



Farmington City Planning Commission

July 16, 2015



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**

July 16, 2015

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

Study Session: 6:30 p.m. – Conference Room (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 APPLICATION

3. Brock Johnston/Rainey Homes – Applicant is requesting a recommendation for final plat approval for the Miller Meadows Phase VI subdivision consisting of 13 lots on 5.18 acres of property located at approximately 550 South and 475 West in an AE (Agricultural Estates) zone. (S-15-14)
4. Bryan Turner/Davis School District – Applicant is requesting preliminary/final plat approval for the Elementary School #61 subdivision consisting of 1 lot on 10.55 acres of property located at approximately 750 South and 1100 West in an AE (Agriculture Estates) zone. (S-25-15)
5. Phil Holland/Wright Development (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the East Park Lane Subdivision consisting of 2 lots on 4 acres of property located at approximately 425 West and 700 North in a CMU (Commercial Mixed Use) zone. (S-24-15)

OTHER BUSINESS

6. Miscellaneous, correspondence, etc.
 - a. Other
7. 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 July 10, 2015



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
July 2, 2015

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Heather Barnum, Alex Leeman and Kent Hinckley, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioner Dan Rogers and Associate City Planner Eric Anderson were excused.*

Item #1. Minutes

Heather Barnum made a motion to approve the Minutes from the June 18, 2015 Planning Commission meeting. **Bret Gallacher** seconded the motion which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from the June 16, 2015 City Council meeting. He said the City Council discussed the City's current water system in depth during the Study Session; the system is in need of capital improvements and updates as the City has grown faster than previously expected. During the Regular Session, there was a split vote for the Residences at Farmington Hills Schematic Plan and Preliminary PUD Master Plan. **Brigham Mellor** and **Jim Young** did not want our mountains to turn into the hills like St. George. **John Bilton** and **Cory Ritz** wanted more information before making a decision; they felt if a developer is willing to take a risk and pay for the engineering to explore the option, then it's okay to move it to the next step before a decision is made. The Mayor voted for the Schematic Plan and Preliminary PUD Master Plan's approval in order to see what may be involved in the next step. **David Petersen** also said the Elementary School #61 Schematic Subdivision and the Residences at Station Parkway Subdivision Schematic Plan were both approved and an ordinance adopting emergency water conservation measures for culinary water was adopted. The Council received an update that over 100 Eagle Scout projects have been organized and completed with the Farmington Trails Committee last year. Also, an agreement amendment for Station Park regarding drive-up windows was accepted after the Mayor cast the deciding vote due to a split-vote among the Council members.

SUBDIVISION APPLICATION

Item #3. Scott Harwood / The Haws Companies (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Park Lane Commons Phase III Subdivision consisting of 3 lots on 9.77 acres located at approximately Market Street and Station Parkway in a GMU (General Mixed Use) zone. (S-16-15)

David Petersen showed the proposed schematic plan for this item. He said right now the property is one parcel, but the applicant would like to subdivide it to lots 301, 302 and 303 with a remainder parcel. The proposed plan supports the City's current Regulating Plan. He said staff reviewed lot 303 along with the ordinance to determine if it was a flag lot and if it was allowed; staff feels it is allowed and not considered a flag lot for several reasons including the site has two frontages. The Legacy Assisted Living Center is being proposed for lot 303. **David Petersen** said there must be a

road/drive aisle around the facility due to its type of use and to allow fire department access to the facility; however, the property owners to the south, the Evans family, are unsure their plans for their property and are not ready to dedicate right-of-way (ROW) to allow for the road's construction. As a result, the developer will build a temporary road with curb, gutter, and sidewalk. Once the Evan's family is ready to develop, the applicant will need to relocate their portion of the road and complete their half of the road to City standards, which will include a wider sidewalk than the temporary road and a park strip.

Alex Leeman asked if the remainder parcel, as shown on the schematic plan, is designated wetlands. **David Petersen** said he is unsure, but that condition #1 to the motion requests an approved wetland delineation be provided to staff. He said the applicant has completed that study so staff can now determine where the wetlands' boundary line is located.

Heather Barnum asked if there is a conflict of use for an Assisted Living Facility for this area. **David Petersen** said no, its use is permitted per the ordinance.

Brad Miles, 1126 N. Dutch Fields Parkway, Midway, representative from Western States Lodging, said the facility will operate under the name Legacy Assisted Living Facility. He said they have a community in Bountiful and recently sold their community in Layton. He said the facility will include 136 bedrooms, 106 assisted living units, and 30 memory care units. He said assisted living facilities differ from nursing homes as residents can enter and exit without assistance, but may need assistance in other areas of their lives. He said these type of facilities are low-impact and can provide a great source of employment to the community with approximately 115 employees. **Brad Miles** explained having a road around the facility is an important piece for financing the project. He said the project is HUD insured which means off-site costs much be covered by the developer. **Brad Miles** said HUD is comfortable with the solution of putting an internal road loop on the south side of the project. **David Petersen** also stated that condition 4 needs to be amended to read that the ROW must be shown on preliminary plat, in lieu of dedication. Condition 5 then includes wording to show the dedication will happen at a later date.

