FARMINGTON

HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

December 11, 2014

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA
PLANNING COMMISSION MEETING
December 11, 2014

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

1. Minutes

2. City Council Report

SUBDIVISION AND REZONE APPLICATION

3. Justin Atwater/Pembridge Heathrow Holdings (Public Hearing) -Applicant is requesting a recommendation for Schematic Plan approval for the proposed Parkwalk Downs Subdivision consisting of 4 lots on 2 acres located at approximately 520 South 650 West in an AE Zone. (S-17-14)

4. Nick Mingo/Ivory Homes – Applicant is requesting a recommendation for Final Plat approval for the proposed Farmington Hollow Conservation Subdivision Phase I consisting of 29 lots on 10.61 acres, and Phase II consisting of 18 lots on 8.48 acres located at approximately 1350 West and 1800 North. (S-5-14 & S-12-14)

ZONE TEXT CHANGE

5. Farmington City (Public Hearing) – Applicant is requesting a recommendation for approval of a Text Amendment of the Sign Ordinance regarding signs for the OTR zone including non-conforming uses therein. (ZT-10-14)

6. Farmington City – Applicant is requesting a recommendation for a text amendment to Chapters 1 and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary. (ZT-9-14)

OTHER BUSINESS

7. Miscellaneous, correspondence, etc.
    a. 2015 Planning Commission Meeting Calendar
    b. Planning Commission Elections

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c. Other

8. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action 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.

Posted December 5, 2014

Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
November 13, 2014

STUDY SESSION

Present: *Chairman Brett Anderson, Commissioners Heather Barnum, Kris Kaufman and Kent Hinckley, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioner Rebecca Wayment, Alternate Commissioners Karolyn Lehn and Michael Nilson and Associate City Planner Eric Anderson were excused.*

Planning Commission Meeting Minute Revision

David Petersen corrected the wording of the second paragraph on page 6 on the October 23, 2014 Planning Commission meeting minutes to read, "However, it is unlikely that the crossing will be closed at the 1525 West UTA intersection at the Stathis property so it would be unsafe to have an intersection at that point because the intersection would be at the bottom of a dangerously steep hill."

Item #3. Russell Wilson/Symphony Homes – Recommendation for Final Plat Approval for Eastridge Cove Conservation Subdivision

David Petersen said since the applicant had received schematic plan approval, he is "grandfathered in" to the Conservation Subdivision requirements under Chapter 12 prior to the recent revisions. The City would like to have a regional detention basin near the Lagoon billboard. The applicant has worked with the City; building the detention basin will count toward their open space waiver. **David Petersen** also said the developer may or may not get approval for Phase II as a large portion of the lots are located in delineated wetlands.

Item #4. Phil Holland/Wright Development – Recommendation for Schematic Plan Approval for Tuscany Grove Subdivision

David Petersen said the applicant is permitted 7 lots per the yield plan and then is requesting an additional 2 TDR lots. All proposed lots exceed 14,000 sq. ft. The applicant is working with the City Manager on an appropriate amount for the TDR lots.

Item #5. Farmington City – Recommendation for Approval of Text Amendment for Chapter 15 of the Zoning Ordinance (BR Zone)

David Petersen said the previously discussed changes to the ordinance regarding the permitted and conditional uses in the BR zone have been made and is ready for recommendation for approval.

Item #6. Farmington City – Text Amendment to Chapters 1 and 6 Regarding the Approval Process for Major Subdivisions

David Petersen said this is in reference to the appeals process as was discussed in reference to Brentwood Estates. The City Attorney, Todd Godfrey, will be discussing this with the Commission during the meeting.

Item #7. Miscellaneous A) Station Parkway Cross-Section Modification

David Petersen said the City previously entered an agreement with the developer for the proposed Station Parkway cross-section, as shown on Exhibit A-1 in the staff report. The parkway is three lanes; however, in the event the City is in need of a five lane facility, the road can easily be upgraded without having to be repaved. The modification the developer is requesting is an 8' tree lawn and an 8' sidewalk.

REGULAR SESSION

Present: *Chairman Brett Anderson, Commissioners Heather Barnum, Kris Kaufman and Kent Hinckley, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioner Rebecca Wayment, Alternate Commissioners Karolyn Lehn and Michael Nilson and Associate City Planner Eric Anderson were excused.*

#1. Minutes

Heather Barnum made a motion to approve the Minutes from the October 23, 2014 Planning Commission meeting with the changes as discussed in the Study Session. **Kris Kaufman** seconded the motion which was unanimously approved.

#2. City Council Report

David Petersen gave a report from the City Council meeting on November 11, 2014. He said the City Council tabled the request for the zoning map amendment for Meadow View Phase II as they will discuss it in conjunction with the Schematic Plan. The City Council also continued the Taylor Minor Subdivision Schematic Plan. Both items will be discussed at the next meeting on November 18, 2014.

SUBDIVISION AND REZONE APPLICATION

#3. Russell Wilson/Symphony Homes – Applicant is requesting a recommendation for Final Plat approval for the proposed Eastridge Cove Conservation Subdivision consisting of 13 lots on 4.785 acres located at approximately 1470 South and 200 East in an LR Zone. (S-3-14)

David Petersen showed the vicinity map for Eastridge Cove Conservation Subdivision. He explained Parcel C is mostly zoned AA which allows for 1 lot per 10 acres. The developer has Phase II on hold as they are still working with the Army Corp. on the wetlands delineation. As for Phase I, almost half an acre of open space will be transferred to Parcel C which is the location where the City would like to develop a regional detention basin. The basin will be designed to handle the regional

needs of the subdivision's Phase I and Phase II, but also the needs of neighboring subdivisions. As for the motion, **David Petersen** clarified that the Commission is recommending a waiver of open space within Phase I because it is being transferred to the detention basin. Also, for the motion, there needs to be a public utility easement through lots 107 and 108 to provide private access to the sewer line for the neighboring property owners, Mr. and Mrs. Wardell.

Russell Wilson, Symphony Homes, Eagle Mountain, provided additional information on the sewer easement. It has been suggested that the easement go in a couple different places, including between lots 107 and 108 or on the north side of lot 111. He has talked with Central Davis Sewer (CDS); CDS does not want to own or maintain the easement. He said they are in negotiations with the property owner to finalize it.

Kent Hinckley asked if the second condition to the motion needs to be amended as it currently reads the easement would be dedicated to CDSD. **Russell Wilson** agreed, the easement would be dedicated to the Wardell family. He also added that since it is an easement for a private lateral, 10' should be sufficient.

Brett Anderson asked who approves that dedication of the easement. **David Petersen** said it will be shown on Final Plat, but the City will verify it as well. He also stated currently the Wardell family is on a septic tank; however, health department regulations state that if a sewer comes within 300' of your home, a property owner must hook up to it. CDSD does not want to maintain a private line thus the reason for the dedication to the Wardell family.

David Petersen recommended the condition be amended to read, "A private sewer easement, at a width recommended by Central Davis Sewer District, must be dedicated or conveyed to the owner of parcel 07-070-0014, through lots 107 and 108 or north of lot 111 on the recorded plat."

Motion:

Kris Kaufman made a motion that the Planning Commission recommend approval of the Final Plat for the Eastridge Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Applicant shall convey to City .478 acres for detention basin related to the open space requirement and waiver related thereto through City Council approval of Final Plat;
2. A private sewer easement, at a width recommended by Central Davis Sewer District, must be dedicated or conveyed to the owner of parcel 07-070-0014, through lots 107 and 108 or north of lot 111, on the recorded plat.

Heather Barnum seconded the motion which was unanimously approved.

<u>Findings for Approval:</u>

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. The open space requirement is of no value to the City and the open space will be of more value if used towards a regional detention basin on the west end of the applicant's property.
3. The applicant has negotiated the waiver of open space with the City Manager and this waiver will be approved by City Council at Final Plat approval.

Item #4. Phil Holland/Wright Development (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Tuscany Grove Subdivision consisting of 9 lots on 3.55 acres on property located at 86 W. 100 S. in an LR (Large Residential) zone. (S-14-14)

David Petersen stated the applicant would like to develop 9 lots. Based on the yield plan, he is able to receive 7 lots and is requesting an additional 2 lots with a TDR, based on the new ordinance. The developer is working with the City Manager conceptually to determine the value of those 2 TDR lots. Staff recommends the Planning Commission recommends approval of the Schematic Plan to the City Council with 6 conditions. **David Petersen** reviewed each condition and clarified that a Conditional Letter of Map Revision (CLOMR) approval from FEMA is needed to move a portion of the subdivision out of a flood plain.

The applicant Phil Holland was available for questions, but the Commissioners did not have any for him at this time.

Brett Anderson opened the public hearing at 7:32 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:32 p.m.

Heather Barnum likes the subdivision and the lot sizes. **Brett Anderson** and the other Commissioners agreed.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the schematic plan for the Tuscany Grove Subdivision as requested, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Prior to preliminary plat, the applicant shall provide 20' storm drain easements for the storm drain lines in lots with new and existing storm drains;
2. Prior to preliminary plat, the applicant shall extend the storm drain line in lot 106 into lot 107 to drain the Larsen property;
3. Prior to preliminary plat, the applicant will relocate the storm drain line in lot 103;
4. Prior to final plat, the applicant will need CLOMR approval by FEMA showing all building pads are out of the flood plain;
5. The City and the developer must agree to a dollar amount for the proposed TDR lots at schematic plan review by the City Council, or prior to consideration of the preliminary plat;
6. It appears that portions of the trail and the necessary abutting land adjacent to the Frontage Road may be located outside City property, if so, this land must be conveyed to the City, but the developer shall be reimbursed for the cost related thereto.

Kent Hinckley seconded the motion which was unanimously approved.

Findings:

1. The proposed subdivision meets the new requirements and standards of the underlying LR zone.

2. While the proposed subdivision layout is dependent on the TDR transaction approval, the densities proposed would reflect or be less than the surrounding developments, such as Tuscany Village, Tuscany Cove and Aegean Village.
3. The conditions placed on the motion reflect any concerns raised by the DRC and can be addressed more fully at either preliminary or final plat.

ZONE TEXT CHANGE

Item #5. Farmington City (Public Hearing) – Applicant is requesting a recommendation for approval of a Text Amendment of Chapter 15 of the Zoning Ordinance regarding permitted and conditional uses in the BR Zone. (ZT-10-14)

David Petersen said all the changes to permitted and conditional uses that have been previously discussed for the BR zone have been made, as shown in the staff report.

Kent Hinckley expressed concern that creating a definitive list will exclude other businesses from being allowed because that Commission cannot foresee every desirable business for the zone. He would like some way for a desirable business to still be allowed, if deemed reasonable by the Commission at that time. **David Petersen** reviewed the duties of the Zoning Administrator in Chapter 4 of the Ordinance which explains the determination of classifications of uses not listed may be made by the Zoning Administrator through a specific process as outlined in the chapter. The Commissioners were more comfortable with the approval of the amendment as long as that flexibility was still available.

Brett Anderson opened the public hearing at 7:40 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:40 p.m.

Brett Anderson feels the amendment is now ready for approval. The Commissioners agreed.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend approval of the text changes for Chapter 15 as set forth in the staff report. **Kris Kaufman** seconded the motion which was unanimously approved.

OTHER BUSINESS

Motion:

Kris Kaufman made a motion that the Planning Commission move item #7A (Station Parkway Cross-Section Modification) as the next agenda item to be considered. **Kent Hinckley** seconded the motion which was unanimously approved.

Item #6. Miscellaneous: A) Station Parkway Cross-Section Modification (Action Item)

David Petersen showed the aerial map for the area being discussed. Prior to 2007, the City added to the Redevelopment Agency (RDA) for the area around Station Parkway and Parklane Village.

The area around Station Parkway and Parklane Village, prior to the development of Station Park, had a lower tax increment; however, after the improvements were made it was taxed at a higher increment. For an RDA area, the difference of the tax increments is then put back into the selected area. This money is used for things like public improvements for the selected area. Often, the taxing entities, like the school districts, sewer districts, etc., lobby against an RDA selected area because they want the money to be equally dispersed. In this case, however, the taxing entities gave their support for this area because the tax incremental money will help develop the northern areas around Station Parkway to bring employment to Davis County.

David Petersen outlined the following as a standard 80' ROW:

> 5' sidewalk + 6 ½' park strip + 2 ½' curb & gutter + 7 ½' shoulder + 12' travel lane + 13' median + 12' travel lane + 7 ½' shoulder + 2 ½' curb and gutter + 6 ½' park strip + 5' sidewalk = 80'

David Petersen stated the following cross-section for Station Parkway was proposed in 2008:

> 10' sidewalk + 10' park strip + 2 ½' curb & gutter, 7 ½' shoulder for parking + 5' bike lane + 11' travel lane + 12' median + 11' travel lane + 5' bike lane + 7 ½' shoulder for on-street parking + 2 ½' curb & gutter + 10' park strip + 10' sidewalk = 104'

For the mixed-use district, buildings are brought to the street with large amounts of pedestrian traffic. As the cross-section is proposed, it would allow for buildings at the street and pedestrian traffic. The City had dedicated 80' for the ROW, but under the new ordinance, 20' on each side may be on private property with a public easement and can be considered toward the developer's open space.

David Petersen said the City entered into an agreement in 2009 with the Haws Company whereby the City agreed to modify the parking lanes to 10.5' in the event the City will need Station Parkway as a 5 lane road in the future in lieu of the proposed 3 lanes. The developer is now requesting the City add an additional ½' to each outside parking lane, decrease the tree lawn from 10' to 8' and decrease the sidewalk widths from 10' to 8'. Chapter 18 allows for this type of modification of the cross-section.

Heather Barnum asked if the bike lanes were removed from the proposal. **David Petersen** said yes, they were included in the 2008 proposal, but were removed in the 2009 one. He explained the Planning Commission and City Council felt it was more important to accommodate for a 3 lane road with the option of improving to a 5 lane facility if needed.

Kris Kaufman said it was referenced that the applicant was approved for a 6' sidewalk and an 8' park strip during the study session; he asked for more information about that change. **David Petersen** said the applicant previously came before the Commission in 2012 when seeking approval of 4 acres for Park Lane Commons. It was the recommendation to the applicant at that time for an 8' park strip and a 6' sidewalk, but that recommendation has since expired. The applicant is now asking for an 8' park strip and an 8' sidewalk.

Scott Harwood, 33 Shadowbreeze Road, Kaysville, said currently there is 61' from back of curb to back of curb on Station Parkway; they are trying to avoid removing what is currently there. They are also requesting the 8' sidewalk and 8' park strip to promote pedestrian activity. He said they are also looking to build a central plaza in the development, but lots of the property is oddly shaped.

By decreasing the sidewalk to 8' and the park strip to 8', it becomes easier to create an open space look for pedestrian activity.

Heather Barnum stated she feels it is important for the City to remain multimodal and that bike lanes should be considered as an option. **David Petersen** said it was removed by the City Engineer and the City Council at the time. They felt it was more necessary to have the option to expand to a 5 lane road from the 3 lane. He said if the road remains a 3 lane road, there is room to consider a bike lane in the future.

