Agreement (DA) 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 three-story 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 DA, 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 square foot footprint and is three stories tall, for a total of 36,000 square feet 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. The Planning Commission approved the schematic site plan on February 8, 2024, with the following conditions (responses provided in *italic type*):

1. 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.

- a. *Staff has confirmed with the adjacent lot that shared parking will be provided. Copy of executed agreement must be provided to the City before a building permit may be issued.*
2. Parking within the shared parking area must be restricted to limit parking for residents and their guests to only 2 hours from 8 am to 5 pm, Monday through Friday.
 - a. *Copy of executed agreement must be provided to the City before a building permit may be issued. Signage for this will be on the neighboring property owner's land and will be verified with the construction drawings of The Trail.*
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.
 - a. *This condition was likely placed to address the Chapter 18 building siting requirement stating that 75% of the building must be within 20 feet of the sidewalk. The schematic site plan showed only 43% of the building within 20 feet. Enhancements such as courtyards or entryways can reduce the required percentage (11-18-070 b1C). In response, the developer has shifted the building closer to the sidewalk, such that it now complies. Additionally, the final landscaping plan shows an entryway and enhanced landscaping along the Innovator Drive frontage.*
4. Final site plan shall demonstrate compliance with water efficient landscaping standards.
 - a. *The landscaping plan and irrigation plan appear to meet the water efficient landscaping ordinance including a Water Sense labelled Smart Controller, and lawn or other overhead spray irrigation plantings reduced or eliminated.*
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.
 - a. *Condition partially addressed on plans. Applicant has agreed to meet this and will include benches on construction drawings. There should be three benches per block face.*
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 (DRC).
 - a. *The DRC has indicated that this plan is ready to go before the Planning Commission for final site plan approval.*

Staff recommends that the Commission approve final site plan subject to Conditions 1-3.

Applicant Tucker Nipko (1086 W. 3050 N., Pleasant View, Utah) addressed the Commission. The building was shifted 3 feet to the east to meet requirements and should not affect parking.

Community Development Director David Petersen said the bend of the road made things difficult. Commissioner Frank Adams asked why the executed parking agreements haven't been done yet. He wants it done before final approval. Nipko said it has taken time to process it through legal counsel, but there are no outstanding issues. A due diligence deadline is coming up in a few days, and it should be done soon. Commissioners want a 3-inch caliper size of tree instead of 2 inches. Nipko is not opposed to putting in larger trees (more mature at planting), depending on who is paying for it.

MOTION:

Tyler Turner made a motion that the Planning Commission approve the final site plan subject to all applicable Farmington City development standards and ordinances and the Conditions 1-4:

1. A copy of the executed shared parking agreement between the residential development/The Trail (Evergreen development) must be provided to the City before a building permit may be issued.
2. Final site plan is required to include Chapter 18 requirements regarding street furniture such as benches and other items as listed in the ordinance, which may not be listed here.
3. The site plan shall address all findings and comments of the DRC.
4. Recommend that the applicant look at planting more mature trees (3-inch caliper minimum) rather than saplings.

Findings 1-2:

1. The proposed use and site plan are 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.

Supplemental Information 1-5:

1. Vicinity Map showing nearby future development

- 2. Final landscape plan
- 3. Final Site Plan
- 4. Building Elevations
- 5. Building Renderings

Samuel Barlow seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Commissioner Frank Adams	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Kristen Sherlock	X Aye ___Nay
Commissioner Samuel Barlow	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay

ZONE TEXT AMENDMENT APPLICATIONS – no public hearing

Item #2 – Farmington City – Applicant is requesting consideration for amendments to Chapter 39, Historic Buildings and Sites of Title 11, Zoning Regulations of the Farmington City Municipal Code related to the Farmington City Historic Landmarks Register. (ZT-4-24)

Petersen introduced this agenda item. The recommendation is to amend the text of Section 11-39-050 F of the Zoning Ordinance titled “Result of Designation” regarding historic resources on the Farmington City Historic Landmark Register. It was originally tabled on March 21, 2024, to be brought back with findings. Two changes should be approved regardless of what option the Commission prefers. The property owners want the choice of getting their Certificate of Appropriateness (CA) from a professional or the Historic Preservation Commission (HPC). Therefore, the changes include that the Community Development Director may appoint an historic preservation architect or a reconnaissance level survey professional to consider those CAs related to repairs, alterations, and additions. The HPC has authority on relocations and demolitions of historic resources. Also, something that is already being done should be codified. That includes making available an architect, free of charge, to consult if they would like the help.

