



**FARMINGTON CITY
PLANNING COMMISSION**

December 12, 2024



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday December 12, 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.

CONDITIONAL USE PERMIT APPLICATION

1. Technology Associates – Applicant is requesting consideration for a Conditional Use Permit application for a monopole wireless telecommunications facility (cell tower) exceeding 60 feet in height, at approximately 125 W Lagoon Lane (300 N), in the CR (Commercial Recreation) zone.

SPECIAL EXCEPTION APPLICATION

2. Conley & Kami Lindsey – Applicant is requesting consideration for a special exception approval for a driveway width extension to exceed the standard 30 feet, for the property located at 407 S 1350 W., in the AE (Agricultural Estates) zone.

SUBDIVISION APPLICATION

3. Cole West (CW Land Co.) – Applicant is requesting a recommendation for a rezone of approximately 15.5 acres of property at approximately 675 South 1525 West from the A and AA zoning districts to the AE (Agriculture Estates) zone together with a recommendation for A Schematic Subdivision Plan for the Farmstead Subdivision consisting of 30 lots. This item was previously presented to the Planning Commission on October 29, 2024 where it was tabled.

ZONE TEXT AMENDMENT APPLICATION

4. Farmington City – Applicant is requesting a recommendation for a zone text amendment to Chapter 11-32, Off Street parking, Loading and Access, to establish design standards for Parking Structures (ZT-3-23)

OTHER BUSINESS

5. Miscellaneous, correspondence, etc.
 - a. Ad-hoc Committee Appointment for Short Term Rentals.
 - b. Planning Commission Minutes Approval – 10.29.2024 & 11.14.2024.
 - c. 2025 Calendar for PC & Terms for reference/schedule planning.
 - i. Vote on Chair & Vice Chair for 2025.
 - ii. Thank you to John David Mortensen for his PC service.
 - 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 December 06, 2024. Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report December 12, 2024

Item 1: Conditional Use – Cell Tower – Verizon Wireless SAL Rattlesnake Rapids

Public Hearing:	Yes
Application No.:	C-4-24;
Property Address:	Approximately 375 N Lagoon Lane (Parcel 07-021-0022)
General Plan Designation:	CR (Commercial Recreation)
Zoning Designation:	CR (Commercial Recreation)
Area:	3.09 ac
Number of Lots:	NA
Property Owner:	Andre Mecham/Lagoon Investment Company LC
Applicant:	Dakota Hawks (Technology Associates)

Request: *The applicants are seeking approval for a conditional use for a cell phone tower exceeding greater 60 feet tall.*

Background Information

According to 11-28-190 Table 1, monopoles featuring antennas and antenna support structures over 2 feet in width and that are greater than 60 feet tall are conditional uses in the CR zone. The CR zone maximum height limit is 100 feet, but may go up to 150 feet with approval from the Planning Commission. This cell tower is 106 feet tall. It is located more than 200 feet away from residential zones as required by 11-28-190.

All conditional uses are considered allowed uses which require further review to mitigate any potential effects of the use. The following are the conditional use approval standards per 11-8-050 of the Farmington zoning ordinances:

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

- A. **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;
- B. **Compliance:** The proposed use shall comply with the regulations and conditions in this title for such use;
- C. **Comprehensive Plan:** The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;

D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;

E. 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; and

F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, 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. A proposed use shall be considered detrimental:

1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
2. If it will unreasonably interfere with the lawful use of surrounding property; or
3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)

Suggested Motion

Move that the Planning Commission approve the conditional use for the Verizon Wireless SAL Rattlesnake Rapids, a monopole exceeding 60 feet in height, located at approximately 375 North Lagoon Lane, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. The uses will not cause unreasonable risks.
2. The use does not interfere with the lawful use of surrounding property,
3. It doesn't not create a need for essential municipal services which cannot be reasonable met.
4. The proposed use is necessary to provide a service or facility will contribute to the well being of the community.

Supplemental Information

1. Vicinity Map
2. SAL packet



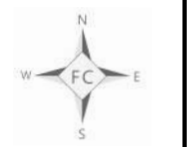
A 3/4 3/4 Y 2 7 E

A 3/4 3/4 V 7 E 0

f i ù p i e / 2 2 e j - 0 ú i ó f i i i 3/4 A

f i i i p j i p 2 j - A 3/4 3/4 V 7 E 0

'LVFODLPHU 7KLY PD
 SURGXFHG EY JDUP QJW
 '6 DQG LV IRU UH FHH
 7KH LQIRUPDWLRQ FROY
 WKLV PDS LV EHO FHY
 DFFXUDWH DQG VXL VDE
 XVHV JDUPLOJWRO &LW
 ZDUUDQW DV WR W KH I
 WKH LQIRUPDWLRQ FRQ
 DQ RWKHU SXUSRVH V



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N89°57'10"W
50.08' (R)
FOUND BRASS CAP
WITNESS CORNER MONUMENT
NORTHWEST CORNER SECTION 19,
TOWNSHIP 3 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING
S00°17'10"E 2658.83' (R)
480.63' - (VZW SITE TIE)

BRIDGE
ITEM 16
POWER HAND HOLE

PARCEL INFO:
LAGOON INVESTMENT
COMPANY, L.C.
07-021-0022

P.O.B.
EAST 471.77'
(VZW SITE TIE)

FARMINGTON CREEK
ITEM 13, 14 & 15

TOP OF BANK

CHAIN LINK FENCE

GATE E27
STORM DRAIN MANHOLE
(MISLABELED AS SEWER)

GATE E26
PARCEL LINE (TYP)

IRRIGATION WATER VALVE
BLUESTAKED IRRIGATION LINE

PARCEL INFO:
LAGOON INVESTMENT
COMPANY, L.C.
07-021-0022

(N) VZW 50' X 50' (2500
SQ FT) LEASE AREA

(N) VZW 12' WIDE ACCESS
AND UTILITY EASEMENT

LAGOON TRAIL SIGN
GATE AT LAGOON TRAIL ENTRANCE

IRON FENCE

FARMINGTON CREEK TRAIL SIGN

BLUESTAKED GAS LINE

HAND HOLE
REMNANT

WATER VALVE

LAGOON LANE (300 NORTH)

BLUESTAKED WATER LINE

GATE E24

STORM DRAIN LINE
(SHOWN BETWEEN TWO FOUND MANHOLES MISLABELED AS SEWER)

GATE AT LAGOON TRAIL ENTRANCE

POWER POLE 192801 (GUY WIRE WEST)
AND SOURCE OF POWER FOR VZW

OVERHEAD POWER LINE

TELEPHONE
PEDESTAL

THICK BRUSH AREA

POWER POLE

TELEPHONE
PEDESTAL

33'

33'

GATE E23

PARCEL INFO:
CLARK F. & JEWALENE H.
CALDWELL
07-021-0005

PARCEL INFO:
CHRISTENSEN LAND
COMPANY, L.C.
07-021-0023

PARCEL INFO:
CLARK F. & JEWALENE H.
CALDWELL
07-021-0005

PARCEL INFO:
LAGOON INVESTMENT
COMPANY, L.C.
07-021-0025

**INFORMATION FOR THE CENTER
OF THE VZW LEASE AREA**

STATE PLANE COORDINATES - NAD 83 (FT)
NORTHING=3518893.75, EASTING=1532656.29

GEODETIC COORDINATES - NAD 83
LATITUDE = N 40°59'09.90"
LONGITUDE = W 111°53'25.15"

GROUND ELEVATION - NAVD88
4283' A.M.S.L.

STATE OF UTAH, NORTH ZONE

PARCEL INFO:
LAGOON INVESTMENT
COMPANY, L.C.
07-021-0035

CERTIFICATE OF SURVEY:

I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°17'10" EAST 480.63 FEET ALONG SECTION LINE AND EAST 471.77 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE WEST 50.00 FEET; THENCE NORTH 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2500 SQ. FT. OR 0.057 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED SOUTH 00°17'10" EAST 508.63 FEET ALONG SECTION LINE AND EAST 527.63 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 28.00 FEET; THENCE WEST 13.00 FEET; THENCE RETRACING PREVIOUS COURSE, EAST 13.00 FEET; THENCE SOUTH 22.29 FEET; THENCE NORTH 40°26'59" WEST 29.29 FEET; THENCE NORTH 6.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE VERIZON WIRELESS LEASE AREA; THENCE RETRACING PREVIOUS TWO COURSES, SOUTH 6.00 FEET; THENCE SOUTH 40°26'59" EAST 29.29 FEET; THENCE SOUTH 10°00'00" WEST 91.51 FEET; THENCE SOUTH 82°00'46" EAST 37.74 FEET, MORE OR LESS, TO THE SOUTH LINE OF PARCEL 07-021-0022 AND TERMINATING, WITH SIDE LINES OF EASEMENT EXTENDING TO AND TERMINATING AT THE SOUTH AND EAST LINES OF AFOREMENTIONED PARCEL.

CONTAINS: 0.058 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:

- (1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.
 - (2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R) = RECORDED BEARING OR DISTANCE.
(CALC) = CALCULATED BEARING OR DISTANCE.
 - (3) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.
 - (4) REFERENCE PLATS:
(A) SURVEY NO. 000968, ALTA/ACSM LAND TITLE SURVEY OF LAGOON PERIMETER, DATED AUGUST 20, 1991.
(B) FARMINGTON TOWN-SITE RESURVEY, DATED JANUARY 27, 1997.
 - (5) SCHEDULE B NOTES PER STEWART TITLE OF UTAH, INC. COMMITMENT NO. 2256545, DATED FEBRUARY 16, 2024:
(A) ITEM 1,3,4,5,6,10,11,12, & 27 - ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(B) ITEM 2,7,8,9,18,19,20,21,22,24,25, & 26 - ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(C) ITEM 13 - ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY HAVE BEEN COVERED BY WATER. (EAST BANK OF FARMINGTON CREEK SHOWN ON PLAT)
(D) ITEM 14 - ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT: A) SOME PORTION OF THE LAND FORMS THE BED OR BANK OF A NAVIGABLE RIVER OR LAKE, OR LIES BELOW THE MEAN HIGH WATER MARK THEREOF; B) THE BOUNDARY OF THE LAND HAS BEEN AFFECTED BY A CHANGE IN THE COURSE OR WATER LEVEL OF A NAVIGABLE RIVER OR LAKE; C) THE LAND IS SUBJECT TO WATER RIGHTS, CLAIMS OR TITLE TO WATER AND TO ANY LAW OR GOVERNMENTAL REGULATION PERTAINING TO WETLANDS. (EAST BANK OF FARMINGTON CREEK SHOWN ON PLAT)
(E) ITEM 15 - THE RIGHTS OF OTHERS, IF ANY, IN AND TO FARMINGTON CREEK AS THEIR INTEREST MAY APPEAR AND FOR MAINTENANCE OF THE SAME. (EAST BANK OF FARMINGTON CREEK SHOWN ON PLAT)
(F) ITEM 16 - 6 FOOT U.S. WEST COMMUNICATIONS, INC. EASEMENT IN ENTRY NO. 1022185, LOCATED NORTH OF SITE AREA. (SHOWN ON PLAT)
(G) ITEM 17 - PARCEL SUBJECT TO LAND USE AND DEVELOPMENT MANAGEMENT ORDINANCE IN ENTRY NO. 2530767. (NOT SHOWN ON PLAT)
(H) ITEM 23 - PARCEL SUBJECT TO TERMS OF LEASE SUBORDINATION AGREEMENT IN ENTRY NO. 2819840 & 2819841, AMENDED IN ENTRY NO. 3136686. (NOT SHOWN ON PLAT)
- SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.



UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR
SURVEYING, L.L.C.
PHONE: 801-230-8968
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F
CHECKED BY: JERRY F

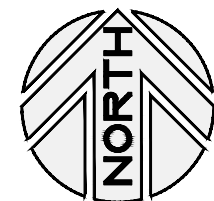
REV	DATE	DESCRIPTION
1	10.22.2024	ADDED UTILITY INFO.
0	04.23.2024	SITE SURVEY



SAL - RATTLESNAKE RAPIDS
NW SEC 19, T3N, R1E
LAGOON LANE
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

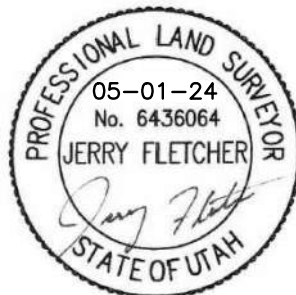
<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: MAY 1, 2024

Re: SAL - RATTLESNAKE RAPIDS

NW 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°59'09.90", and the longitude of W 111°53'25.15", are accurate to within 15 feet horizontally and the site elevation of 4283 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.

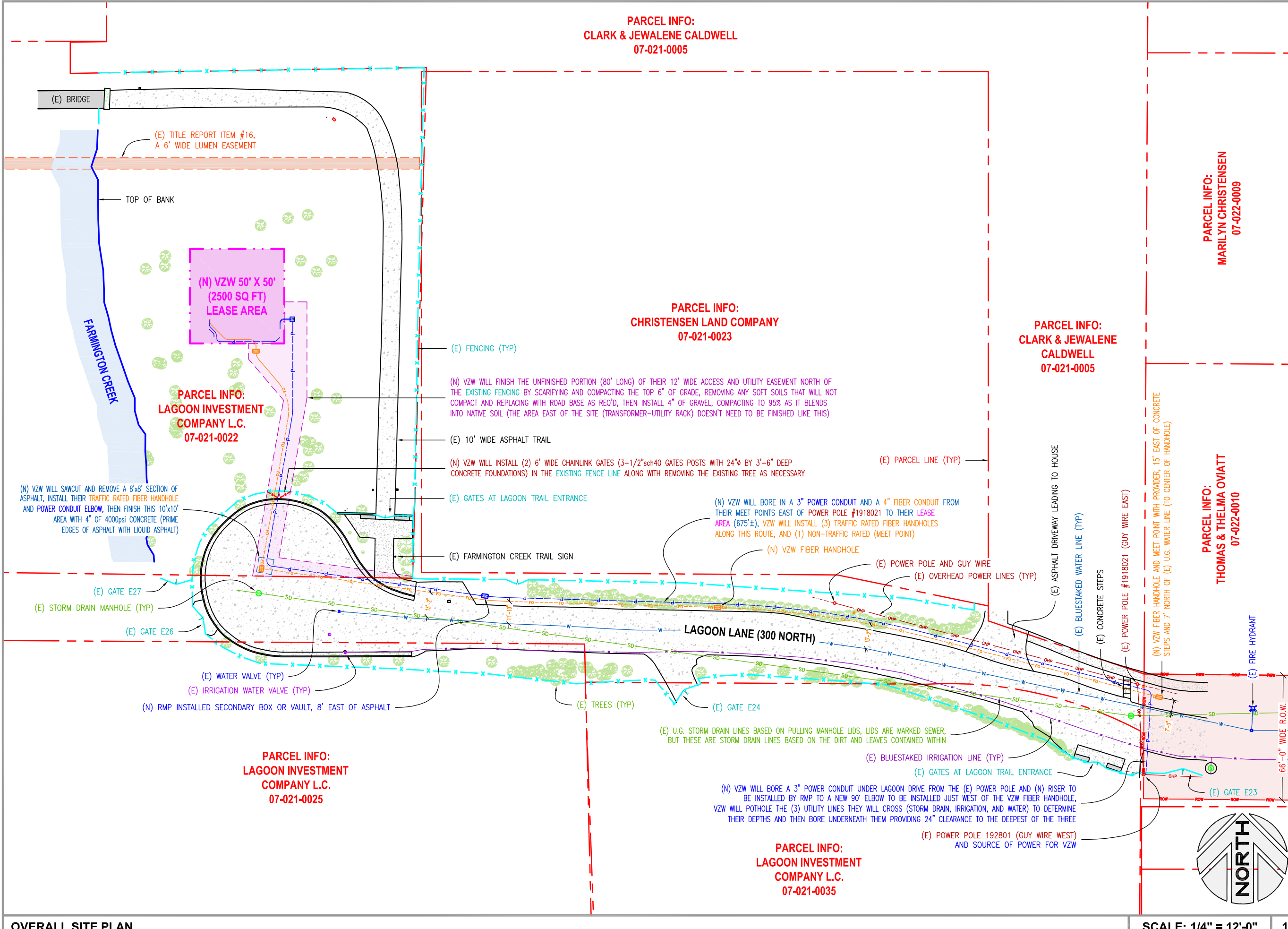


Professional Licensed Land Surveyor:

1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064

EXISTING WATER VZW RRR
 EXISTING STORM DRAIN VZW HYBRID/OP
 EXISTING SEWER VZW ANTENNAS
 EXISTING TELCO/FIBER VZW FIBER INSTALL
 EXISTING POWER VZW POWER INSTALL
 EXISTING FENCING VZW UTILITY EASEMENT
 EXISTING RIGHT-OF-WAY LINE VZW ACCESS/UTILITY EASEMENT
 EXISTING PARCEL LINE VZW LEASE AREA



PARCEL INFO:
CLARK & JEWALENE CALDWELL
 07-021-0005

PARCEL INFO:
CHRISTENSEN LAND COMPANY
 07-021-0023

PARCEL INFO:
CLARK & JEWALENE CALDWELL
 07-021-0005

PARCEL INFO:
MARILYN CHRISTENSEN
 07-022-0009

PARCEL INFO:
THOMAS & THELMA OVIATT
 07-022-0010

(E) TITLE REPORT ITEM #16,
 A 6' WIDE LUMEN EASEMENT

(N) VZW 50' X 50'
 (2500 SQ FT)
 LEASE AREA

PARCEL INFO:
LAGOON INVESTMENT COMPANY L.C.
 07-021-0022

(N) VZW WILL SAWCUT AND REMOVE A 8'x8' SECTION OF ASPHALT, INSTALL THEIR TRAFFIC RATED FIBER HANDHOLE AND POWER CONDUIT ELBOW, THEN FINISH THIS 10'x10' AREA WITH 4" OF 4000psi CONCRETE (PRIME EDGES OF ASPHALT WITH LIQUID ASPHALT)

(N) VZW WILL FINISH THE UNFINISHED PORTION (80' LONG) OF THEIR 12' WIDE ACCESS AND UTILITY EASEMENT NORTH OF THE EXISTING FENCING BY SCARIFYING AND COMPACTING THE TOP 6" OF GRADE, REMOVING ANY SOFT SOILS THAT WILL NOT COMPACT AND REPLACING WITH ROAD BASE AS REQ'D, THEN INSTALL 4" OF GRAVEL, COMPACTING TO 95% AS IT BLENDS INTO NATIVE SOIL (THE AREA EAST OF THE SITE (TRANSFORMER-UTILITY RACK) DOESN'T NEED TO BE FINISHED LIKE THIS)

(E) 10' WIDE ASPHALT TRAIL
 (N) VZW WILL INSTALL (2) 6' WIDE CHAINLINK GATES (3-1/2"sch40 GATES POSTS WITH 24"Ø BY 3'-6" DEEP CONCRETE FOUNDATIONS) IN THE EXISTING FENCE LINE ALONG WITH REMOVING THE EXISTING TREE AS NECESSARY

(N) VZW WILL BORE IN A 3" POWER CONDUIT AND A 4" FIBER CONDUIT FROM THEIR MEET POINTS EAST OF POWER POLE #1918021 TO THEIR LEASE AREA (675'±), VZW WILL INSTALL (3) TRAFFIC RATED FIBER HANDHOLES ALONG THIS ROUTE, AND (1) NON-TRAFFIC RATED (MEET POINT)

(E) U.G. STORM DRAIN LINES BASED ON PULLING MANHOLE LIDS, LIDS ARE MARKED SEWER, BUT THESE ARE STORM DRAIN LINES BASED ON THE DIRT AND LEAVES CONTAINED WITHIN

(N) VZW WILL BORE A 3" POWER CONDUIT UNDER LAGOON DRIVE FROM THE (E) POWER POLE AND (N) RISER TO BE INSTALLED BY RMP TO A NEW 90° ELBOW TO BE INSTALLED JUST WEST OF THE VZW FIBER HANDHOLE, VZW WILL POTHOLE THE (3) UTILITY LINES THEY WILL CROSS (STORM DRAIN, IRRIGATION, AND WATER) TO DETERMINE THEIR DEPTHS AND THEN BORE UNDERNEATH THEM PROVIDING 24" CLEARANCE TO THE DEEPEST OF THE THREE

(E) POWER POLE 192801 (GUY WIRE WEST) AND SOURCE OF POWER FOR VZW

PARCEL INFO:
LAGOON INVESTMENT COMPANY L.C.
 07-021-0025

PARCEL INFO:
LAGOON INVESTMENT COMPANY L.C.
 07-021-0035

verizon
 9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
 136 SOUTH MAIN STREET, SUITE 400
 SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
 3129 TIGER RUN COURT, SUITE #206
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
 CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
1	10.22.2024	REVISIONS PER CITY
0	05.02.2024	ZONING DRAWINGS