Heather Barnum expressed concern that if an agreement is in place for the future dedication and construction of the road money may not be available when the agreement is called upon. She asked if the applicant could be required to pay for the cost of their portion of the road upfront to the City and the City would then assume ownership to complete it. The Commissioners, applicant and staff thoroughly discussed this issue.

Brad Miles explained a bond could be requested; however, a bond cannot be held for an undetermined amount of time. He stated it is unfortunate that the road cannot be constructed the proper way from the beginning as they would like it to be done, but he feels an extension agreement is the best way to address the issue. **David Petersen** asked if that agreement would be entered into with Western States as they will be the owner of the facility and not have THC as a third party to the agreement. **Brad Miles** said it will be owned by an entity under the Western States ownership group, but that entity will not be the majority owner. The majority owner will be one of the entities of THC.

Heather Barnum is concerned a future property owner may not fulfill the agreement and the City is then responsible for the bill of the road construction. **Brad Miles** expressed concern that it is not feasible to require money to be fronted for the construction of the road at this time in the event there is a different property owner when the actual construction begins. He feels an agreement is the best option and feels others will know and plan for the agreement to be called upon if their due diligence has been done. **David Petersen** said the Commissioners can require what they feel is most prudent, but also pointed out that the applicant will be putting the road in as best they can.

Heather Barnum asked if the facility will be contracted with the state for the residents. **Brad Miles** said most of the residents will be private pay.

Scott Harwood, The Haws Companies, 33 S. Shadow Breeze Rd., Kaysville, said he is unsure why the Evans' family is not willing to split the road at this time, but that they are doing their best to find a solution now. He explained it is more upfront cost for them to put the loop around the development at this time with the remainder of the build-out of the road later, but that is what is needed. He said he just sent a draft of the agreement to the City for review; it includes trigger dates and enforcement provisions so ensure the road will be completed. He said if a bond is required for the road's future construction, it would be problematic as there are no timelines for when the road's construction will take place. He also wanted further clarification on condition 4 as the current wording makes it seem that the dedication of ROW will take place right now.

Heather Barnum asked if there is wording in the draft agreement to ensure it is transferable to a new property owner. **Scott Harwood** said yes, there is language that ensures the agreement would be transferred to a new property owner.

Scott Harwood also stated that condition 3 requires secondary water shares be purchased from Weber Basin prior to preliminary plat; however, those shares are determined based on calculations per acreage. The project's acreage has not yet been determined as they are working to finalize the landscape plan. He asked if that condition can be tied to final plat in lieu of preliminary plat. He assured the Commission those shares have to be purchased before the plat can be recorded so it will be completed.

Heather Barnum asked the applicants their building timeline. **Brad Miles** said they hope to open the facility sprint of 2017.

Rebecca Wayment opened the Public Hearing at 7:40 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 7:40 p.m.

Rebecca Wayment asked when the Commission would be seeing the landscape plan for this project. **David Petersen** said the applicant's agreement calls for the site plan (landscape plan included) to be reviewed by staff; however, the Commission chair can call the landscape plan back to the Commission for review. **Rebecca Wayment** asked if condition 3 can be amended to read the water shares must be obtained prior to final plat. **David Petersen** said yes, it is okay to amend the wording to final plat.

Brett Anderson provided a number of solutions that could be included in the agreement to ensure the payment of the road is made, including:

- If there is a sale of the property to a third party, the funds be escrowed to ensure the improvements can be made,
- An assignment and assumption provision so that whomever takes it must expressly assume the obligations of the cost,
- Guarantees by the current applicant that if the future buyer defaults on the cost, the City can go back to the developer to obtain payment,

- A recordable interest on record with the County so that whomever is looking at purchasing will see a notice of these obligations,
- A consideration of a bond or paying for the costs upfront in an escrow account.

Brett Anderson said he feels the Commission could make these suggestions but that it is not up to the Commission to determine the exact details. He feels it should be discussed by the Council and the City Attorney. He suggested that condition 5 include wording to recommend that the agreement may consider some of the above listed terms to protect the City in the event the property owner does not have the money to cover the road's completion.

David Petersen said the above suggestions could be added to condition 5 of the proposed motion. **Brett Gallacher** expressed concern on having a specific list. **Brett Anderson** proposed also adding, "or other terms acceptable to both parties."

