

**FARMINGTON CITY, UTAH**

**ORDINANCE NO. 2025 - 52**

**AN ORDINANCE AMENDING MULTIPLE SECTIONS OF FARMINGTON CITY CODE TO CORRECT REFERENCES TO THE UTAH MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT. (ZT-25-27)**

**WHEREAS**, the State of Utah has relocated the Municipal Land Use, Development, and Management act within state code during a 2025 interim session; and

**WHEREAS**, in order to appropriately and accurately reference the location of applicable code where previously reference by City Ordinance; and

**WHEREAS**, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

**WHEREAS**, the Farmington City Council has also held a public meeting pursuant to notice and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:**

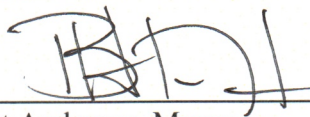
**Section 1. Amendment.** The specific sections identified in Exhibit A attached hereto are amended as identified.

**Section 4. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 5. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 9<sup>th</sup> day of December, 2025.

**FARMINGTON CITY**

  
Brett Anderson, Mayor

**ATTEST:**

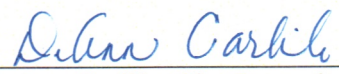
  
DeAnn Carlile, City Recorder





Exhibit A:

**1-5-030: CIVIL PENALTIES:**

The city may establish and impose a civil penalty for various violations of city ordinances to the extent permitted by and in accordance with applicable provisions of state law, including, but not limited to, Utah Code Annotated sections 10-3-703 and 10-3-703.7, as amended, and 10-20-10, as amended. In accordance with such provisions, the city has adopted a civil enforcement program, including civil penalties for code violations, as more particularly set forth in chapter 6 of this title.

**3-7-020: DEFINITIONS:**

**BUSINESS LICENSE OFFICIAL:** The city official described in Section [6-1-030](#) of the Farmington Municipal Code.

**DISTRICT COURT:** A district court of the State of Utah with jurisdiction over Farmington City.

**ENFORCEMENT ACTION:** A citation, notice or order identifying a condition or action in violation of any provision of the Farmington Municipal Code, which either:

1. Imposes a monetary penalty upon the recipient;
2. Includes the city's intention to abate a nuisance; or
3. Orders the property owner to rehabilitate or demolish a structure pursuant to the Abatement of Dangerous Buildings Code, indicated in section [10-2-100](#) of this code.

**ENFORCEMENT OFFICIAL:** Any city employee or official authorized by code or by the City Manager to enforce provisions of the Farmington Municipal Code.

**LAND USE APPLICATION:** Has the same definition as provided in Chapter 10-20-102 of the Utah Code, as amended.

**LAND USE REGULATION:** Has the same definition as provided in Chapter 10-20-102 of the Utah Code, as amended.

**ZONING ADMINISTRATOR:** The city official described in Section [11-4-030](#) of the Farmington Municipal Code.

**11-3-010: PLANNING COMMISSION:**

There is hereby created, pursuant to Utah Code Annotated section 10-20-301 et seq., as amended, a planning commission of the city to recommend and monitor the planning and development of the city, whose primary duty shall be to act as an advisory commission to the city council on all matters pertaining to planning and zoning. The planning commission shall be known and may be referred to as the Farmington City planning commission.



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

The zoning administrator shall represent Farmington City in carrying out the stated purposes of this title and in so doing shall also cause that all required permits be obtained as required herein. (Ord. 1991-26, 7-17-1991)

A. Variances: Pursuant to Utah Code Annotated section 10-20, as amended, the zoning administrator shall have the power to decide routine and uncontested matters of the Administrative Hearing Officer pursuant to its established guidelines as outlined in chapter 5 of this title. All variances granted by the zoning administrator shall be reviewed and approved by the city manager prior to issuance. (Ord. 1991-26, 7-17-1991; amd. 2016 Code)

B. Building Permits: The zoning administrator shall review all building permit applications to determine compliance with this title. All applications for building permits shall be accompanied by a plot plan in duplicate. Such plot plan shall be drawn to scale and shall show the actual dimensions of the lot to be built on, any existing buildings or structures, and the buildings or structures to be erected. The plan should also show the location of driveways into the property, off street parking facilities, abutting streets (including right of way width) and such other information as may be necessary to accurately locate the lot, to provide for the enforcement of this title and to comply with the site development standards of this title.