SAL - RATTLESNAKE RAPIDS
 NW SEC 19, T3N, R1E
 LAGOON LANE
 FARMINGTON, UTAH 84025
 -- RAWLAND SITE --

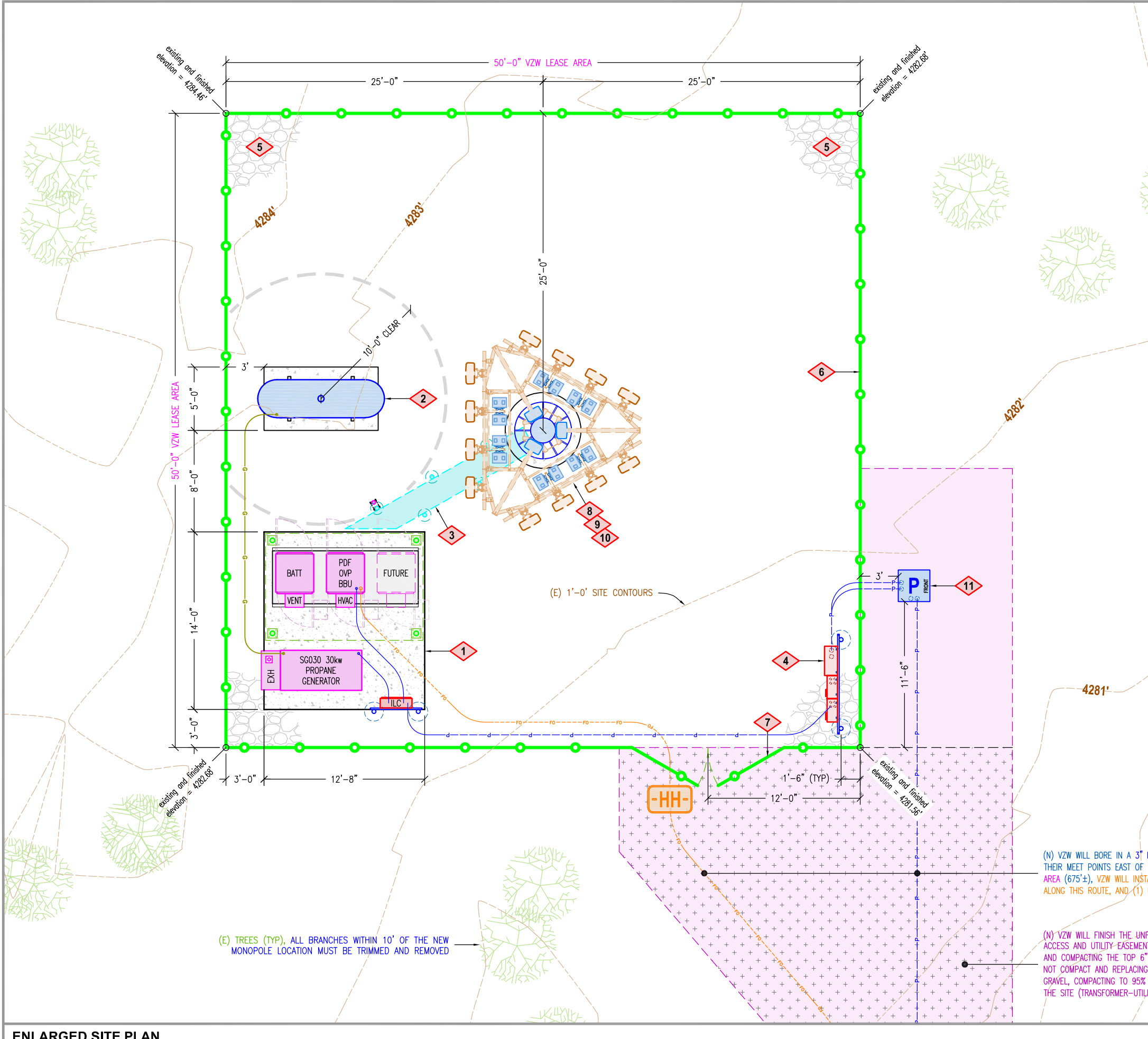
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100

OVERALL SITE PLAN

SCALE: 1/4" = 12'-0" 1

EXISTING WATER VZW RRH
 EXISTING STORM DRAIN VZW HYBRID/OVP
 EXISTING SEWER VZW ANTENNAS
 EXISTING TELCO/FIBER VZW FIBER INSTALL
 EXISTING POWER VZW POWER INSTALL
 EXISTING FENCING VZW UTILITY EASEMENT
 EXISTING RIGHT-OF-WAY LINE VZW ACCESS/UTILITY EASEMENT
 EXISTING PARCEL LINE VZW LEASE AREA



KEYED NOTES

- 1 VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-6"t), AND A SGO30 PROPANE GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH CANOPY. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100 FOR THE CONCRETE SLAB DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PAD PER VZW REQUIREMENTS, SEE C301/2.
- 2 VZW WILL INSTALL A 500 GALLON PROPANE TANK (3'-2"ø X 10'-0" LONG) WITH 5'-0" SUPPORT LEG SPACING, MOUNTED UPON A 5'-0" X 9'-0" LONG CONCRETE PAD, SEE C300/4, WEIGHT = 2900 LBS. CONTRACTOR WILL NEED TO RUN A FEEDER LINE FROM THE PROPANE TANK TO THE PROPANE GENERATOR PER MANUFACTURER RECOMMENDATIONS, SEE E202/2 FOR TRENCHING. THE CONTRACTOR WILL BE REQUIRED TO FILL THE TANK AFTER TESTING ALL THE CONNECTIONS FOR LEAKS.
- 3 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 4 VZW UTILITY RACK, SEE C301/3.
- 5 VZW TO FINISH THE SITE WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 6 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/1.
- 7 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/2.
- 8 VZW 100' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 9 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 96' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 10 VZW CONTRACTOR TO INSTALL (2) 4"ø MICROWAVE DISHS (HEIGHT AND AZIMUTH TBD AT A LATER DATE).
- 11 RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 3" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

(N) VZW WILL BORE IN A 3" POWER CONDUIT AND A 4" FIBER CONDUIT FROM THEIR MEET POINTS EAST OF POWER POLE #1918021 TO THEIR LEASE AREA (675'±), VZW WILL INSTALL (3) TRAFFIC RATED FIBER HANDHOLES ALONG THIS ROUTE, AND (1) NON-TRAFFIC RATED (MEET POINT)

(N) VZW WILL FINISH THE UNFINISHED PORTION (80' LONG) OF THEIR 12' WIDE ACCESS AND UTILITY-EASEMENT NORTH OF THE EXISTING FENCING BY SCARIFYING AND COMPACTING THE TOP 6" OF GRADE, REMOVING ANY SOFT SOILS THAT WILL NOT COMPACT AND REPLACING WITH ROAD BASE AS REQ'D, THEN INSTALL 4" OF GRAVEL, COMPACTING TO 95% AS IT BLENDS INTO NATIVE SOIL (THE AREA EAST OF THE SITE (TRANSFORMER-UTILITY RACK) DOESN'T NEED TO BE FINISHED LIKE THIS)

(E) TREES (TYP), ALL BRANCHES WITHIN 10' OF THE NEW MONOPOLE LOCATION MUST BE TRIMMED AND REMOVED



UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
1	10.22.2024	REVISIONS PER CITY
0	05.02.2024	ZONING DRAWINGS

SAL - RATTLESNAKE RAPIDS
NW SEC 19, T3N, R1E
LAGOON LANE
FARMINGTON, UTAH 84025
- RAWLAND SITE -

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101



KEYED NOTES – SEE C101 FOR EXPANDED VERSION

- 1** VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-6"t), AND A SG030 PROPANE GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH CANOPY.
- 2** VZW WILL INSTALL A 500 GALLON PROPANE TANK (3'-2"φ X 10'-0" LONG) WITH 5'-0" SUPPORT LEG SPACING, MOUNTED UPON A 5'-0" X 9'-0" LONG CONCRETE PAD.
- 3** VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/1.
- 4** VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/2.
- 5** VZW 100' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 6** VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 96' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 7** VZW CONTRACTOR TO INSTALL (2) 4'φ MICROWAVE DISHES (HEIGHT AND AZIMUTH TBD AT A LATER DATE).
- 8** VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

(N) VZW WILL FINISH THE UNFINISHED PORTION (80' LONG) OF THEIR 12' WIDE ACCESS AND UTILITY EASEMENT NORTH OF THE EXISTING FENCING WITH 4" OF GRAVEL OVER ROAD BASE, SEE C100-C101 FOR ADDITIONAL NOTES

(N) VZW 50' X 50' (2500 SQ FT) LEASE AREA

SITE ELEVATION
NORTHWEST VIEW

TOP OF LIGHTNING ROD AND OVERALL HEIGHT IS 106'-0"
TOP OF MONOPOLE AND ANTENNAS IS 100'-0"
CENTERLINE OF VZW ANTENNAS IS 96'-0"

SITE ELEVATION
LOOKING NORTH



9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088



UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
1	10.22.2024	REVISIONS PER CITY
0	05.02.2024	ZONING DRAWINGS

SAL - RATTLESNAKE RAPIDS
NW SEC 19, T3N, R1E
LAGOON LANE
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER

C200

TOP OF LIGHTNING ROD AND OVERALL HEIGHT IS 106'-0"
TOP OF MONOPOLE AND ANTENNAS IS 100'-0"
CENTERLINE OF VZW ANTENNAS IS 96'-0"

SITE ELEVATION
LOOKING WEST

GROUND LEVEL IS 0'-0"



Farmington City Planning Commission Staff Report December 12, 2024

Item 2: Special Exception – Driveway Width

Public Hearing:	Yes
Application No.:	M-5-24;
Property Address:	407 South 1350 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	0.44 ac
Number of Lots:	1
Property Owner:	Conley Lindsey
Applicant:	Conley Lindsey

Request: *The applicants are seeking approval for a special exception to exceed the maximum driveway width of 30 feet in 11-32-060 A1.*

Background Information

The applicant is requesting a special exception to exceed the maximum driveway width of 30 feet for three properly designated parking spaces as required by 11-32-060 A1.

Public Works Inspectors observed a driveway curb cut in progress at this location without an Excavation Permit and zoning approval. The City requested that the applicant apply for a special exception for increased driveway width, which would require Planning Commission Review and Fire Department approval as the curb cut is near a hydrant. The applicant wishes to add approximately 15 feet to the driveway curb cut, thereby creating a driveway that is approximately 45 feet wide at the curb cut. Their request is driven by wanting access to their parking pad, located on the north side of the home.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location,

landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

b. Will not create unreasonable traffic hazards;

c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Suggested Motion

Move that the Planning Commission approve the special exception for a curb cut that is not to exceed 45 feet wide for the driveway at 407 S 1350 West, subject to all applicable Farmington City development standards and ordinances and the following conditions:

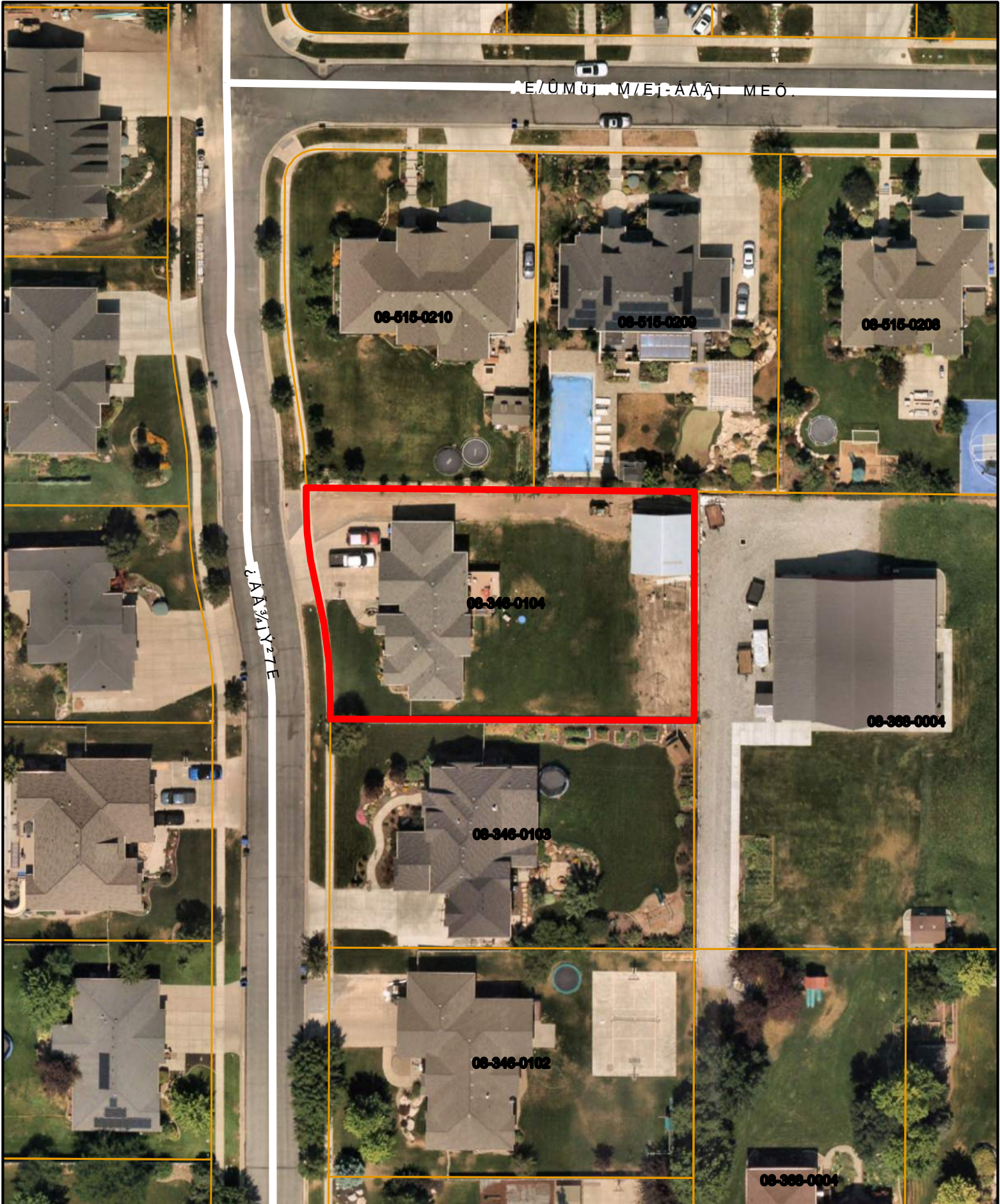
1. The applicant must place Fire Department approved Vehicle Impact Protection Posts according to Utah Fire Code standards.
2. The curb cut must maintain clearance of at least 3 feet from the fire hydrant.

Findings:

1. If the above conditions are followed, then:
 - a. Because of its position further than 30 feet from the nearest intersection, it is reasonable to assume that the widened driveway will not be detrimental to the health, safety or general welfare of persons residing or working the vicinity, or injurious to property or improvements in vicinity.
 - b. The property is of sufficient size to accommodate the special exception
 - c. The driveway curb cut is less likely to cause unreasonable traffic hazards.

Supplemental Information

1. Vicinity Map
2. Street view of curb cut location
3. Vehicle Impact Protection standards from Utah Fire Code



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08-515-0210

08-515-0209

08-515-0208

08-346-0104

08-388-0004

08-346-0103

08-346-0102

08-388-0004

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paint

Search Utah Fire Code 2021



Utah Fire Code 2021



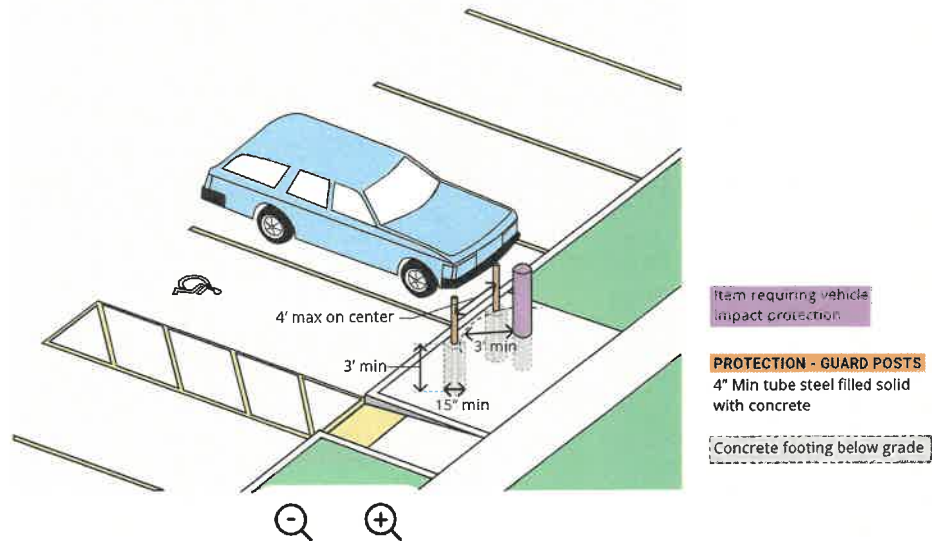
Tool Palette



Vehicle Impact Protection Posts



VEHICLE IMPACT PROTECTION POST



OVERVIEW

In addition to providing a visual cue, an impact-resistant bollard works as a physical barrier. The heavy-duty, tough posts are designed to stop a moving vehicle. After an impact, the bollard may bend or crack, causing a need for replacement.

PRIMARY SECTIONS

UT FC 312.2 Posts ('21)

RELATED SECTIONS

UT BC 912.4.3 Physical Protection ('21)

UT RC M1307.3.1 Protection From Impact ('21)

UT FC 312 Vehicle Impact Protection ('21)

UT FC 1206.7 Vehicle Impact Protection ('21)

UT FC 1207.4.5 Vehicle Impact Protection ('21)

UT FC 5303.16.6 Vehicle Impact Protection ('21)

PART III— BUILDING AND EQUIPMENT DESIGN FEATURES

shall be:

Section 312 Vehicle Impact Protection

Chapter 5 Fire Service Features



of the building by partitions of not less than 0.5-inch-

Utah Fire Code 2021

Section 312 Vehicle Impact Protection

312.1 General

Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other *approved* physical barriers that comply with Section 312.3.

312.2 Posts

Guard posts shall comply with all of the following requirements:

1. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
2. Spaced not more than 4 feet (1219 mm) between posts on center.
3. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
4. Set with the top of the posts not less than 3 feet (914 mm) above ground.
5. Located not less than 3 feet (914 mm) from the protected object.

312.3 Other Barriers

Barriers, other than posts specified in Section 312.2, that are designed to resist, deflect or visually deter vehicular impact commensurate with an anticipated impact scenario shall be permitted where *approved*.



**Farmington City
Planning Commission Staff Report
December 12, 2024**

Item 3: Zone Change, Schematic Subdivision Plan, Conservation Subdivision Overlay, Transfer of Development Rights (TDR) and Development Agreement (DA)- Farmstead Subdivision

Public Hearing: Yes
Application No.: S-13-24
Property Address: Approximately 675 S 1525 W
General Plan Designation: RRD (Rural Residential Density) and DR (Develop Restrictions, VL Dens)
Zoning Designation: AA and A (Agriculture Very Low Density and Agricultural)
Area: 15.50 acres
Lots: 30
Property Owner/Applicant: CW Group/CW Land – Chase Freebairn

Request: *The applicant is requesting a recommendation for a rezone of approximately 15.5 acres of property at approximately 675 South 1525 West from the A and AA zoning districts to the AE (Agriculture Estates) zone together with a recommendation for a Schematic Subdivision Plan, Development Agreement and TDR Agreement, for the Farmstead Subdivision consisting of 30 lots.*

Background Information

The subject property consists of 15.5 acres accessed from 1525 West just north of the West Davis Corridor. It is adjacent to Flatrock Ranch and would be connected to that subdivision by Bareback Way on the west and a new road connection on the east. The property is a remnant from the UDOT construction of the West Davis Corridor, and remains zoned AA and A, which have conventional lot sizes of 10 and 2 acres. The applicant is requesting a zone change to AE, which has a conventional lot size of 1 acre, and alternative lot size of 0.5 acre. The surrounding area is primarily residential with lot sizes averaging around 0.3 to 1 acre. The proposal currently includes 30 lots ranging in size from 0.27 to 0.7 acres.

The schematic subdivision plan is based on the requested zone of AE. Under the AE lot size of 1 acre and lot width of 100 feet, the conventional yield would roughly 12 lots, while the alternative lot size 0.5 acre and lot width of 100' would yield 24 lots. The applicant initially proposed a PUD - which allows up to 20% bonus density - to gain flexibility regarding lot size, width, and setbacks. In exchange for the bonus, the applicant suggested moderate income housing within a minimum of three residential buildings and a sound wall. At the October 29, 2024 Planning Commission meeting, the project

was tabled to further explore incentive options to justify the 20% bonus density of a PUD approval.

The applicant is now proposing a conservation subdivision, which would allow them to access the alternative lot size of 0.50 acres in the AE zone, and the average lot area in a conservation subdivision of 0.27 acres. In exchange for conservation subdivision standards, the applicant is proposing the purchase of up to 18 transfer of development rights (TDRs), which would fund Parks projects, namely the Ivy Acres Park and Historic Rock Mill/Tom Owens park area. TDRs are an option that promote the consolidation of usable open space in the City, rather than smaller open spaces which are logistically and financially more difficult to maintain by private HOAs or the City. In discussion with the City, the TDR option is more favorable than moderate income housing in this area, thus the MIH option has been removed from the proposed Development Agreement. In discussion, with the applicant, the sound wall will remain part of the plan, but will be removed from the DA as a requirement of approval.

According to the Subdivision Ordinance, this project requires rezone approval from the City Council, as well as Council approval for the Subdivision Schematic Plan, DA and TDR agreement. Although an original public hearing was held on October 29, this is a public hearing, at the request of the Commission.