Kris Kaufman said he is comfortable moving forward with it as it allows for a nicer commons area and the City is getting more than was previously approved, but has since expired. **Brett Anderson** agreed and also likes the flexibility for a 5 lane road or a bike lane in the future.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council modify the Station Parkway street cross section between Grand and Burke Lane (abutting Haws property only) as requested by the applicant subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Such action shall not preclude the implementation of traffic calming improvements and other features, such a bulb outs, to increase safety for pedestrians;
2. The agreement shall be amended to incorporate the change.

Kris Kaufman seconded the motion which was unanimously approved.

Findings for Approval:

1. Modifications will not decrease pedestrian safety.
2. Station Parkway will be able to meet present and future needs.
3. It is judicious that the modifications are limited to those portions of Station Parkway between Grand Avenue and Burke Lane which abut Haws property because the type and magnitude of development on the remaining parcels and property outside this area are not known, and not all property owners within this area were party to the original agreement or will be party to the amended agreement.

Item #6. Farmington City (Public Hearing) – Applicant is requesting a text amendment to Chapters 1 and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary. (ZT-9-14)

David Petersen explained the current process applicants go through for subdivision approvals, as outlined below:

1. Schematic Plan: public hearing before the Planning Commission (PC), PC recommends to City Council (CC), public hearing before the CC, CC approves/denies.
2. Preliminary Plat: PC approves/denies, vesting rights are granted to applicant.
3. Final Plat: PC recommends to City Council (CC), CC approves/denies.

David Petersen explained Brentwood Estates Schematic Plan was recommended for approval by the PC, but a different plat was submitted and approved by the CC. Once the applicant returned to the PC during Preliminary Plat, the PC did not want a stubbed road to 1400 North and approved the Preliminary Plat with the condition of removing the stubbed road. The developer and a citizen appealed the PC's decision. Once appealed, it returned to the CC as the CC is the appeal body and has the final say. During the public hearing, **Kris Kaufman** as a citizen and neighboring resident of the proposed Brentwood Estates development, brought to the City's attention that an appeal cannot be made to the land use authority as the CC is currently acting as both the land use authority and the appeal body. The City Manager, Dave Millheim, requested the item be tabled for further review.

David Petersen said they have been working with the City Attorney, Todd Godfrey, to amend the ordinance to ensure there is no conflict of interest. The proposed amendment is listed below:

1. Schematic Plan: public hearing before the PC, PC recommends to CC, CC approves/denies, but no public hearing at the CC.
2. Preliminary Plat: PC recommends to CC, but no public hearing at the PC, CC holds a public hearing, CC approves/denies, vesting rights are granted to applicant.
3. Final Plat: PC approves/denies.

By having the Final Plat be approved by just the PC, the CC would then remain as the appeal body. **Todd Godfrey** said in a smaller community where the CC is both the administrative and legislative body, he prefers this scenario as it is most practical despite its still imperfect nature.

Kris Kaufman asked if a hearing officer would be an option. **Todd Godfrey** said, in his experience working with other cities, it can work nicely; however, it often does not. He explained finding qualified hearing officers that aren't already conflicted and are not biased is challenging.

Kris Kaufman asked about other scenarios, including an appeal process to a district court. **Todd Godfrey** explained a land use appeal to a district court can be relatively fast and inexpensive compared to a traditional suit, but there is still time and money that goes into it. **Heather Barnum** does not want to remove the appeal process as an option for people.

Kris Kaufman suggested creating a separate Board of Appeals. **Todd Godfrey** explained some of the pros and cons of this type of board. He said it is difficult to seat, train and maintain the board members. Appeals, like the Brentwood Estates, are rare so keeping a board up to date is a challenge.

Todd Godfrey and the Commissioners discussed other variations of the approval process.

Kris Kaufman also asked how a new approval process would apply to the Brentwood Estates development if a new process is adopted. **Todd Godfrey** and the Commissioners discussed how best to adopt it for Brentwood Estates, but he said he will review it and get back to the Commission on a recommendation of it.

The Commissioners and **Todd Godfrey** discussed the current Preliminary Plat stage. **Todd Godfrey** stated Preliminary Plat is where most development problems occur; he said it is important to have an appellate avenue at this point. **Kris Kaufman** asked for further clarification as it was his understanding, based on the staff report and the proposed approval process change, that there was no opportunity to appeal at Preliminary Plat. **Todd Godfrey** clarified that since vesting happens at Preliminary Plat, there must be an appellate avenue. **Kris Kaufman** explained, as the proposed changes are currently written, it seems that the only opportunity to appeal is at Final Plat; he

suggested amending it to make it more clear that there is a right to appeal at Preliminary Plat as well as Final Plat.

David Petersen explained there is currently a public hearing at Schematic Plat before the PC and the CC, but the bi-laws are vague as to whether there should be one at Preliminary Plat. He asked if the Commissioners where they would like the public hearings to be held during the approval process. **Todd Godfrey** recommended the PC hold a public hearing at the Schematic Plan and the Preliminary Plat only. **Heather Barnum** asked why that is the recommendation as the CC would be interested in what the public has to say with regards to developments. **Todd Godfrey** stated the Council has the Commission's minutes to review the public comments. **Kent Hinckley** feels that the CC should have a public hearing at least at Preliminary Plat as that is where vesting takes place.

The Commissioners, **David Petersen** and **Todd Godfrey** discussed various options for where the public hearings should take place in the approval process. **Todd Godfrey** explained that the public comments between Schematic and Preliminary Plat are similarly themed around emotional issues. Removing one of these public hearings will not dramatically change the comments the Commission would receive. **Todd Godfrey's** recommendation would be to have a public hearing before the PC at Schematic and Preliminary; however, 90% of the time, CC's will also hold public hearings.

David Petersen explained to the Commission the timing deadlines for the current approval process. Once the Schematic Plan is approved, the applicant has 12 months to file the Preliminary Plat. Once the Preliminary Plat is approved, the applicant has 12 months, with the possibility of an additional 12 month extension, to file the Final Plat. Once the CC has approved Final Plat, the applicant has 6 months to record. **David Petersen** stated that there is no time limit from when the applicant is heard by the PC to when they go before the CC. He asked for suggestions on what that time limit should be. Different timelines were discussed.

The discussion was led back to the appeal authority. Concerns were again addressed that the CC would be the appeal authority, but they should not be because they are also the land use authority. Different variations of appeal authorities were discussed, including a separate Appeals Board and a Hearing Officer. Pros and Cons of each were discussed. **Kris Kaufman** said he would prefer an appeal go directly to district court to ensure there is the separation of appeal and land use authority. **Todd Godfrey** clarified that CC is the approving body at Preliminary Plat so they cannot be the appeal authority; however, under the proposed approval process, the PC is the approving body at Final Plat, so CC could act as the appeal authority.

If a decision is appealed, the Commissioners asked how the timing deadlines for each step of the approval process would work. **Todd Godfrey** said the ordinance has a "tolling" provision, which means if an application is held up due to a court proceeding, the application deadline would be extended.

Kris Kaufman asked if the text change should also include whether the change will apply prospectively or retroactively to applicants. **Todd Godfrey** said he would consider that more in depth and will get back to the Commission regarding it.

The Commissioners asked staff to rewrite the text change and bring it back for final recommendation of approval by the PC prior to it going to CC.

Brett Anderson opened the public hearing at 9:24 p.m.

No comments were received.

Brett Anderson closed the public hearing at 9:24 p.m.

Based on the evening's discussion, **David Petersen** stated the text change will be amended as follows:

1. Schematic Plan: public hearing before the PC, PC recommends to CC, CC approves/denies (12 month expiration will remain the same), no public hearing at CC.
2. Preliminary Plat: PC recommends to the CC (no public hearing at PC), public hearing before the CC, CC approves/denies, vesting rights are granted to applicant (12 month expiration with a possible 12 month extension) and an appeal process to go to the District Court.
3. Final Plat: PC approves/denies and an appeal process to go to the CC (6 months to record).

There will also be a tolling provision and an effective date provision written in for the text change.

Motion:

Heather Barnum made a motion that the Planning Commission table Item # 6 so staff can make recommended changes as discussed. **Kent Hinckley** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 9:28 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

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Brett Anderson
Chairman, Farmington City Planning Commission

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to answer any questions the City Council may have on agenda items. The public is welcome to attend.

AMENDED FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, December 2, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PUBLIC HEARINGS:

7:05 Tuscany Grove Schematic Plan

7:15 Consideration of an Ordinance Imposing the RAP Tax as Authorized by the Voters of Farmington City

PRESENTATION OF PETITIONS AND REQUESTS:

7:20 Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of not more than $6,000,000 Aggregate Principal amount of General Obligation Bonds, Series 2014 and Related Matters

7:30 Utah Transportation Coalition Resolution and Funding Request

7:40 Chestnut Farms Storm Drain Plan of Action

7:50 Location for Future Gym Site

SUMMARY ACTION:

8:05 Minute Motion Approving Summary Action List

1. Approval of Minutes from November 18, 2014
2. Approval of Minutes from November 5, 2014 (with Centerville)
3. Surplus Vehicles

4. Farmington Hills Plat Amendment
5. Eastridge Estates Final Plat
6. 2nd Amendment to the Animal Control Agreement
7. Ordinance Amending and Recodifying Title 6 of the Municipal Code regarding Business Regulations
8. Station Parkway Cross Section Modification

GOVERNING BODY REPORTS:

8:10 City Manager Report

1. ATK Incentive Letter
2. Executive Summary for Planning Commission held November 13, 2014

8:20 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session for property acquisition.

DATED this 1st day of December, 2014.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

Planning Commission Staff Report
December 11, 2014

Item 3: Schematic Plan for Parkwalk Downs Minor Subdivision

Public Hearing:	Yes
Application No.:	S-17-14
Property Address:	520 South 650 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	2 acres
Number of Lots:	4
Property Owner:	Don Sides
Agent:	Justin Atwater

Applicant is requesting a recommendation for Schematic Plan approval for the Parkwalk Downs Minor Subdivision.

Background Information

The applicant, Justin Atwater is requesting a recommendation for Schematic Plan approval for the Parkwalk Downs Minor Subdivision which is located on the southwest corner of 650 West and 500 South. In the AE zone, the minimum lot size is 1 acre, and the applicant could get 2 lots. However, under the revised regulations of Chapter 10 of the Zoning Ordinance, there is an alternative lot size provision, which allows for smaller lots down to 12,000 sf, but only if a Transfer of Development Rights (TDR) transaction is completed with the City, and approved by the City Council. Because the applicant could only get 2 lots under a conventional subdivision, a TDR for 2 additional lots will be required.

Additionally, the applicant meets all of the requirements for a minor subdivision, as found in Chapter 5 of the Subdivision Ordinance, the approval process for this subdivision will require two steps with schematic plan and final plat approval at the City Council level; in both cases, the Planning Commission recommends.

This notwithstanding, the subject property abuts both 500 South and 650 West, which are each classified as minor collector streets on the Master Transportation Plan, or a 66' ROW. The applicant will be responsible to improve his project share of this right-of-way (see attached detail). Because neither of these roads have been fully completed to the proposed subdivision boundaries, the City may need to enter into an extension agreement until such time that 650 West and 500 South are completed to the subject property. Moreover, an additional 8' of ROW must be dedicated along 500 South, it is only 58'

wide near the intersection of 650 West. Consistent with the Steed Subdivision across the street, 5 of the 8 feet constitutes a system cost and the remaining 3 feet is a project cost.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Parkwalk Downs Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Applicant must dedicate 8' additional feet of ROW along 500 South;
2. The applicant will either fully improve his 650 West and 500 South frontages (i.e. sidewalk, park strip, curb and gutter, asphalt extension, road base, sub grade, etc.) OR enter into an extension agreement with the City until such time that these roads are improved to the subject property;
3. Applicant will need to receive approval for the 2 TDR lots, and any costs related thereto, by the City Council prior to Final Plat approval;
4. Applicant will need to obtain secondary water for the project prior to Final Plat;
5. Applicant will need to address all storm water issues for the project prior to Final Plat;
6. Applicant will need to remove Note 2 on the Plat.

Supplemental Information

1. Vicinity map.
2. Schematic Plan.
3. Minor Collector Standard Detail

Applicable Ordinances

1. Section 11, Chapter 10 – Agriculture Zones
2. Section 12, Chapter 5 – Minor Subdivisions
3. Section 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City

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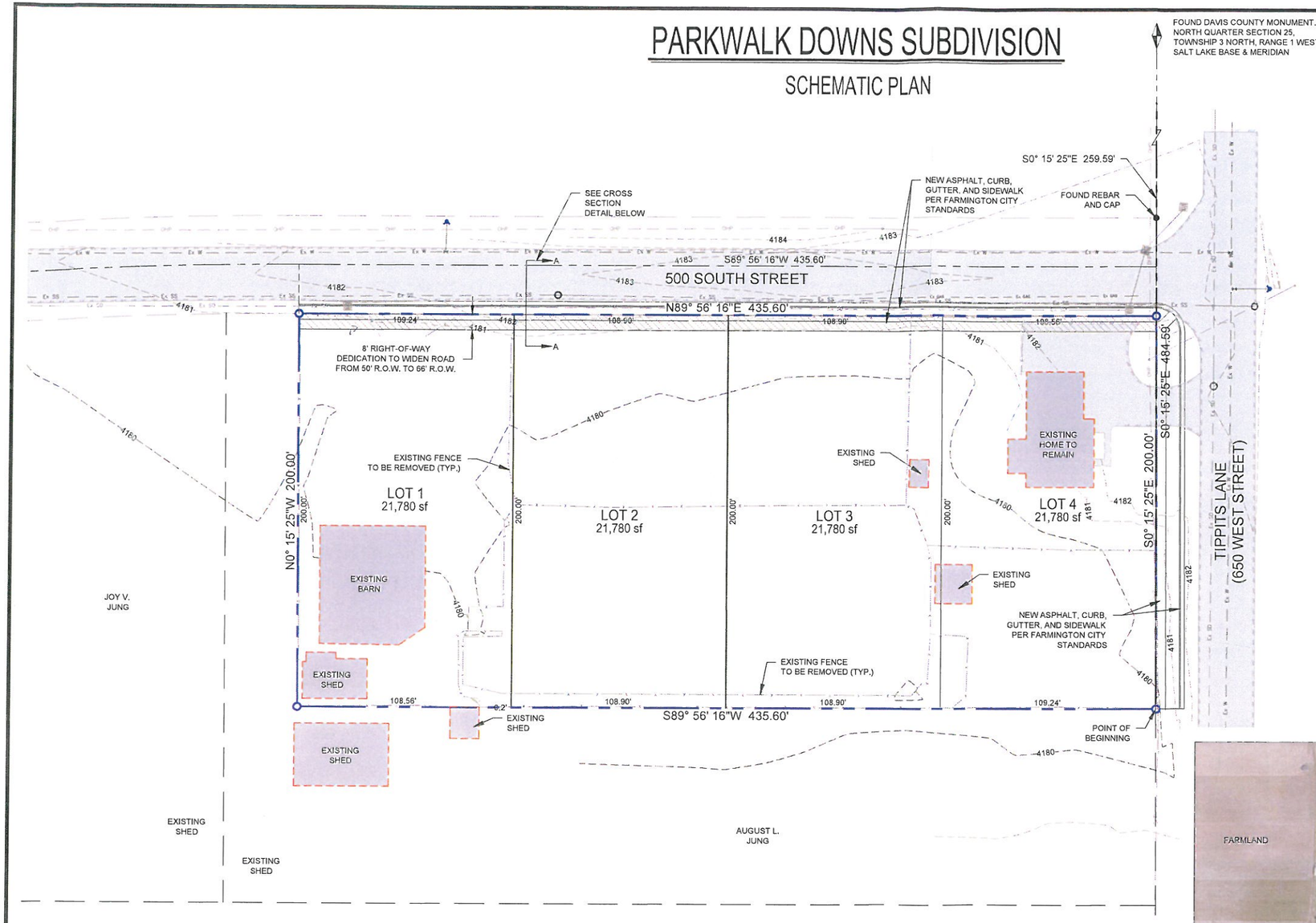
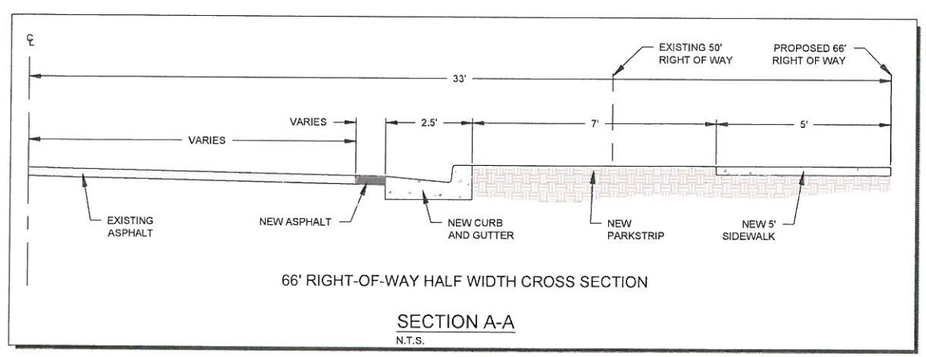
0 112.5 225 450 675 Feet