#### **C. Certificate Of Occupancy:**

1. No land shall be changed in use or occupancy and no building shall be changed in use or structurally altered until a certificate of occupancy shall have been issued by both the zoning administrator and the building official.

2. No certificate of occupancy shall be issued unless the contemplated use of the land and/or buildings for which said certificate is requested is in full compliance with the requirements of this title and applicable building codes.

3. A certificate of occupancy shall be required for the purpose of maintaining, renewing, changing or extending a nonconforming use.

4. No person shall live in an accessory building unless that person has a valid certificate of occupancy for such building. The certificate of occupancy may only be issued if the accessory building is safe for human occupancy and if the main building or use is incomplete but is reasonably expected to be completed within one month from the date of issuance. Such a certificate of occupancy may be issued for a maximum time period of thirty (30) days. Violation of this subsection is a class C misdemeanor. For purposes of this section only, "live in" means to dwell in or use as a home, sleeping place or shelter for human beings.

D. Home Occupation Permit: All applications for a home occupation permit shall be submitted to the zoning administrator and shall include all information as required in chapter 35 of this title. The zoning administrator shall review all applications for compliance with the home occupation standards of this title and may either approve or deny such applications.



E. Sign Permits: As provided in the sign ordinance of Farmington City, the zoning administrator shall be responsible for issuance of permits for signs, and for the enforcement of the sign regulations.

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

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

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

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

G. Appeals From Decisions Of The Zoning Administrator: Any appeal of an action or decision of the zoning administrator shall be made to the board of adjustment as outlined in section [11-5-060](#) of this title.

#### **11-5-010: DESIGNATION OF LAND USE APPEAL AUTHORITY:**

Except as otherwise provided in this title, the administration hearing officer appointed pursuant to section [3-7-030](#) of this code is the land use appeal authority, as required by Utah Code Annotated section 10-20-11 et seq., as amended. Appeals shall proceed as provided in chapter [3-7](#) of this code.

#### **11-5-080: VARIANCES:**

A. Authorized: The administrative hearing officer may authorize upon appeal, variance from the provisions of this title where it can be shown that due to special circumstances the literal enforcement of this title would result in undue hardship to the property owner. In granting a variance, the administrative hearing officer may affix any conditions it feels are necessary to carry out the intent of this title.

B. Variance Criteria: Unless otherwise provided in this title, the administrative hearing officer may grant a variance from the requirements of any provision of this title to the extent that such a



grant shall be consistent with the limitations and requirements of section 10-20-11 of the Utah Code, as amended.

C. Hardship, as used herein, shall be distinguished from a mere inconvenience to the property owner or a desire to reduce financial costs. Personal, family or financial difficulties, loss of prospective profits or neighboring violations of the zoning code are not hardships justifying a variance.

D. Special circumstances that warrant a variance shall apply to a specific parcel of property and include such things as exceptional narrowness, shallowness or shape of the property; exceptional topographic conditions; or other extraordinary and exceptional situations or conditions.

E. Each case shall be considered only on its individual merits; a previous variance or examples of noncompliance by other properties shall not be deemed to set a precedent or require the granting of a variance in the case before the administrative hearing officer.

#### **11-6-010: AMENDMENTS PERMITTED:**

The city council may from time to time amend any of the provisions of the Farmington City zoning ordinance or the official zoning map of the city in accordance with the procedures set forth herein, including amendments to the number, shape, boundaries or area of any zoning district; any regulation of or within the zoning district; or any other provision of this title. The provisions set forth herein shall not apply to amendments to the city general plan, which procedure is more specifically provided for elsewhere in this title, nor temporary regulations which may be enacted without public hearing in accordance with Utah Code Annotated section 10-20-504, as amended.

#### **11-6-020: PROCEDURE FOR PROPOSED AMENDMENTS:**

A. Interested Parties: Proposed amendments to this title or zoning map may be initiated by the city council, planning commission, zoning administrator or any other interested party.