Suggested Motion

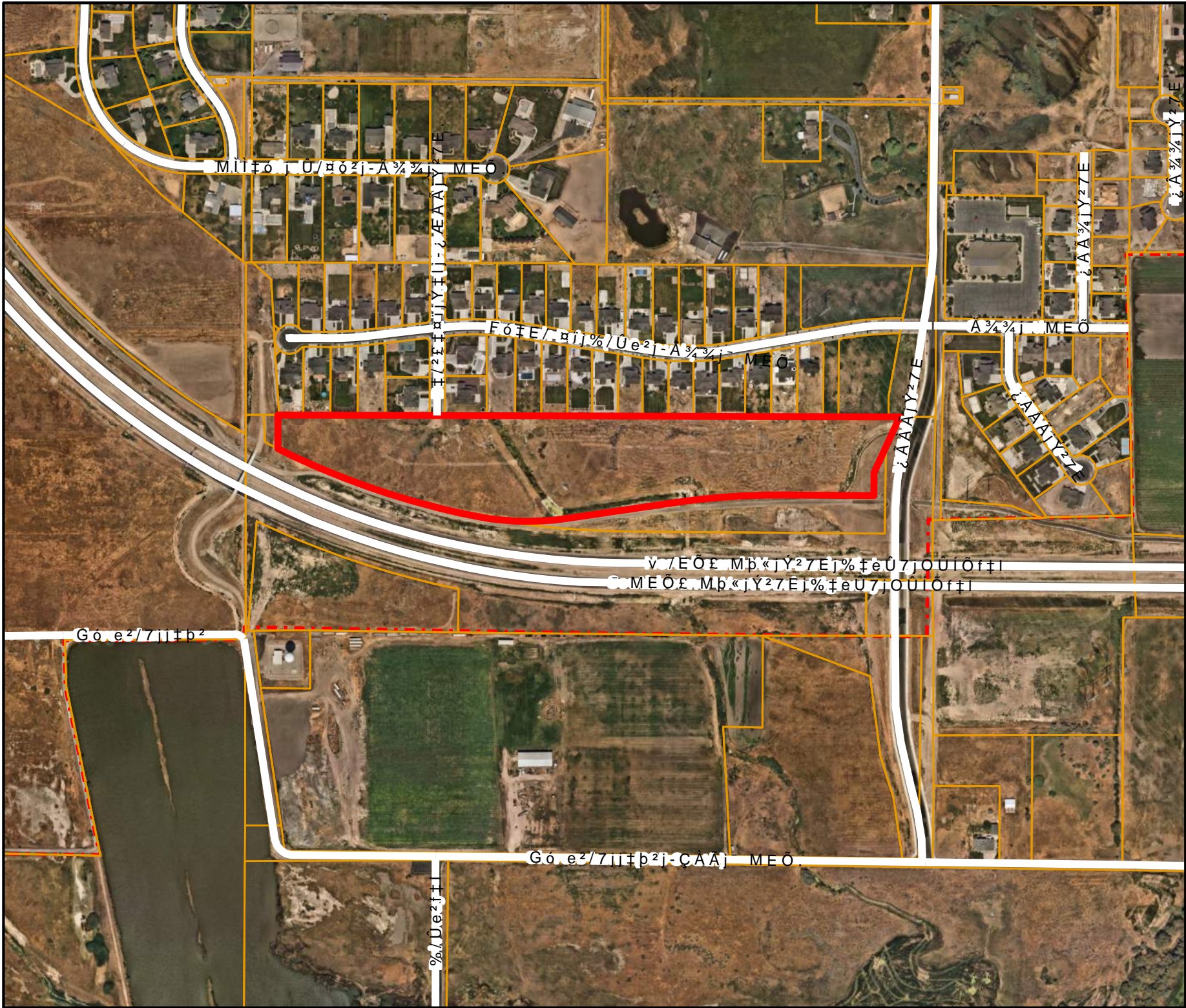
Move that the Planning Commission recommend approval to the City Council to rezone 15.5 acres from AA and A to AE; as well as recommend that the Council approves the Schematic Subdivision Plan, Development Agreement and TDR Agreement for up to 18 TDRs, subject to all applicable Farmington City development standards and ordinances.

Findings

1. One of the purposes of the conservation subdivisions is to provide greater design flexibility and efficiency, and diversify lot sizes as a benefit to more residents, this plan supports that purpose.
2. The plan supports open space initiatives which benefit the City as a whole, such as Ivy Acres park, Tom Owens/Rock Mill Park, and the Regional Park.

Supplemental Information

1. Vicinity map
2. Vicinity map with existing zoning
3. Alternative Lot Size yield plan
4. Subdivision Schematic Plan
5. Example Elevations
6. UDOT Sound Wall Options
7. Proposed Development Agreement



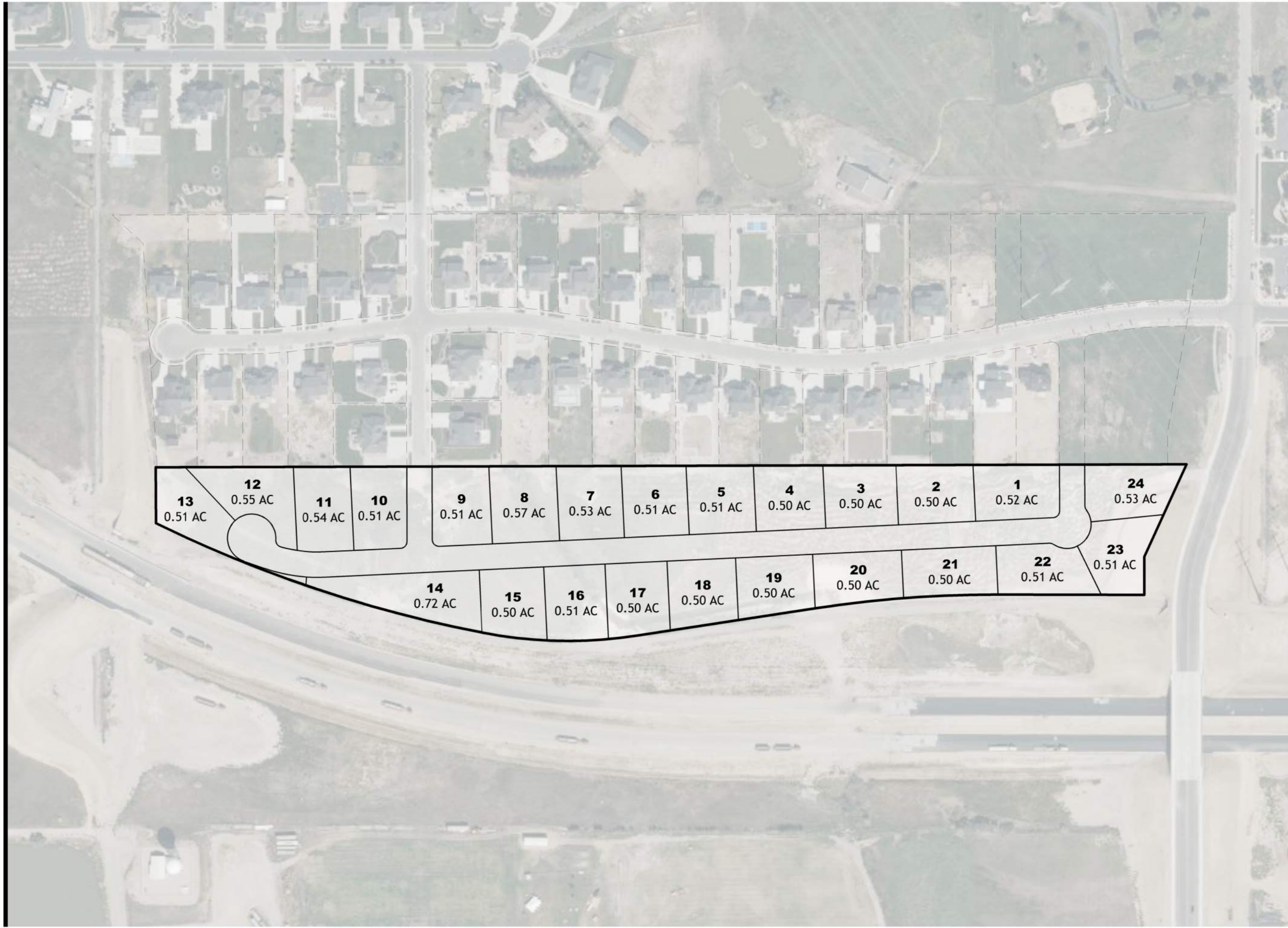
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 SURGFHFG EY JDUP QJW
 '6 DQG LV IRU UH FHH
 7KH LQIRUPDWLRQ FROY
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C:\Users\nick\EDM Partners Dropbox\Projects\Farmington - CW\Yield Plan AE.dwg



2815 East 3300 South
Salt Lake City, UT 84109
(801) 305-4670
www.edmpartners.com



SCALE: 1" = 200'
0 100 200

HOME
BY C.W. URBAN

STATISTICS

TOTAL AREA	15.49 ACRES
SINGLE FAMILY LOTS	24
DENSITY	1.55 DU/AC

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

Farmington UDOT
Parcel
AE Zone
Yield Plan

DATE: **07/16/24**

SHEET NUMBER:
C-1



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 80'
0 40 80 160 240

OWNER:
Cole West
610 North 800 West
Centerville, UT 84014
866-744-2489

COLE WEST

- NOTES:**
- All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
 - All culinary water improvements shall conform with the standards and specifications of Farmington City.
 - All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
 - All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
 - Secondary water has been allocated to parcels based on an anticipated landscape area (including park strip) of no more than 64% of the gross parcel size and that 2/3 of the landscape area is planted in turf and 1/3 of the landscaped area is planted in low water use plants. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of irrigation system may result in homeowner incurring additional billing charges and/or secondary water service being shut off.
 - Included with this subdivision application is a request for a zone change to AE.
 - This project is depicted on fema firm number 49011F0381F, dated September 15, 2022. The project area is located within Zone X, areas determined to be outside the 0.2% annual chance flood.

STATISTICS:
TOTAL AREA 15.50 ACRES
SINGLE FAMILY LOTS 30
DENSITY 1.94 DU/AC

APPROVED FOR CONSTRUCTION
By: _____ Date: _____
Farmington City Engineer



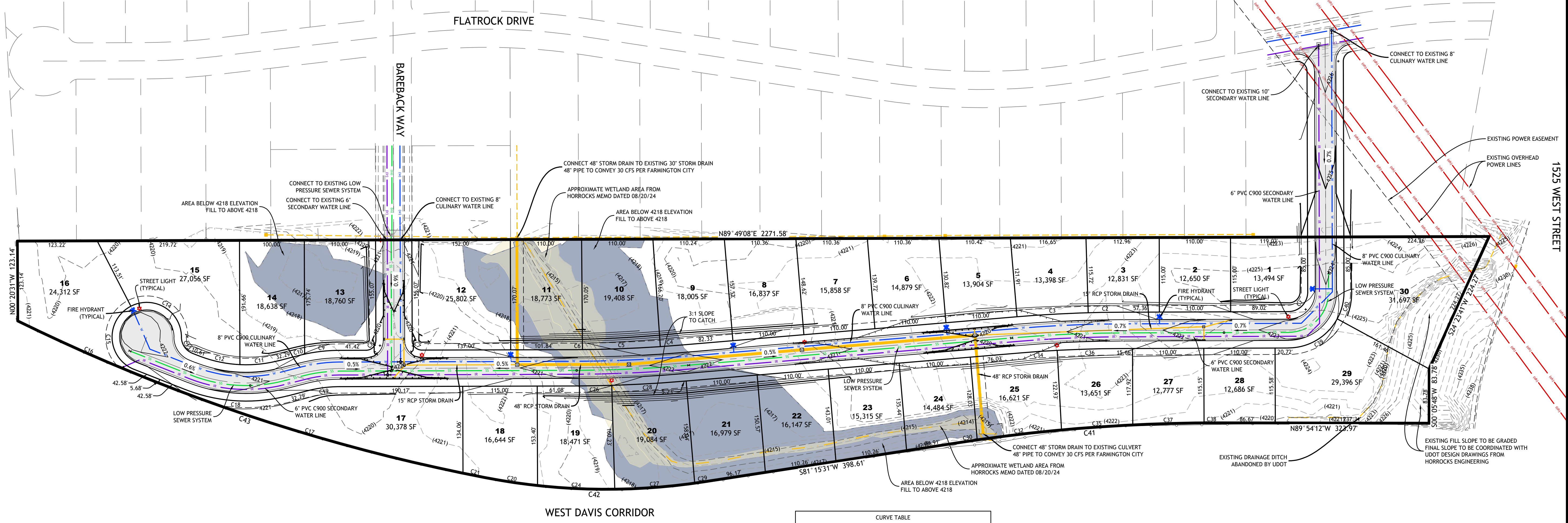
Farmstead

Schematic Plan

PROJECT: _____
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS: _____
No. DATE REMARKS

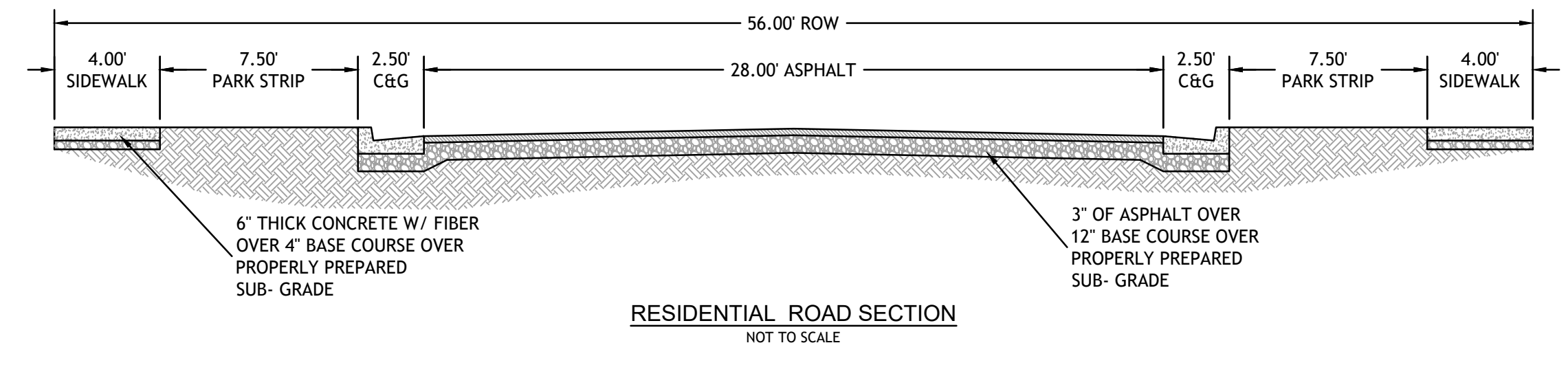
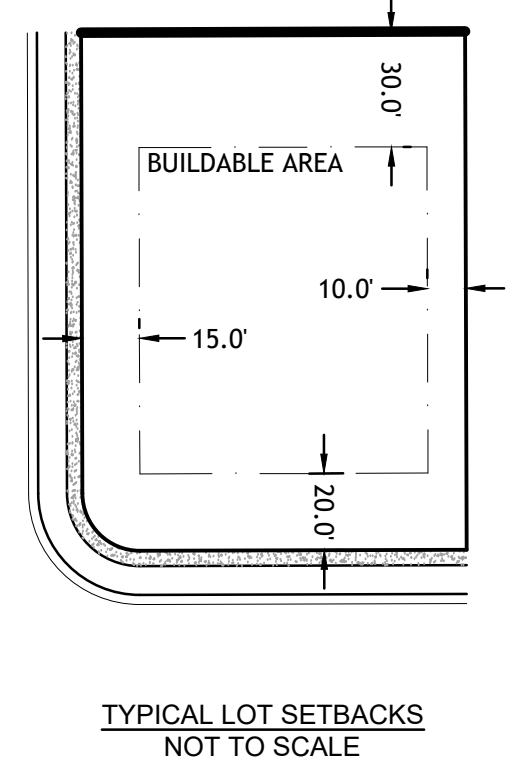
DATE: August 23, 2024

SHEET NUMBER: **O-1**

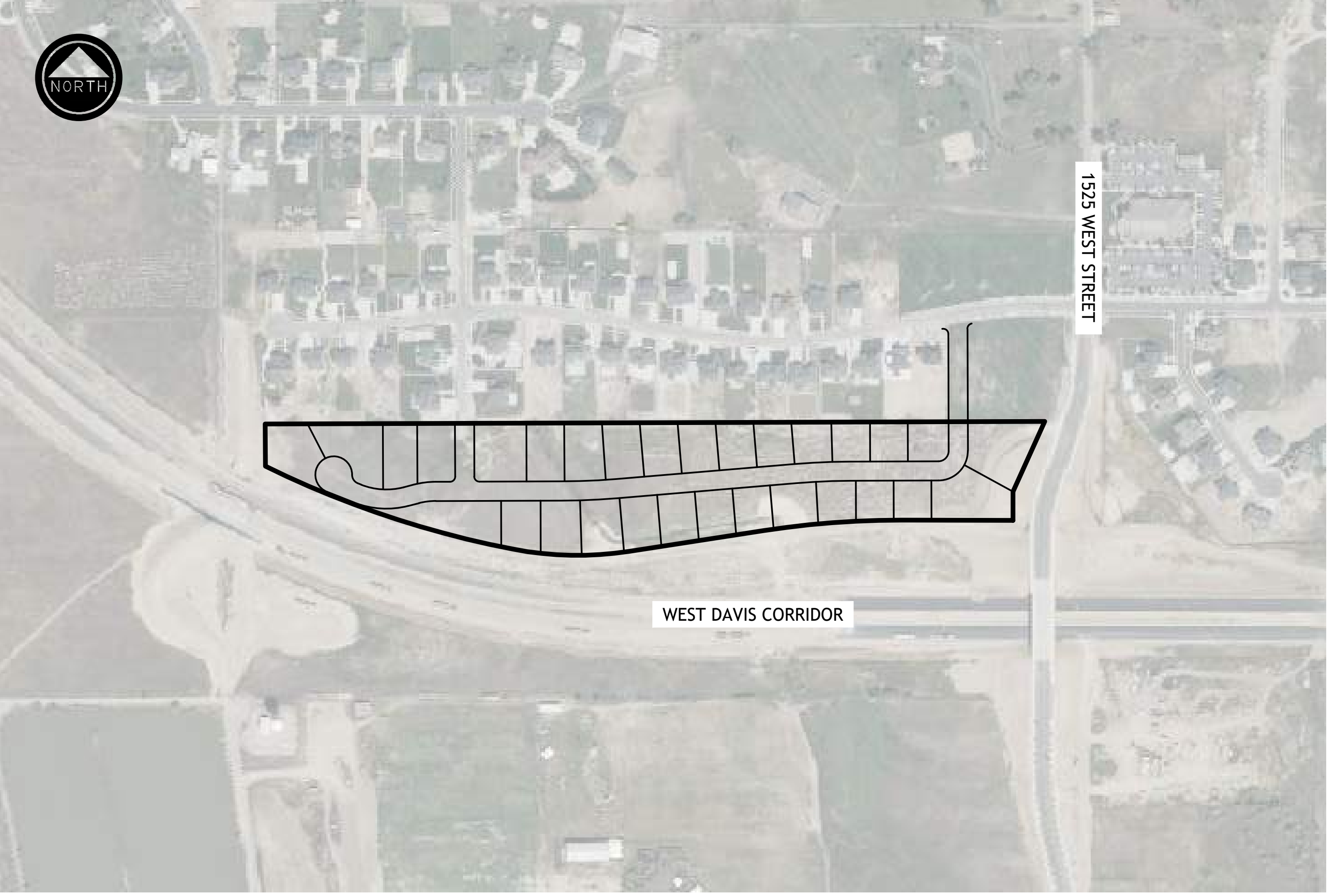


CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION
C1	47.12	30.00	S44°49'08"W
C2	52.61	2028.00	S89°04'32"W
C3	110.05	2028.00	S86°46'40"W
C4	30.08	1972.00	S85°37'48"W
C5	120.20	1972.00	S87°48'47"W
C6	8.93	1972.00	S89°41'21"W
C7	23.56	15.00	N45°10'52"W
C8	23.56	15.00	S44°49'08"W
C9	53.98	256.00	S83°46'41"W
C10	9.48	256.00	S76°40'34"W
C11	59.98	200.00	S84°12'22"W
C12	65.29	200.00	N77°51'03"W
C13	31.80	26.50	N34°07'34"W
C14	109.77	53.50	N58°31'52"W
C15	122.50	53.50	S2°54'15"E
C16	237.22	2874.99	N66°14'29"W
C17	490.84	2874.99	N73°29'46"W
C18	160.34	256.00	S86°26'31"E
C19	49.58	200.00	N82°43'01"E
C20	81.24	987.50	N81°27'18"W
C21	35.43	2874.99	N78°44'24"W
C24	119.47	987.50	N87°16'39"W
C26	53.90	2028.00	N89°03'27"E
C27	123.77	987.50	S85°39'58"W
C28	109.83	2028.00	N86°44'40"E
C29	14.08	987.50	S81°40'02"W
C30	28.34	2612.50	S81°34'09"W
C32	131.01	2612.50	S83°19'00"W
C34	58.56	1972.00	N86°02'37"E
C35	110.26	2612.50	S85°57'45"W
C36	100.65	1972.00	N88°21'24"E
C37	110.04	2612.50	S88°22'41"W
C38	23.33	2612.50	S89°50'27"W
C39	91.96	86.00	N59°11'05"E
C40	43.13	86.00	N14°11'05"E
C41	402.98	2612.50	S85°40'40"W
C42	338.56	987.50	N88°55'11"W
C43	763.48	2874.99	N71°29'07"W

**FOR REVIEW
NOT FOR CONSTRUCTION**



- LEGEND**
- 8" SDR 35 SANITARY SEWER
 - EXISTING SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - 8" PVC C-900 WATER LINE
 - EXISTING WATER LINE
 - WATER VALVE, TEE & BEND
 - FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - 8" PVC C-900 IRRIG. LINE
 - EXISTING SEC. WATER LINE
 - IRRIG. VALVE, TEE & BEND
 - PROPOSED STREET LIGHT
 - RCP CL III STORM DRAIN
 - EXISTING STORM DRAIN
 - SD COMBOBOX, CB & CO
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR



VICINITY MAP
1" = 250'

C:\Users\edm\OneDrive\Projects\Farmstead\Drawings\1 - Schematic Plan.dwg

C.W.
URBAN

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 C.W. URBAN

KEYNOTES



70' Wide 2-Story
MOM (4,000 SF)