PARKWALK DOWNS SUBDIVISION

SCHEMATIC PLAN

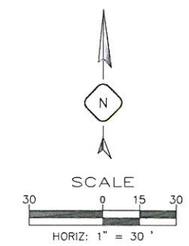




66' RIGHT-OF-WAY HALF WIDTH CROSS SECTION

SECTION A-A

N.T.S.



BOUNDARY DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER BEING ON THE WEST LINE OF TIPPET'S LANE (650 WEST STREET), AND RUNNING THENCE SOUTH 0°15'25" EAST, ALONG SAID WEST LINE OF TIPPET'S LANE, A DISTANCE OF 484.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 435.60 FEET; THENCE NORTH 0°15'25" WEST, A DISTANCE OF 200.0 FEET, TO THE SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE NORTH 89°56'16" EAST, ALONG THE SOUTH LINE OF SAID 500 SOUTH STREET, TO THE WEST LINE OF SAID TIPPET'S LANE; THENCE SOUTH 0°15'25" EAST, ALONG SAID LANE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

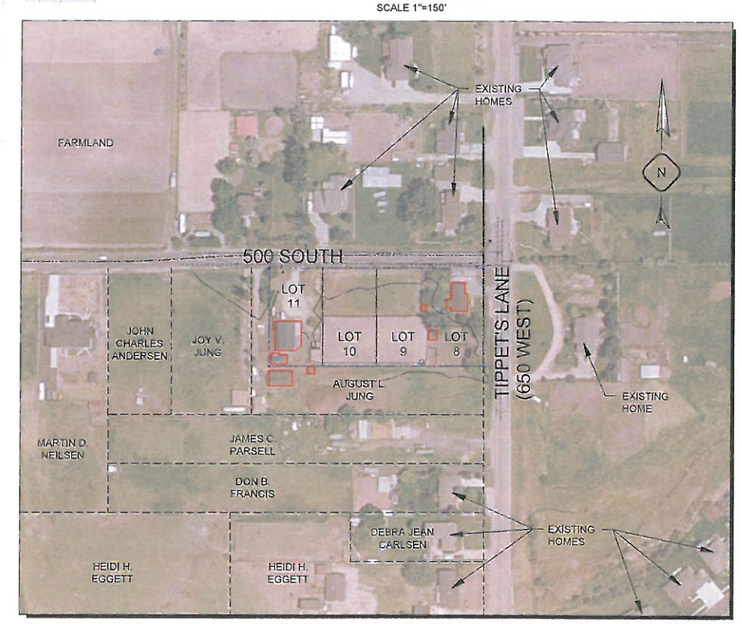
SAID PARCEL CONTAINS 2.000 ACRES.

NOTE:

1. ALL UTILITIES MUST MEET FARMINGTON CITY STANDARDS.
2. CURRENT ZONING IS AGRICULTURAL ESTATES (AE) AND WILL BE REZONED TO LARGE RESIDENTIAL (LR).
3. PROJECT IS NOT LOCATED WITHIN ANY FEMA FLOOD BASE ELEVATION.

VICINITY PLAN

SCALE 1"=150'



NO.	DATE	REVISION

DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1 INCH

REGISTERED PROFESSIONAL ENGINEER SCOTT P. MCFARLAND No.504870 STATE OF UTAH

PARKWALK DOWNS

PEMBRIDGE HEATHROW HOLDINGS, LLC

SCHEMATIC PLAN

FARMINGTON, UTAH

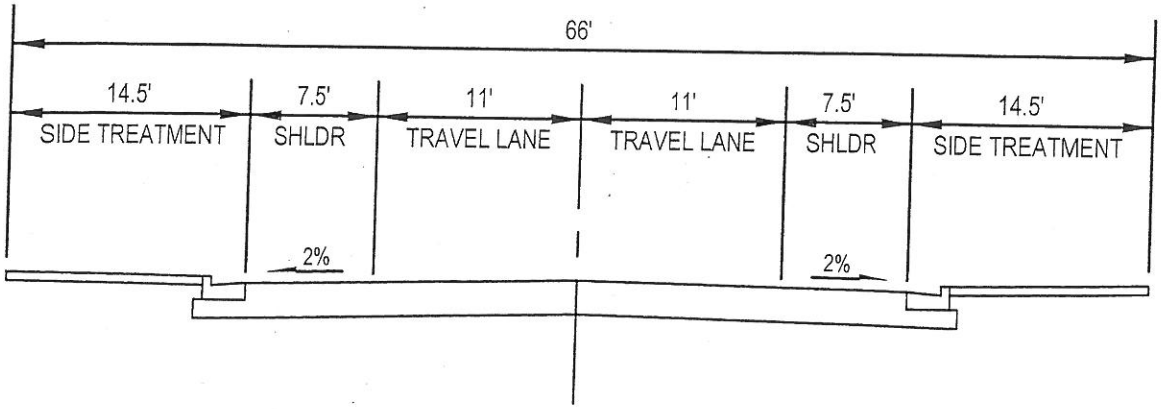
ADVANCED ENVIRONMENTAL ENGINEERING
1975 N. MAIN, SUITE #3, LAYTON UTAH 84041
PHONE: 801.773.3155 FAX: 801.773.3156

DESIGN: SM
DRAWN: JC
CHECKED: SM
DATE: 11/19/2014

C1.0

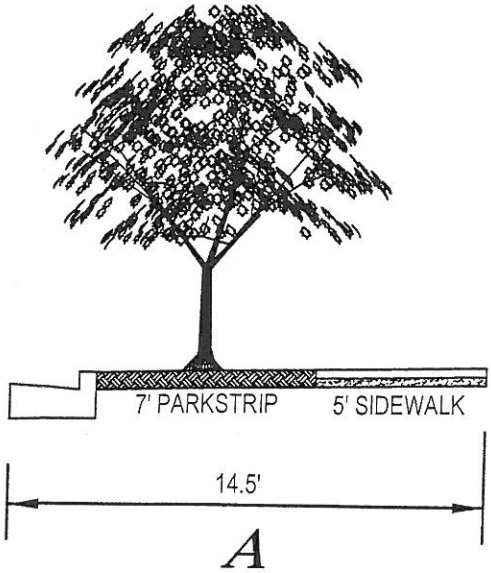
By: ScottMcFarland, Nov 21, 2014 - 1:19pm
P:\00036 West Farmington 4 lots\dwg\Schematic Plan.dwg

MINOR COLLECTOR

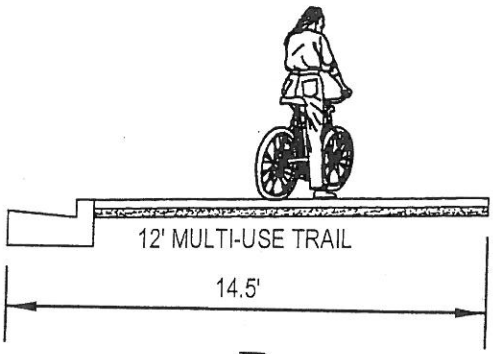


66-FOOT RIGHT-OF-WAY

2 LANES



A



B

SIDE TREATMENTS

ROAD SECTION

PLAN NO. 260 SP

DRAWING 3 OF 6

REVISED 02/05/08

Planning Commission Staff Report
December 11, 2014

Item 4: Final Plat for Farmington Hollow Conservation Subdivision Phases I & II

Public Hearing:	No
Application No.:	S-5-14; S-12-14
Property Address:	Approx. 1800 North and 1350 West
General Plan Designation:	LDR (Low Density Residential) and "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density)
Zoning Designation:	LR
Area:	Phase I - 10.61 Acres & Phase II – 8.48 Acres
Number of Lots:	Phase I – 29 Lots & Phase II – 18 Lots
Property Owner:	Tanner Trading Co.
Applicant:	Nick Mingo – Ivory Homes

Request: *Applicant is requesting a recommendation for Final Plat approval for the Farmington Hollow Conservation Subdivision Phases I and II.*

Background Information

Ovation Homes originally completed the subdivision process for this project through Final Plat approval at the May 25th City Council meeting. Both schematic plan and preliminary plat had the entire Tanner Property as one conservation subdivision. At final plat, the applicant split the project into two separate applications, the eastern portion was named the Cottages at Farmington Hollow and the western (larger) portion was named Farmington Hollow. The applicant received final plat approval for both of those projects. However, the applicant later sold the Farmington Hollow land to Ivory Homes, and they determined that they needed to split the Farmington Hollow Conservation Subdivision into two phases. In order to do that, Ivory Homes needed to go through Final Plat approval again, this time for each of the individual phases. Because the phasing plan changed how the improvements were to be addressed, the Development Review Committee (DRC) thoroughly reviewed the changes caused by the phasing plan and have given their comments on these applications; the only outstanding issue that still needs to be addressed relates to storm-water; suggested condition 1 addresses this issue. Either the applicant needs to resubmit the plans with a temporary detention basin for staff's review and approval, or the applicant needs to get County approval to discharge their storm-water into Haight Creek; staff is recommending that this condition be met prior to City Council approval so that the Final Plat will be complete and ready to record when it is approved.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the final plat for the Farmington Hollow Conservation Subdivision Phases I and II subject to all applicable Farmington City codes and development standards and the following conditions:

1. Prior to City Council consideration of Final Plat, the applicant shall resolve any remaining storm-water issues by either receiving city staff approval for a temporary detention basin or County approval to drain into Haight Creek;
2. Applicant will obtain a dedicated trail easement from Davis County for that portion of the trail that crosses County property;
3. Final improvement drawings for the project shall be reviewed and approved by each member of the Farmington Development Review Committee (DRC);
4. The boundary adjustment between Kaysville and Farmington must be recorded before recordation of the final plat.

Findings:

1. The proposed development meets all of the standards and requirements of a conservation subdivision in the LR zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development is at a density of 2.85 units per acre, which is consistent with the adjacent neighborhoods and the LDR General Plan designation of 4 units per acre.
3. The road layout will mitigate thru traffic and be prohibitive to high speeds.
4. 1800 North Street shall be landscaped and retain its rural character.
5. Larger lots shall be situated on the periphery of the project providing an acceptable transition to adjacent neighborhoods.
6. The overall layout follows the low density residential objectives of the General Plan.
7. The Haight Creek Draw is shown on the Master Trails Map as a future trail corridor; the current plan has this trail shown.

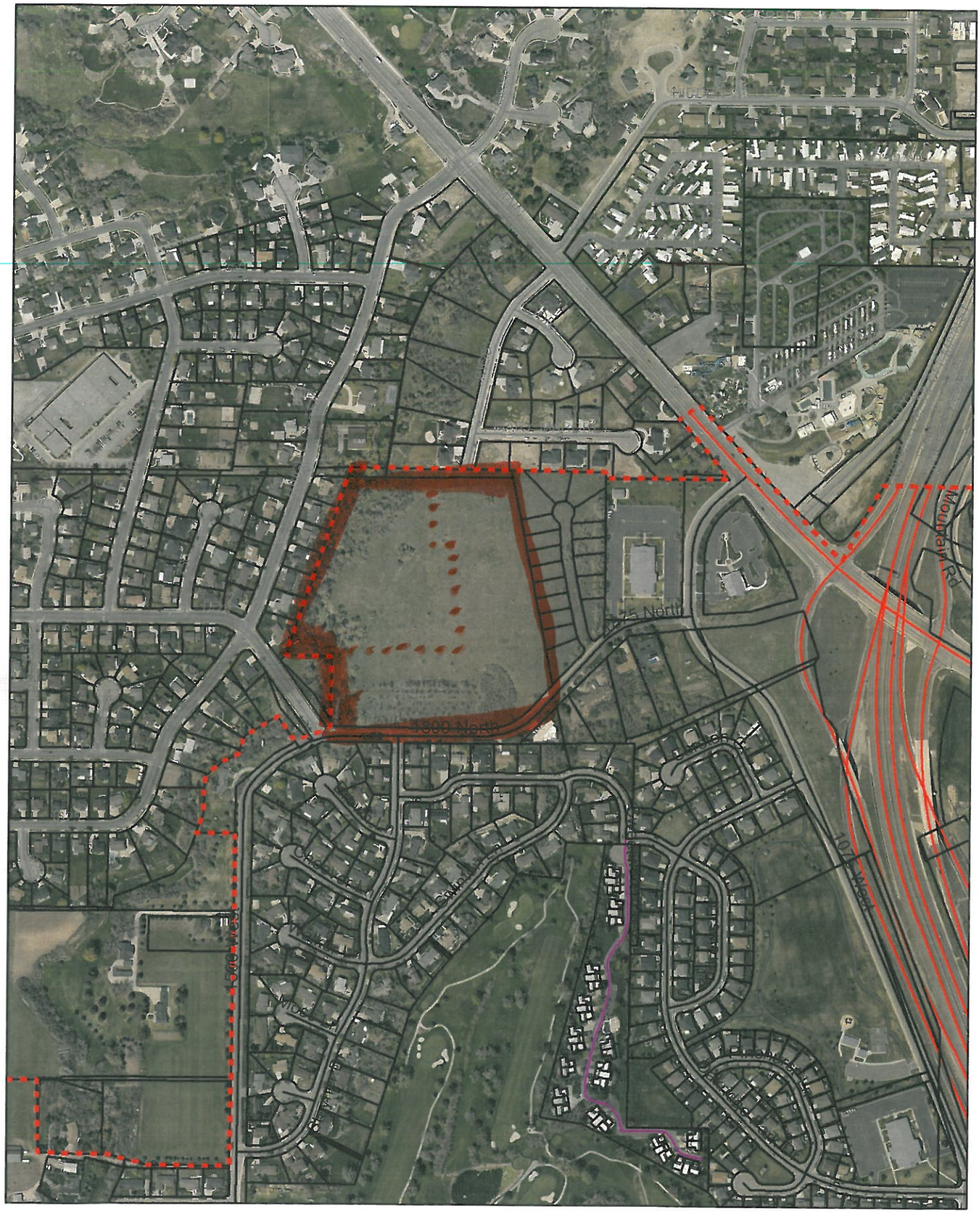
Supplemental Information

1. Vicinity map
2. Farmington Hollow Final Plat Phase I
3. Farmington Hollow Final Plat Phase II
4. Tanner Property Preliminary Plat