B. Application: Proposed amendments submitted by interested parties as provided herein, other than the city council, planning commission or zoning administrator, shall be submitted to the city planner for consideration by the planning commission in the form of an application containing, at a minimum, the following information:

1. The name and address of applicant and the name and address of every person or company that the applicant represents;
2. The requested amendment and the reasons therefor;
3. If the proposed amendment requires a change in the zoning map, the application shall include an accurate property map showing all areas which would be affected by the proposed



amendment, all abutting properties and the present and proposed zoning classifications; and an accurate legal description of the area to be rezoned and approximate common address; and

4. If the proposed amendment would require a change in the text of the ordinance, the application shall include the chapter and section, and a draft of the proposed wording that is desired.

C. City Planner Review: The city planner shall review the application to verify that all of the information required by this chapter and other applicable ordinances, rules and regulations, are included.

D. Planning Commission Review: All proposed amendments must be first submitted to the planning commission for review and recommendations. Notice and public hearing requirements shall be as provided in Utah Code Annotated sections 10-20-2, 10-20-502 and 10-20-503. The planning commission shall study and examine each application and proposed amendment. The planning commission should consider the following issues when reviewing each proposed amendment: 1) is the proposed amendment reasonably necessary; 2) is the proposed amendment in the public interest; and 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title. After study and analysis, the planning commission shall prepare written recommendations regarding the application and proposed amendment and forward the same to the city council for its consideration.

E. City Council Review: Except as provided herein, the city council shall review the proposed amendment to this title or zoning map and shall schedule and hold a public meeting on the proposed amendment in accordance with Utah Code Annotated sections 10-20-502 and 10-20-503. The city council shall provide notice of the public meeting in accordance with Utah Code Annotated section 10-20-2. After the public meeting, the city council may make any modifications to the proposed amendment to this title or zoning map that it considers appropriate and in accord with the city general plan and may thereafter adopt the amendment as proposed, modify the amendment and adopt or reject the modified amendment, or reject the proposed amendment.

#### **11-27B-030: STEP 1 - GENERAL DEVELOPMENT PLAN, DEVELOPMENT AGREEMENT AND AP-DISTRICT APPLICATION:**

A. A General Development Plan (GDP) and Development Agreement (DA) must accompany an application for an AP-District rezone request and shall be submitted by the property owner or an authorized representative.

1. All GDPs shall be prepared by a licensed/certified professional, such as an architect, landscape architect, planner, engineer, surveyor, etc. The requirements for a complete site plan review application are:

a. Conceptual Site Plan, including a current survey and legal description, vehicular and pedestrian circulation, proposed building placement (if any), setbacks, streetscape, parking, fire



protection, sensitive and/or agriculture lands, fencing, and signage locations, plus any other information required for conceptual site plan review;

- b. Conceptual Landscape Plan, including open space; and
- c. Conceptual Building Plan(s), if any, including elevations, height, materials, and proposed colors.

2. The DA shall include and memorialize any alternative development standard and/or use not set forth in the underlying zone or shown on the GDP. The GDP must be an exhibit to the DA.

B. Upon receipt of a complete application to the Community Development Department, the application shall be reviewed by the Development Review Committee (DRC). The DRC shall provide written comments to the applicant regarding the proposed General Development Plan within fourteen (14) business days of receipt. The applicant may request a meeting with the DRC and/or City Staff to discuss the comments. Upon receipt of a written response to the comments and any revised submittal, the DRC shall review the resubmittal and make a recommendation on the application to the Planning Commission. Once a recommendation has been made by the DRC, the Community Development Department shall schedule a public hearing before the Planning Commission and provide written notice to property owners within three hundred feet (300') of the boundary of the proposed project, in accordance with Utah State Code 10-20-502.

C. The Community Development Department shall provide to the Planning Commission copies of all pertinent documents, plans, and maps related to the project, including the GDP and DA.

D. After conclusion of the public hearing the Planning Commission may recommend to the City Council approval or denial of the rezone request, GDP, and DA. In considering whether to approve the Application, the Planning Commission may, among other things, take into consideration some or all of the criteria set forth below in subsection E. 1-6.

E. Upon receipt of the application, the City Council may accept, deny, or modify the rezone request and proposed GDP and DA. If approved, the City Council shall add the area encompassed by the GDP and establish an AP District as a suffix to an underlying zone by ordinance, provided that it finds that the facts submitted with the application(s) and presented at the public meetings establish that:

1. The development is compatible with and will enhance the community as a whole as well as the immediately surrounding neighborhoods and existing property uses. To the extent that there is a commercial component, the applicant adequately demonstrates sustainable financial viability and provides adequate assurance of sustainability.