Exterior

Project number	Project Number
Date	01/09/2022
Drawn by	Author
Checked by	Checker

DD-03

Scale

C.W.
URBAN

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

KEYNOTES

**70' Wide 2-Story
MOM (3,500 SF)**

PERSPECTIVES

Project number	Project Number
Date	01/09/2022
Drawn by	Author
Checked by	Checker

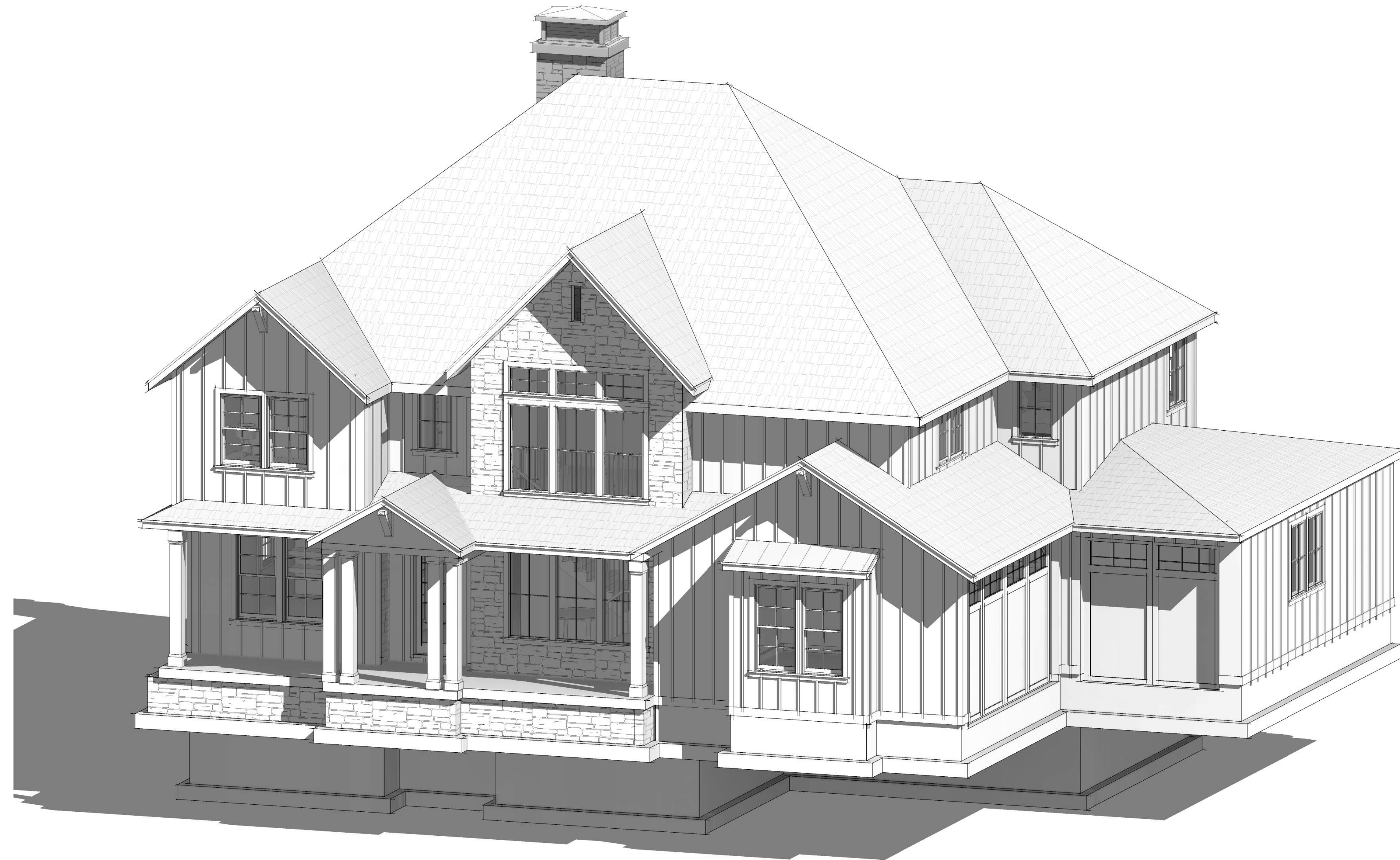
DD-04

Scale



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KEYNOTES



1 {3D} Copy 1

70' Wide 2-Story PU
(4,100 SF)

3D Views

Project number Project Number

Date 01/09/2022

Drawn by Author

Checked by Checker

DD-03

Scale

C.W.
URBAN

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

KEYNOTES



**70' Wide Rambler
(2,400 SF)**

Front

Project number Project Number

Date 08/27/2024

Drawn by Author

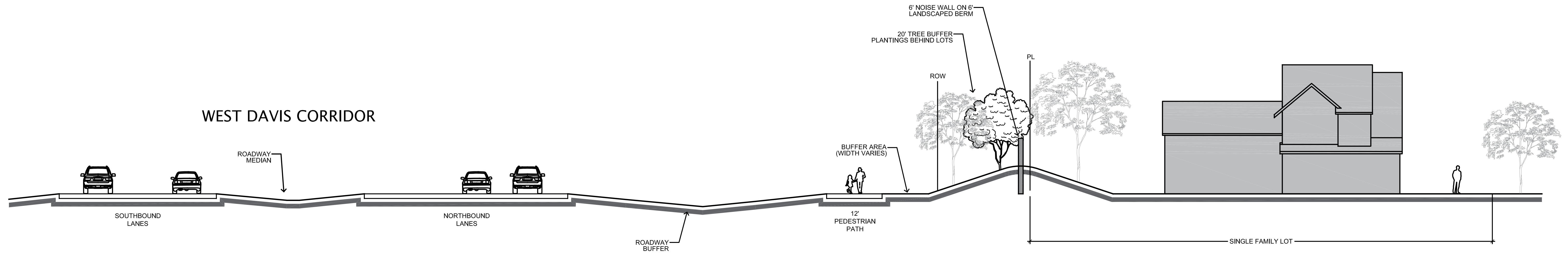
Checked by Checker

DD-02

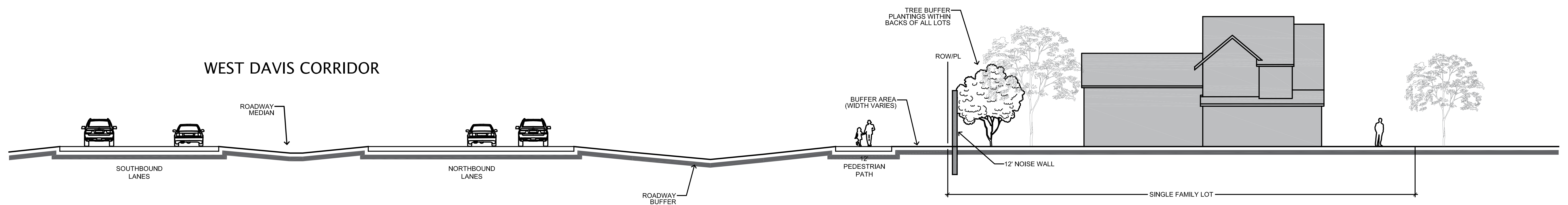
Scale

FARMSTEAD WEST DAVIS CORRIDORSOUND WALL OPTIONS

COLE WEST



SOUND WALL/BERM BUFFER ALTERNATIVE



SOUND WALL BUFFER ALTERNATIVE



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

DEVELOPMENT AGREEMENT
FOR THE FARMSTEAD A CONSERVATION SUBDIVISION

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of _____, 20____, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **CW FARMSTEAD, LLC**, a Utah limited liability corporation, hereinafter referred to as “Developer.”

RECITALS:

A. Developer owns approximately 15.5 acres of land located within the City, identified as Davis County Tax ID Parcel Number 08-081-0125 in the records of the Davis County Recorder, which property is more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof (the “Property”).

B. Developer desires to develop a project on the Property to be known as the Farmstead Subdivision (the “Project”). Developer has submitted an application to the City seeking approval of a zone change to Agricultural Estates (“AE”) as a Conservation Subdivision in accordance with the City’s Laws.

C. The Property is presently zoned under the City’s zoning ordinance as Agricultural Very Low Density (“AA”) and Agriculture (“A”). The Property is subject to all City ordinances and regulations including the provisions of the City’s General Plan, the City’s zoning ordinances, the City’s engineering development standards and specifications and any permits issued by the City pursuant to the foregoing ordinances and regulations (collectively, the “City’s Laws”).

D. Persons and entities hereafter developing the Property, or any portions of the Project thereon shall accomplish such development in accordance with the City’s Laws, and the provisions set forth in this Agreement. This Agreement contains certain requirements and conditions for design and/or development of the Property and the Project in addition to or in lieu of those contained in the City’s Laws. This Agreement is wholly contingent upon the approval of that zoning application.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which the Agreement applies is attached as Exhibit A and incorporated by reference.

3. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, Developer agrees that any development of the Property shall comply with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances.

4. **Developer Obligations.** Developer agrees to the following provisions:

a. Developer shall provide for and record enforceable Covenants, Conditions and Restrictions (“CC&Rs”) providing architectural design consistency. Developer shall cause a Homeowners Association (“HOA”) to be constituted as part of the CC&Rs with duties of maintaining the enforcement of the CC&Rs.

b. Developer shall design and install yard drain infrastructure, including required grading, pipes, drains, swales, etc., as required by the City Engineer, so that each individual lot may account for proper water drainage;

1. Upon completion of each home, Developer shall provide a sump well and sump pump which shall connect to the home perimeter drain system; and

2. The Project shall be served by a low-pressure sewer system, as approved by Central Davis Sewer District. Developer shall install the low-pressure sewer system and the required sewer pumps for each home.

5. **City Obligations.** The City agrees to maintain the public improvements dedicated to the City following satisfactory completion thereof and acceptance of the same by the City, including the roads. The City shall also provide all municipal and public services to the Project, with the exception of secondary water. Notwithstanding, the City shall not be required to maintain any privately-owned areas or improvements in the Project that are required to be maintained by a private party or the HOA.

6. **Minimum Lot Standards.** All lots designed for this Project meet or exceed the standards set forth in City Code 11-12-090.

7. **Building Height.** Buildings within the Project are subject to the standards set forth in City Code 11-12-090 and are subject to building code and final approval by the City.

8. **Layout, Circulation, Connectivity.** The project shall provide layout, circulation, and connectivity as shown on the attached Exhibit “B”.

9. **Additional Building Lots – Via Transfer of Development Rights/Lots (TDR).** In addition to the number of conventional lots permitted by the AE zoning district, The Developer hereby desires to enter into a separate agreement with the City detailing the Developer’s purchase of up to eighteen (18) additional Development Rights/Lots via Transfer of Development Rights (TDR). The Developer shall pay the City the total lump sum as outlined in the separate agreement as approved by the Farmington City Council and in accordance with City code.

10. **Total Project Lot Count & Density.** The maximum number of residential building Lots in the Project is thirty (30) lots. The maximum allowable density shall be 1.93 units/acre.

11. **Payment of Fees.** The Developer shall pay to the City all required fees in a timely manner. Fees shall be paid in those amounts which are generally applicable at the time of payment of all such fees, pursuant to and consistent with standard City procedures and requirements, adopted by the City.

12. **Indemnification and Insurance.** During the period of construction, Developer hereby agrees to indemnify and hold the City and its officers, employees, representatives, agents, and assigns harmless from any and all liability, loss, damage, costs, or expenses, including attorneys’ fees and court costs, arising from or as a result of the death of any person or any accident, injury, loss, or damage whatsoever caused to any person or to property of any person which shall occur within the Property or any portion of the Project, or occur in connection with any off-site work done for or in connection with the Project or any phase thereof, which is caused by any acts or omissions of Developer or of any of its agents, contractors, servants, or employees. Developer shall furnish, or cause to be furnished, to the City, a satisfactory certificate of insurance from a reputable insurance company evidencing general public liability coverage for the Property and the Project in a single limit of not less than One Million Dollars (\$1,000,000) and naming the City as an additional insured.

13. **Right of Access.** Representatives of the City shall have the reasonable right of access to the Project and any portions thereof during the period of construction to inspect or observe the Project and any work thereon.

14. **Assignment.** The Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which shall not be unreasonably withheld, and which is intended to assure the financial capability of the assignee. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. The Developer is affirmatively permitted to assign this Agreement to a subsidiary of Developer, which is majority owned by Developer’s parent company, CW Development Group, LLC.

15. Homeowner's or Commercial Building Owner's Association. The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by a private association of homeowners, building owners, or a combination of the two. The association shall either be created for this Property, or it shall be absorbed by another Association. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by the association, building owners, or a combination of the two. The City shall have no maintenance responsibility in relation to the property owned by the association (but shall plow and maintain public roads that are designated as public on the plat). This section survives termination of this Agreement, unless specifically terminated in writing.

16. Onsite Improvements. At the time of final plat recordation for the Project, Developer shall be responsible for the installation and dedication to the City of onsite water, sewer, and storm water drainage improvements sufficient for the development of the Project in accordance with City Code.

17. Legal Rights. Developer is represented by counsel and has had an opportunity to receive advice from counsel on this matter. Developer agrees that any obligation entered into in this Development Agreement that may be construed as a restriction of Developer's rights under clearly established state law, then its inclusion in this written agreement constitutes adequate disclosure under section 10-9a-532(2)(c)(i) of the Utah Code. Developer agrees that it will not attempt to void any obligation identified in this Development Agreement under section 10-9a-532(2)(c)(ii) and agrees to waive any objection to a condition of this Development Agreement pursuant to that subsection of Utah law.

18. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer: CW Farmstead, LLC
Attn: Quinton Stephens
610 North 800 West
Centerville, Utah 84014

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

19. Default and Limited Remedies. In the event any party fails to perform its obligations hereunder or to comply with the terms hereof, within sixty (60) days after giving written notice of default, the non-defaulting party shall have the following rights and remedies available at law and in equity, including injunctive relief and specific

performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights. In addition, the Parties have the following rights in case of default, which are intended to be cumulative:

- a. The right to withhold all further approvals, licenses, permits, or other rights associated with the Project, or any development described in this Agreement until such default has been cured;
- b. The right to draw upon any security posted or provided in connection with the Project; and/or
- c. The right to terminate this Agreement.

20. Agreement to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A hereto, shall be deemed to run with the land, and shall be binding on all successors and assigns of Developer in the ownership and development of any portion of the Project.

21. Vested Rights. The City and Developer intend that this Agreement be construed to grant Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the effective date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and in addition to those rights that exist under statute, common law, and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. By electing to submit a development application under a new future ordinance, however, Developer shall not be deemed to have waived its right to submit or process other development applications under the City Code that applies as of the effective date of this Agreement.

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

23. Completion Timeline. Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Project is not completed within five (5) years from the date of this Agreement or if Developer does not comply with the City's laws and the provisions of this Agreement, the City shall have the right, but not the obligation, at the sole discretion of the City, which discretion shall not be unreasonably applied, to terminate this Agreement and to not approve any additional phases for the Project. Such termination may be effected by the City giving written notice of intent to terminate to Developer. Whereupon, Developer shall have sixty (60) days during which time Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Project. If Developer fails to satisfy the concerns of the City with regard to

such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.

24. Termination After Completion. Upon the completion of all contemplated buildings and improvements identified in this Agreement, including all applicable warranty periods for publicly dedicated infrastructure, and completion of all provisions of Sections 4 and 5 of this Agreement, the terms of this Agreement shall terminate upon thirty (30) days' written notice to either Party. The non-noticing Party shall, within thirty (30) days of receipt of the notice, provide to the noticing Party, its written objection and identify the remaining construction or obligation which has not been fulfilled. Objections to termination under this subsection must be asserted in good faith.

25. Attorneys' Fees. In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled, in addition to any other relief granted in such proceeding, to recover its costs and a reasonable attorneys' fee.

26. Entire Agreement. This Agreement together with the Exhibits attached hereto and the documents referenced herein, and all regulatory approvals given by the City for the Property and/or the Project, contain the entire agreement of the parties and supersede any prior promises, representations, warranties, or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Project, including any related conditions.

27. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

28. Non-Liability of City Officials, Employees and Others. No officer, representative, agent, or employee of the City shall be personally liable to Developer in the event of any default or breach by the City or for any amount which may become due Developer for any obligation arising under the terms of this Agreement unless it is established that the officer, representative, agent, or employee acted or failed to act due to fraud or malice.

29. Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zone changes and the approval of associated development agreements. Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such case, this Agreement is void at inception.

30. Ethical Standards. Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and

67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

31. No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises Developer's operations, or authorizes funding or payments to Developer. This section does not apply to elected offices.

32. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

33. Integration. This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

34. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

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

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

37. Severability. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

38. Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

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

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

“DEVELOPER”

CW Farmstead, LLC
a Utah limited liability company

By: _____
Name: Colin H. Wright
Its: Authorized Representative

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____, 202_, personally appeared before me, Colin Wright, who being by me duly sworn, did say that he is an Authorized Representative of **CW Farmstead, LLC**, a Utah Limited Liability Company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Operating Agreement and duly acknowledgment to me that said limited liability executed the same.

Notary Public

THE "CITY"

FARMINGTON CITY

By: _____
Name: Brett Anderson
Its: Mayer

Attest:

DeAnn Carlile
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____, 202_, personally appeared before me, Brett Anderson, who being by me duly sworn, did say that he is the Mayor of Farmington City, a Utah municipal corporation, and that the foregoing instrument was signed on behalf of the City for the purposes therein stated.

Notary Public

Approved as to Form:

Paul H. Roberts
City Attorney

EXHIBIT "A"

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF FLATROCK RANCH A CONSERVATION SUBDIVISION, RECORDED AS ENTRY #3363647 IN THE DAVIS COUNTY RECORDER'S OFFICE. SAID POINT OF BEGINNING BEING $S00^{\circ}16'01''E$ 1141.15 FEET ALONG THE SECTION LINE AND $N90^{\circ}00'00''E$ 118.16 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 26 AND RUNNING THENCE ALONG SAID SOUTH LINE OF FLATROCK RANCH A CONSERVATION SUBDIVISION $N89^{\circ}49'08''E$ 2271.57 FEET; THENCE LEAVING SAID SOUTH LINE $S24^{\circ}23'41''W$ 224.28 FEET; THENCE $S00^{\circ}05'48''W$ 83.78 FEET TO A FOUND UDOT RIGHT OF WAY MARKER AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SR-177 (WEST DAVIS HIGHWAY); THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY THE FOLLOWING FIVE COURSES: 1) $N89^{\circ}54'12''W$ 323.97 FEET TO A FOUND UDOT RIGHT OF WAY MARKER, 2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2612.50 FEET, A DISTANCE OF 402.98 FEET, A CHORD DIRECTION OF $S85^{\circ}40'40''W$, AND A CHORD DISTANCE OF 402.58 FEET TO A FOUND UDOT RIGHT OF WAY MARKER, 3) $S81^{\circ}15'31''W$ 398.61 FEET, 4) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 987.50 FEET, A DISTANCE OF 338.56 FEET, A CHORD DIRECTION OF $N88^{\circ}55'11''W$, AND A CHORD DISTANCE OF 336.90 FEET TO A FOUND UDOT RIGHT OF WAY MARKER, 5) ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 2874.99 FEET, A DISTANCE OF 763.48 FEET, A CHORD DIRECTION OF $N71^{\circ}29'07''W$, AND A CHORD DISTANCE OF 761.24 FEET TO A FOUND UDOT RIGHT OF WAY MARKER; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE $N00^{\circ}20'31''W$ 123.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.50 ACRES IN AREA



Farmington City Planning Commission Staff Report December 12, 2024

Item 4: Zone text Amendment – Structure Parking Standards.

Public Hearing: Yes
Application No.: ZT-3-23
Applicant: Planning Staff

Request: *Implementing regulations related to parking structures.*

Background Information

Currently the city has very little structured parking. In consultation with peer cities that have considerable experience with more intense development, Planning Staff has been advised to have regulations in place which more specifically address how parking structures should be designed and built in preparation of anticipated development. The proposed ordinance includes elements found to be important by other municipalities which ensure a high functioning parking structure with improved aesthetics.

Suggested Motion

Move that the Planning Commission recommend approval of the changes to the city's parking development standards.

Proposed Findings:

1. Parking structure standards will ensure that structures are built to function adequately for users preventing parking shortages which may negatively impact projects long term viability and neighboring uses.
2. Reasonable design standards will foster the vision of the community and aid in the creating of site which are adaptable, inviting to users, and visually enhance the community.

Supplemental Information

1. Proposed Ordinance
11-32-070: PARKING DEVELOPMENT, STANDARDS AND MAINTENANCE:

Proposed Ordinance (Changes identified in red):

11-32-070: PARKING DEVELOPMENT, STANDARDS AND MAINTENANCE:

A. Location: Sites shall be designed to transition easily from surface to structured parking to accommodate future infill development.

A.B. Size: Each off-street parking space shall be not less than nine feet by eighteen feet (9'x18') except as otherwise provided.

B.C. Accessible Parking: All public parking areas shall provide spaces complying with standards for quantity and design established in the federal Americans with disabilities act.

C.D. Surfacing: All public parking areas, private residential parking areas for five (5) or more vehicles, and private industrial parking areas with three (3) or more parking spaces (including driveways and loading spaces) shall be paved with asphalt or concrete, shall have appropriate bumper guards so that cars do not project across sidewalks or property lines, and shall be marked so as to provide the orderly arrangement and movement of vehicles.

D.E. Grading: All parking areas shall be graded for proper drainage as approved by the city engineer.

E.F. Curb And Gutter: All parking areas as described in subsection C of this section shall be finished around the perimeter with concrete curb and gutter.

F.G. No Backing Onto Public Streets: All parking areas described in subsection C of this section shall be designed so that vehicles would not be required to back out into a public street.

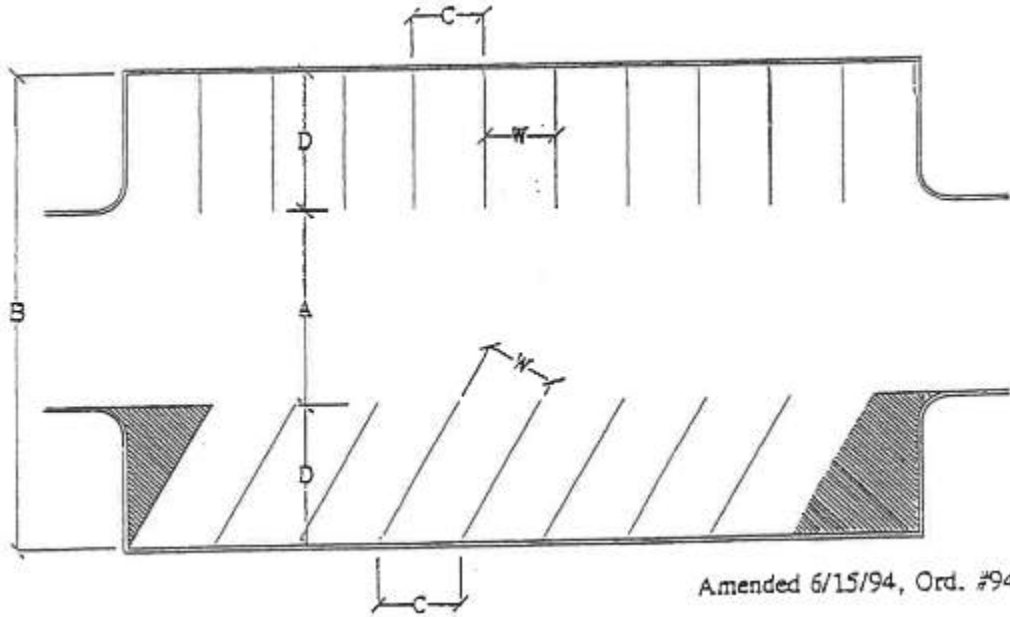
G.H. Screening And Landscaping: All public and private parking areas, except single-family and two-family dwellings, shall be effectively screened by solid fencing or landscaping. The screening and landscaping plan shall be approved by the planning commission in a site plan review.