Applicable Ordinances

1. Title 12, Chapter 3 – Final Plat
2. Title 11, Chapter 11—Low Density Residential
3. Title 12, Chapter 12---Conservation Subdivision Development Standards

Farmington City



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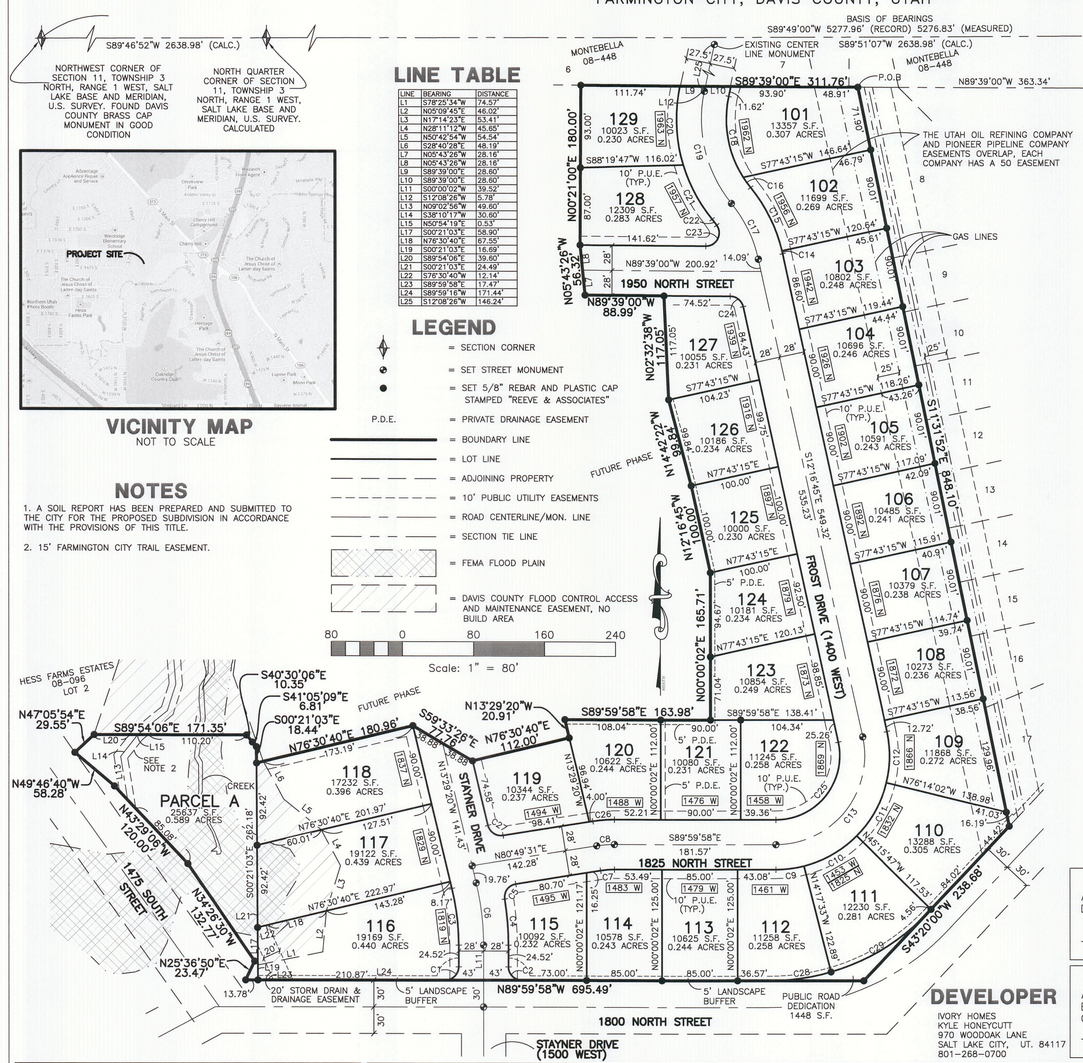
0 225 450 900 1,350 Feet

Farmington Hollow Phase 1
a Conservation Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°25'34"W	74.57'
L2	N05°09'45"E	46.02'
L3	N17°14'23"E	53.41'
L4	N28°11'12"W	45.65'
L5	N50°42'54"W	54.54'
L6	S28°40'28"E	48.19'
L7	N05°43'26"W	28.16'
L8	N05°43'26"W	28.16'
L9	S89°39'00"E	28.60'
L10	S89°39'00"E	28.60'
L11	S00°00'02"W	39.52'
L12	S12°08'26"W	5.78'
L13	N09°02'56"W	49.60'
L14	S38°10'17"W	30.60'
L15	N50°54'19"E	0.53'
L17	S00°21'03"E	58.90'
L18	N76°30'40"E	67.55'
L19	S00°21'03"E	16.69'
L20	S89°54'06"E	39.60'
L21	S00°21'03"E	24.49'
L22	S76°30'40"W	12.14'
L23	S89°59'58"E	17.47'
L24	S89°59'16"W	171.44'
L25	S12°08'26"W	146.24'

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = 10' PUBLIC UTILITY EASEMENTS
- = ROAD CENTERLINE/MON. LINE
- = SECTION TIE LINE
- = FEMA FLOOD PLAIN
- = DAVIS COUNTY FLOOD CONTROL ACCESS AND MAINTENANCE EASEMENT, NO BUILD AREA

NOTES

1. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE.

2. 15' FARMINGTON CITY TRAIL EASEMENT.

NARRATIVE

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTHEAST CORNER AND A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°49'00"W

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°51'07"W 1321.46 FEET AND SOUTH 1300.72 FEET AND N89°39'00"W 363.34 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE S11°31'52"E 848.10 FEET TO THE NORTH RIGHT OF WAY LINE OF 1800 NORTH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S43°20'00"W 238.68 FEET AND (2) N89°59'58"W 695.49 FEET; THENCE N25°36'50"E 23.47 FEET; THENCE N34°26'30"W 132.77 FEET; THENCE N43°29'06"W 120.00 FEET; THENCE N49°46'40"W 58.28 FEET; THENCE N47°05'54"E 29.55 FEET TO THE EAST LINE OF HESS FARM ESTATES; THENCE S89°54'06"E 171.35 FEET; THENCE S40°30'06"E 10.35 FEET; THENCE S41°05'09"E 6.81 FEET; THENCE S00°21'03"E 18.44 FEET; THENCE N76°30'40"E 180.96 FEET; THENCE S59°33'26"E 77.76 FEET; THENCE N76°30'40"E 112.00 FEET; THENCE N13°29'20"W 20.91 FEET; THENCE S89°59'58"E 163.98 FEET; THENCE N00°00'02"E 165.71 FEET; THENCE N12°16'45"W 100.00 FEET; THENCE N14°42'22"W 99.84 FEET; THENCE N02°32'38"W 117.05 FEET; THENCE N89°39'00"W 88.99 FEET; THENCE N05°43'26"W 56.32 FEET; THENCE N00°21'00"E 180.00' TO THE SOUTH LINE OF MONTEBELLA SUBDIVISION; THENCE S89°39'00"E ALONG A FENCELINE AND THE SOUTH LINE OF MONTEBELLA SUBDIVISION, 311.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 462,150 SQUARE FEET OR 10.610 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	15.00'	N45°00'02"E	90°00'00"
C2	15.00'	23.56'	21.21'	15.00'	N44°59'58"W	90°00'00"
C3	272.00'	64.04'	63.89'	32.17'	S06°44'39"E	13°29'22"
C4	328.00'	51.83'	51.77'	25.97'	S04°31'34"E	9°03'11"
C5	15.00'	23.53'	21.19'	14.97'	N35°53'11"E	89°52'40"
C6	300.00'	70.63'	70.47'	35.48'	S06°44'39"E	13°29'22"
C7	97.00'	15.53'	15.52'	7.78'	S85°24'46"W	9°10'31"
C8	125.00'	20.02'	20.00'	10.03'	S85°24'46"W	9°10'31"
C9	128.00'	31.93'	31.85'	16.05'	S82°51'15"W	14°17'35"
C10	128.00'	69.19'	68.35'	35.46'	S60°13'20"W	30°58'14"
C11	128.00'	69.19'	68.35'	35.46'	S29°15'06"W	30°58'14"
C12	128.00'	58.19'	57.69'	29.60'	S00°44'37"W	26°02'43"
C13	100.00'	178.51'	155.74'	124.11'	N38°51'39"E	102°16'47"
C14	178.00'	3.40'	3.40'	1.70'	N12°49'35"W	1°05'41"
C15	178.00'	80.02'	79.35'	40.70'	N26°15'07"W	25°45'23"
C16	122.00'	14.19'	14.18'	7.10'	S35°47'55"E	6°39'49"
C17	150.00'	70.30'	69.65'	35.81'	N25°42'17"W	26°51'04"
C18	122.00'	94.98'	92.60'	50.04'	S10°09'47"E	44°36'26"
C19	150.00'	134.23'	129.79'	71.98'	N13°29'41"W	51°16'15"
C20	178.00'	89.96'	89.01'	45.96'	S02°21'39"E	28°57'30"
C21	178.00'	69.25'	68.81'	35.07'	N27°59'07"W	22°17'25"
C22	122.00'	8.60'	8.60'	4.30'	N37°06'40"W	4°02'17"
C23	15.00'	32.84'	26.66'	29.09'	S27°37'44"W	125°26'32"
C24	15.00'	20.26'	18.75'	12.01'	S50°57'52"E	77°22'15"
C25	72.00'	128.53'	112.13'	89.36'	N38°51'39"E	102°16'47"
C26	153.00'	24.50'	24.48'	12.28'	S85°24'46"W	9°10'31"
C27	15.00'	22.43'	20.40'	13.91'	N56°19'55"W	85°41'09"
C28	245.00'	69.81'	69.57'	35.14'	N81°50'17"E	16°19'30"
C29	245.00'	129.75'	128.23'	66.43'	S58°30'16"W	30°20'32"

DEVELOPER

IVORY HOMES
KYLE HONEYCUTT
970 WOODOAK LANE
SALT LAKE CITY, UT. 84117
801-268-0700

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF FARMINGTON HOLLOW PHASE 1 A CONSERVATION SUBDIVISION IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

REGISTERED LAND SURVEYOR 150228-2201 ROBERT D KUNZ STATE OF UTAH

150228
UTAH LICENSE NUMBER — ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND FARMINGTON HOLLOW PHASE 1 A CONSERVATION SUBDIVISION, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO TO DEDICATE TO FARMINGTON CITY ALL TRACTS LABELED AS PUBLIC ROAD DEDICATION AND ALSO DEDICATE PARCEL A TO FARMINGTON CITY FOR OPEN SPACE PURPOSES AND ALSO TO DEDICATE TO DAVIS COUNTY FLOOD CONTROL AN EASEMENT, AS SHOWN FOR ACCESS AND MAINTENANCE OF THE DRAINAGE WAY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20_____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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

COMMISSION EXPIRES — NOTARY PUBLIC

BENCHLAND WATER DISTRICT

APPROVED BY BENCHLAND WATER DISTRICT THIS _____ DAY OF _____, 20___

BENCHLAND WATER DISTRICT

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

PROJECT INFORMATION

Surveyor: R. KUNZ	Project Name: FARM. HOLLOW CONSERV. SUBD.
Designer: E. ROCHE	Number: 5061-A06
Begin Date: 09-09-14	Scale: 1"=80'
	Page: 1 of 1
	Revised: 10-28-14

DAVIS COUNTY RECORDER

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

RECORDED FOR:

DAVIS COUNTY RECORDER
_____ DEPUTY.

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

CITY COUNCIL APPROVAL

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

FARMINGTON CITY MAYOR — ATTEST: CITY RECORDER

SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20___ BY THE CENTRAL DAVIS SEWER DISTRICT.

CENTRAL DAVIS SEWER DISTRICT

CITY ATTORNEY'S APPROVAL

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

FARMINGTON CITY ATTORNEY

CITY ENGINEER'S APPROVAL

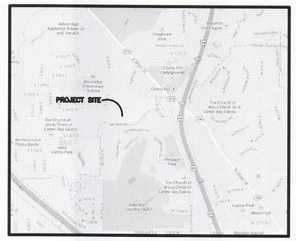
APPROVED THIS _____ DAY OF _____, 20___ BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER — DATE

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

Farmington Hollow Phase 2
a Conservation Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP

NOT TO SCALE

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°51'07"W 1321.46 FEET AND SOUTH 1300.72 FEET AND N89°39'00"W 363.34 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE S00°21'00"W 180.00 FEET; THENCE S05°43'26"E 56.32 FEET; THENCE S89°39'00"E 88.99 FEET; THENCE S02°32'38"E 117.05 FEET; THENCE S14°42'22"E 99.84 FEET; THENCE S12°16'45"E 100.00 FEET; THENCE S00°00'02"W 165.71 FEET; THENCE N89°59'58"W 163.98 FEET; THENCE S13°29'20"E 20.91 FEET; THENCE S76°30'40"W 112.00 FEET; THENCE N59°33'26"W 77.76 FEET; THENCE S76°30'40"W 180.96 FEET; THENCE N00°21'03"W 18.44 FEET; THENCE N41°05'09"W 6.81 FEET; THENCE N40°30'06"W 10.35 FEET; THENCE N89°54'06"W 171.36 FEET TO THE EAST LINE OF HESS FARM ESTATES; THENCE N18°40'06"E ALONG SAID EAST LINE, 734.52 FEET; THENCE N89°38'55"E 140.01 FEET; THENCE N08°37'01"E 35.71 FEET TO THE SOUTH LINE OF MONTEBELLA SUBDIVISION; THENCE S89°39'00"E ALONG A FENCELINE AND THE SOUTH LINE OF MONTEBELLA SUBDIVISION, 167.90 FEET TO THE POINT OF BEGINNING.