2. That the uses proposed will not be detrimental to present and anticipated surrounding uses as determined by the City.

3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload, compromise the safety of, or



diminish the existing residential or other nature of the street network outside the AP District in a detrimental or adverse way.

4. Any exception from standard ordinance requirements is documented as required herein, warranted by the design and amenities incorporated into the final plan and enhances the purposes of the underlying zone and community as a whole.

5. The AP District is in conformance with the City General Land Use plan.

6. Existing or proposed utility services are adequate for the uses proposed.

F. Phased development plans shall include Schematic Subdivision plans, if applicable, which shall be shown as part of the GDP.

G. Unless there is substantial action leading toward Step 2 of an AP District within a period of six (6) months from the date of approval, as determined by the City Council, such approval shall expire, unless, after reconsideration of the progress of the project, an extension is approved.

#### **11-38-030: PENALTY PROVISIONS:**

Any person, firm or corporation, association, partnership or governmental instrumentality, whether as principal, agent, employee or otherwise, violating or causing the violation of any of the provisions of this title, or failing or refusing to do some act required under this title, shall be guilty of a class C misdemeanor as provided in Utah Code Annotated section 10-20-10.

#### **12-1-070: APPEALS FROM SUBDIVISION IMPROVEMENT PLAN DECISIONS:**

A. Appeals from review comments made related to subdivision improvement plans during the review cycle described in Section [12-6-130](#) of this Title may be made by filing a written notice of appeal to the City Recorder within fifteen (15) days of denial of the final plat by the City Engineer.

B. Upon receiving the appeal, the City Engineer and the appellant shall, unless otherwise agreed by the City and appellant, designate a licensed engineer to serve on a three (3) member panel described in Utah Code Ann § 10-20-911(5)(d). Neither engineer designated may have an interest in the application subject to appeal. Any engineer employed by or working at a firm retained by the city or appellant to review, modify or draft plans is considered to have an interest in the application and are not eligible to serve.

C. The two (2) designated engineers shall confer and designate one additional licensed engineer.

D. The land use applicant is responsible for payment of fifty percent (50%) of the cost of the panel and an appeal fee designated on the City's consolidated fee schedule.

E. The panel shall hear arguments and exhibits provided by the parties and render a written decision supported by applicable codes and the City's adopted construction standards and



specifications. The panel may not overrule the City's adopted construction standards and specifications unless a state law expressly overrides a provision of those standards.

The panel's decision may be reviewed by a district court by either party, by filing a petition for review within thirty (30) days after the date on which the decision is final.

#### **12-3-030: PROCESS:**

The process for review and approval of a conventional subdivision shall follow section 10-20-804.1 and 804.2 of the Utah State Code, as amended. The specific requirements for applications for preliminary and final plat applications are as established in sections 12-7-065 and 12-5-130 of this Title.

#### **12-3-065: REVIEW OF PRELIMINARY PLAT:**

The planning department will determine if the appropriate plan is submitted, if the application is complete and if all the fees have been paid. If all requirements are met, a letter of acknowledgment will be provided by the planning department, and the planning department shall distribute plans for comment to all appropriate public and private entities. An application has not been accepted by the city until the city issues a letter of acknowledgment. After fifteen (15) business days from the date of the letter of acknowledgment, each of the public agencies and utilities will provide their review comments to the subdivider indicating whether the plans are acceptable or need to be revised, and may forward to the subdivider a written report of its findings and recommendations. These agencies shall include, but are not necessarily limited to, water and sewer improvement districts, the public works department, the city engineer and the fire department. The planning department will also provide the city manager with one full set of plans for comment and review. The subdivider shall be required to address each comment made by a reviewing entity, either modifying the plans or indicating their objection to the review comment, citing code authority for their objection. Failure to address each comment shall be grounds for rejection of the re-submission, and a subsequent review cycle may not begin until those comments are addressed. The process of accepting an application and completing a review may occur as many as four (4) times, after which the applicant shall be entitled to remedies as specified in Utah Code 10-20-806 incorporated herein.

#### **12-4-150: FINAL PLAT; PURPOSE:**

The purpose of the final plat is to require formal approval by city staff before a major subdivision plat is recorded. The final plat and all information and procedures relating thereto shall in all respects comply with the provisions of this title. The final plat and improvement plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure. Pursuant to Utah Code Annotated section 10-20-804, as amended, the Land Use Authority shall sign final subdivision plats. The Land Use Authority shall not sign



any final plat until such plat has been approved in accordance with the provisions set forth herein.