H.I. Lighting: Lighting used to illuminate any off-street parking area shall be designed to direct light away from adjoining property in residential districts.

I.J. Design Of Parking Area: Dimensions of all parking lots shall be in compliance with the minimum standards illustrated by the following table and diagram:

MINIMUM DIMENSIONS IN PARKING LOT DESIGN

	W Stall Width	C Curb Length	D Stall Depth	A Aisle Width	B Bay Width
90° parking	9 feet	9 feet	18 feet	24 feet	60 feet
60° parking	9 feet	10.4 feet	16 feet	23 feet	55 feet
45° parking	9 feet	12.7 feet	13 feet	22 feet	48 feet



J-K. Parking Structure Design Standards.

1. Required Structured Parking.

a) Office and retail uses with more than 250 proposed parking stalls which are over parked at a rate of one and a half times or greater than the number of required stalls (not calculating for potential reductions) shall utilize structured or underground parking for a minimum of 50 percent of the proposed parking to prevent excessive areas of surface parking.

2. Location of Structured Parking. Structured parking shall be located such that they are screened or have minimal visibility from streets other than freeways.

3. Parking Structure Design.

a) Parking structures shall be designed with similar components and materials as the principal onsite building. Exterior materials shall consist of concrete, masonry, rock, glass, or other materials approved by the Planning Commission.

b) It is highly encouraged to utilize horizontal beam construction that avoids placing support columns or walls adjacent to parking stalls and aisles.

c) Parking Stall Size Reductions:

(1) Low Parking Turnover Uses.

Uses with a low turnover parking rate including office, residential, schools, and other uses as approved by the Planning Commission. These uses may be allowed to have as many as 10% of the required stalls provided with reduced parking stall dimensions as defined in this section. Parking stall dimensions may be reduced to eight and a half feet in width and in the case a stall has two feet of overhang space, a stall may be reduced to 16 feet in length. Stalls adjacent to a support column or wall shall be a minimum of 11 feet in width.

(2) High Parking Turnover Uses.

Uses with a high turnover parking rate including retail, restaurants, movie theaters, and medical and dental offices. These uses shall maintain standard dimensions of nine feet by 18 feet unless otherwise approved by the City Engineer.

d) In cases where a site is sloped, parking structures shall take advantage of the topography by retaining the slope with the structure. Where possible the structure shall not be visible from the public street.

e) Exterior facades of a parking structure shall provide a variation of materials, wall projections, or change in architecture every 100 feet.

f) Parking structures shall be designed to allow natural light and public visibility to improve safety.

g) Parking structure stairways shall be covered. It is encouraged to enclose the stairway with architectural elements that relate to the principal building.

h) Screening.

(1) Transformers, ventilation shafts, elevator equipment, and other equipment shall be screened from public view by landscaping, screen walls, or other features incorporated into the design of the structure.

i) Landscaping.

(1) Parking structures shall be landscaped around the base with trees and shrubs. Landscaping shall be provided either on the top level of the structure with the use of planter beds or potted plants, or with the use of green walls or trellised plants.

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

Regarding agenda Item #1 (Farmstead Subdivision), City Planner/GIS Specialist Shannon Hansell said the bonus density would be derived from a combination of the developer providing moderate-income housing, Transfer of Development Rights (TDR), and a sound wall, which would benefit both the proposed development as well as surrounding neighborhood. As a rezone, it is a discretionary legislative act. Chair John David Mortensen said granting the applicant half acre lots would result in 24 lots, but they are asking for 30 lots. The existing Flatrock Ranch subdivision has a minimum lot size of 0.42 acres. Mortensen said he would like to thoroughly educate the public about the three options before taking public comment. Commissioners expect the east easement off Flatrock and water retention to be a topic of public discussion. Some nearby residents would rather have berms than a sound wall.

Regarding agenda Item #2 (STACK supplemental Development Agreement and Project Master Plan Amendment covering 150 acres), Assistant Director/City Planner Lyle Gibson said it is for discussion and direction rather than a decision. The Planning Commission hasn’t seen this since May, and the applicant has a lot of details to present tonight, including five or six key changes. Staff is recommending to table this item with direction. Auto- vs. pedestrian-oriented areas will be identified. Staff has been keeping Wasatch Development, a partner to this project with control of 20 acres, apprised of STACK’s changes. Miller Meadows hasn’t yet submitted an official application.

The Lyon Meadows project is off the frontage road east of I-15 on the north part of town. The Commission has previously expressed support for the single-family, quarter-acre lots concept and layout. They want the applicant to detail why they deserve bonus density. Rather than a deed restriction on the units restricting the price for 20 years, they are proposing smaller units that hit the moderate-income housing price, that also require owner-occupancy for a total 10 years.

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

Chair John David Mortensen opened the meeting at 7:10 pm to due some technical difficulties regarding Zoom.

SUBDIVISION / ZONING APPLICATIONS – public hearings: 1-4

Item #1: CW Urban – The applicant is requesting a recommendation for a rezone of approximately 15.5 acres of property at approximately 675 South 1525 West from the Agriculture (A) and Agricultural Very Low Density (AA) zoning districts to the Agriculture Estates (AE) zone together with a recommendation for a Schematic Subdivision Plan and Preliminary PUD (Planned Unit Development) Master Plan for the Farmstead Subdivision consisting of 30 lots.

City Planner/GIS Specialist Shannon Hansell presented this item. The subject property consists of 15.5 acres accessed from 1525 West just north of the West Davis Corridor (WDC). It is adjacent to Flatrock Ranch and would be connected to that subdivision by Bareback Way on the west and a new road connection on the east. The property is a remnant from the Utah Department of Transportation (UDOT) construction of the West Davis Corridor, and remains zoned AA and A, which have conventional lot sizes of 10 and 2 acres. The applicant is requesting a zone change to AE, which has a conventional lot size of 1 acre, and alternative lot size of 0.5 acre. The

surrounding area is primarily residential with lot sizes averaging around 0.5 to 1 acre. The proposal currently includes 30 lots ranging in size from 0.27 to 0.7 acres.

The schematic subdivision plan and PUD proposal are based on the requested zone of AE. Under the AE lot size of 1 acre and lot width of 100 feet, the conventional yield would be less than 15 lots, while the alternative lot size 0.5 acre and lot width of 100 feet would yield 24 lots. The applicant is requesting a PUD—which allows up to 20% bonus density—to gain flexibility regarding lot size, width, and setbacks. In exchange for the bonus, the applicant has suggested moderate income housing within a minimum of three residential buildings. Another option would be for two lots via Transfer of Development Rights (TDR). Prior to review by the City Council, the applicant will need a draft agreement for those options.

According to the Subdivision Ordinance, this project requires rezone approval from the City Council, as well as Council approval for the Preliminary PUD Plan and Schematic Plan.

Applicant Chase Freebairn (3451 N. Red Tail Way, Layton, Utah) is representing Cole West (CW Urban) with offices based in Centerville. They would be both developer and home builder. He used to work for Ivory and actually worked on the Flatrock Ranch property that is directly north of the Farmstead property. On August 6, 2024, they held a neighborhood Q&A at their offices, where they were able to talk with neighbors. He appreciates their time and commitment to the neighborhood in which they live. He indicated that while everyone didn't all agree, it was a very civil discourse.

Freebairn provided Staff with some slides of some project renderings. He is aware of the concerns regarding the lot sizes ranging from 0.29 to 0.72 acres, with an average of 0.42 acres. This area of West Farmington has typically been larger lots, with the average lot size in the neighboring subdivision at 0.50 acres. Drainage and grading are other concerns of the neighbors. Farmstead is using the same engineer that designed Flatrock to address this project's drainage issues that would involve the Army Corps of Engineers, City code, State code, and the Federal Emergency Management Agency (FEMA). Rear lot drains on the Flatrock side are meant to drain water away from the homes. They are proposing something similar on their own side. This plan is preliminary, and information will evolve as they get more data. The proposed setbacks are similar to other homes in the area.

The developer is proposing a 12-foot sound wall right up to the cul-de-sac on the west end. He is aware of the neighbors' concerns regarding a berm. There is no difference in the height of either. While UDOT is aware of the sound wall proposal, CW Urban has not entered into any agreements with UDOT. CW would install the sound walls. The berm would cut into yards and the buildable areas, so the applicant is in favor of the sound wall. The wall is a huge price point, but it is a value add for the neighborhood as it provides greater curb appeal, increased privacy, noise reduction, better air quality, etc. It would cost \$300 per linear foot, for a total cost of \$663,600. Land in 2024 is not cheap under this economic climate with high interest rates. They would like three units to be deed-restricted with the intent to rent out their basements to those making an 80% Area Median Income (AMI). This would help provide affordable housing while also maintaining the character of the neighborhood. It is a cost burden on the homeowner to build a Detached Accessory Dwelling Unit (ADU). The most economical option is to use existing space in their home as-is. These are \$1 million plus homes. They would have Covenants, Conditions, and Restrictions (CC&Rs), a Homeowner's Association (HOA), and landscaped entry monuments. They proposed 30 lots after interpretation and negotiation with the City for the public benefit.

Alternate Commissioner Spencer Klein asked about any interest in making the access from 1525 West instead of Flatrock Drive. Freebairn said if it was an option, he wouldn't be against it. However, he doesn't know that it is an option. He would have to look into it, as the property and the spot for this access was intentional per the Flatrock Ranch recorded plat deeded in 2020. It is something they could approach UDOT about. He doesn't know if the water mitigation in Flatrock Ranch worked or not. It will be top of mind as they design this project.

Regarding an easement off 1525 West, Assistant Director/City Planner Lyle Gibson said he hasn't looked at the option. UDOT controls the Right of Ways. This area may have a future West Davis Corridor (WDC) interchange, and there are limitations with how close streets can be to on- and off-ramps. He assumes UDOT would not allow it, but this has not been confirmed.

Commissioner Tyler Turner asked about the sound wall and drainage, wondering if the applicant has thought about doing sump pumps in addition to drainage system. Freebairn did indicate they have thought about it in addition to rear-lot drains, and would have no problem providing that if needed. It's early right now in the development process, so but he is not opposed.

Chair, John David Mortensen opened the public hearing at 7:45 PM.

Monica Bell (1712 Flatrock Drive, Farmington, Utah) did her own research on the zoning ordinance, which she said is meant to lessen congestion. She said that it is potentially bringing approximately 60 additional cars to the area, and as many as 100 cars with future phases. She also had concerns about emergency situations if residents would need to evacuate. When Buffalo Ranches had to evacuate in the past, Flatrock residents weren't able to get out. There are some safety concerns. The 30 lots would be creating an undue concentration in population, as the yield plan is 24 lots. She said most people moved to this area instead of the Ranches in order to have nicer and bigger lots. Surrounding neighborhoods have between 1 to 3-acres lots. Bell does not like the sound walls or berms, as it does not match the aesthetic of the neighborhoods. She wants to maintain the frontier lifestyle.

Brandon Layton (1808 W. Flatrock Drive, Farmington, Utah) does not like the idea of renting basements. He knows there are some for low income who may need to rent, but he wants to ensure that renters are an in-law or child of the owner. He appreciates the sound walls and wants to block the sound, but they are also an opportunity for graffiti. He understands that UDOT ran out of money to build the berm. More concerns are water drainage access. He said they are constantly pumping out of their sump pump. He wants to be a good neighbor, but things need to be reasonable. Larger lots help disperse the water.

Marci Porter (1719 W. Flatrock Drive, Farmington, Utah) used to live on a 0.24-acre lot in The Ranches, and purposely moved to this neighborhood in order to have no neighbors and to see the beautiful mountains. She now feels deceived regarding this project. She said that Ivory built the road up to get basements and is concerned that if the new project is built up, then it would create a "V" in the backyards that would bring with it big drainage issues. She said a past City newsletter once indicated there are enough "small lots" in the City, and more are not needed. Lots under half an acre are not attractive. Many of the neighbors have trauma from working with Ivory. She said she'd rather have less homes than a sound wall. She would like to know more about the elevation of the future homes. She wants this also connected to the trail and a nearby community park.

Jeff Rosenbaugh (1696 W. Flatrock Drive, Farmington, Utah) said that he wants to be a good neighbor. While he knows that Farmington and the State does need more housing, this may not be the best idea for this area since these homes are \$1 million on average, and first-time home buyers cannot afford those. If this was strictly affordable housing, then he could see the other side of the issue. For him and his neighbors, the land their homes sit on is their single largest asset. He feels his property value will be undermined by this project, which is trying to increase density to 30 instead of 24 in order to enrich themselves.

Lauri Nelson (1765 W. Flatrock Drive, Farmington, Utah) wants to know the future of 1525 West, as it is already dangerous due to its narrowness. Adding more homes means adding the danger of more cars. She wants to ensure safety including widening and the future off-ramp. She is also concerned with the elevation of the property as she does not want the other homes to be able to look down into their property or have drainage into her yard. She is concerned with rentals. They are already proposing to go from 24 to 30, and rentals would double people, cars, and traffic.

Robert Jansen (1909 W. Flatrock Drive, Farmington, Utah) would support the road connecting to 1525 West and is for the sound wall. He asked about 1525 West and sidewalks, since it is not finished at this time and there is a bus stop on that street. He is concerned with construction traffic going through existing neighborhoods and using the new road. He also asked how long the construction would last and what will be mitigated there for the current neighbors. Ivory is not a good builder, as he is aware of quality issues every subcontractor of theirs has had on his subdivision. He hopes the City has some accountability for future builders.

Ryan Anderson (1746 W. Flatrock Drive, Farmington, Utah) talked about traffic on 1525 West. Glovers Lane is also very congested and narrow. Getting on that road is painful with the high school traffic. He said bringing 30 to 100 cars extra is not ideal, as there are no sidewalks and lighting. He wants to ask the City to look at both Glovers and 1525.

Laura Giometta (1641 S. Bareback Way, Farmington, Utah) is one of the most southerly property owners/neighbors, and is therefore the closest neighbor to this proposed development. She indicated that the square footage of these lots averages out to 0.42 acres only because of the very few large lots. The setbacks are not “typical” to this area. This seems disingenuous. She moved from Chicago to Farmington to get more “breathing room,” which she worked hard for as a single mom. Fitting six more lots in is not ideal. She noted that she runs her sump pump constantly.

Robert Madsen (1749 W. Flatrock Drive, Farmington, Utah) said he lives on the south side of Flatrock, and would therefore be neighboring this project. He also runs his sump pump a lot. The sump pump and rear yard pump seems to be handling the water issue sufficiently, at least at this point. He is a proponent of the 24 lots instead of 30. He said the setbacks proposed here would change the look and feel of the neighborhood. He is a fan of either the berm or sound wall option. He said the one that is near the skate park is ideal, as it looks like it belongs there and does not stand out. He also wanted to know about a trail access where the cul-de-sac ends on lot 17 or between 17 and 18. He is suggesting Bareback Way be a four-way stop. He is wondering if the first access point could be located closer to 1525 West.

Brandon Hellberg (1792 W. Flatrock Drive, Farmington, Utah) wants to reiterate the concerns of his neighbors that spoke prior to him.

Rebecca Child (156 S. Comanche Road, Farmington, Utah) is concerned about traffic from this area going up her way as she is outside often. She likes the idea of unity and consistency and wants the new neighbors to feel included. She doesn't know if they will with their lot sizes being different. She has had flooding in her backyard, and has a couple of sump pumps.

Scott Bell (1712 W. Flatrock Drive, Farmington, Utah) asked why there is the ability to make exceptions and exemptions to zoning. AE allows for one home every half acre.

Nathan Tanner (242 Buffalo Ranch, Farmington, Utah) wanted to express concern about the sound wall. He did not get the berm that his neighbors got. He wished it was on his property, so he wants to encourage others to be for it.

Rachel Hixson (227 S. Comanche Road, Farmington, Utah) addressed the Commission via Zoom. She lives in The Ranches and wants the Commission to make a choice based on the other subdivisions in the neighborhood as well, since the traffic can flow into their area. Construction of 1525 about ruined Glovers Lane. Current roads aren't equipped to handle more density. She is concerned that a sound wall will keep sound both out and in the neighborhoods, and also be a target of graffiti.

Christine Mikkleson (17 N. Buffalo Road, Farmington, Utah) addressed the Commission via Zoom. She wants to talk about those who have been here for so long, and wants the Commission to know that they made a lot of sacrifices to have the large lots. UDOT condemned the green space, significantly affecting the community. She said the proposed development does not match what existing residents moved here for. She said they are very impacted by these new developments, as area schools and churches are very full. The City is beginning to look like Layton and losing its soul.

Shelley Shepard (184 S. Comanche Road, Farmington, Utah) addressed the Commission via Zoom, reiterating her neighbors' concerns. She wants the project to match the current feel of the area. Squeezing in additional lots doesn't maintain the feel. She is concerned that Eagle Bay Elementary has over 500 children, and there will be an overflow.

Russ Porter (1719 W. Flatrock Drive, Farmington, Utah) addressed the Commission via Zoom, echoing his neighbors. His main concerns are density and water issues. He would like to understand if the sound wall would run the length of the development or not. He is a proponent of 24 half-acre lots. If the developer is allowed 30 lots, concessions should include an access point to the trail, a park that would be paid for and maintained by the new development or HOA, and the road going out to 1525.

Diane Leroy (1823 Buffalo Circle, Farmington, Utah) addressed the Commission via Zoom, agreeing with her neighbors' comments. She lives north of most of the neighbors and has an even larger lot where she keeps horses. She knows growth is important, but she feels deceived. She is concerned with the strain that continued growth on the west side could have on freeway access. She also agrees that 1525 West is a safety concern. She would rather have 24 than 30 lots.

Note: There were four emails received regarding opposition and/or concerns regarding this project.

Chair John David Mortensen closed the public hearing at 8:35 PM.

Hansell said in the late 1990s, Farmington basically down-zoned all lots throughout the City in order to allow for negotiations providing open space and conservation easements. Buffalo Ranches was the product of that, as it has smaller lots sizes and a better configuration in order to preserve open space. That is one tool the City has to get better development. As time has gone by, the amount of open space in the 10 square miles of the City has been reduced. Moderate-income housing is now a need throughout the State, which has mandated each city to address it. Both Internal Accessory Dwelling Units (IADUs) and Detached Accessory Dwelling Units (DADU) can be used to meet this legislative mandate, which are both permitted uses throughout the City. Another strategy is Transfer of Development Rights (TDRs), which is complicated. Other public benefits such as sound walls can also be offered, as has been done in this case. The Council decides if the offerings are adequate to earn the requested density bonus.

Gibson said parks and trails represent the majority of the concessions developers have made in the past to get additional density. Times have changed and priorities have shifted, so moderate-income housing proposals are coming in more often. Deed restricting two units is difficult to enforce. Farmington hasn't been doing it very long. The deed restriction limits how much money can come in as rent, and the City will audit those annually for compliance. It is a challenge and the City is still learning. The duration for deed restrictions is 20 years.

Regarding traffic, Gibson said the process is generally to address this at the preliminary plat phase, which is next for this development. The City will require a traffic study along with ground and soil studies that are part of intensive civil engineering. Traffic engineers look at the road and collector networks, proposed development, and road capacities. Future onramps could change the situation. Nobody likes increased traffic, but roads are built to handle the anticipated load. He agrees that Glovers Lane is not in a good condition to handle increased traffic, but it is a County-controlled road. The City plans to pressure the County to take care of it rather than have the City take over control. Developers typically pay for improvements such as sidewalks along 1525, not the City. This application is at the schematic phase, to be followed in the future by preliminary and final plat.

Hansell said each zone comes with specific setbacks, which can be changed with the type of subdivision. A conventional subdivision would follow the setbacks in the zone. In this situation, they can have flexibility in setbacks in exchange for developer concessions. Flatrock Ranch has a 40-foot setback, which was not a requirement of the City at the time, but rather a developer preference. The PUD allows deviation from the standard.

Gibson said the trail connection would be considered an off-site improvement. Negotiations would have to determine if an exaction would be relevant and fair, and if the landowner is willing to negotiate it. It is currently controlled by UDOT, who may be willing to offer the access as long as issues such as maintenance are worked through.

Commissioner Turner asked if UDOT supplements any costs for sound walls that go against their freeway; Gibson said unfortunately, no. Any sound wall they considered paying for is already in. The public had expectations for more. There is some limited betterment money UDOT has offered the City for improvements along the corridor. A working committee, including west side residents, are determining how to best spend this money. So far, they have determined that the money would be better spent on things other than berms and sound walls.

Freebairn addressed some of the public concerns, starting with elevation and drainage. This is one step of many, and the developer doesn't have all the answers yet without further study. They have yet to go through the engineering design process. They expect to develop this similarly to Flatrock with high roads, as they would have to match the grade anyway for sewer issues. The rear lot drain overflow system is meant to aid every lot in handling its own water. The developer will disclose the soils report to buyers upon request, especially in this area of Davis County. The City will have it on record. The data is collected by geotechnical engineers. A disclosure process is part of their sales process. They prefer a 12-foot wall option to make way for usable yard space, but they will work with the City on options.

Regarding the roads, Freebairn said these are the legal roads they are allowed to connect to at this point per UDOT. It is a big unknown at this point if UDOT will allow anything different to happen. It's what he has to work with now, and he is happy to work with the City to change it if possible. Assuming UDOT allows a trail access, the applicant is happy to take that on and pay to connect.

The applicant is proposing IADUs for three lots, and it has not yet been determined which lots those would be. Freebairn said the more lots the developer has, the more opportunity there is to price them competitively. This is a 15.5-acre site, and the road will have to be built the same no matter how many units are on there. Infrastructure costs raise costs, which are passed on to the homeowners. Generally, smaller lots are more affordable. What is considered "affordable" is different in every city. They are asking for a reasonable increase in density that wouldn't change the nature of the area. They are not proposing multifamily or townhomes.