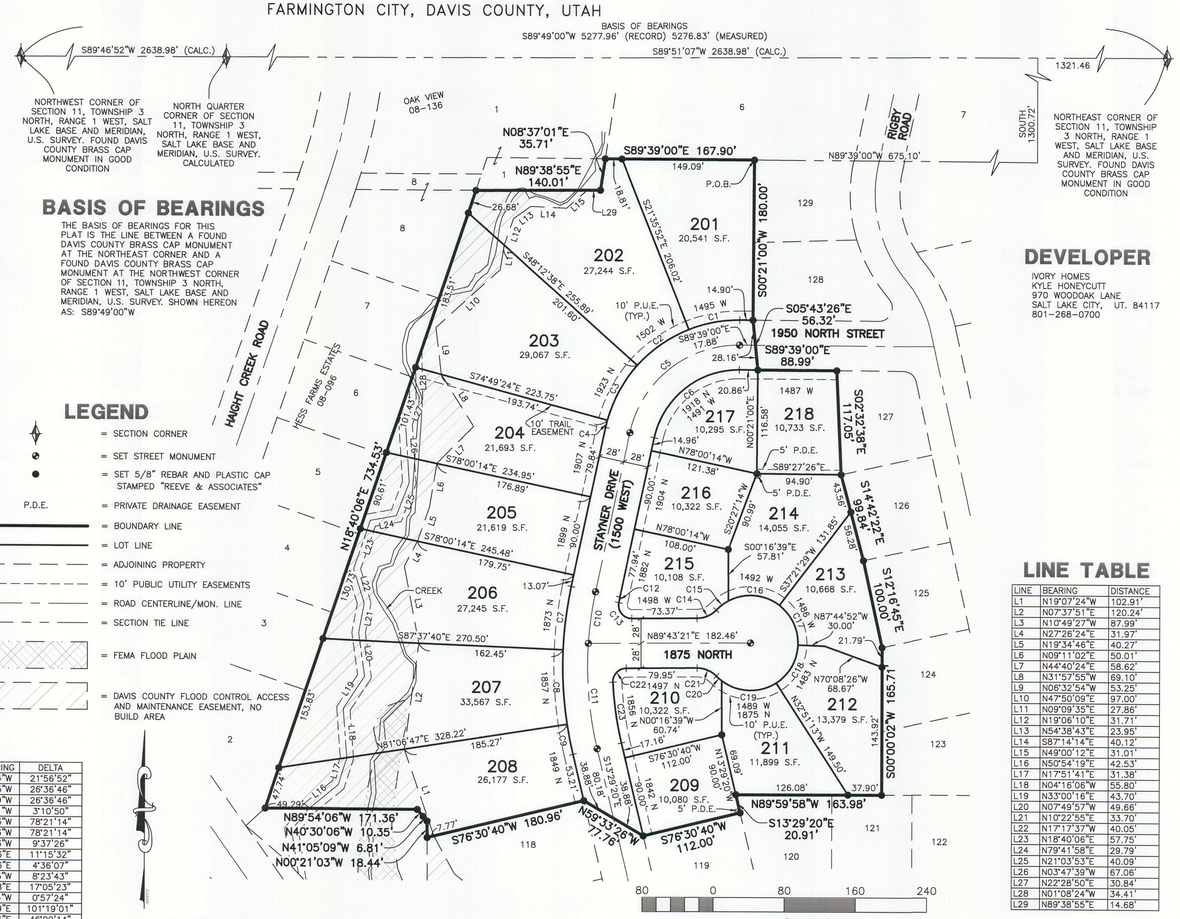
CONTAINING 369,227 SQUARE FEET AND 8.476 ACRES

NOTES

1. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE.
2. 15' FARMINGTON CITY TRAIL EASEMENT.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	153.00'	58.61'	58.25'	29.67'	S79°22'34"W	21°56'52"
C2	153.00'	71.07'	70.43'	36.19'	S55°05'45"W	26°36'46"
C3	153.00'	71.07'	70.43'	36.19'	S28°28'59"W	26°36'46"
C4	153.00'	8.49'	8.49'	4.25'	S13°35'11"W	3°10'50"
C5	125.00'	170.94'	157.93'	101.86'	S51°10'23"W	78°21'14"
C6	97.00'	132.65'	122.55'	79.05'	S51°10'23"W	78°21'14"
C7	428.00'	71.89'	71.81'	36.03'	S07°11'03"W	9°37'26"
C8	428.00'	84.10'	83.97'	42.19'	S03°15'26"E	11°15'32"
C9	428.00'	34.38'	34.37'	17.20'	S11°11'16"E	4°36'07"
C10	400.00'	58.61'	58.56'	29.36'	S07°47'55"W	8°23'43"
C11	400.00'	119.31'	118.87'	60.10'	S04°56'38"E	17°05'23"
C12	372.00'	6.21'	6.21'	3.11'	S11°31'04"W	0°57'24"
C13	15.00'	26.52'	23.20'	18.30'	S39°37'09"E	101°19'01"
C14	30.00'	24.09'	23.45'	12.74'	N66°43'14"E	46°00'14"
C15	53.50'	17.20'	17.13'	8.67'	N52°55'43"E	18°25'11"
C16	53.50'	60.90'	57.66'	34.23'	S85°15'06"E	65°13'11"
C17	53.50'	51.26'	49.32'	27.79'	S25°11'42"E	54°53'39"
C18	53.50'	51.26'	49.32'	27.79'	S29°41'57"W	54°53'39"
C19	53.50'	65.44'	61.44'	37.52'	N87°48'44"W	70°04'57"
C20	53.50'	7.93'	7.93'	3.97'	N48°31'21"W	8°29'50"
C21	30.00'	24.09'	23.45'	12.74'	N67°16'33"W	46°00'14"
C22	15.00'	24.23'	21.68'	15.69'	S43°26'33"W	92°33'35"
C23	372.00'	69.16'	69.06'	34.68'	S08°09'47"E	10°39'06"



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTHEAST CORNER AND A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°49'00"W

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = 10' PUBLIC UTILITY EASEMENTS
- = ROAD CENTERLINE/MON. LINE
- = SECTION TIE LINE
- = FEMA FLOOD PLAIN
- = DAVIS COUNTY FLOOD CONTROL ACCESS AND MAINTENANCE EASEMENT, NO BUILD AREA

NARRATIVE

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

DEVELOPER

IVORY HOMES
KYLE HONEYCUTT
970 WOODOAK LANE
SALT LAKE CITY, UT. 84117
801-268-0700

LINE TABLE

LINE	BEARING	DISTANCE
L1	N19°07'24"W	102.91'
L2	N07°37'51"E	120.24'
L3	N10°49'27"W	87.99'
L4	N27°26'24"E	31.97'
L5	N19°34'46"E	40.27'
L6	N09°11'02"E	50.01'
L7	N44°40'24"E	58.62'
L8	N31°57'55"W	69.10'
L9	N06°32'54"W	53.25'
L10	N47°50'09"E	97.00'
L11	N09°09'35"E	27.86'
L12	N19°06'10"E	31.71'
L13	N54°38'43"E	23.95'
L14	S87°14'14"E	40.12'
L15	N49°00'12"E	31.01'
L16	N50°54'19"E	42.53'
L17	N17°51'41"E	31.38'
L18	N04°16'06"W	55.80'
L19	N33°00'16"E	43.70'
L20	N07°49'57"W	49.66'
L21	N10°22'55"E	33.70'
L22	N17°17'37"W	40.05'
L23	N18°40'06"E	57.75'
L24	N79°41'58"E	29.79'
L25	N21°03'53"E	40.09'
L26	N03°47'39"W	67.06'
L27	N22°28'50"E	30.84'
L28	N01°08'24"W	34.41'
L29	N89°38'55"E	14.68'

SURVEYOR'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH

150228-2201
UTAH LICENSE NUMBER

ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND FARMINGTON HOLLOW PHASE 2 A CONSERVATION SUBDIVISION, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO TO DEDICATE TO FARMINGTON CITY ALL TRACTS LABELED AS PUBLIC ROAD DEDICATION AND ALSO TO DEDICATE TO DAVIS COUNTY FLOOD CONTROL AN EASEMENT, AS SHOWN FOR ACCESS AND MAINTENANCE OF THE DRAINAGE WAY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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

COMMISSION EXPIRES

NOTARY PUBLIC

BENCHLAND WATER DISTRICT

APPROVED BY BENCHLAND WATER DISTRICT THIS _____ DAY OF _____, 20____

BENCHLAND WATER DISTRICT

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

PROJECT INFORMATION

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 03-19-14
Project Name: FARM. HOLLOW CONSERV. SUBD.
Number: 5061-A06
Scale: 1"=80'
Page: 1 of 1
Revised: 10-28-14

DAVIS COUNTY RECORDER

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

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY.

CITY COUNCIL APPROVAL

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

FARMINGTON CITY MAYOR

ATTEST: _____
CITY RECORDER

SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE CENTRAL DAVIS SEWER DISTRICT.

CENTRAL DAVIS SEWER DISTRICT

CITY ATTORNEY'S APPROVAL

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

FARMINGTON CITY ATTORNEY

CITY ENGINEER'S APPROVAL

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

FARMINGTON CITY ENGINEER DATE

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
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Vicinity Map

Boundary Description

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES 1321.46 FEET SOUTH 89°51'07" WEST ALONG SECTION LINE AND 1300.72 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°12'04" EAST 625.37 FEET ALONG AN EXISTING FENCELINE TO THE NORTH LINE OF 1800 NORTH STREET; THENCE ALONG SAID NORTH LINE OF 1800 NORTH STREET THE FOLLOWING FOUR COURSES; (1) THENCE ALONG A 380.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 47.58 FEET (CHORD BEARS SOUTH 46°55'13" WEST 47.55 FEET); (2) THENCE SOUTH 43°20'00" WEST 365.95 FEET; (3) THENCE ALONG A 245.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 199.13 FEET (CHORD BEARS SOUTH 66°37'04" WEST 193.70 FEET); (3) THENCE SOUTH 89°54'08" WEST 577.84 FEET; THENCE NORTH 00°21'03" WEST 261.69 FEET; THENCE NORTH 41°05'09" WEST 6.81 FEET; THENCE NORTH 40°30'06" WEST 10.35 FEET; THENCE NORTH 89°54'06" WEST 167.09 FEET; THENCE NORTH 00°21'03" WEST 12.42 FEET TO THE EAST LINE OF HESS FARM ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID EAST LINE OF HESS FARM ESTATES NO. 1 SUBDIVISION, NORTH 18°40'06" EAST 721.42 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING 331.46 FEET NORTH 89°38'57" EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 (ABOUT 4.75 CHAINS EAST BY DEED); THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 89°38'57" EAST 140.01 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 08°37'01" EAST 35.71 FEET TO THE SOUTH LINE OF MONTEBELLA SUBDIVISION; THENCE ALONG SAID SOUTH LINE OF MONTEBELLA SUBDIVISION SOUTH 89°39'00" EAST 843.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,015,449 SQUARE FEET, OR 23.31 ACRES.

DESIGN DATA

TOTAL AREA.....23.31 ACRES
CONSTRAINED AREA.....1.59 ACRES
NET AREA.....21.72 ACRES
OPEN SPACE REQUIRED.....2.17 ACRES (10%)
OPEN SPACE PROPOSED.....0.24 ACRES (1.1%)

LOT USAGE TABLE
67 RESIDENTIAL LOTS (3.10 UNITS/ACRE)
50 LOTS TRADITIONAL RESIDENTIAL HOMES
17 LOTS SINGLE LEVEL ACTIVE ADULT HOMES

60 0 60 120 180
Scale: 1" = 60'

Curve Data

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	150.00'	75.25'	74.46'	38.43'	N14°28'09"W	28°44'33"
C2	125.00'	62.92'	62.26'	32.14'	S75°34'48"W	28°50'27"
C3	100.00'	177.21'	154.91'	122.46'	N39°14'05"E	101°31'54"
C4	250.00'	84.30'	83.91'	42.56'	S19°10'47"E	19°19'16"
C5	300.00'	65.44'	65.31'	32.85'	S03°16'13"E	12°29'53"
C6	300.00'	47.21'	47.17'	23.66'	S07°29'15"W	9°01'02"
C7	300.00'	112.65'	111.99'	57.00'	S01°14'18"W	21°30'55"
C8	150.00'	68.81'	68.20'	35.02'	N24°40'19"W	26°16'54"
C9	150.00'	130.78'	126.67'	69.87'	S12°50'10"E	49°57'12"

= NO-BUILD ZONE
= OPEN SPACE AREA
= FEMA FLOOD PLAIN

Variance for LR Zone (LOTS 18-67)

BUILDING SET BACKS (LOTS 1-17):
FRONT 20'
REAR 25'
SIDE 8' & 10' (15' CORNER)

Variance for LR Zone (LOTS 1-17)

BUILDING SET BACKS:
FRONT 20'
REAR 25'
SIDE 8' & 5' (15' CORNER)
STREET SECTION
REDUCED PARK STRIP & SIDEWALK ON ONE SIDE ON INTERIOR ROADWAYS.
LOT SIZE
7,460 S.F. MINIMUM LOT SIZE
AVERAGE LOT SIZE 10,243 S.F.

NOTE:
PARCEL A IS TO BE OWNED AND MAINTAINED BY THE HOA AND WILL BE OPEN FOR A COMMUNITY PARK.

Developer:
Ovation Homes
Brad Frost
893 N. Marshall Way, #A
Layton, UT 84041
(801) 564-3898

Farmington Hollow

Farmington City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 4155 S. HARRISON BLVD. EXECUTIVE BLDG. #310, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
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REVISIONS

DATE	DESCRIPTION

Farmington Hollow
PART OF THE NE 1/4 OF SECTION 11, T.3N., R.1W., S.L.B & M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Preliminary Plan
"Not to be Recorded"

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: Jan.15, 2014
Name: The Cottages at Rigby Road
Number: 5061-A06

Sheet 1 of 3 Sheets

Planning Commission Staff Report
December 11, 2014

Item 5: OTR Sign Text Change

Public Hearing:	No
Application No.:	ZT-10-14
Property Address:	N/A
General Plan Designation:	N/A
Zoning Designation:	N/A
Area:	N/A
Number of Lots:	N/A
Applicant:	Farmington City
Agent:	N/A

Applicant is requesting a recommendation to amend Section 12-5-101 of the Sign Ordinance regarding signs in OTR zone and other zones.