**12-5-120: FINAL PLAT APPLICATION REQUIREMENTS:**

The following items shall be submitted for review and consideration of the Final Plat, unless waived in writing by the city engineer:

- A. Format And General Items:
  - 1. A title block which contains the following:
    - a. Name of the subdivision.
    - b. Type of development (residential, commercial, PUD, PRD, etc.).
    - c. Surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.
    - d. A legal description of the subdivision boundaries that include the quarter-quarter section, section, township, range, principal median and the County of its location.
    - e. The owner's dedication that includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized and should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.
    - f. Signature blocks prepared for the dated signatures for the following:
      - (1) City Council;
      - (2) City Recorder;
      - (3) City Engineer;
      - (4) City Attorney;
      - (5) Planning Commission;
      - (6) Respective irrigation water district;
      - (7) Central Davis Sewer District;
      - (8) Affected gas pipeline company (if applicable).
  - 2. Graphic and written scale at no more than one (1) inch equals one hundred feet (100') or as recommended by City Engineer.
  - 3. The basis of bearings used and a north point.
  - 4. Township and Range, section lines, and other monuments.



5. Vicinity map on the first sheet locating the subdivision showing prominent landmarks.
6. The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivisions must have proper closure.
7. If the subdivision is adjacent to a waterway or any other area which is subject to flooding, the plat shall show the line of high water with a continuous line and shall also show with a fine continuous line, any lots subject to inundation by a 100-year flood.
8. Location of existing easements or right-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.
9. Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten foot (10') public utility easement shown on the front of each lot and any side or rear of a lot adjacent to a road right of way.
10. All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, and length of arc shall be given.
11. Indication of lot areas (square feet).
12. Lots consecutively numbered or lettered in alphabetical order.
13. Proposed addresses shown on each lot (corner lots should include two addresses) as obtained from Farmington City Planning Department.
14. All proposed new streets named or numbered in accordance with the street naming and numbering system of the City.
15. Location and names of adjacent properties/property owners and platted subdivisions.
16. Location of zoning boundary lines within and adjacent to the proposed subdivision.
17. Location of all existing homes or buildings within the proposed subdivision that are to remain.
18. All existing monuments found during the course of the survey (including a physical description such as "brass cap").
19. All monuments erected, corners, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments. All exterior boundary angle points of the subdivision and lot corners shall be marked in accordance with the Farmington City Design Standards and Public Improvements Specifications including brass pins in the BOC for all front property lines.
20. A detail diagram showing typical setbacks for a corner and interior lot and a typical thirty five feet (35') clear view area (sight triangle) on the corner lot.



B. Required Notes On The Final Plat:

1. A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.
2. A summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road.
3. A notation of any limited access restrictions on the lots that are affected.
4. If a detention pond is required, note the capacity of the pond on the final plat.
5. If there is no detention pond on the plat, provide a note explaining how detention is handled.
6. If surface drainage is to be directed onto a privately owned area for detention or retention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area: "Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property not to be altered without approval by Farmington City Council and City Engineer".
7. If the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm must be added to the Final Plat: "This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."
8. If a temporary turnaround is required, add the following note on the final plat with reference to the turnaround: "temporary asphalt turnaround with appropriate road base, and no above ground utilities allowed in the turnaround area. A letter will be provided to the Building Division prior to issuance of a building permit for the affected lot stating that the homeowner/lot buyer is aware of the temporary turnaround on their property and that it is to remain unaltered and no parking allowed until the City approves removal of the turnaround."
9. For PRD and PUD subdivisions, note any exceptions to minimum home size requirements, setbacks, and note that all homes are required to meet the architectural requirements contained in the Development Code including product mix on home elevations.
10. For subdivisions with trails, a note stating that the trail location(s) must be staked and reviewed by the Parks and Planning Divisions prior to installation.
11. For subdivisions with common area where an HOA is involved, add the following note in the owner's dedication area of the title block: "Pursuant to Utah Code 10-20-809 the owner(s) hereby convey all common areas shown on this plat as indicated hereon to the (insert name of HOA and their mailing address)."