Commissioner Frank Adams said that typically has issues approving right away without a development agreement in place first. Adams said he is not impressed right now with the "gives:" three homes with basement rentals for affordable housing. He said the better move is 24 lots and a berm for the southern end. He wants to see the development agreement in writing before recommending it to the Council.

Commissioner Klein asked if that is a discussion between the applicant and City. Gibson said that the ordinance has specific criteria in regards to granting smaller lot sizes including percentage of open space, moderate income housing, etc. The bonus is subjective and is a legislative action up for interpretation. Staff did meet with the developer prior to submission in regard to some sort of City benefit.

Turner said that he understands Flatrock Ranch was also rezoned to be a subdivision. Most people are concerned with traffic. Studies about that and water still need to be done. He does not disagree with Adams, but he does like that the neighbors are bringing up their concerns and the developer is still in negotiations. The Commission will see the applicant at least three more times for approvals.

Klein asked if recommended to the Council, will the 30 lots set in stone. Hansell answered that if the Commission recommended 30 lots, the Council would approve the plat of 30. If they need to remove a lot or so due to the sound wall, drainage, etc. during preliminary, then the number of lots could be reduced at that time. Reducing the lots would not need additional approvals, but increasing lots above 30 would require a new application. Gibson did say that the Commission can agree or disagree with the number of lots.

Mortensen said a lot is being asked for and therefore, a lot should be given. He does concur with Adams, and he wants to forward some things to be asked—such as a trail connection, sound barrier, moderate-income housing, open space, water management, access, etc.—to the Council when it is on their agenda. Adams says this is not a complete application due to not having a Development Agreement. They can table, deny, or recommend. Denial and recommendations will move on to the Council.

MOTION

Frank Adams made a motion that the Planning Commission table this item indefinitely until the applicant is prepared to make an application that the Commission can consider more appropriately given the discussion tonight, taking into account points made by the public and the Commission of the things they would like to see before they can move it on to the City Council. That would include a development agreement.

Joey Hansen seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Vice Chair Frank Adams	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay

Freebairn said they are happy to come back with a more detailed Development Agreement, which they didn't anticipate having to have yet in the process. He hopes to come back to the next meeting.

Item #2: STACK Development – The applicant is requesting a recommendation to consider a Supplemental Development Agreement (DA) and Project Master Plan (PMP) Amendment with Stack Development for property located north of Burke Lane between I-15 and the Denver and Rio Grande Western (D&RGW) Rail Trail covering approximately 150 acres for Stack Farmington Land, LLC and Wasatch Farmington Holdings, LLC. (PMP-1-24)

The Planning Commission was introduced to the Master Plan and R1 development in May of this year. Since that time, some changes have occurred which require consideration of additional modification to the North Farmington Station PMP/DA. Additionally, as work on the Shepard Lane interchange at I-15 progresses, STACK has begun receiving more interest on the commercial portion of the property. Therefore, they want to start looking at the high-level details relating to that development. The Staff Report addresses three separate agenda items under consideration by the Planning Commission. They all belong to the same applicant and relate to one another as part of the North Farmington Station plan.

Gibson presented this agenda item. The next three agenda items are all related to one another. This is the northwest part of town near the Shepard Lane interchange, which is now under construction. The property is almost entirely owned by developer STACK. The southern portion is owned and controlled by Wasatch Development.

In 2020, STACK Real Estate entered into a Development Agreement with the City, planning approximately 143 acres in the North Farmington Station Project Master Plan (PMP-2-20). This original agreement is included with the Staff Report for reference. The agreement set some high-level expectations as to how the property would develop, granting certain assurances for both the developer and Farmington City. Among other items, the agreement specifically grants the property owner the right to develop residential uses with the Office Mixed Use (OMU) zoning district. To ensure residential doesn't overtake other desired elements of the vision for the area, specific areas were set aside where residential may be included. The agreement outlines that residential development may only proceed at a ratio of 3 acres for every 1 acre of office. However, the yellow area on the PMP Land Use Map is entitled to start residential development at any time. (This is the R1 project area.) Similarly, the orange mixed-use property furthest south between Maker Way, Innovator Drive, and fronting Burke Lane is allowed to construct residential units at any time. In 2021-2022, the Commission and Council reviewed and approved Canopy Square by Wasatch Development in this orange area. It is worth noting that part of the proposed changes to the PMP/DA related to the Wasatch property (RW) are to make the North Farmington Station PMP consistent with the approvals given for that site.

With the Wasatch piece having received its initial entitlements for residential development, if R1 receives approval and begins construction, the 3:1 ratio will then come into effect for future projects and, according to the unamended DA, at least 1 acre of office use must have a building permit application prior to any more residential development. While the R1 and STACK Commercial Subdivision are generally consistent with the existing

entitlements and agreements in place with the City, there are clarifying details related to how those areas may be developed. Similarly, there are elements requested for consideration throughout the North Farmington Station Area to consider.

While the planning of this area has been ongoing for many years and many hearings have previously taken place, it has been several months since this has been before the Commission. As such, Staff is suggesting that the Planning Commission consider the changes requested by the applicant and table a formal recommendation on the application while providing Staff direction to implement ideas and direction from both the Commission and public hearing in the form of an amended DA for further consideration at a future meeting.

Like a new agreement, amendments to an agreement are a legislative function granting the City discretion as to whether or not to approve any changes. Both parties need to be okay with any changes before the amended agreement would take effect.

Following is a list of key topics the applicant is seeking to be addressed.

- timing of residential vs non-residential uses
- size of office allowed south of the creek (similar total amount of office spread over smaller buildings)
- allowance of drive-thru windows on some of the retail sites.
- amount of retail required in mixed use area.
- R1 option for townhomes (for sale) or apartments ... different height allowances

The applicant's proposed amendments to the DA are detailed in the table as part of Supplemental Information #3. In summary, the changes regard sections related to:

1. Replacement of existing land use tables shown currently in Exhibit B shall be replaced with Exhibit D, Exhibit E, and Exhibit F (Supplemental Information #s 4, 5, and 6).
2. Building heights – Section 5a – Clarifies the height limit for the R1 area granting an option Maintaining 200 feet of two-story buildings to the west before transitioning to higher structures if rental units are pursued, with an option of increasing in height faster if for-sale townhome units are built instead. Other height limits are clarified as they relate to specific parcels from Exhibit D, where notably additional height is proposed in the core area to ensure the ability to meet minimum density requirements for this area due to the Housing and Transit Reinvestment Zone (HTRZ) status of the property. The proposed changes would also allow offices south of the creek to be shorter. The intent of the reduced office height is to allow smaller buildings but a similar total square footage of office.
3. Updating land uses – Section 5b – This section would amend the PMP/DA to include specific development parcels and their allowed uses including a required minimum amount of commercial square footage. The requirement to have a commercial building permit in place has been restored in this version.
4. Office/Residential Ratio – Section 5c – This section effectively replaces the ratio language in the original agreement with the land use map in SI #4, also known as Exhibit D. Combined with the building height updates, this change also allows for the consideration of smaller office buildings on parcels O5 through O10.
5. Allowance of Drive-thru use – With additional detail as to how the retail/commercial lots may develop, specific lots or pads have been identified where the ability to include a drive-thru window are being requested. Actual design of these sites would come at a future time.
6. Parcel dedication – new section 5I – Parcel A3 on Exhibit D will be dedicated to the City for stormwater detention and public use as. The City shall dedicate the same acreage to R1 for a more efficient project area.

The North Station Master Plat and accompanying land uses total 113 acres: 62 non-residential (55%) and 51 residential (45%). The remaining acreage in the area is included in roadways or public space.

The breakdown of parcels found in the Master Plat is as follows

- There are 12 commercial parcels ranging from 1.2 acres to 8.4 acres in size.
- There are 10 office parcels ranging from 1.0 acre to 9.5 acres.

- There are 10 residential/mixed use parcels ranging from 0.9 acres to 18.4 acres. (RW is the Wasatch Development Canopy Square Project.)

The Master Plat merely established parcels, not buildable lots. When each parcel is ready for development in the future, it will require a new plat and specific project review. Example: The Master Plat creates the R1 parcel; the R1 Subdivision plat deals with the project specifics. Similarly, some of the commercial parcels are being looked at more specifically with the STACK Commercial Subdivision. The idea of recording a Master Plat for the large area is very beneficial moving forward to ensure survey work in the area is consistent. This will enable the cleanup of Right of Way and make future development less susceptible to error with property boundaries.

Gibson said from a Staff perspective, having more detailed plans is beneficial for many reasons including making it so the area can be platted; the Rights of way are clearer; and the DA is more specific and easier to understand. Developing office has become more tricky in general, and this is probably the reason the applicant is asking for amendments to the original DA. For the 3:1 ratio, they want it to be 3 acres of residential to every 1 acre of “nonresidential,” not just “office,” as mentioned in the original DA. It is hard for offices to come in without the other restaurant, commercial, and residential pieces in place first. It still locks them into building the same things, but it now becomes a timing question. Originally it was proposed to build large, midrise five- to six-story office buildings with 200,000 square feet against I-15, similar to what can be seen in Lehi and Draper, Utah. It is now hard to get users to fill that large of a building, so it is in turn difficult to get financing. The applicant now wants to do a different type of office product south of the creek. They would be smaller office buildings with two stories, still with 200,000 square feet. It can start getting office going with a similar square footage, but allow tenants to transition in the area. Structured office may be needed in the future. This would still allow for office towers on the north.

In the original DA, the heights of buildings up against the trail are limited in height. A two-story element would be against the Rail Trail. They are proposing more specifics with two options. Anything within 200 feet of the Rail Trail would be two stories or lower. The ownership proposal regarding for-sale townhomes would mean they are individually platted. It would be 20 fewer units, but they want to maintain two stories along the trail and then ramp up to three stories sooner after that. This is consistent to what is currently allowed, but more specific. As a legislative action, there is a lot of discretion.

The HTRZ zone will help with financing to ensure the development will happen. It has a minimum residential density requirement. They have requested additional height in the core to make up for the number of units they lost along the trail. It may mean the other buildings could go up to eight floors, creating an urban industrial feel a ways from any existing development. New users are being drawn by the Shepard Lane interchange, which is currently under construction. They would like to open shop when the interchange opens up.

Item #3: STACK Development – The applicant is requesting a recommendation to consider a Schematic Subdivision, Project Master Plan, and Concept Site Plan for the STACK R1 subdivision, which covers approximately 9 acres at approximately 900 North and Innovator Drive. (S-6-24)

When brought before the Planning Commission in May, the site plan for parcel R1 showed 135 apartment units and 33 townhome units. In this concept, a pair of two-story apartment buildings were closest to the trail. The current agreement simply states that development in the yellow area must have a two-story element near the trail. The original R1 proposal mimics what was approved for The Trail, the project to the south which has a 200-foot buffer distance where height is restricted.

Based on interest from the Planning Commission in seeing more for-sale housing, the developer is currently proposing an alternative option which would include 197 townhome units and one 50-unit apartment building. This includes a single row of two-story townhomes near the trail; and three-story structures begin sooner in the form of three-story townhomes. In both scenarios, the townhome units are broken down into individual parcels, which may allow for owner occupancy. There are 20 less units in the heavier townhome scenario.

Apart from interest in owner occupancy, the Planning Commission had expressed concerns at the previous meeting about three-story elements near the trail. The live/work units along North Station Lane (950 North) remain as originally proposed. However, the southernmost townhomes are planned as two-story buildings. The live/work units are part of the red area from the original agreement, so are not currently limited in height like the yellow area. If not addressed by the proposed amendments to the DA listed in the previous section, more could be added to said agreement, or a separate or supplemental DA could be considered by the City Council to include certain deviations to Title 11, Chapter 18 Mixed Use Zones.

Item #4: STACK Development – The applicant is requesting a recommendation to consider a Schematic Subdivision, Project Master Plan, and Concept Site Plan for the STACK Commercial subdivision which covers approximately 35 acres at approximately 950 North and Innovator Drive. (S-14-24)

This is the first look the Commission has had at the commercial subdivision. This is the northern area of STACK's property nearest the new interchange at Shepard Lane and I-15. While Exhibit E shows a fair amount of detail, it has been created to help understand how stores would likely situate on each property. The applicant is in talks with a number of interested parties, but specifics would come at a future date with site plan reviews as to how each will actually develop. A summary of the applicant's vision for this area is to include some more auto-oriented and suburban type uses north of 950 North with the more urban and pedestrian-oriented uses south of 950 north street.

For now, because of the large demand for drive-thru windows on stores, particularly for food users, the applicant is showing where they would like to have permission to propose a drive-thru. This is identified within the proposed language for the Amendment to the DA. Gibson said that currently, the OMU zone does not allow drive-thru windows. The applicant can ask for it, and the City can grant exceptions. Consideration of the subdivision may require some flexibility to the Regulating Plan for the area which deals with block size and road patterns.

Trevor Evans (4101 Thanksgiving Way, Lehi, Utah) knows this needs to be tabled, but just wants some feedback at this point, especially on the RI changes. The DA is really four parts: 1) The office on the south of Spring Creek, with smaller offices to create a healthy ecosystem. There is a lack of that at Point of the Mountain. They want this project to be a long-term office campus that checks the boxes for all user types. 2) Residential heights. The eight stories in the center is to create flexibility in order to meet the HTRZ zone. Podium projects (like the proposed eight-story buildings) have a financial break point. It is more cost effective to do a wrapped product with parking in the middle. He doesn't envision eight-story buildings in the entire core. He envisions some open space in that area using the stream. Others will be more like five-story wrapped apartment buildings. There will be parking garages, on-street parking, and overflow parking in the office area. 3) Commercial drive-thrus. They are getting Letter of Intent (LOIs) from commercial users, and most are requesting drive-thrus. He knows not all requests can be granted, but certain areas need them. He would like some level of assurance that there is the ability to have a drive-thru. So far, the developer is proposing seven to eight drive-thrus. 4) Height adjustments for RI for the apartment project. The biggest issues for condos was parking, so they are trying to get it to work for a for-sale concept. The town homes would be two-stories on the far west side, and then the standard eight-plex otherwise.

Regarding the RI product, the developer studied live/work units. The heights in the application are needed to make the "work" segment of it function. A screen wall is needed for privacy, because Dominion/Enbridge did not give approval to plant trees in the easement. The Enbridge gas easement is 50 feet from the property line. They will talk to the Utah Department of Transportation (UTA) about the potential of planting trees as well.

Chair John David Mortensen opened the public hearing at 10:01 PM.

Kyle Stowell (1764 W. Burke Lane, Farmington, Utah) in regard to the RI heights, said he feels this is a step back since it is lower density and higher buildings. It was zoned OMU 10 years ago, when the Council had a good suggestion for a compromise. The expectation from that compromise would be that there would be a buffer and transition from the single-family, larger-lot homes to the higher heights and densities as it gets closer to the freeway. He has to keep coming back to make sure the promises that were made in the past are being kept.

There is a moral obligation to follow past agreements. He said he sees people on Facebook saying they hate the growth, but this has been in process for a decade. He feels like the bigger and taller buildings need to be next to the freeway. He has neighbors that are in agreement with him, and he represents them tonight.

Collin Christansen (Farmington, Utah) addressed the Commission on Zoom. He would like to agree with Stowell's previous statement. He does like the design, but wants to keep that buffer as a transition between single-family homes to the "block" buildings that are coming. He also said he'd like to get the trees figured out to improve the aesthetics. The transition needs to be friendly for the neighborhood.

Chair John David Mortensen closed the public hearing at 10:07 PM.

Mortensen wants to address the four things that Evans brought up. Commissioner Tony Kalakis asked about the height of the two-story buildings. Evans indicated that the height restriction in the DA is 27 feet, but these are 24 to 25 feet 6 inches. Single-family homes are 27 feet in the City. Evans wanted to clarify that their office building levels are 12 feet per story instead of the typical 14 feet, so a six-story office building could be equivalent to an eight-story apartment due to that difference.

Turner asked about the drive-thru on the C6 urgent care, which would ideally be a medical use. He is not sure he likes the drive-thru there. Klein asked if he wants every one to be a drive thru or have the option. Evans said he is getting request from the market resulting in everyone asking for drive thrus, and they have had to push back indicating that not everyone can have one. The fact is there is a seven-lane roadway there serving automobiles. He hopes that the market can make things work with fewer drive-thrus, which he agrees is more aesthetically pleasing. However, commercial users are very picky and they need what makes sense financially, including having drive-thrus.

Mortensen asked what type of drive-thrus are being proposed. Evans indicated "fast-casual" are the majority of the requests they are seeing lately. Most of these are national brands that have staying power and name recognition, and they refuse to come without a drive-thru. Negotiations are a bit easier with regional users. The risk it poses for this project and Farmington is staying power, and the chance buildings could eventually go dark in a retail center. Mortensen said he likes "fast casual," and that there is already enough fast food options available elsewhere. Adams wanted more examples of "fast casual" restaurants. Evans answered that they have a bigger dine-in presence, fresher food, and usually a higher price point. Examples include Kneaders, Chipotle, Café Rios, and Zupas. Mortensen said that it would be something the Commission should be okay with. Adams likes that the pads indicated are all isolated from the rest of the neighborhood below, and all in the same place. Evans said the mixed-use core town center (in the last phase) will not have any opportunities for drive-thrus, as they would be geared toward pedestrian-friendly commercial experiences.

Evans said he has seen interest in a gas station off of the interchange, which is now a UDOT construction easement. There will likely not be anything built there for a couple of years. Presently, he is expecting a total of seven users requesting drive-thrus, but there may be more. He envisions the area north of North Station Lane to be more vehicular-centric. South of that would start to be more pedestrian-oriented, except the three pads fronting the road. This may be a good area for a hotel. Food options may also be good there, but he doesn't want any drive-thrus getting that close to the pedestrian core.

Evans mentioned the height of two-story residential 200 feet from the trail, and three stories 300 feet from the trail. The live/work units would need to be three stories. Another option is stepping down, following existing entitlements per the original DA with the exception of the live/work component.

Gibson said the building height limits in the original DA call for a two-story element next to the trail. North of this site are projects that have townhome rows running east-west, with the first being two stories transitioning immediately to three. Evans said their plan is an improvement on those of Evergreen and Arrowgate, as it stays lower for longer. Evergreen doesn't do the two, three, four gradual incline; they go from two directly to four. The

200 feet is arbitrary, and wasn't part of the 2020 negotiations. Evergreen's is to limit the four stories from encroaching on the 200 feet. Therefore, their four-stories are further away than Evergreen's.

Gibson said in the original DA, the yellow area has specific height limits, but his interpretation is that the red area doesn't. That portion is up against 950 North/North Station Lane where the live/work units are proposed. By ordinance, the OMU district allows up to six stories on a collector street. Evans said they are currently having a hard time building a minimum of five stories as called for near the freeway. There is a financial constraint due to the market and cost. They are now proposing the same square footage of office use, but with smaller buildings (five buildings instead of the originally proposed two towers), which would necessitate high-rise structured parking in the final phase. This would be designing the office to handle in-fill, as called for in the DA. This would allow for small, midmarket, co-working, and big block users as called for by the market. The Commissioners indicated their support of this.

Mortensen said he is a proponent of the for-sale townhome component, as the ability to buy a townhome in this area is not common. Evans said they would be individually platted, but there would be challenges if they had to sell all the townhomes by a certain date. As such, they will put a HOA in place before selling. Adams asked for a price point on the townhomes, Evans said it would be similar to the Segoe project south of Burke (\$400,000 to \$650,000). Due to the natural gas easement, there are some units on the far west side that will not be able to have garages. Those will be the lowest price point. Mortensen asked for the feel of this project, as he wants to have more design ideas instead of the apartment's "modern warehouse" feel. The feel of the garage side is worse. He would like to see some enhancements. He wants more material design or a more "home" design. He wants to see texture, glass, or some levels, etc. He would like additional architectural enhancements.

MOTION

Tyler Turner made a motion that the Planning Commission table a decision on the PMP/DA, Master Plat, R1 Subdivision, and Stack Commercial Subdivision, allowing Staff and the applicant to bring an Amended Development Agreement in a complete form addressing taking into consideration comments from the Planning Commission and public received at this meeting.

Supplemental Information 1-14:

1. Vicinity Map
2. Master Context Plan
3. Farmington Station PMP Land Use Map (existing)
4. Exhibit "D" – proposed Land Use Map for PMP/DA
5. North Farmington Station Development Agreement (existing)
6. Exhibit "B," including North Farmington Station PMP Land Use Map (existing)
7. Proposed amendments to North Farmington Station Development Agreement
8. North Station Master Plat
9. Exhibit "E" – Commercial Phase 1
10. Commercial Plat
11. Exhibit "F" – R1 Height Options
12. Summary of R1 Subdivision Updates
13. Previous R1 concept
14. R1 Schematic Site Plan including elevations and landscape plan

Tony Kalakis seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Vice Chair Frank Adams	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay

MOTION

Tyler Turner made a motion to continue the meeting at 10:39 PM.

Spencer Klein seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Vice Chair Frank Adams	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay

OTHER BUSINESS

Item #5 – Miscellaneous, Correspondence, etc.

a) Miller Meadows Phase 9 Concept Discussion

Petersen presented this item, saying the applicant has the opportunity to purchase an additional 2 acres. The road system is already stubbed into it and would continue through Cottle Lane. The lot sizes would be consistent with the other adjoining lots. It would be six lots with an average size of 1.6 units per acre. They have to make a decision to purchase this before officially coming to the City with an application. Applicant Brock Johnston from the Miller Meadows subdivisions is wanting to know if this is feasible prior to purchasing this lot. The price point will be the same as neighboring homes (\$1.1 million). Mortensen said it looks good. This would be called “Miller 10” at this point, and would tie into the top of Miller Meadows Phase 7. The Commission gave positive feedback.

b) Lyon Meadows Development Agreement & Deed Restriction Recommendation

Petersen presented this agenda item. On September 19, 2024, the Planning Commission recommended that the City Council approve the Schematic Subdivision plan and Preliminary PUD Master Plan for the Lyon Meadows Subdivision subject to, among other things, the following condition:

1. The City approve a moderate-income housing proposal, including fully executed and recordable documents, prior to the applicant receiving approval of a Preliminary Plat or Final PUD Master Plan.