Background Information

Non-conforming Use In OTR Zone. Since 1982, Cal Fadel has owned a State Farm Insurance business/office at 184 West State Street in the OTR zone. At one time, this property was zoned C2 (Commercial) and then was rezoned to BR (Business Residential) in 1994. When the City Council rezoned the property in 2003 to residential, the office and sign became non-conforming uses because professional offices are not allowed in this zone.

Section 11-2-020(67) defines a non-conforming use as: "a use which lawfully occupied a building or land at the time this Ordinance became effective, which does not conform to all the height, area, and yard regulations prescribed in the zone in which it is located."

Now, because Mr. Fadel is a franchisee, the insurance company he represents is requiring new signs with a new logo. He would like to also move the sign a few feet so it is more visible from State Street. As set forth in Section 11-5-107(a) of the Zoning Ordinance:

"*All matters regarding the nonconforming use of buildings and land shall be determined by the Board of Adjustment* [BOA] *except as otherwise provided herein".*

On November 10, 2014, the BOA considered and denied Mr. Fadel's request for a new sign and found, among other things, that his application did meet, Section 15-6-102 of the Sign Ordinance, which states in part:

"*A nonconforming sign shall be properly maintained in accordance with provisions of this Title. A sign shall not be modified in any way except to bring it into conformity with all provisions of this Title. For the purpose of this Title, modification includes:*

(1) A change to a nonconforming sign;
(2) Any modification resulting in an increase in height or a change to the outside dimensions of the sign cabinet;…
(5) Moving, replacing at the same location, or relocating a nonconforming sign."

Nevertheless, the BOA was encouraged when city staff suggested that they could propose a text change to the sign ordinance to allow monument signs for nonconforming offices in the OTR zone.

Signs in Residential and Agriculture Zones. It is proposed that the City allow monument signs in the OTR zone for nonconforming professional office uses in the OTR zone.

Moreover, it has been years since the City updated Section 12-5-101 of the Sign Ordinance. The City created the AA zone and changed the residential zone designations in 1999, and the OTR zone was established in 2001 and 2003. The City should update the Sign Ordinance accordingly.

Suggested Motion:

Move that the Planning Commission recommend that the City Council adopt the changes shown in the staff report to Section 12-5-101 of the Sign Ordinance.

Findings for Approval

1. Regarding Mr. Fadel's insurance sign, the proposed sign is smaller than the existing sign, and that sign has been in place for over thirty years.
2. The structural alteration conforms to the Declaration of Purpose of the Zoning Ordinance (11-1-102) by stabilizing and preserving property values, encouraging the expansion of the tax base, and by fostering the City's industries and encouraging the development of an attractive and beautiful community.
3. The structural alteration conforms to the declared purpose of the General Plan by improving the physical environment of the community as a setting for human activities, and promoting the public interest of the community as a whole, because this is a Farmington business that has been a pillar of the community for three decades.
4. Updates to agriculture and residential zone designations are long over due.

Supplemental Information

1. Proposed Changes to Sectin 12-5-101 of the Sign Ordinance.
2. Vicinity Map.
3. Letter of Explanation from Cal Fadel.
4. Sign/Site Plan.

CHAPTER 5

ZONING STANDARDS FOR SIGNS

SECTION 12-5-101 AGRICULTURAL AND RESIDENTIAL ZONES

Signs in Agricultural Districts A~~ and~~, AE, and AA, and Residential Districts ~~R-S-20, R-S, R-1-8~~ R, LR, S, LS, OTR, R-2, R-4, and R-8 are subject to all standards set forth in this Title and to the following additional standards:

(1) Only the following signs are permitted in Agricultural and Residential Districts:

(a) Monument Signs;

(b) Nameplate Signs;

(c) Open House Signs

(d) Political Signs;

(e) Project Identification Signs;

(f) Property Signs;

(g) Temporary Signs advertising garage or yard sales, craft boutiques, or sale of fruits and vegetables during the normal harvest season.

(2) Apartment developments, condominium projects, and residential subdivisions may have one Project Identification Sign indicating only the name of the development. Such signs shall be either wall or monument signs and shall be not more than 32 square feet in size;

(3) One Nameplate may used for each dwelling unit. No permanent signs other than nameplates are permitted on individual lots;

(4) One Monument or Wall Sign, not to exceed 32 square feet, may be permitted in conjunction with a public use, quasi-public use, or public utility installation;

(5) One Monument or Wall Sign, not to exceed 32 square feet, may be permitted for a day-care center or professional office in an R-4 or R-8 zone;

(6) One Monument Sign, not to exceed 32 square feet, may be permitted for a nonconforming professional office in the OTR zone;

(~~6~~7) Temporary Signs advertising sale of fruits and vegetables during the normal harvest season shall not exceed a total of 32 square feet for all signs on the premises;

(~~7~~8) Temporary home occupations, such as garage or yard sales or craft boutiques, may have a maximum of one temporary on-premise sign and two temporary off-premise signs for each event. Each sign shall not exceed six square feet in area. The number of events on an individual residential lot shall not exceed four in any calendar year.

(~~8~~9) No on-premise sign shall be located closer than 10 feet to any property line.

Farmington City

Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current\BaseMap.mxd

0 70 140 280 420 Feet

DEAD
END
FARMERS
Cal Padel

Cal Fadel
Cal Fadel Insurance Agency Inc.
184 West State Street
Farmington, Ut 84025
Tel 801.451.7156
Fax 801.451.7160
cfadel@farmersagent.com

11/29/2014

To the Board of Adjustments

In 1981 we purchased this property because it was the perfect location for my new Farmers Insurance Office. The zoning at that time included both commercial and different types of residential.

Our original idea was to open our office, which we did in 1982, then temporarily live in the rest of the building until we could afford to purchase a home here in Farmington. As time went on our remodeling continued. By 1986 we had fallen in love with our Historic Farmington home and decided to keep the office space the same size as it was and start our home expansion projects. This is where we wanted to stay and being able to have our of home and office together was the perfect situation for Barbara and I.

Our Farmers Insurance sign was installed even before our office was officially open for business in 1982. That sign is the same sign in place today. This sign has served our needs for all these years and still would have, had not two significant things happened making it necessary for me to change my sign.

First is the work UDOT recently finished improving the intersection of 200 West and State Street. The new pole holding the traffic lights is now in front of my existing sign. This makes it very hard for those traveling North on 200 West to see.

Second is the fact that Farmers Insurance Corporate Office has given us a deadline to replace our old sign with a new one showing the new Farmers logo and being compliant with the Farmers design standards.

Wanting to make sure I was complying with all of Farmington City's rules, ordinances and regulations I contacted the city before putting up my sign. I'm sure glad I did. Prior to this I had no idea about zoning changes, non-compliant signs or any thing else standing in the way of simply replacing a sign. I guess a lot of things can change in 32 years.

I have been working with Ken Klinker over the last couple of weeks. Ken has my renderings of the changes in design and location I am requesting. If you would like to see them prior to our meeting, please contact Ken or I can deliver copies to you. I would like to acknowledge and thank Ken for all of his help leading me through this process.

The basics of the changes are as follows:
1. Replace the existing 3'X5' 15 sq. ft. 50" tall sign with a 2'X6' 12 sq. ft. 40" tall sign.
2. To be seen properly I will need to move the sign from it's existing spot. I would like to move it approximately 2' to the East and 3' to the South within the same garden area it is now.
All of these changes are of course preliminary and can easily be changed to comply with city codes.

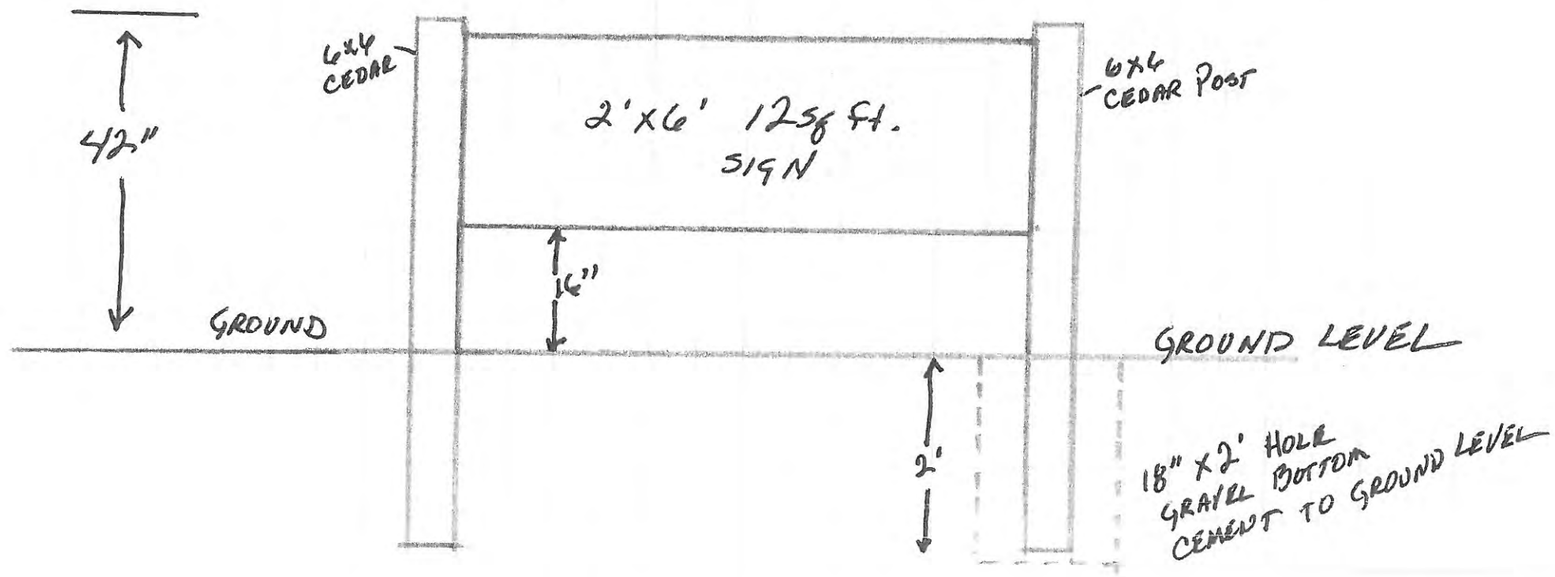
All the areas around the UDOT changes and the garden area of the sign will then be newly landscaped.

Thank you for your consideration and I look forward to meeting with you..

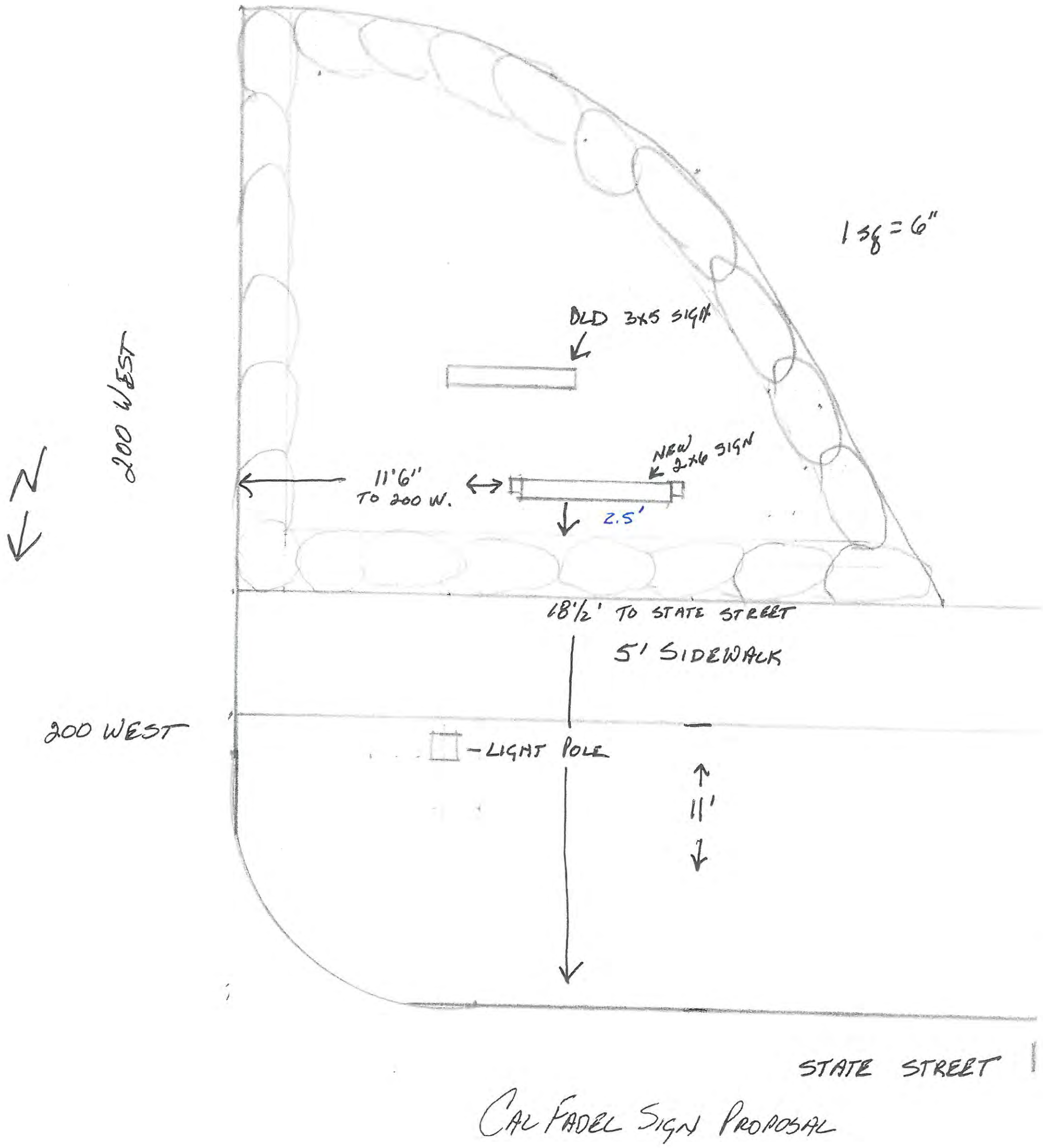
Cal Fadel

Cal Fadel

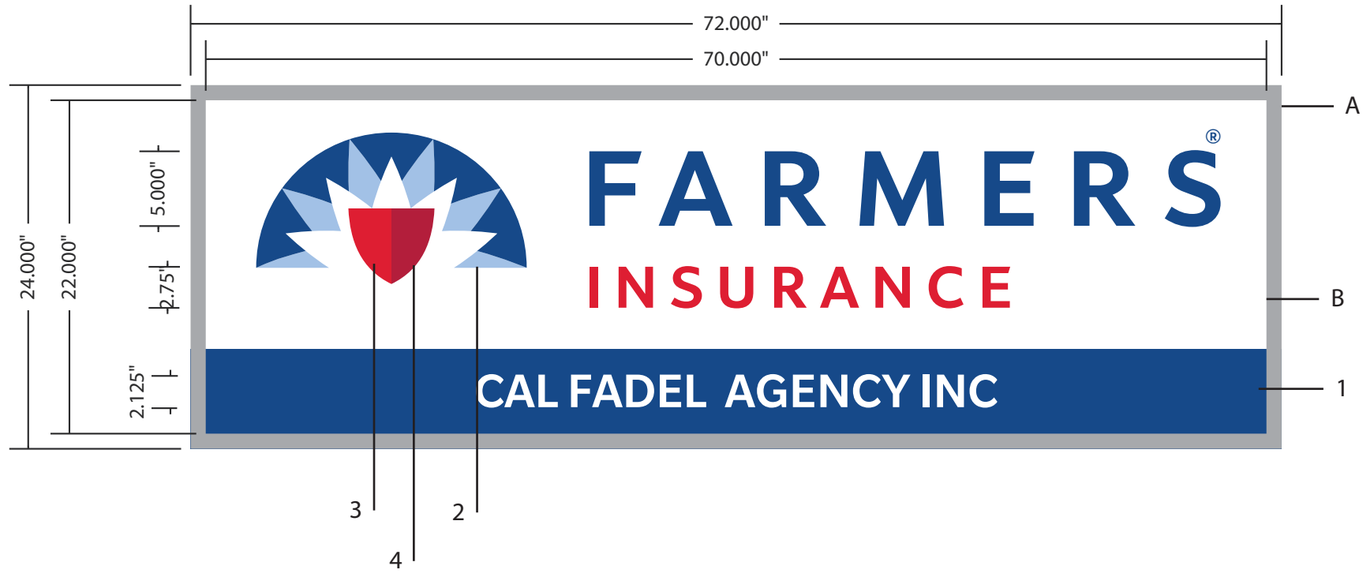
THE OLD SIGN IS - 15 sq ft
NEW SIGN IS - 12 sq ft



