

FARMINGTON, UTAH

ORDINANCE NO. 2026 - 34

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 44 W 1600 S AND 1575 S FRONTAGE ROAD FROM AA TO LR-PUD (26-17).

WHEREAS, the Farmington City Planning Commission has held a public hearing and reviewed and made a recommendation to the City Council concerning the proposed Zoning Map amendment from AA (Heavy Agriculture) to LR (Large Residential) to include the PUD (Planned Unit Development) overlay, pursuant to State Law and the Farmington City Zoning Ordinance; and

WHEREAS, the City Council of Farmington City finds that such Zoning Map amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Farmington City, Utah:

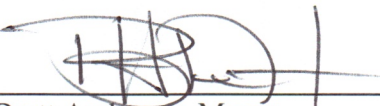
Section 1. Zone Change. The property described as 44 W 1600 S and 1575 S Frontage Road all totaled being approximately 2.8 acres in size, is hereby reclassified from zone AA to LR (PUD) said property being more particularly described/illustrated as set forth in Exhibit A attached hereto and by the referenced made a part hereof.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect immediately upon final passage by the City Council.

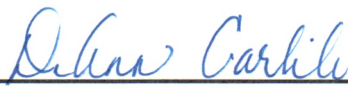
DATED this 1st day of September, 2026.

FARMINGTON CITY



Brett Anderson, Mayor

ATTEST:



DeAnn Carlile, City Recorder

EXHIBIT "A"

Parcel ID 07-070-0168

Legal Description

A PART OF THE NW 1/4 OF SEC 31-T3N-R1E, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT LIES S 00°15'20" W 1550.17 FT & N 89°44'40" W 1685.67 FT FR THE N 1/4 COR OF SD SEC 31; TH W 465.50 FT TO THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 11/10/2021 AS E# 3434349 BK 7884 PG 1208; TH ALG SD PPTY THE FOLLOWING TWO COURSES: N'LY ALG THE ARC OF A 16220.92 FT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 217.70 FT (LC BEARS N 00°24'06" W 217.70 FT) & N'LY ALG THE ARC OF A 1853.50 FT RADIUS CURVE TO THE LEFT 32.31 FT (LC BEARS N 01°17'08" W 32.31 FT); TH E 411.13 FT; TH S 12°45'42" E 256.33 FT TO THE POB. (NOTE: ROTATE ABOVE BEARINGS 00°19'39" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.) CONT. 2.514 ACRES LESS & EXCEPT THAT PPTY CONV TO UDOT IN WARRANTY DEED RECORDED 07/30/2025 AS E# 3627354 BK 8800 PG 261 DESC AS FOLLOWS: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING I-15 KNOWN AS PROJECT NO. S-R199(343), BEING PART OF AN ENTIRE TRACT OF LAND, SIT IN LOT 2 & IN LOT 1 OF SEC 31-T3N-R1E, SLB&M, THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT A PT IN THE EXISTING E'LY FRONTAGE ROAD R/W LINE OF THE I-15 FRONTAGE ROAD (800 WEST STR), SD PT IS 1456.85 FT S 00°15'20" W ALG THE CENTER 1/4 SEC LINE & 2151.84 FT W, FR THE N 1/4 COR OF SD SEC 31, AT A PT IN THE ARC OF A 16,249.03 FT RADIUS (16,220.92 FT RADIUS BY RECORD) NON-TANGENT CURVE TO THE LEFT (NOTE: RADIUS BEARS S 89°40'42" W) AT A PT APPROXIMATELY 37.50 FT PERP'LY DISTANT E'LY FR THE I-15 FRONTAGE ROAD (800 WEST STR) CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 143+00.35; & RUN TH N'LY 131.53 FT ALG THE ARC OF SD CURVE THROUGH A DELTA OF 00°27'50" (NOTE: CHORD TO SD CURVE BEARS N 00°33'13" W FOR A DIST OF 131.53 FT), TO A PT IN A 1,853.70 FT RADIUS (1,853.50 FT RADIUS BY RECORD) NON-TANGENT CURVE TO THE LEFT (NOTE: RADIUS BEARS S 89°12'49" W); TH N'LY 32.31 FT ALG THE ARC OF SD CURVE THROUGH A DELTA OF 00°59'55" (NOTE: CHORD TO SD CURVE BEARS N 01°17'08" W FOR A DIST OF 32.31 FT), TO THE NW COR OF SD ENTIRE TRACT, AT A PT OF NON-TANGENCY; TH E 4.58 FT ALG THE N'LY LINE OF SD ENTIRE TRACT, TO A PT IN A 1537.50 FT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: RADIUS BEARS N 89°07'46" W); TH S'LY 0.84 FT ALG THE ARC OF SD CURVE THROUGH A DELTA OF 00°01'53" (NOTE: CHORD TO SD CURVE BEARS S 00°53'11" W FOR A DIST OF 0.84 FT), TO A PT 37.50 FT RADially DISTANT E'LY FR SD CONTROL LINE OPPOSITE ENGINEER STATION 144+63.36; TH S 00°54'08" W 163.01 FT TO THE POB. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°06'12" COUNTER-CLOCKWISE TO OBTAIN NAD83 HWY BEARINGS.)

CONT. 0.008 ACRES TOTAL ACREAGE 2.506 ACRES

Parcel 07-070-0125

A PARCEL OF LAND BEING PART OF THE NW 1/4 OF SEC 31-T3N-R1E, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON THE N'LY BNDRY LINE OF TUSCANY VILLAGE PUD RECORDED AS E# 2417499 BK 4697 PG 262 & THE W'LY LINE OF THE FORMER BAMBERGER ELECTRIC RAILROAD (BERR) R/W, SD POB BEING S 00°14'41" W 1550.17 FT ALG THE E LINE OF SD NW 1/4 & N 89°45'19" W 1685.67 FT FR THE N 1/4 COR OF SD SEC 31; & RUN TH ALG SD W'LY LINE OF BERR R/W N 12°46'21" W 41.01 FT TO THE S LINE OF THE PPTY DESC IN THAT SPECIAL WARRANTY DEED, RECORDED AS E# 2848717 BK 6205 PG 885; TH ALG SD S LINE N 89°59'47" E 67.67 FT TO THE E'LY LINE OF SD BERR R/W; TH ALG SD E'LY LINE S 12°46'21" E 41.00 FT TO SD N'LY BNDRY LINE OF SD TUSCANY VILLAGE PUD; TH ALG SD N'LY BNDRY LINE S 89°59'21" W 67.67 FT TO THE POB.

CONT. 0.063 ACRES.

Parcel 07-272-0041

ALL OF LOT 41, TUSCANY VILLAGE PUD.

CONT. 0.24000 ACRES.

Parcel 07-272-0050

BEG AT THE SE COR OF LOT 41 OF TUSCANY VILLAGE PUD, & RUN TH N 89°26'37" E 30.46 FT ALG THE S BNDRY OF PARCEL B OF SD TUSCANY VILLAGE PUD; TH N 12°42' W 144.81 FT ALG THE E LINE OF THE FORMER BAMBERGER RR R/W TO THE NE COR OF SD LOT 41; TH S 0°33'23" E 141.57 FT ALG THE E BNDRY OF SD LOT 41 TO THE POB.

CONT. 0.05 ACRES