Adams asked under what circumstance someone would come to the City to make a repair. Petersen said it would be major exterior changes such as roof, siding, windows, etc. A certain window outside the time period would disqualify it from being on the National Register.

Petersen said there are three historic preservation lists. The first is the historic site list, which includes every historic resource in the City. There are close to 300 of them in Farmington. There are no restrictions on that, except if you choose to demolish it, the HPC is allowed about a week to go in and take photo documentation.

The second list is the National District Register, on the National Register of Historic Places. That is a federal list that does take effort to get on. A reconnaissance level survey takes between \$2,500 to \$3,000 to meet the Department of Interior standards. All of Main Street from 6th north to 200 South, the West State Clark Lane neighborhood between 200 and 400 West State Street, and quite a few individual properties throughout the City are on this list, with more being added. It gives the ability to qualify for state and federal tax credits, which are 20% or greater. That is an honorary thing that isn’t necessary to follow.

Third, the local register is called the Farmington City Historic Landmark Register. It includes individual buildings such as the courthouse and districts. To qualify as a Landmark District, the area has to first be on the National Register. The property owner or a member of the HPC can initiate the process of getting on those lists. The Clark Lane Historic District was put on the National Registry in 1991 and then on the local Landmark Register in 2009. The Main Street Historic District was on the National Register in 2011 and is now being proposed to be on the local Landmark Register. The City Council has held a few public hearings on the matter. Of the approximately 100 properties on Main Street, only 60% would be considered “contributing properties.” Contributing properties are those on the National Register or that would qualify for the National Register. Having too many changes, not

adhering to certain architectural standards, or being too “young” would disqualify a property from being contributing. The City Council is leaning toward Paragraph A and Option 1.

Commissioner Kristen Sherlock doesn't like Option 2 because when it comes to maintaining the historic nature of the property, the soffit material, window frames, etc. all matter. She wants someone to look at it before changes are made. Preservation should be using materials comparable to historic materials originally used. She prefers option B I.

Petersen said the property owners who generally live on site support being part of the local Landmark Register. When it is looked at as a Homeowner's Association (HOA) where the landowner is without a choice, some landowners are against it. Clearly the property values of owner-occupied homes are higher than absentee landlords or renter households. Absentee landowners have balked at being part of the Landmark Register. If changes are proposed to the rear of a historic building, then it doesn't need a CA. If it is a major alteration or addition, a CA would be needed. The landowner can then decide between the HPC or a professional paid consultant, which is usually a faster route than the HPC. A hearing officer would hear any appeals. The zoning administrator is different from the community development director, but currently the person wears the same hat. Right now, all three city planners are allowed to function as the zoning administrator.

Commissioner George “Tony” Kalakis asked if it would be clearer if the term “major” was added to the word “repairs” in Option 1 of B I. Petersen said it might. Adams said instead of “major” and “minor,” “repair” could be defined as restoring to its original form, with a focus on restoration.

Mortensen said he likes B I option 1, as it is simple, to the point, and without a lot of change. He would like to delete the word “repairs,” because the finding defines it. Repairs are already referenced in Section 3, and stating it again would be redundant. He is sympathetic to those whose homes are on the National Register, as they don't have to do anything. Being on the local Landmark Register is completely different and requires more of the landowner. While the Commission is not recommending any action on the Main Street Historic District, they are recommending on the language that supports that. However, Farmington is all about history. This is something he has had to think through.

MOTION

Frank Adams made a motion that the Planning Commission recommend that the City Council amend Section 11-39-050 F. subparagraph 2.a. and subparagraph 3. as set forth below—and make minor recodification changes to the Section as necessary to accommodate the amendment set forth in Paragraph A 2 a. and paragraph 3, supported by the findings set forth in the motion.

2.
 - a. ~~The community development director-city manager, at his or her sole discretion, and with the advice of the community development director and the chair of the historic preservation commission, at the option of the property owner, may appoint an historic preservation architect or a reconnaissance level survey professional to consider applications for certificates of appropriateness related to repairs, alterations, or additions. Once appointed, the architect or professional shall have all the powers and duties of the historic preservation commission, but limited solely to the consideration and issuance of a certificate of historic appropriateness. The historic preservation commission shall retain authority related to relocation or demolition of an historic resource.~~
3. The Zoning Administrator will encourage owners seeking approval for proposed repairs, alterations, or additions for an historic resource on the historic landmark register to consult with an historic preservation architect, a reconnaissance level survey professional, tax consultant, or others, about the feasibility and benefits of meeting the United States secretary of the interior's standards for rehabilitation as set forth in section 11-39-060 of this chapter.