The City Council approved the recommendation of the Planning Commission October 1, 2024, with an additional condition:

1. The City Council will consider adopting an enabling ordinance enacting the PUD overlay prior to or concurrent with approval of the moderate-income housing proposal with accompanying documents.

Subsequently, the Staff Report includes a DA and Deed Restriction for the Planning Commission consideration. It is a PUD, and the applicant is looking to get an additional density of six lots by providing two Subordiante Single Family (SSF) lots for moderate-income housing. They will be appraised so that a family earning 80% AMI could afford it. After that, following a model done by a group in West Weber County, there would be a 10-year deed restriction saying the owner has to live on site. Meanwhile, if the market goes up, the homeowner can sell it at year four, but still the next owner has to live on site. Adams provided some review comments prior to tonight’s meeting, but the City Attorney still needs to take a look at those clarifications.

Applicant Paul Hirst (497 W 1300 N., Farmington, Utah) addressed the Commission. He said Lots 107 and 108 are currently designated for the SSFs. However, given what they heard last week, they may relocate them to 111 and 101 due to detention basin issues. He is open to having the entrances to the SSF lots from Lyon Lane as opposed to the frontage road, although that is narrow. When they finish platting it, those will be two separate lots that will be sold separately.

Mortensen said he would like to reduce the number of entrances off of the frontage road, which has higher traffic and speeds. 116 and 117 are already fronting the frontage road, but he doesn't want both SSFs from 111 and 101 to also use the frontage road for access.

MOTION

Spencer Klein made a motion that the Planning Commission recommend that the City Council approve the Development Agreement and Deed Restriction (enclosed in the Staff Report) for the Lyon Meadows PUD subdivision, with consideration that if the SSF is on lot 101 or 111 that one access comes from Lyon Lane.

Finding:

The proposed Agreement and Deed Restriction meets one of the conditions of Preliminary PUD Master Plan Approval.

Supplemental Information 1-4:

- 1. Vicinity Map
- 2. Lyon Meadows Schematic Subdivision Plan / Preliminary PUD Master Plan, 9.19.24
- 3. Development Agreement
- 4. Deed Restriction

Tyler Turner seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Vice Chair Frank Adams	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay

- c) Planning Commission minutes from October 3, 2024: Joey Hansen made a motion to approve the minutes. Tony Kalakis seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Vice Chair Frank Adams	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay

- d) City Council Report from October 15, 2024

- Gibson said the City Council approved the RV Resort DA.

- e) November Meeting(s)

- The Commission will meet on November 14, 2024, instead of on November 7 and 21, as they will have a quorum for that meeting. Things will be reschedule appropriately.

ADJOURNMENT

Tyler Turner motioned to adjourn at 11:00 PM.

Chair John David Mortensen	X Aye ___Nay
Vice Chair Frank Adams	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay

John David Mortensen, Chair

Examples - Enhancements to STACK R1

From John David Mortensen <jdm@jdmstrategies.net>

Date Tue 10/29/2024 6:07 PM

To Lyle Gibson <lgibson@farmington.utah.gov>

Cc Carly Rowe <crowe@farmington.utah.gov>; John David Mortensen <jdm@jdmstrategies.net>



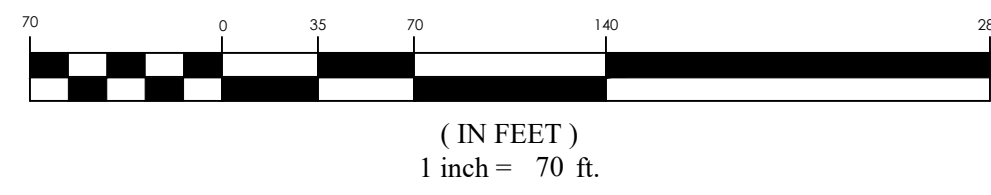




John David Mortensen
509-531-0149

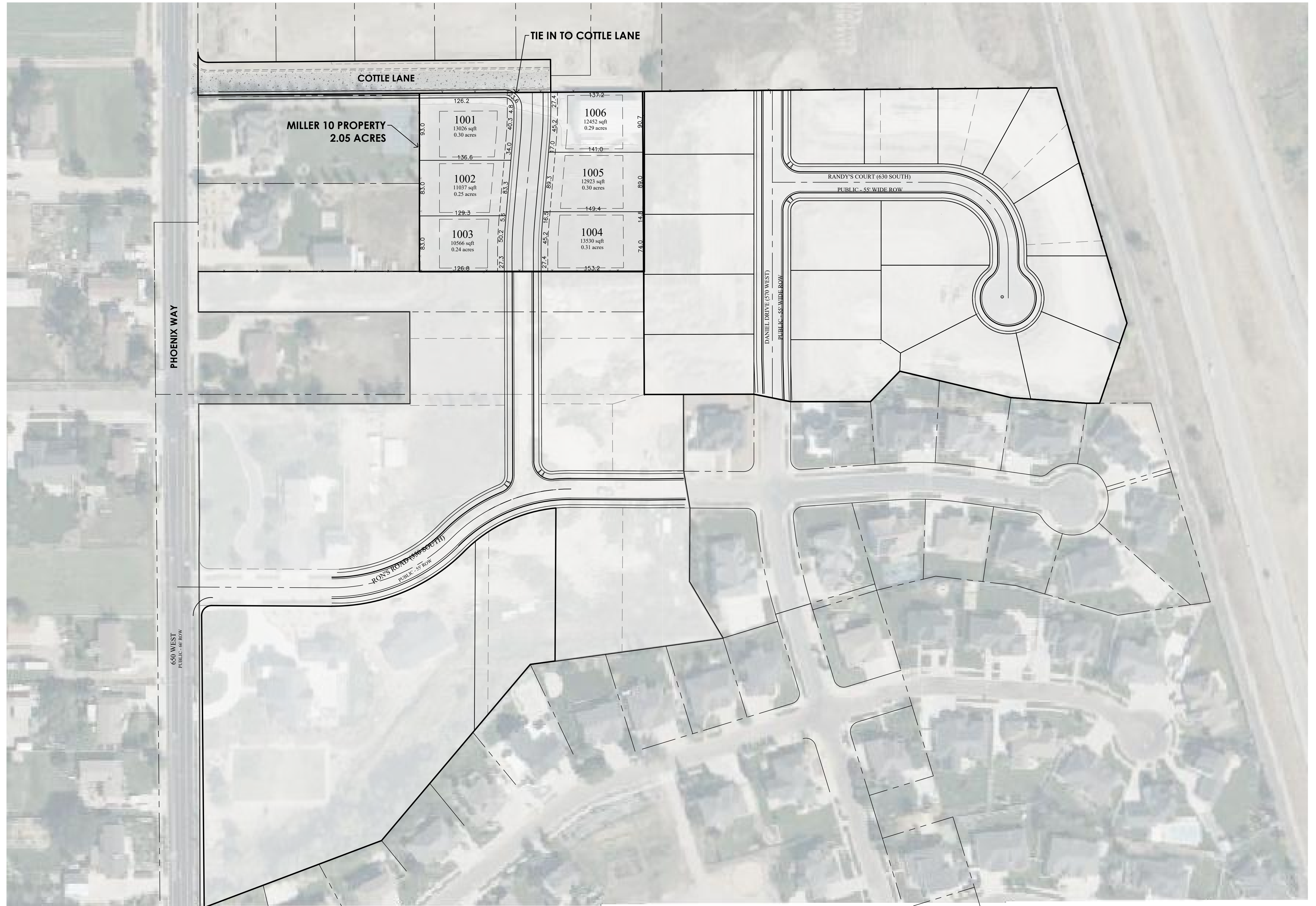


GRAPHIC SCALE



PROPERTY OVERVIEW

TOTAL ACREAGE	±20.3 ACRES
TOTAL LOTS	35 LOTS
TOTAL DENSITY	1.6 UNITS/ACRE
PHASE 7 ACREAGE	11.15 ACRES
PHASE 7 LOTS	11
PHASE 8 ACREAGE	7.08 ACRES
PHASE 8 LOTS	18
MILLER 10 ACREAGE	2.05 ACRES
MILLER 10 LOTS	6



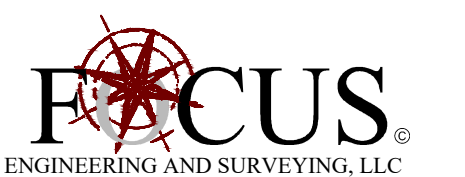
MILLER 10 PROPERTY concept plan D

FARMINGTON CITY, DAVIS COUNTY

10/16/2024

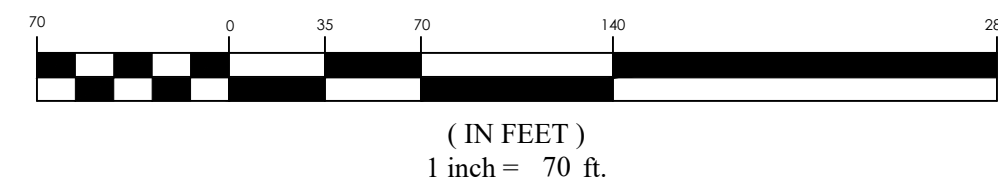
20-0097

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



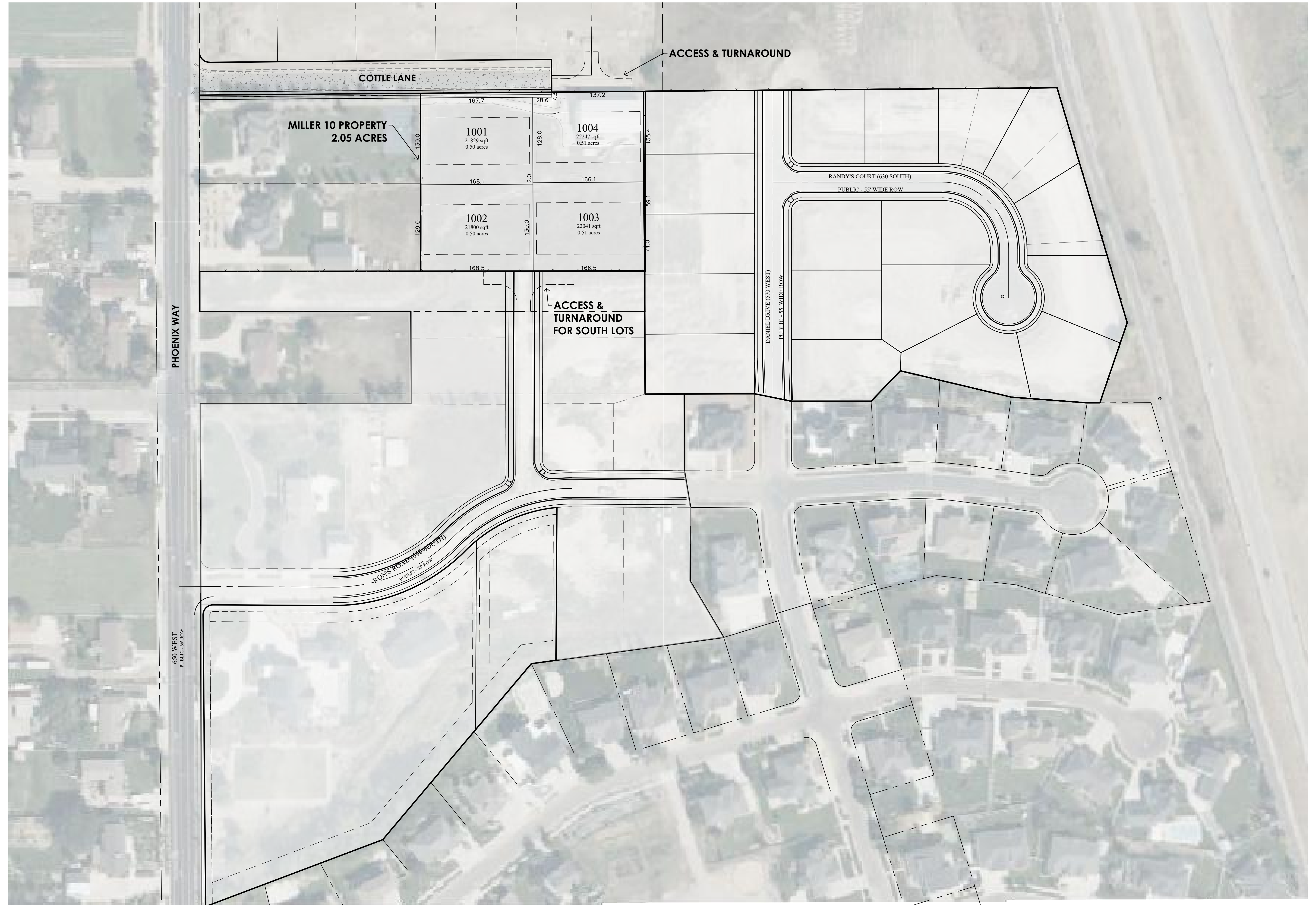


GRAPHIC SCALE



PROPERTY OVERVIEW

MILLER 10 ACREAGE 2.05 ACRES
MILLER 10 LOTS 4



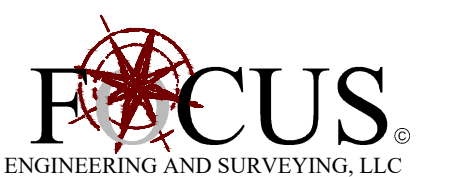
MILLER 10 PROPERTY yield plan

FARMINGTON CITY, DAVIS COUNTY

10/16/2024

20-0097

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.





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

From: **Megan Parkin** <megrizley@gmail.com>

Date: Fri, Oct 25, 2024 at 3:27 PM

Subject: CW Homes Concerns

To: <crowe@farmington.utah.gov>

Hi,

The Planning Commission meeting will be Tuesday and I live on Flatrock Dr. I have seen what will be presented and I am concerned about a sound wall being built and would prefer a berm.

I don't like the idea of losing our gorgeous view. How high will these homes be?

When Ivory was building, they had to bring in fill dirt to build up our homes.

How can you ensure that water will not flow into our neighborhood in years to come? These homes are being built on top of a wetland.

I am still concerned about the density and number of homes without any designated green space shown.

The safety on our street has already been a concern with speeding and the amount of vehicles traveling down Flatrock Drive.

This would create about 60-90 more cars and traffic.

Can there be a main road access for the new neighborhood off 1525 West?

These are concerns that our neighbors would like to address at the meeting Tuesday.

-Megan Parkin

Fwd: CW development of UDOT land west of 1525 W

From Lindy Kartchner <lindykartchner@gmail.com>

Date Fri 10/25/2024 3:52 PM

To Carly Rowe <crowe@farmington.utah.gov>

Good afternoon Carly! My name is Lindy Kartchner and I am a resident and newly appointed member of the HOA board of Flatrock Ranch. On Monday the 29th, there is a scheduled meeting where CW is requesting a zoning change. In conversations with our neighborhood, a list of concerns has been raised. We would like these addressed.

1. The CW development relies on an easement through Flatrock Ranch for access to the UDOT property. Can you share the easement agreement? Flatrock Ranch owns the land on which this easement is placed. With the development of 1525 W, there is now an alternate access point to this land. There is a current dirt road from 1525 W to this property in which vehicles have already been accessing this land. We would propose that CW develop their neighborhood with an access point from 1525 W and not through an easement. We would like to explore the question of whether this easement is even still necessary?
2. There is a very great concern about the amount of traffic that will be funneled through Flatrock Dr. Flatrock Dr is already the main access point to part of the Ranches. We are concerned with the amount of increased traffic, including during construction which will put our families' safety at risk.
3. How will CW manage the amount of construction traffic through Flatrock Ranch? There are currently safety concerns with the amount of cars, speed and visibility that we have on Flatrock Dr. There have been reports made to Farmington PD regarding this.
4. Living on the edge of a wetland, our neighbors have already experienced issues with water. With a new development being proposed, Flatrock would like CW to address how they will manage the extreme water situations and how that will affect homes on Flatrock. If lots are proposed to be above our current lots, future water run-off and damage to our properties would be expected. We expect CW to mitigate this risk.
5. In meetings with CW, they have proposed that a soundwall will be installed along the West Davis Corridor. What are the restrictions or regulations regarding this? Along the West Davis Corridor, berms for sound management have been installed. Flatrock would expect CW to maintain the more natural approach of sound mitigation versus installing 12 foot concrete soundwalls.
6. In the CW proposal, there is no green space planned. Can you speak to that? In an agriculture zoning, is it not expected that a development includes green space? In every other surrounding subdivision, Ranches, Flatrock and Symphony homes, there is space set apart specifically for green space. Why is the same not expected of the CW development?

Thank you for fielding these questions and concerns. I look forward to speaking with you at the public meeting on Tuesday-

Lindy Kartchner

Concerned resident of Flatrock Ranch

Fwd: Planning Commission Meeting - 10/28

From John Mortensen <jmortensen@farmington.utah.gov>

Date Fri 10/25/2024 3:52 PM

To Carly Rowe <crowe@farmington.utah.gov>; Lyle Gibson <lgibson@farmington.utah.gov>

Sent from my iPhone

Begin forwarded message:

From: Kyle Stowell <stowellkyle@yahoo.com>

Date: October 23, 2024 at 12:21:54 PM EDT

To: jmortensen@farmington.utah.gov

Subject: Planning Commission Meeting - 10/28

I get notified about Planning Commission meeting agenda's, which indicated that the Stack Development will be on the agenda for 10/28. But the Commission website has never been updated with the packet. Would you be able to get me a copy of the full packet, or check and make sure the Farmington city Planning Commission website is updated with the agenda and packet?

Thanks!

Kyle Stowell

(801) 205-5292

Public Hearing - Farmstead Subdivision (S-13-24)

From Alan Bone <alan@westerncal.com>

Date Tue 10/29/2024 12:54 PM

To Carly Rowe <crowe@farmington.utah.gov>

Cc the6bones@gmail.com <the6bones@gmail.com>

Hi Carly,

I wanted to give my comments about the zone change request being made by CW Group/CW Land.

I am not opposed to the change in Zone from AA / A to AE. I do oppose the request for a PUD which will allow them to reduce the lot size to as small as 0.27 acres per their drawings.

We live in the neighboring Flatrock Ranch subdivision, and would rather see the lot sizes remain 0.5 acre or above. The larger lot size keeps the cosmetic appeal to the Farmington area, and allows for the additional growth to match the existing neighborhood.

Our subdivision also has a 40 ft building set back, which adds to the neighborhood appeal. Because this proposed street of homes is only accessible through the Flatrock Ranch subdivision, I would argue that the lot requirements should match those used for the Flatrock Ranch subdivision.

Reducing the lot size, and indirectly the home size, will only deter from the look and feel that already exists.

Regards,

Alan Bone
619 S Bareback Way
Farmington, UT 84025

**FARMINGTON CITY
PLANNING COMMISSION
November 14, 2024**

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

Lyle Gibson started the study session with a training; started with the open house summary from November 12th, stating that it was successful and is going to continue for a little bit to allow as much engagement as we can get.

For the training: the discussion is moderate income housing. This is defined as 80% or less of the AMI (area median income). The 60% number comes up in the city’s fee in lieu which HUD uses. (The average household size here is approx. 4 people). Since the city has a frontrunner station, we need to have at least 5 strategies from 26 that the state outlines to accomplish moderate income housing. And with that, the city is required to report to the state how we are accomplishing these strategies. We follow 9 of the 26, from what we are already doing in our ordinance.

David Petersen gave a little background, in 1998 the state wanted cities to start coming up with plans for moderate income housing. The city adopted an ordinance in regard to that requirement. Most cities, however, did not. The state said if cities do not adopt anything that they would start withholding transportation funds. Some of those include rezone for density to facilitate moderate income housing and expansion of infrastructure. Currently, the state is requiring an update on each one that we are doing/adopt and the state does keep increasing the requirements. Right now, the city is using the recently adopted SSF lots as another strategy to accomplish this requirement. The city cannot force developers to do moderate income housing but we can give something extra with it as an incentive, like extra density etc. Petersen said sometimes it’s a no-brainer to require things such as I-ADU’s, which is something that the state required that we have as a permitted use.

In areas where some property tax is rerouted to the RDA – there is a portion that is required to be for moderate income housing, only. Petersen said possibly 20%. It will likely be where new housing and areas such as the new business park will be (mixed use). The city does use resources to help put infrastructure where there will be new housing, especially in that area with the HTRZ set up. The city did have a lot of CRA’s (community reinvestment areas) – which are interlocal agreements with other entities. It will go into the RDA and it can help support new projects. The state came up with the HTRZ (housing & transportation reinvestment zone), it will allow us to get a little more than interlocal agreements. Farmington’s was approved in July 2023. The area south of Shepard Lane interchange (west of I-15) is going to be an approved HTRZ (80% of new property tax generated in that area will be fed to the RDA to help support the new growth happening). The requirements include how much housing can go in that area (minimum density requirement) and it will also have a minimum moderate-income housing requirement. 9% of all units in the area will be 80% AMI & 3% will be 60% AMI. Gibson said that the State of Utah is 7th or 8th most expensive housing market in the nation, which Farmington is definitely in that mix.

Mortensen started discussing the agenda for the evening. For the special exception (item 1) – he noted that while we have approved these in the past, but he is questioning if there is detriment to the neighbors, city, etc. he said it is very wide for a two-car garage but wondering if they would cut their request in half. Hansen asked if there was a business and what the structure is? From the staff’s understanding it is just for their RV and/or trucks and it’s just a shed in the back. There is a fence and a gate from the photos; assuming for parking and/or animals. They believe this is fairly straight-forward so no issues. Moving onto the stormwater ordinance (item 2), this is an item that has to be moved forward regardless, if there are any suggestions, it needs to be approved with those changes. Brent White, our stormwater official is going to be here to discuss this item. Mortensen said we do not need to spend much time on this as it is already a done-deal. For the last item (item 3) Petersen will present this item, regarding SSF’s, ADU’s, etc. we are on month 4 of starting this, we are wanting to clean up some language that we see are causing or will cause some issues that were not caught before we started this and having people apply. We are up to 9 homes starting these processes. He said we will go through each one and get the commission’s opinions. They proceeded to go through each ordinance in which they are suggesting a tweak to a word or sentence (as shown in detail in the packet and regular session minutes). Misc. items from Farmstead will present some of their updates, that will not be a public hearing or a voting item.