CAL FADEL SIGN PROPOSAL



CAL FADEL SIGN PROPOSAL



KEY

A. Aluminum cabinet, painted sliver
B. 3/16" thick white polycarbonate face with 1st surface applied 3M translucent vinyl

Font Used. Slate Pro - Medium

1. 3630-137 Euro. Blue
2. 3630-317 Evening Blue
3. 3630-43 Lt. Tomato Red
4. 3630-73 Dark Red

*base and mounting option TBD

Please sign and return drawing/s to SDDI Signs. Signature below indicates approval of BOTH design and/or placement of sign/s.

PLEASE EMAIL OR FAX YOUR APPROVAL BACK

Approved As Is _____ **Approved With Changes** _____ **Please Change and Resubmit** _____

SDDI SIGNS

Define your image.

8627 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
P. 952-224-9906
F. 952-224-9909
sddisignsystems.com

Project:	Monument Sign
Client:	Farmers - Farmington, UT
Project Manager:	J.Daley
Drawn By:	R.Sager
Scale:	1:10
File Name:	MonumentSign
Origin Date:	9.16.14
Revised Date:	
Revision:	

This drawing is the sole property of SDDI Sign Systems. All rights to use and/or reproduce are reserved.
Actual dimensions may vary slightly due to practical limitations with fabrication.
Photographic representations of proposed signage are for presentation only and may not be to scale.

Sign Type
Monument Sign

CHAPTER 6

NONCONFORMING SIGNS

15-6-101 Purpose and Intent
15-6-102 General Requirements
15-6-103 Signs on Nonconforming Buildings

15-6-101 Purpose and Intent

It is the intent of this Chapter to recognize that the eventual elimination of existing signs that are not in conformity with the provisions of this Ordinance is as important as the prohibition of new signs that would violate these regulations. It is also the intent of this Chapter that any elimination of nonconforming signs shall be effected so as to avoid any unreasonable invasion of established property rights.

15-6-102 General Requirements

A nonconforming sign shall be properly maintained in accordance with provisions of this Title. A sign shall not be modified in any way except to bring it into conformity with all provisions of this Title. For the purpose of this Title, modification includes:

(1) A change to another nonconforming sign;

(2) Any modification resulting in an increase in height or a change to the outside dimensions of the sign cabinet;

(3) Reestablishment of a nonconforming sign after having been abandoned for ninety (90) days or more;

(4) Reestablishment of a nonconforming sign after damage or destruction of more than fifty percent (50%) of its replacement value, regardless of the cause. In making a determination, the City shall require a detailed estimate of the cost to repair and restore the damaged sign to its previous condition as well as an estimate of the cost to totally replace the sign; and

(5) Moving, replacing at the same location, or relocating a nonconforming sign.

15-6-103 Signs on Nonconforming Buildings

Nonconforming buildings closer than ten feet (10') to a public street right-of-way shall only be allowed to have wall signs or awning signs.

Planning Commission Staff Report
December 11, 2014

Item 6: Text Change of Chapters 1, 2, and 6 of the Subdivision Ordinance

Public Hearing:	No
Application No.:	ZT-9-14
Property Address:	N/A
General Plan Designation:	N/A
Zoning Designation:	N/A
Area:	N/A
Number of Lots:	N/A
Applicant:	Farmington City
Agent:	N/A

Applicant is requesting a recommendation to amend Chapters 1, 2, and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary.

Background Information

The need for this text change arose because of an appeal by an applicant of a preliminary plat decision made by the Planning Commission that went to the City Council. When it was called to the City's attention that an appeal can't be made to the land use authority (i.e. the City Council is both the land use authority *and* the appeal body under the current ordinance), our City Attorney recommended that we alter the subdivision ordinance as it relates to the subdivision approval process.

At the Planning Commission meeting on November 13th the City Attorney was on hand to discuss the pending changes and to help the Commission craft a subdivision ordinance text change that would resolve the issues raised above as completely as possible.

The following is a summary of those changes:

Schematic Plan
Planning Commission Recommends (Public Hearing)
City Council Approves/Denies

Preliminary Plat
Planning Commission Recommends
City Council Approves/Denies (Public Hearing)
Appeals to District Court

<u>Final Plat</u>
Planning Commission Approves/Denies
Appeals to City Council then to District Court

The Planning Commission voted to table this item to give staff time to make the recommended changes and allow the Commission the opportunity to take one last look before moving it onto City Council. Staff has made the recommended changes (see attached) and is recommending that this item be sent to City Council for final approval.

<u>Suggested Motion</u>
Move that the Planning Commission recommend that the City Council approve the proposed text amendment to Chapters 1, 2, and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary.

<u>Supplementary Information</u>
1. Title 12, Chapter 1, proposed draft changes.
2. Title 12, Chapter 2, proposed draft changes.
3. Title 12, Chapter 6, proposed draft changes.

CHAPTER 1

GENERAL PROVISIONS

12-1-010 Short Title.
12-1-020 Purpose.
12-1-030 Interpretation.
12-1-040 Definitions.
12-1-050 Considerations.
12-1-060 General Responsibilities.
12-1-070 Appeal of Planning Commission Decisions.
12-1-080 Judicial Review of City Council Decisions.

12-1-010 Short Title.

This Title shall be known as the "Farmington City Subdivision Ordinance." This Title shall also be known as Title 12, Farmington City Code. It may be cited and pleaded under either designation.

12-1-020 Purpose.

(1) Purpose. The purpose of this Title, and any rules, regulations and specifications hereafter adopted, are to promote and protect the public health, safety and general welfare through provisions designed to:

(a) Provide for the harmonious and coordinated development of the City, and to assure sites suitable for building purposes and human habitation.

(b) Insure adequate open space for traffic, recreation, light, and air.

(c) Facilitate the conservation of, or production of, adequate transportation, water, sanitation, drainage and energy resources.

(d) Avoid scattered and premature subdivisions which would cause insufficient public services and facilities, or necessitate an excessive expenditure of public funds for the supply of such services and facilities.

(e) Preserve outstanding natural, cultural or historic features.

(2) Intent. This Title is designed to inform the Subdivider and public of the requirements and conditions necessary to obtain approval of a subdivision. To this end, all requirements, where possible, are expressly delineated in this Title or other applicable ordinances. However, since it is impossible to cover every possibility, and there are some

aspects which do not lend themselves to being easily articulated, this Title allows the Planning Commission and City Council to impose reasonable conditions upon a Subdivider in addition to those expressly required, so long as such conditions do not conflict with any requirements set forth in this Title or other applicable ordinances.

12-1-030 Interpretation.

In their interpretation and application, the provisions of this Title shall be considered as minimum requirements. Where the provisions of this Title impose greater restrictions than any statute, other regulation, ordinance or covenant, the provisions of this Title shall prevail. Where the provisions of any statute, other regulation, ordinance or covenant impose greater restrictions than the provisions of this Title, the provision of such statute, other regulation, ordinance or covenant shall prevail. The provisions of this Title are not intended to abrogate any easement, covenant, or any other private agreement or restriction which is not inconsistent with these regulations.

12-1-040 Definitions.

Whenever any word or phrase used in this Title is not defined herein, but is defined in related sections of the Utah Code or in the Farmington City Zoning Ordinance, such definitions are incorporated herein and shall apply as though set forth herein in full, unless the context clearly indicates a contrary intention. Unless a contrary intention clearly appears, words used in the present tense include the future, the singular includes the plural, the term "shall" is mandatory and the term "may" is permissive. The following terms as used in this Title shall have the respective meanings hereinafter set forth.

(1) Agricultural Use means land used for the production of food through the tilling of the soil, the raising of crops, breeding and raising of domestic animals and fowl, except household pets, and not including any agricultural, industry or business.

(2) Alley means a public way which generally affords a secondary means of vehicular access to abutting properties and not intended for general traffic circulation.

(3) Applicant means the owner of land proposed to be subdivided or such owner's duly authorized agent.

(4) Bond means an agreement to install improvements secured by cash, a letter of credit, or escrow funds on deposit in a financial institution, or with the City, in an amount corresponding to an engineering estimate and in a form satisfactory to the City Attorney.

(5) Condominium means property conforming to the definition set forth in Section 57-8-3 of Utah Code Annotated, 1953, as amended. A condominium is also a "subdivision" subject to these regulations.

(6) Capital Project means an organized undertaking which provides, or is intended to provide, the City with a capital asset. "Capital Asset" is defined according to generally accepted accounting principles.

(7) City means Farmington City.

(8) City Council means the City Council of Farmington City.

(9) City Manager means the City Manager of Farmington City.

(10) Consolidated Fee Schedule means the schedule of fees adopted periodically by resolution of the City Council setting forth the various fees charged by the City.

(11) Cul-de-sac means a minor street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic.

(12) Dedication of Land refers to land set aside by the Subdivider to be used by the public, such land being conveyed to the City or other governmental entity.

(13) Developer means, as the case may be, either: (1) an applicant for subdivision approval; (2) an applicant for a building permit or another permit issued; or (3) the owner of any right, title, or interest in real property for which subdivision approval or site plan approval is sought.

(14) Dwelling Unit means one or more rooms in a dwelling, designed for or occupied by one family for living or sleeping purposes and having one but not more than one kitchen or set of fixed cooking facilities, other than hot plates or other potable cooling units or wet bars.

(15) Easement means a nonprofitable interest in property owned by another that entitles its holder to specific use on, under, or above said property.

(16) Final Plat means a map of a subdivision, required of all major subdivisions, which is prepared for final approval and recordation, which has been accurately surveyed, so that streets, alleys, blocks, lots and other divisions thereof can be identified; such plat being in conformity with the ordinances of the City and the Municipal Land Use Development and Management Act, set forth at Title 10, Chapter 9, Utah Code Annotated, 1953, as amended.

(17) Flag Lot means a lot that has been approved by the City with access provided to the bulk of the lot by means of a narrow corridor.

(18) Flood Damage Prevention Ordinance means the Farmington City Flood Control

and Storm Drainage Ordinance, as amended.

(19) Flood, One Hundred Year means a flood having a one percent (1%) chance of being equalled or exceeded in any given year.

(20) Flood, Ten Year means a flood having a ten percent (10%) chance of being equalled or exceeded in any given year.

(21) Flood Plain, One Hundred Year means that area adjacent to a drainage channel which may be inundated by a one hundred year flood.

(22) Freeway means a street with fully controlled access designed to link major destination points. A freeway is designed for high speed traffic with a minimum of four travel lanes.

(23) General Plan means the document adopted by the City which sets forth general guidelines for proposed future development of land within the City, as provided in Title 10, Chapter 9, Utah Code Annotated 1953, as amended. "General Plan" includes what is also commonly referred to as a "master plan."

(24) Lot means a parcel of land occupied or capable of being occupied by one (1) building or a group of buildings together with such yards, open spaces and yard areas as are required by this Title and the Farmington City Zoning Ordinance, and having frontage on a public street equal to fifty percent (50%) of the minimum required frontage for the lot except for flag lots.

(25) Lot Split means the division of a property which may be divided into no more than two (2) legal size lots.

(26) Major Street Plan means the plan which defines the future alignments of streets and their rights-of-way, including maps or reports or both, which has been approved by the Planning Commission and City Council. Also known as an "official map" as referred to in the Utah Municipal Land Use Development Act.

(27) Natural Drainage Course means any natural watercourse which is open continuously for flow of water in a definite direction or course.

(28) Owner means the owner in fee simple of real property as shown in the records of the Davis County Recorder's Office and includes the plural as well as the singular, and may mean either a natural person, firm, association, partnership, limited liability company, trust, private corporation, public or quasi-public corporation, or any combination thereof.

(29) Parcel of Land means a contiguous quantity of land, in the possession of, or

owned by, or recorded as the property of, the same owner.

(30) Planned Unit Development means a development designed pursuant to the Planned Unit Development Ordinance set forth in the Farmington City Zoning Ordinance. Such development is a subdivision and shall comply with the applicable provisions of these regulations.

(31) Planning Commission means the Farmington City Planning Commission.

(32) Planning Department means the Planning Department of Farmington City.

(33) Preliminary Plat means the initial map of a proposed land division or subdivision required for major subdivisions.

(34) Protection Strip means a strip of land bordering a subdivision, or a street within a subdivision, which serves to bar access of adjacent property owners to required public improvements installed within the subdivision until such time as the adjacent owners share in the cost of such improvements.

(35) Public Improvements means streets, curb, gutter, sidewalk, water and sewer lines, storm sewers, and other similar facilities which are required to be dedicated to the City in connection with subdivision, conditional use, or site plan approval.

(36) Public Way means any road, street, alley, lane, court, place, parkway, walk, public easement, viaduct, tunnel, culvert or bridge laid out or erected as such by the public, or dedicated or abandoned to the public, or made such in any action by the subdivision of real property, and includes the entire area within the right-of-way.

(37) Public Works Department means the Public Works Department of Farmington City.

(38) Reservation of Land refers to land set aside for common use within a subdivision, such land to be developed and maintained by the Subdivider or by the residents of the subdivision.

(39) Right-of-way means a strip of land used or intended to be used for a street, sidewalk, sanitary or storm sewer, drainage, utility, railroad, or other similar use.