Findings 1-2:

1. The amendment provides greater flexibility to the owner of an historic resource to obtain a certificate of appropriateness for repairs, alterations, or additions.
2. The proposed subparagraph 3 enables access to greater information to an owner of an historic resource wanting to do repairs alterations, or additions consistent with appropriate standards.

Further, Adams moved that the Commission recommend that the City Council amend Section 11-39-050 F. of the zoning ordinance by approving Option 1 as presented—and make minor recodification changes to the Section as necessary to accommodate the recommended amendment Option 1 Paragraph 2. The only thing it does is remove the word “repairs” to find that the text amendment limits the Certificate of Appropriateness to demolitions and relocations, which is a level of preservation better than the implementation of no standards for the Main Street Historic District. One other finding, that it removes the contradiction between those two paragraphs.

OPTION I

- 2. Except as set forth in sub-paragraph 3 below, proposed repairs, alterations, additions, relocation or demolitions to historic resources listed on the register requiring a building permit are subject to review by the historic preservation commission and shall receive a "certificate of historic appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of historic resources to the greatest extent reasonably possible.

Kristen Sherlock seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Commissioner Frank Adams	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Kristen Sherlock	X Aye ___Nay
Commissioner Samuel Barlow	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay

OTHER BUSINESS

Item #5 – Miscellaneous, correspondence, etc.

a) Minutes Approval from March 7, 2024

- Frank Adams made a motion to approve the minutes from March 21, 2024. Tyler Turner seconded the motion.

Chair John David Mortensen	X Aye ___Nay
Commissioner Frank Adams	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Kristen Sherlock	X Aye ___Nay
Commissioner Samuel Barlow	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay

b) City Council Report from April 9, 2024.

- Hansell presented the items that the Council heard during their late meeting on April 9, 2024.
 - i. The Council spent quite a bit of time on the Charlotte PMP/DA/Schematic Site Plan (on Burke Lane, including the trails, a commercial component, restaurant pads, reception center, and townhomes). The reception center was not previously presented to the Planning Commission, but was presented to the Council that evening. The Council agreed that the trail could be on only one side (east side) of the creek for that proposed use. However, if it was anything but a reception center, the trail would have to be on both sides of the creek in that location. Another condition was that the residential would start only if a commercial element got a start at the same time. The item will be back before the Commission again for final approval.
 - ii. The Council approved the Miller landscape yard home occupation (West Davis Corridor and Shirley Rae Drive), which will be reviewed in three years. The use will not continue with the land, and will only remain if the Miller’s remain residents of the neighboring property.
 - iii. The Council also approved Section 180 of Chapter 20.

c) Other

- Petersen said Red Barn will be coming soon with a new e-commerce/retail office on their current property, for a new location for their thrift store. Intermountain Health Care (IHC) has purchased 8.58 acres on nearby property. The University of Utah Health Center is on 15 acres in Farmington, but on 8 acres in Day Break.

ADJOURNMENT

Tyler Turner motioned to adjourn at 8:22 pm.

**Chair John David Mortensen
Commissioner Frank Adams
Commissioner Joey Hansen
Commissioner Kristen Sherlock
Commissioner Samuel Barlow
Commissioner Tyler Turner
Commissioner George Kalakis**

**X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay**

John David Mortensen, Chair

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, May 7, 2024** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 5:00 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 – 5:00 p.m.

- Budget presentations and deliberation
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Brigham Mellor, City Manager
- Pledge of Allegiance – Melissa Layton, Council member

PRESENTATIONS:

- Recognition of Brigden Sunderland as Student of the Month

PUBLIC HEARINGS:

- Main Street Landmark Register Designation Ordinance
- Code Text Change Proposal – Section 11-39-050 F of the Zoning Ordinance

BUSINESS:

- Consideration of a Moderate-Income Housing – Fee in Lieu Proposal for the Mashburn Lot Split at 247 South 650 West
- Adoption of FY 2024-25 Recommended as Tentative Municipal Budget

Minute motion adjourning to the Redevelopment Agency meeting. (See RDA Agenda)

Minute motion to reconvene the City Council Meeting

SUMMARY ACTION:

1. Interlocal Agreement for Third-Party Building Inspections
2. Clark Lane and 1100 West Power Relocation Agreement
3. Listing Agreement with Newmark
4. Approval of Minutes for 04.09.24

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 May 2, 2024

DRAFT
May 9, 2024

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

ACCESSORY DWELLING UNIT, **DETACHED (DADU)**: A detached dwelling unit within an accessory building, which is subordinate in area and height and is an architectural and integral part of a single-family dwelling located on the same lot.