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

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

SPECIAL EXCEPTION APPLICATIONS (public hearing)

Item #1: Lamond Reynolds – Applicant is requesting a special exception approval for a driveway width extension to exceed the standard 30 feet (allowed), for the property located at 1333 North 1700 West, in the R (Residential) zone. (M-4-24).

City Planner Shannon Hansell presented this item. The applicant is requesting a special exception to exceed the maximum driveway width of 30 feet for three properly designated parking spaces as required by 11-32-060 A1.

The applicant wishes to add an additional 17 feet to the driveway, thereby creating a driveway that is approximately 41 feet wide at the curb cut. Their request is driven by wanting access to their parking pad, located on the north side of the home.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.
2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
 - a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. Will not create unreasonable traffic hazards;
 - c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Applicant, Lamond Reynolds wants to put in an RV pad for his RV and the intent is solely just to extend the curb cut so he doesn't have to go over the curb.

Chair, John David Mortensen opened and closed the public hearing at 7:03 PM due to no comments received.

Tyler Turner said it is pretty straightforward and does not see an issue with the width extension. John David Mortensen asked the applicant if he would consider half of the requested amount to only 8 additional feet instead of 17 feet, if he thought that would help accomplish what he is trying to do? The applicant responded that he will be pulling his trailers in and out and wants to access it properly and it would be more ideal to pull straight in. He stated the neighborhood has others similar to his request and would prefer to have the full 17 additional feet.

MOTION

Tyler Turner made a motion to move that the Planning Commission approve the special exception for an additional 17 feet for the driveway curb cut at 1333 N 1700 West, subject to all applicable Farmington City development standards and ordinances.

Joey Hansen seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Tyler Turner	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay

Findings:

1. Because of its position further than 30 feet from the nearest intersection, it is reasonable to assume that the widened driveway will not be detrimental to the health, safety or general welfare of persons residing or working the vicinity, or injurious to property or improvements in vicinity.
2. The property is of sufficient size to accommodate the special exception

Supplemental Information

1. Vicinity Map
2. Site plan
3. Street view of location and proposed curb cut location

ZONE TEXT AMENDMENT APPLICATIONS – *public hearings: items 2 & 3*

Item #2: Farmington City – Applicant is seeking a recommendation for an amendment to multiple sections of Title 16, Storm Water Regulation, to related permitting and enforcement activity, including:

- 16-3-010, 16-3-060, 16-3-120, 16-4-070, 16-4-080, 16-4-090, 16-5-050 & 16-5-060

Storm Water Official Brent White presented this item. Construction activity can be a major source of pollutants into the stormwater system, if proper prevention measures are not put into place. As large trucks cross our gutters (which is the storm drain's conveyance system), they can track gravel, dirt, clay, concrete and other contaminants into the gutters and street, which eventually make their way into the storm drain if not cleaned up. As you likely know, our stormwater drains, unfiltered and untreated, into the wetlands and the Great Salt Lake.

During the 2024 legislative session, the Utah Legislature enacted H.B. 507, which imposed new, significant limitations on cities' ability to enforce provisions of stormwater pollution prevention plans (SWPPPs) associated with construction sites.

Chief among the restrictions is field pre-emption in the realm of stormwater permitting; cities may not deviate from the federal Clean Water Act unless authorized by Utah law. UCA § 19-5-108.3((4)). As required by federal law, the City has always required a SWPPP for all construction activity greater than one acre, or less than one acre when part of a larger development, and it will continue to do so. The City also required a land disturbance permit for construction activity smaller than one acre, with similar best management practices (BMPs) to prevent that construction activity from introducing pollutants into our system. With the passage of HB 507, we can no longer require that permit. It is being removed from our ordinances.

Another particularly troubling portion of HB 507 affirmatively prohibits the stormwater official from inspecting a construction site in person, unless there is a "documented reason" for the on-site visit. Otherwise, we are required to inspect via "an electronic site inspection tool" by which the contractor submits photographic evidence of site conditions. *See* UCA § 19-5-108.3(14)-(15). Our code is being amended to match the state standards. It also includes a list of probable "documented reasons" for an on-site visit, in order to give some direction to our stormwater official.

Other restrictions in HB 507 include taking away the ability of the city to stop work, if the developer used a "preferred BMP" on the site which failed. The State is requiring the City to develop and publish its preferred BMPs online. While this is problematic because the proper BMP will vary depending upon topographical variation and the type of work being completed, all of the stormwater officials in the state are working on a way to classify BMPs so that our stormwater systems can be protected as much as possible.

Some amendments are meant to simplify or add subsections for easier reference to the reader.

Due to the stormwater permit amendments being a legislative decision that govern the use or development of land, *see* UCA § 10-9a-103(34)(a), this code is required to pass through the Planning Commission for a public hearing, before advancing to the City Council.

HB 507 takes effect on January 1, 2025, and cities are expected to have adjusted their codes by that date. As the City Council will only meet in December a single time, and likely prior to the Planning Commission's meeting, it is recommended that the Planning Commission not table the item. If it wishes to change the text, those changes should be in the form of a recommendation with specifically enumerated text amendments.

Chair, John David Mortensen opened and closed the public hearing at 7:11 PM due to no comments received.

MOTION

Tyler Turner made a motion to move that the Planning Commission adopt the provisions of this ordinance amending various sections within title 16 of the Farmington Municipal Code, related to stormwater pollution prevention and enforcement.

George Kalakis seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay

Findings for Approval:

1. The amendments bring the City into compliance with mandatory directives from the State of Utah regarding stormwater pollution prevention permits associated with construction activity.
2. The amendments preserve as much authority as possible for the stormwater official to protect the stormwater systems of the City.
3. The prevention of pollution to our storm water system is an important part of the City's protection of the health and welfare of our residents and the community at large.

Supplementary Information

1. HB 507

Item #3: Farmington City – Applicant is seeking a recommendation for additional text and changes to multiple sections of Title 11 regarding:

- ADUs (accessory dwelling units) and SSFs (subordinate single-family dwellings); Minimum size of dwelling requirement; and Garage placement standards in the OTR zone.
- Minimum size of dwelling requirements; and
- Garage placement standards in the OTR zone. (ZT-15-24)

Community Development Director David Petersen presented this item. Applicant is requesting a recommendation to amend and/or repeal multiple sections of Title 11 regarding: 1) ADUs (accessory dwelling units) and SSFs (subordinate single-family dwellings); regarding the definition – does it need to always be separated and compatibility language. 2) Minimum size of dwelling requirement; should the height be reduced? and 3) Garage placement standards in the OTR zone; misstep to “not know” that it is an additional dwelling, to change that requirement. And 4) timing – do we give the owner an “out” in regard to deed restriction versus certificate of occupancy. As well as minimum size dwellings and wanting to delete “or any other yard” from the section of the OTR zone.

Chair, John David Mortensen opened the public hearing at 7:15 PM.

David Miller (153 Pointe of View Cir.) wants to express his support to change the approvals of subdivisions/DADU to be done prior to the certificate of occupancy. Currently, this practice is backwards as the certificate of occupancy is in need prior to submitting and causes issues in regard to financing in that situation. But he does appreciate the city's stance on changing it to make it a better option.

Chair, John David Mortensen closed the public hearing at 7:17 PM.

Going page by page with Petersen:

#1 Definitions: the city is hoping that by striking the lines in the proposed draft, it will help property owners by still meeting the definition of a DADU, while continuing to meet the building code – where it can be a zero-lot line circumstance if its built right; no openings and have a fire wall. The ADU subcommittee suggested striking “architecturally compatible with the neighborhood” language because it's difficult to judge. They also chose to strike the same language in regard to I-ADU's. Mortensen was curious on the commission's thoughts regarding the compatible comment. Turner asked if that was the standard, to have the home and ADU compatible? Petersen gave the example of non-compatibility in regard to a home that was built maybe in 1980 but the ADU has the design of a 2020 home; where you can tell the differences. Also ensuring that ADU's aren't a wild color such as purple. Turner would be okay to strike the architecturally compatible line. Mortensen is okay to leave it in. Hansen was okay to strike. Kalakis wants to ensure it's compatible with the dwelling, not necessarily the whole

neighborhood. *Overall – the commission chose to leave the language of “compatible with the single-family dwelling” with adding “generally compatible...” and strike “and neighborhood.”*[this applies to ADU/DADU]

#2 Question only/no change: the building height for ADU in single-family residential areas is 15 feet (this zone is primarily on the east side of I-15), meanwhile it is 25 feet in the A, AA, AE zones (primarily west side; the question is should the city reduce the 25 feet maximum for ADU's in agricultural zones to be consistent with the 15 feet in other zones? Or is the commission not concerned with this? The commission asked why such a large difference, Petersen responded with the west side used to be mostly barns as ADU's and other agricultural practices. He also stated that the code does still include the language of “subordinate in height” so that helps with the homes such as ramblers; not having a 25-foot barn in the backyard which would tower over the main dwelling. You can only have a two-story ADU if you have a two-story home. Kalakis said it makes sense to keep it as is, since it's a more open area. Hansen said leave it as is. Mortensen, said leave it as is. Turner said leave it as is. [note: this was just a discussion to see if we should change it and bring it back for voting].

#3 Character of DADU/ADU: Petersen said that this item was brought up with the first applicant that came to do this DADU. As she stated it is going to be noticeable because it was the only one in its area going up. He also mentioned that in the ADU committee, one person suggested striking the last sentence of “be aware of its existence” and another member voted to just strike the entire paragraph of “design and character.” A, as is. B, strike out existence. C, remove. Hansen suggested C. Mortensen suggested B. Turner suggested C. Kalakis suggested C. *Overall – the commission chose to remove the paragraph(s) of design and character in regard to passersby not knowing it existed.*

#4 Paragraph 7: Certificate of Occupancy for SSF: Mortensen asked if Mr. Miller was still on the line since this is pertaining to the issue he is curious about. The question is if there is flexibility to have a deed restriction and is recorded concurrently with the newly vacant lot(s), which state: 1. Owner can establish a DADU as long as both lots are held under one ownership, to meet DADU parcel requirements and the owner must live on site (in DADU or main dwelling) and, 2. Any future SSF on the lot must meet requirements. The reason this came up is because a bank/lender until it's recognized as a parcel, therefore the city will let developers include this on plat(s). Hansen, no issue with this. Mortensen, no issue with this. Turner, no issue with this. Kalakis, no issue with this. *Overall – the commission sees no issue with letting the developer outline the DADU parcel on the plat. *Frank Adams, not in attendance, did suggest to edit vacant out of the language and replace for SSF.*

#5 Minimum Size Dwelling: Petersen said that in the city, we have three kinds of dwellings. Single family, two family dwellings and multi family dwellings. While single family may also have a basement apartment, it's still referred to as a single-family dwelling. When it comes to the creations of SSF's, the ordinance of 11-28-110 may become obsolete. It's been suggested to just remove so it's not an issue in the future. Mortensen asked what is in place to govern if this is removed. There is height, lot coverage, and setbacks. This ordinance is a minimum requirement which isn't necessary. Hansen, no issue with this. Mortensen, no issue with this. Turner, no issue with this. Kalakis, no issue with this. *Overall – the commission is okay with removing this from our ordinance.*

#6 11-17-050 Accessory Buildings & Structures (including attached and detached garages): Petersen believes it is time to delete “or any other yard” from this ordinance. Mortensen asked if this would allow a garage to encroach – Petersen said it has never happened before. The one example that was proposed (not completed) was where there is a “hook” in the property lines where someone wanted to put a garage but that would be considered “other yard.” Ideally the city would be okay with the garage in that space but how it's written right now, it's not allowed. Hansen, for this. Mortensen, for this. Turner, for this. Kalakis, for this. *Overall – the commission is okay with what is proposed.*

MOTION

Tyler Turner made a motion to move that the Planning Commission recommend that the City Council amend the following:

Section 11-2-020: Definitions of Words and Terms: modify text as follows –

ACCESSORY DWELLING UNIT, DETACHED (DADU): A detached dwelling unit consisting of all or any part of a detached accessory building, **as defined by the Building Code**, to a single-family dwelling ~~not physically connected in any way to the single-family dwelling which is architecturally compatible to the neighborhood and single-family dwelling~~ and located on the same lot, ~~or on a DADU parcel.~~

Section 11-28-200: Accessory Dwelling Units (ADUs): adding text to subsection 1 of part D and striking subsection 4 of part D as follows:

- 1. Location, **Height, and Footprint**: An ADU shall only be allowed as part of, or in conjunction with, a single-family dwelling, and DADUs shall meet the height and building footprint area standards of the underlying zone for accessory buildings.
- ~~4. Design And Character: The ADU or IADU shall be clearly incidental to the single-family dwelling, and shall not adversely affect the residential character of the surrounding neighborhood. An ADU shall be designed in such a way that neighbors or passersby would not, under normal circumstances, be aware of its existence.~~

Section 11-28-200: Accessory Dwelling Units (ADUs): modifying text to subsection 1 of part F and adding text to subsection 7 of part F as follows:

- 1. SSF: A Subordinate Single-Family dwelling (SSF) is a DADU held in separate ownership from owner of the single-family dwelling, which ownership includes land separate from the **single-family dwelling DADU**.
- 7. Certificate of Occupancy: A property owner, or the City, shall not record a subdivision to enable an SSF until the City has issued a certificate of occupancy for the SSF, **unless a deed restriction, acceptable to the City, is recorded concurrent with the newly created vacant lot which states:**
 - a. **The owner may establish a DADU thereon so long as both lots are held under one ownership, meet DADU Parcel requirements, and the owner must live on-site in either the DADU or the single-family dwelling; and**
 - b. **Any future SSF on the lot must meet all related requirements, included but not limited to SSF Occupancy standards.**

Section 11-28-110: Minimum Size of Dwellings: remove text completely as follows-

~~11-28-110: MINIMUM SIZE OF DWELLINGS:~~

~~All dwellings erected within the city shall have a minimum of eight hundred fifty (850) square feet of gross floor area, unless approved by the planning commission as a conditional use.~~

Section 11-17-050: Accessory Buildings and Structures (Including Attached or Detached Garages: modify text in subsection E(1) as follows:

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

- E. Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:
 - 1. Notwithstanding subsection A, a garage shall not encroach into the front yard, **or** side corner yard, ~~or any other yard,~~ except side yards and the rear yard, of the building lot, with the exception that if a garage currently does not exist on the property and one could not fit within the side or rear yard, then a garage may encroach into the side corner yard, but not the required side corner yard, provided that it is designed so as to be an architectural and integral part of the main dwelling.

Joey Hansen seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay

Findings:

1. The City enacted a major amendment to its ADU ordinances on July 16, 2024, including, among other things, the creation of a subordinate single-family dwelling, or SSF. Now after 3 + months since its passage the following modifications will help in its continued implementation:
 - a. Setbacks for an SSF lot must follow the building code, and because of proposed changes to the definition of a DADU the Zoning Ordinance is now inconsistent with the building code. [Note: See the definition of a single-family dwelling in finding 1.c. below].
 - b. The amendments remove some “design and character” standards and “architecturally compatible” language which are difficult to objectively consider as part of the site plan review process and enforce during and after construction.
 - c. In the past the City’s has met its decades long min. 850 sq. ft. dwelling size because the ordinance does not dictate the minimum size of dwelling units (such as apartments or ADUs) within a dwelling, which increase the size of a dwelling beyond the 850 sq. ft. Prior to July, the code limited “dwellings” include single-family, two-family, and multiple family]. However, an SSF is now a new type dwelling, not a dwelling unit, yet in it is anticipated that some SSFs (like existing DADUs) may be less than 850 sq. ft. Additionally, it is legally questionable whether a zoning ordinance can contain a minimum size standard for dwellings.

Existing definitions in Chapter 2 of the Zoning Ordinance include the following:

DWELLING: Any building or portion thereof which is designed for use for residential purposes, except hotels, apartment hotels, boarding houses, short-term rentals and/or rooming houses, tourist courts and automobile house trailers.

DWELLING, MULTIPLE-FAMILY: A detached building containing three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY: An attached or detached building designed for the occupation exclusively by one (1) family.

DWELLING, TWO-FAMILY: A detached building containing two (2) dwelling units.

DWELLING UNIT: One (1) or more rooms connected together, but structurally divided from all other rooms in the same building and constituting a separate independent housekeeping unit which may be used for permanent residential occupancy by humans, with facilities for such humans to sleep, cook and eat.

- d. The “or any other yard” phrase of the OTR zone text (Chapter 17) may make placement of some ADUs/SSFs cumbersome, and staff cannot recall the last time they considered “any other yard” in the placement of a garage or other accessory building.
 - e. New subdivisions must be recorded to enable the issuance of building permits. As some developers look to record plats to include SSF lots, consistent with such subdivision recordation’s, and to meet City moderate income standards, they are prevented from doing so because the current ordinance does not allow for an SSF lot until after the issuance of a certificate of occupancy for the SSF. A deed restriction represents a good way to resolve this issue—even for the owners of existing lots.
2. As in July, the proposed changes support and further objectives of the City’s Affordable Housing Plan--an element of the General Plan, and many of the changes clarify and/or memorialize long-held practices and interpretations by the City.

Supplementary Information

1. Proposed amendments to Sections 11-2-020, 11-28-200, and 11-17-050 of the Zoning Ordinance, November 14, 2024.

OTHER BUSINESS

Item #4: Miscellaneous, Correspondence, etc.

- a) Farmstead Update – *not a public hearing or voting item.*
 Lyle Gibson indicated the timing of meetings and wanted to show some of the changes that have been made so that the commission could see them and the applicant could move forward before coming back to the commission – if this is something they would be able to pursue. Gibson also mentioned that this would be in the development agreement as well. Staff has not been able to notice and review to have this as a voting item tonight but will come back to the commission for that, next time.

 Chase Freebairn with CW Urban (610 N 800 W. Centerville) also mentioned that they did not have time to make the noticing timeline for the meeting for a recommendation but would like to have any input to see if what changes they

have been going in the right direction. He did mention that this will be governed by an HOA & CC&R's. One of the biggest changes is lot 17; they carved off the lot and now intend to create this a parcel to have a gathering area and pickleball court along with a trail connection. (still possibly a buildable lot in the future). CW did approach UDOT on this, they did ask about the street connection to 1525 W and they were not in favor of that. However, they were okay with the idea of a trailhead there. Mortensen did ask if this could be formally documented (trailhead access, etc.), having the county be okay with said trailhead. Freebairn said they would be happy to obtain letters and approvals if needed. The parcel would be an HOA maintained area that is open to all – not just Farmstead subdivision residents, similar to a pocket park and open to public and privately maintained. Gibson said that in the DA, the parcel is in Farmington City's name when asked about what happens, if the HOA dissolves? Freebairn also mentioned in the DA they would memorialize putting sump-pumps in the homes, regarding drainage. He also mentioned he wanted to have daylight basements similar to Flatrock Ranch. They are also proposing a fee in lieu of \$100,000 to the moderate-income housing fund. He also would still propose the 12-foot wall. The contribution total would be over one million for this project, from the developer. He understands that not everyone is in favor about this development but he feels it is reasonable. Mortensen asked if they prefer the wall to the berm that was brought up last time. Freebairn said yes as it's more efficient for drainage for future home owners in case of any slopes. Berms can also hurt the usability of lots. There are also tree-buffers on the back of the lots. Freebairn said they have developed lots with both berms and sound walls but the sound wall is more ideal for this development. He does note that the homes and lot sizes will be similar to some in the area at a third of an acre; stating that the homes in neighboring subdivisions could easily fit on this lot. He knows the neighbors have different ideas of density but it was also mentioned that typically neighboring subdivisions don't like the smaller lots next to them but there are some in the area who use every inch and there are some who still have yet to landscape. Turner asked on the size of the road, asking if Bareback would widen or if it would stay the same? Freebairn indicated that the right of way width is the same at 56 feet whereas the asphalt is 28 feet. Gibson said as a dedicated public road it would be Farmington's to maintain and it's ideal to keep it as standard, as shown. Kalakis asked where the parking would be if parcel A were to be considered a "public park"? They will park at the trail access or the park itself and he said it could get congested. Freebairn said ideally, it's for walkability and he doesn't see more than a few cars there at a time. It was also mentioned that if the City is to own this piece eventually, what if they don't want pickleball? It is a conversation for another time to keep as proposed or just use for a trailhead parking area, etc. Mortensen asked about the affordable housing aspect, Freebairn said the initial proposal had three internal ADU's in the homes, however it does not make sense to them to do in this area, per community input. They are open to it still but they did take it off of the table and are proposing the fee in lieu instead. Mortensen just asked if they would still be open to consider it instead of the fee in lieu? As it is a conversation for a later time. Summarized that they are asking for a PUD which would allow the 30 lots, whereas the yield would only allow for 24 lots. Petersen mentioned that the neighboring subdivisions such as Chestnut Farms have no issues in regard to parking with their 2.5-acre open space, with the exception of one handi-cap stall. So, he does not see it being a concern. Freebairn asked what the commission would like to see on top of the UDOT letter, sump-pump proposals, etc. Mortensen also mentioned that this is an informal discussion but when it comes back, since there are some changes, he would like to see this re-noticed for December 12th.

- b) Planning Commission minutes from October 29, 2024 – not ready, so will be on the December 12th meeting.
- c) City Council Report from November 12, 2024 – Miller Meadows 9 concept was given the thumbs up to move forward and was recommended that they purchase TDR's. Lyon Meadows DA was approved. General Plan open house was successful.
- d) Other

ADJOURNMENT

Tyler Turner motioned to adjourn at 8:30 PM.

Chair John David Mortensen	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Tyler Turner	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay

John David Mortensen, Chair

2025 CC & PC CALENDAR

January

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

FEBRUARY

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

MARCH

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

APRIL

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

(March 31-April 4 = Spring Break)

MAY

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

JUNE

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

JULY

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

(July 8-12 = Festival Days)

AUGUST

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

SEPTEMBER

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

OCTOBER

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

(October 15-17 = Fall Break)

NOVEMBER

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

DECEMBER

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

Terms for 2025:

Kristen Sherlock: 2028
Brian Shepard (alt): 2025

Sam Barlow: 2025
Spencer Klein: 2028
Scott Behunin (alt): 2025

Tyler Turner: 2026
Joey Hansen: 2027

Frank Adams: 2026
Tony Kalakis: 2027