12. A note shall be placed on the final plat indicating that a soil report has been prepared and submitted to the city for the proposed subdivision.

13. A note stating that only one culinary water meter or 1 secondary water meter shall be allowed in a driveway.

14. All culinary water meters located in driveways shall have a thirty inch (30") meter box with a traffic rated lid.

15. Wells (show and label whether the well is to remain or be abandoned - if the well is to be abandoned, add a note on the plans stating "existing well to be abandoned and capped by a certified well driller and documentation provided to Farmington City").

C. Construction Drawings:

1. Final construction/plan and profile drawings of all required public improvements consistent with Farmington City Design Standards and Public Improvement Specifications. An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration. Construction drawings shall include:

a. Each sheet shall contain a signature box for the city engineer.

b. An overall public improvement plan or index sheet that includes a summary of all improvement and utility information (this sheet is used by City Staff to prepare the bond for public improvements).

c. Location, pipe type (pipe type may be noted in a utility legend), and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs (note where bends are required on water lines).

d. Location, depth, pipe type (pipe type may be noted in a utility legend), and slope of all drainage, and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.

e. A note stating that all mechanical joints require a mega lug or other approved equal joint restraint.

f. Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals 10 feet downstream from the water laterals).

g. On each corner lot, add a label stating "front" to indicate which street frontage is considered the front of the lot (the front of the lot must be consistent with the location of the water and sewer service laterals).

h. Details of detention basin(s) including:

(1) Piping and orifices.



- (2) A note stating that the bottom of the basin will be sloped towards the outlet.
  - (3) Cross section of detention pond.
  - (4) One hundred (100) year water level.
  - (5) Capacity of detention pond in cubic feet.
  - (6) Minimum one foot (1') freeboard.
  - (7) Three to one (3:1) slopes or flatter.
  - (8) Grass covering and underground sprinkler system or approved xeriscaping.
- i. If the placement of irrigation system improvements is required, show all irrigation improvements including piping, head gates, boxes, grates etc. (in conformance with letter issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.
  - j. Cross sections of all roads including pavement design, base and sub base amounts and location of utilities within the street right of way (please note that base and sub base should be shown and labeled extending one foot (1') beyond the back of curb).
  - k. All roads must have a minimum standard of 3 inches of asphalt with twelve inches (12") or road base, unless the soils report requires a higher level of strength ratio. A note stating all concrete shall have fiber.
  - l. Sidewalk shall be installed along the entire frontage of the property. The developer must provide sidewalk access to adjacent amenities when required by the City Engineer. This may require the installation of sidewalk off site.
  - m. Location of proposed underground power, domes and transformers.
  - n. Location of existing power infrastructure and ownership.
  - o. Location, type, and height of existing fencing and new fencing, berming or other buffering to be installed as part of the development.
  - p. Street signs and traffic control signs.
  - q. Show existing and proposed streetlights. Proposed streetlights are to be shown in the park strip. Street lights shall be installed at intersections and spaced at three hundred fifty feet (350'). Streetlights are to be installed per city standards.
  - r. Location of USPS gang box/mailbox locations (applicant must meet with a Post Office representative to determine locations).
  - s. All other specifications, details, and references required by the Design Standards and Public improvements Specifications and Standard Drawings.
2. Construction drawings are to include the following notes:



a. A note stating the developer will install all streetlights unless otherwise directed by the City Engineer.

b. A note stating that all construction is to be done as per the latest edition of the Farmington City Design Standards and Public Improvements Specifications.

c. A note stating that all fire hydrants are to be Clow.

d. A note that valves are to be Mueller or Clow.

e. A note stating that all water meters in driveways shall be installed with a thirty inch (30") meter box with a traffic rated lid.

3. Landscaping plan for all park, open space, and common ownership areas including:

a. A table indicating the percent of the site to be landscaped.

b. Planting areas with a list of the name, number and size of plants designated for each area.

c. Location, name and size of all existing and proposed trees and shrubs.

d. Location and sizes of proposed irrigation facilities adequate to maintain the planting areas.

e. Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points thirty feet (30') in each direction from the intersection of the two street property lines) and an indication that no landscaping or other obstruction in excess of three feet (3') above top back of curb shall be allowed in the clear view area unless otherwise approved by the City Transportation Engineer. Trees must be planted outside of the sight triangle with branches trimmed to ten feet (10') above the top back of curb.