~~INTERNAL-ACCESSORY DWELLING UNIT, **INTERNAL (IADU)**~~: An attached dwelling unit within the footprint of a single-family dwelling and is an architectural and integral part thereof.

ARCHITECTURAL AND INTEGRAL PART OF: Any portion of, appendage to or part of the general building layout of a main use planned for and/or constructed within the buildable area of a lot; and which is a functional part thereof; and which may be a structural part of or a detached accessory separated from the main building by a court not less than four feet (4') in width; and which is of the same general design or style as and comparable in excellence of quality and construction to the main building.

11-28-180: ADDITIONAL REQUIREMENTS FOR **SINGLE-FAMILY** DWELLINGS:

- A. **Single-family** Dwellings: In addition to the requirements set forth in this title, all **single-family** dwellings within Farmington City shall comply with the following:
1. **Federal Standards**: The dwelling must be constructed in accordance with the building codes, as adopted and amended by the city, or be certified under the federal manufactured housing construction and safety standards act (HUD code) and approved and issued an insignia by the U.S. department of housing and urban development. If the dwelling is certified by the department of housing and urban development, the dwelling or additional structures may not be modified in violation of the HUD code or the building codes, as adopted and amended by the city, whichever is applicable to the modification.
 2. **Real Property**: The real property and the home thereon must be held in common ownership and taxed as real property with an affidavit filed with the state tax commission in accordance with Utah Code Annotated section 70D-2-401, as amended.
 3. **Permanent Foundation**: The dwelling must be adequately installed and secured to a permanent concrete foundation in accordance with the building codes, as adopted and amended by the city, or the installation standards as defined in title 10, chapter 2 of this code, whichever is applicable. If the dwelling is installed in accordance with the installation standards, the dwelling may not sit more than twelve inches (12") above grade.

4. Utilities: The dwelling must be permanently connected to and approved for all required utilities.
 5. Enclosure: Any space beneath the structure must be enclosed at and secured to the perimeter of the dwelling and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry foundation materials.
 6. Removal Of Equipment: All running gears, tongues, axles and wheels must be removed from the dwelling at the time of installation. Each exit door of the dwelling must contain a landing that is a minimum of thirty six inches by thirty six inches (36" x 36"), constructed in accordance with the building codes, as adopted and amended by the city.
 7. Exterior Siding: Exterior siding and trim materials shall consist of durable, weather resilient materials approved for dwelling construction in the building codes, such as masonry, stucco, wood, vinyl and steel or aluminum residential siding. In no case may corrugated metal or plastic type covering be used on a dwelling.
 8. Garages: All dwelling units shall be provided with a garage or carport having a minimum interior width of twelve feet (12'), constructed concurrently with the dwelling and in accordance with the building codes, as adopted and amended by the city.
 9. Roof: The roof overhang must be at least twelve inches (12") measured from the vertical side of the dwelling.
- B. Alterations: The city zoning administrator may, in his or her sole discretion, approve deviations from one or more of the development or architectural standards set forth in subsections A5 through A9 of this section, upon sufficient showing and finding that the proposed alteration is compatible and harmonious with existing or proposed structures in the area and meets or exceeds the building codes, as adopted and amended by the city or the HUD code, whichever is applicable.

11-28-200: **DETACHED** ACCESSORY DWELLING UNITS AND INTERNAL ACCESSORY DWELLING UNITS:

Detached accessory dwelling units (DADUs) and internal accessory dwelling units (IADUs) may be allowed as a permitted or conditional use in various zones as designated in this title.

- A. Purpose: The purposes of this section and any rules, regulations, standards and specifications adopted pursuant hereto are:
1. Minimal Impacts: To accommodate such housing in residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion and compatible scale and appearance of residential buildings.
 2. Decline In Quality: To prevent the proliferation of rental dwellings, absentee ownership, property disinvestment, Building Code violations and associated decline in quality of residential neighborhoods.
 3. Terms And Conditions: To set forth standardized terms and conditions for DADUs and IADUs and procedures for review and approval of the same.

B. Permitted Use: IADUs may be allowed as a permitted use as designated by the underlying zone(s) found in this title. Applications for an IADU shall be submitted and reviewed by the Planning Department.