(40) Schematic Plan means a sketch prior to the preliminary plat for major subdivisions or prior to final plat in the case of minor subdivisions to enable the Subdivider to save time and expense in reaching general agreement with the Planning and Zoning Division as to the form of the plat and the objectives of these regulations.

(41) Sidewalk means a passageway for pedestrians, excluding motor vehicles.

(42) Street, Dead-end, means a street with only one outlet which is intended to be extended at a future time to connect with other streets and to provide future access for abutting properties.

(43) Street, Local means a street for which the principal function is access to abutting land. Traffic movement is a secondary function.

(44) Street, Major Collector, means a street which carries traffic from minor streets and minor collector streets to the arterial street system. The primary function of such streets is the movement of traffic. Providing access to abutting properties is a secondary function.

(45) Street, Minor Arterial, means a street for which the principal function is movement of large volumes of traffic from collector streets to freeways. Providing access to abutting land is a secondary function.

(46) Street, Minor Collector, means a street which carries traffic from minor streets to the collector and major street system. Such streets include the principal entrance streets of residential developments and the primary circulating streets within such developments.

(47) Street, Private means a privately owned and maintained way used, or intended to be used, for passage or travel by motor vehicles and to provide access to abutting properties.

(48) Street, Public means a public way, having a width of at least fifty (50) feet, used or intended to be used for passage or travel by motor vehicles and to provide access to abutting properties, which has been accepted and is maintained by the City.

(49) Subdivider means the owner of the real property proposed to be subdivided, including any successors or assigns.

(50) Subdivision means any land that is divided, redivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development, either on the installment plan or upon any and all other plans, terms and conditions including resubdivision. Subdivision includes the division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument, and divisions of land for all residential and nonresidential uses, including land used or to be used for

commercial, agricultural and industrial purposes.

(51) Subdivision, Major means all subdivisions of ten (10) or more lots, or any size subdivision requiring any new street or extension of the local governmental facilities.

(52) Subdivision, Minor means any subdivision of land that results in nine (9) or fewer lots, provided that each lot thereby created has frontage on an improved public street or streets, and providing further that there is not created by the subdivision any new street or streets.

(53) Survey Monument means a mark affixed to a permanent object along a line of survey to furnish a survey control.

(54) Utilities includes culinary water lines, pressure and gravity irrigation lines, sanitary and storm sewer lines, sub-surface drainage systems, electric power, natural gas, and telephone transmission lines, cable television lines, and underground conduits and junction boxes.

(55) Water and Sewer Improvement Districts means the Farmington Area Pressure Irrigation District and the Central Davis Sewer District and any other water or sewer improvement district existing or hereinafter organized, whichever has jurisdiction over the land proposed to be subdivided.

(56) Zoning Ordinance means the Farmington City Zoning Ordinance, as amended.

12-1-050 Considerations.

(1) General Plan. The General Plan shall guide the use of all land within the corporate boundaries of the City. The size and design of lots, the nature of utilities, the design and improvement of streets, the type and intensity of land use, and the provisions for any special facilities in any subdivision shall conform to the land uses shown and the standards established in the General Plan, the Zoning Ordinance, and other applicable ordinances.

(2) Natural Landscape. Trees, native land cover, natural watercourses, and topography shall be preserved when possible. Subdivisions shall be so designed as to prevent excessive grading and scarring of the landscape in conformance with the Foothill Development Ordinance. The design of new subdivisions shall consider, and relate to, existing street widths, alignments and names.

(3) Community Facilities. Community facilities, such as parks, recreation areas trails, and transportation facilities shall be provided in the subdivision in accordance with General Plan standards, this Title, and other applicable ordinances and resolutions. This Title establishes procedures for the referral of information on proposed subdivisions to interested

boards, bureaus, and other governmental agencies and utility companies, both private and public, so that the extension of community facilities and utilities may be accomplished in an orderly manner, coordinated with the development of the subdivision. In order to facilitate the acquisition of land areas required to implement this policy, the Subdivider may be required to dedicate, grant easements over or otherwise reserve land for schools, parks, playgrounds, public ways, utility easements, and other public purposes as specified.

12-1-060 General Responsibilities.

(1) Subdivider. The Subdivider shall prepare a plat consistent with the standards contained herein and shall pay for the design and inspection of the public improvements required. The City shall process said plats in accordance with the regulations set forth herein. The Subdivider shall not alter the terrain or remove any vegetation from the proposed subdivision site or engage in any site development until the necessary approvals as outlined herein have been obtained.

(2) Planning Department. The Planning Department shall review the plats for design; for conformity to the Master Plan and to the Zoning Ordinance; for the environmental quality of the subdivision design; and shall process the subdivision plats and reports as provided for in this Title.

(3) Other Agencies. Plats of proposed subdivisions may be referred by the Planning Department to such City departments and special districts, governmental boards, bureaus, utility companies, and other agencies which will provide public and private facilities and services to the subdivision for their information and comment. The Planning Department shall decide which agencies to refer proposed subdivision plats to. Subdividers shall be responsible for distributing plans to and coordinating the comments received from all public and private entities.

(4) Public Works and Engineer. The Public Works Department and City Engineer shall make comments as to engineering requirements for street widths, grades, alignments, and flood control, whether the proposed public improvements are consistent with this Title and other applicable ordinances and shall be responsible for the inspection and approval of all construction of public improvements. Street layout and overall circulation shall be coordinated with transportation planning in the Planning Department.

(5) Planning Commission. The Planning Commission shall act as an advisory agency to the City Council at Preliminary Plat. It is charged with making investigations, reports and recommendations on proposed subdivisions as to their conformance to the Master Plan and Zoning Ordinance, and other pertinent documents. The Planning Commission shall recommend approval, approval with conditions, or disapproval of the preliminary plat to the City Council. The Planning Commission has final jurisdiction in the approval of subdivision plats.

(6) City Attorney. The City Attorney shall verify, prior to recordation of a plat, that the form of the final plat is correct and acceptable, that the Subdivider dedicating land for use of

the public is the owner of record, and that the land is free and clear of unacceptable encumbrances according to the title report submitted by the Subdivider.

(7) City Manager. The City Manager acts as liaison between the Planning Commission, Planning Department staff, and the City Council. Prior to preliminary approval for a subdivision, the City Manager may review the proposed plat and receive written comments from the City Council on the plat. The comments may then be forwarded to the Planning Commission for evaluation. Upon final approval by the Planning Commission, the plat will be sent to the City Manager who will present it to the City Council.

(8) City Council. The City Council has final jurisdiction in the approval of Preliminary Plats, the establishment of requirements and design standards for public improvements, and the acceptance of lands and public improvements that may be proposed for dedication, and shall consider appeals regarding the administration of the subdivision ordinance as provided herein.

12-1-070 Appeal of Planning Commission Decisions.

(1) City Council. Appeal may be made to the City Council from any decision, determination or requirement of the Planning Commission under this Title by filing with the City Recorder a notice thereof in writing within fifteen (15) days after such decision, determination or requirement is made. Such notice shall set forth in detail the action and grounds upon which the Subdivider, or other interested person, deems himself or herself aggrieved.

(2) Hearing. The City Recorder shall set the appeal for hearing before the City Council to be held within a reasonable time from the date of receipt of the appeal. Such hearing may, for good cause, be continued by order of the City Council. The appellant shall be notified of the appeal hearing date at least seven (7) days prior to the hearing. After hearing the appeal, the City Council may affirm, modify, or overrule the decision, determination or requirement appealed and enter any such order or orders as are in harmony with the spirit and purpose of this Title. The filing of an appeal shall stay all proceedings and actions in furtherance of the matter appealed, pending a decision of the City Council.

12-1-080 Judicial Review of City Council Decisions.

Any person aggrieved by any decision of the City Council under this Title may have and maintain a plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within thirty (30) days after the rendering of the decision by the City Council. No person may challenge in district court any land use decision made by the City under this Title until that person has exhausted his or her administrative remedies as provided herein.

Title 6 (now Title 12) Amended, 6-06-91, Ord. 91-21
6-1-104 (now 12-1-040) Amended, 4-21-93, Ord. 93-18
Title 12 Amended and Recodified, 6-19-96, Ord. 96-24
Amended 12-1-050(3) & 12-1-060(3) 04/19/06, Ord. 2006-28
Amended 5-19-06, Ord. 2006-28

CHAPTER 2

CONTROL AND APPLICATION

12-2-010 Subdivision Control.
12-2-020 Required Plat Approval.
12-2-030 Transfer of Land.
12-2-040 Transfer of Land - Voidable.
12-2-045 Building Permits.
12-2-047 Certificates of Occupancy.
12-2-050 Penalties.

12-2-010 Subdivision Control.

It shall be unlawful for any owner, or agent of the owner, of any land within the corporate limits and jurisdiction of the City to subdivide such land unless and until:

(1) A plat, or metes and bounds description(s) based upon a survey as specified in Chapter 4 of this Title, of such subdivision is made in accordance with the requirements set forth herein;

(2) Approval of such plat or metes and bounds description(s) based upon a survey is secured as provided herein; and

(3) The approved plat, or metes and bounds description(s) based on a survey as approved herein, is recorded in the Office of the Davis County Recorder by the City Recorder or, in the case of a metes and bounds description, by the Subdivider.

12-2-020 Required Plat Approval.

No plat of any subdivision shall be recorded in the County Recorder's Office until it has been submitted and approved as provided herein ~~and unless a recommendation has been received from the Planning Commission and it has been approved by the City Council~~ by the Planning Commission and such approvals are entered in writing on the plat by the ~~Mayor~~ Chair of the Planning Commission. A plat shall not be approved if such plat is in conflict with any provision or portion of the General Plan, Major Street Plan, Zoning Ordinance, this Title, or any other State law or City ordinance.

12-2-030 Transfer of Land.

Land shall not be transferred, sold, or offered for sale, nor shall a building permit be issued for a structure thereon, until the final subdivision plat is recorded in the Davis County Recorder's Office in accordance with this Title and any applicable provisions of State Law, and until the

improvements required in connection with the subdivision have been constructed or guaranteed as provided herein.

12-2-040 Transfer of Land - Voidable.

No person shall offer to sell, contract to sell, sell, deed or convey any property contrary to the provisions of this Title. Any deed or conveyance, sale or contract to sell made contrary to the provisions of this Title is voidable at the sole option of the grantee, buyer or person contracting to purchase, his heirs, personal representative, or trustee in bankruptcy, within one (1) year after the date of execution of the deed of conveyance, sale or contract to sell, but the deed of conveyance, sale or contract to sell is binding upon any assignee or transferee of the grantee, buyer or person contracting to purchase, other than those above enumerated, and upon the grantor, vendor, or person contracting to sell, or his assignee, heir or devisee.

12-2-045 Building Permits.

12-2-045 Building Permits.

(a)____No building permit shall be issued for any structure within a subdivision until the final subdivision plat is recorded in the Davis County Recorder's Office, a bond is provided acceptable to the City ensuring the adequate installation of required public improvements and utilities, and the required improvements and utilities have been installed and are operable as provided herein. No building permit shall be issued for any structure within a subdivision until all sanitary sewer, storm sewer, culinary water lines, pressure irrigation (if applicable), fire hydrants, curb and gutter, streets, other underground utilities located under the street surface, and required grading and drainage improvements, are installed and fully functional, as determined by the City, providing continuous access and/or service to the lot. Notwithstanding the foregoing, for condominium projects only, permits for footings and foundations which are accompanied by a certificate of survey by a licensed surveyor verifying its location, may be issued by the City Council, subject to compliance with applicable requirements, including adequate access for emergency vehicles, prior to the installation of utilities and street improvements. For purposes of this Section, street improvements shall require asphalt or concrete hard surfacing of the streets, except as otherwise provided in Subsection (b).

(b) A building permit may be issued by the City for the construction of a structure within a subdivision prior to application of hard surfacing of the streets within the subdivision under the following conditions:

(1) The street improvements are being constructed during the months when cold weather prohibits the laying of a hard

surface on the street.

(2) The streets shall be completed with all utilities, rough grading, and all-weather road base sufficient for emergency vehicle access and construction traffic. Sufficiency of the road base, including road base gradation and thickness, shall be determined by the City Engineer upon review and consideration of applicable soils reports, drainage factors and existing topographic conditions of the property.

(3) The developer enters into an agreement with the City that the developer will take responsibility to ensure that the road is accessible for emergency vehicles and construction traffic at all times, including snow removal and other required maintenance.

(4) The developer enters into an agreement with the City that developer will hard surface the road as soon as weather permits and as authorized by the City. If developer fails to do so, the City can declare the developer in default of the applicable improvements bond agreement and may withdraw any or all of the funds from the bond and cause the improvements to the street to be constructed, completed and/or repaired in accordance with the terms and procedures set forth in the bond agreement for the withdrawal of funds.

(5) The building contractor, property owner, and building permit applicant enters into an Assumption of Risk Agreement acknowledging the lack of hard surface streets within the subdivision and developer's obligation regarding maintenance and access of the same and assuming the risk of proceeding with construction under such circumstances pursuant to the terms and conditions set forth herein.

(6) No certificate of occupancy shall be granted by the City for any structure within the subdivision until all streets are hard surfaced.

12-2-047 Certificates of Occupancy.

No building within a subdivision shall be occupied until a certificate of occupancy has been issued for such structure by the City. No certificate of occupancy shall be issued for any structure within a subdivision by the City until all required improvements for the subdivision are complete, including the hard surfacing of the streets, all required street signs are installed for the subdivision and house numbers are placed on the structure, all required utilities are installed providing service to the structure, and all other applicable ordinance provisions have been satisfied.

12-2-050 Penalties.

It shall be a Class "C" misdemeanor for any person to fail to comply with the provisions of this Title. In addition to any criminal prosecution, the City may pursue any other legal remedies provided by law to ensure compliance with this Title including, but not limited to, instituting an injunction, mandamus, abatement, or other appropriate actions, or proceedings to prevent, enjoin, abate, or remove the unlawful use or act.

Title 6 (now Title 12) Amended, 6-06-91, Ord. 91-21
Title 12 Amended and Recodified, 6-19-96, Ord. 96-24
12-2-045 and 12-2-047 Enacted, 3-21-01, Ord. 2001-01
12-2-030 and 12-2-045 and 12-2-047 Amended, 4-04-01, Ord. 2001-13
Title12-2-045 amended, July 11, 2006, Ord. 2006-45

PLANNING COMMISSION & CITY COUNCIL MEETING SCHEDULES - DRAFT

2015

January

S	M	T	W	T	F	S
				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

February

S	M	T	W	T	F	S
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

March

S	M	T	W	T	F	S
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	SPRING BREAK					

April

S	M	T	W	T	F	S
			SPRING BREAK			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		

May

S	M	T	W	T	F	S
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

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28	29	30				

July

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26	27	28	29	30	31	

August

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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

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27	28	29	30			

October

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

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22	23	24	25	26	27	28
29	30					

December

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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		

CITY COUNCIL

PLANNING COMMISSION

HOLIDAY