D. Other Required Items:

1. Long Term Stormwater Maintenance Plan and Agreement for all privately owned stormwater infrastructure.

2. Letters from the Utah Department of Environmental Quality regarding any proposed exceptions to requirements of R309-500 through 550.

E. Required Items Prior To Recording Of Plat:

1. Bonded for the project. Bond amounts are provided by Farmington City Engineering.

2. A final copy of any restrictive covenants (CC&Rs), reservations, or private easements.

3. Evidence that all property taxes are current and that roll back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.



4. If the property has been in greenbelt, verification from the title company that all roll-back taxes have been paid.

5. A preliminary title report covering all the property located within the subdivision. The report shall be prepared or updated within thirty (30) days of the date of recording of the Final Plat.

6. Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each.

7. Prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, or for temporary turnarounds. Farmington City requires a minimum of twenty feet (20') on through property easements

8. A copy of any necessary deeds or boundary line agreements necessary for recording of the Final Plat.

9. Any required UDOT approvals for access, etc.

10. An electronic (computer disc or email) copy of the proposed Final Plat and Construction Drawings in a format acceptable to the City Engineer (PDF, DGN or DXF).

11. During the DRC review process, the proposed property lines along existing streets must be staked for review by staff.

12. Prior to the pre-construction meeting, the developer will provide six (6) copies of the approved set of drawings, obtained a SWPPP, bonded for the project and or obtained an excavation permit. When changes need to be made to a check set, revise the affected sheets only. All these must be completed prior to the preconstruction meeting being scheduled.

#### **12-5-130: EVALUATION OF FINAL PLAT:**

A. Planning Department: The planning department will determine if the final plat submission is complete and if all the fees have been paid. If all requirements are met and all fees have been, and the planning department shall distribute plans, for comment to all appropriate public and private entities.

B. Reviewing Entities: Reviewing entities shall review plans within twenty (20) business days of distribution. After reviewing the plans, each of the public agencies and utilities will provide their review comments to the subdivider indicating whether the plans are acceptable or need to be revised, and may forward to the subdivider a written report of its findings and recommendations. These agencies shall include, but are not necessarily limited to, water and sewer improvement districts, the public works department, the city engineer and the fire department.

C. Additional Reviews: In cases where subdivider's submission or plat is incomplete, incorrect or otherwise fails to comply with Farmington City ordinances and/or development



standards as determined by the city and where such failure makes additional or repeat reviews on the part of the city engineer and/or other consultants to the city necessary, subdivider shall be required to resubmit the plans to those reviewing entities that will be affected by changes. The subdivider shall be required to address each comment made by a reviewing entity, either modifying the plans or indicating their objection to the review comment, citing code authority for their objection. Failure to address each comment shall be grounds for rejection of the re-submission, and a subsequent review cycle may not begin until those comments are addressed. Reviewing entities shall be allowed an additional twenty (20) business days to review after each complete submittal or complete resubmittal. After reviewing the plans, each of the public agencies and utilities will provide their comments to the subdivider indicating whether the plans are acceptable or need to be revised. This process shall continue for as many as four (4) review cycles or until all reviewing entities have accepted the plans. Approval by all reviewing entities shall be cause for the city engineer to give final approval of a final plat application. If a developer does not address all comments identified in acknowledgment letters from reviewers by the fourth Final Plat review cycle, the application shall be denied, after which the applicant shall be entitled to the remedies as specified in 10-20-806 incorporated herein.

#### **12-7-090: PLAT AMENDMENTS:**

Process: Applications for an amendment to a Subdivision Plat under Part B of this Section shall be considered as outlined by Utah State Code Sections 10-20-8, and are subject to the following land use authority designations:

A. Administrative Review: The zoning administrator shall act as the Land Use Authority for applications seeking only to consolidate lots or adjust common lot boundaries.

B. Planning Commission Review: The Planning Commission shall act as the Land Use Authority for applications that include the creation of a new lot, if the lot meets current standards identified in the ordinance or a previously approved agreement, but in which no change is proposed to a common area, existing easement, or right-of-way, whether public or private.

C. Council Review: The City Council shall act as the Land Use Authority for applications that include any proposed modifications to a common area, existing easement, or right-of-way, whether public or private. The City Council shall also review applications that involve the creation of lots with standards which vary from prior agreements or current land use regulations.