? C. Conditional Use Permit: DADUs may be allowed as a conditional use as designated by the underlying zone(s) found in this title. Applications for an accessory dwelling shall be submitted and reviewed as a conditional use permit in accordance with chapter 8 of this title.

D. Standards: The following standards and conditions shall apply to all DADUs and IADUs, in addition to any terms and conditions of approval as imposed by the Planning Department or the Planning Commission during the permitted use or conditional use permit process:

1. Location: An DADU or an IADU shall only be allowed as part of, or in conjunction with, a single-family dwelling, and DADUs shall be subordinate in height and building footprint area to such single-family dwelling.
2. Number: A maximum of one accessory dwelling, either an DADU or an IADU shall be allowed per single-family home, not one of each. DADUs and/or IADUs shall contain no more than one dwelling unit.
3. Parking: At least one off street parking stall shall be provided for the DADU or IADU. Such parking stall be in addition to all off street parking requirements for the primary single-family dwelling on the lot and shall conform with the City parking standards specified in this title.
4. Design And Character: The DADU or IADU shall be clearly incidental to the single-family dwelling, there should be no significant alteration to the exterior of the single-family dwelling to accommodate the DADU or IADU and such DADU or IADU shall not adversely affect the residential character of the surrounding neighborhood. An DADU or IADU shall be designed in such a way that neighbors or passersby would not, under normal circumstances, be aware of its existence.
5. Size: An DADU or IADU shall be equal to or subordinate in floor area to, or the remaining floor area, occupied by the single-family dwelling.
6. Lot Size: The creation of an DADU or IADU is prohibited if the lot containing the primary dwelling is six thousand (6,000) ??? square feet or less in size.
7. Construction Codes: The DADU or IADU shall comply with all Construction, Housing and Building Codes in effect at the time the ~~secondary~~ Accessory dWelling Unit is constructed and shall comply with all procedures and requirements of the City building regulations.
8. Occupants: The DADU or IADU shall be occupied exclusively by one family.
9. Ownership: Either the single-family dwelling or accessory dwelling (DADU or IADU) shall be owner occupied.
10. Absentee Owner: Temporary absentee property ownership may be allowed due to unforeseen circumstances, such as military assignments, employment commitments, family obligations and quasi-public service. Notwithstanding the foregoing, the maximum time period allowed for absentee property ownership shall not exceed four (4) years. In the event such absentee property ownership occurs,

the property owner may rent both the accessory dwelling (DADU or IADU) and the primary dwelling.

11. Notice Of DADU Or IADU: Farmington City may record a notice in the office of the Davis County Recorder on the lot in which the DADU or IADU is located. The notice shall include:
 - a. A statement that the lot contains an DADU or an IADU; and
 - b. A statement that the DADU or IADU may only be used in accordance with the City's regulations.

The City shall, upon recording the notice deliver a copy of the notice to the owner of the DADU or IADU.

- E. DADU Foundation: The DADU must be adequately installed and secured to a permanent concrete foundation in accordance with the building codes, as adopted and amended by the city.
- F. Site Development: Upon approval of a permitted use, or a conditional use permit for an accessory dwelling (DADU or IADU), an application for site development shall be submitted in accordance with the provisions of chapter 7 of this title.
- G. DADU Ownership Alternatives: A DADU may be a "for sale" dwelling unit, but meet all standards set forth for DADUs in this Title and the following:
 1. A household different than then the owner of the single-family dwelling, including the underlying property, may own the DADU as follows:
 - a. Ownership of the DADU, but lease the land from the owner of the single-family dwelling.
 - b. Ownership consistent with condominium regulations where the owner of the single-family dwelling owns the land and the DADU, and the occupant of the DADU owns the interior space of the same.
 - c. Ownership of the DADU and the land for the DADU---to accommodate this alternative the owner of the single-family dwelling may subdivide his or her property conforming with city subdivision standards, but the area of the land for the DADU, which need not abut a street, and the remainder property, together must equal the size of the original single-family dwelling lot.
 2. If any DADU is established as per one of the afore stated ownership alternatives, the city shall require separate, and easements for, culinary water and sewer laterals, separate easements/connections for utilities, and if necessary a separate easement/connection for secondary water.
 3. The city shall require payment of impact fees prior to the issuance of the building permit if the DADU did not previously exist on the single-family dwelling lot.
 4. If necessary, the owner of the single-family dwelling lot shall provide parking and pedestrian access easements acceptable to the city to the owner of the DADU.