Heather Barnum asked if an additional finding for approval needs to be included. **David Petersen** said yes, an additional finding could be included. **Heather Barnum** proposed the following wording be added as finding 7, "The agreement will ensure that the road will be built in the future and protect the City from incurring the cost in perpetuity of the improvements.

Motion:

Brett Anderson made a motion that the Planning Commission recommend approval of the schematic plan for the Park Lane Commons Phase III, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall provide an approved wetland delineation prior to or concurrent with Preliminary Plat approval;
2. The applicant shall rename "Remainder Parcel" to "Parcel A" on Preliminary Plat;
3. The applicant shall obtain all necessary secondary water shares from Weber Basin prior to consideration of Final Plat;
4. The applicant shall show a 16.5' of public right-of-way on the south boundary of their property on preliminary plat and that dedication is to take place when the Evans property to the south is developed;
5. The applicant shall enter into an agreement to dedicate said right-of-way to ensure that future improvements and the future street will be built at that time that the Evans family develops, that said agreement shall consider terms and conditions as follows:
 - a. If there is a sale of the property to a third party or to an affiliate party, the funds may be escrowed for the improvements,
 - b. An obligation or an assignment and assumption of any third party that is going to take ownership or developmental rights regarding this parcel,
 - c. A possible guarantee by the current developer or applicant,
 - d. Recordable interest to give public notice or constructive notice to the world of these improvements in the dedications,
 - e. Bonds or escrowing money to pay upfront the cost of the improvements,
 - f. And other such terms to ensure that the improvements will be built and that there is financial resources to build the improvements not to be borne by the City;
6. The City Traffic Engineer shall review the proposed development at preliminary plat;
7. The applicant shall provide a trail easement along those portions of his property that abuts Shepard Creek;

8. Along the west side of the property, the applicant shall provide a no-build easement to delineate the block face; and an easement shall be provided for public safety and pedestrian access, as well as maintenance vehicles.

Kent Hinckley seconded the motion which was unanimously approved.

Finding:

1. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The propose Schematic Plan creates a needed east-west connection from Station Parkway to points west, and conforms to the Regulating Plan and that plan's states purpose of creating connectivity throughout the Mixed Use District.
3. Parcel A will preserve wetlands, and the portions of those properties that abut Shepard Creek will be preserved as open space, and a trail easement will be provided.
4. The applicant has performed a geotech report above and beyond the normal requirements as a way to address the soil issues.
5. The subdivision of this property will allow for Western States Assisted Living to develop, which is a good use in this location, and fills a need the City has to care for those needing assistance.
6. Lots 301 and 302 will be developed as part of the Park Lane Commons project master plan, and although we don't know what uses will be proposed there yet, when those applications do come, staff will review and approve them as part of the review process set forth in the development agreement with The Haws Company.
7. The agreement will ensure that the road will be built in the future and protect the City from incurring the cost in perpetuity of the improvements.

ZONE TEXT CHANGE APPLICATION

Item #4. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 28 of the Zoning Ordinance as it relates to the inclusion of pool houses in Section 11-28-060. (ZT-9-15)

David Petersen explained the applicant owns both lots. He said based on the Ordinance, the side corner setback is 20'; however, in many zones within the City, the side setback is 15'. The applicant is proposing an accessory building, a pool house, 15' off the side corner. Staff does not have any concerns reducing the side setbacks to 15'. He also reminded the Commission that accessory buildings also have a height restrictions to prevent anything outrageous.

Rebecca Wayment opened the Public Hearing at 8:00 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 8:00 p.m.

Heather Barnum said she is comfortable with the change. She also likes that the wording states restrictions still apply to sounds and lighting to ensure it is not burdensome to neighbors.

Bret Gallacher asked if this particular circumstance could request a one time variance from the Board of Adjustments. **David Petersen** said in order for the applicant to receive a variance, he must show economic hardship. He did not feel a pool house would qualify him for the variance. **Bret**

Gallacher asked if this change would create larger problems within the City. **David Petersen** said no as this distance for side corner setbacks is already found in areas within the City.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City amend Chapter 28 of the Zoning Ordinance as follows:

11-28-060 Location of Recreational Pools and Tennis Courts.

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

Alex Leeman seconded the motion which was unanimously approved.

Findings for Approval:

1. Pool houses are not separated from accessory buildings, and this zone text amendment does not change that, however, it allows for more flexibility in the setback standard for pool houses where it makes sense and certain design considerations can be used to mitigate potentially negative effects.
2. Limiting this to the side corner further clarifies the zoning ordinance as it relates to the single family residential zones.

OTHER BUSINESS

Item #8. Miscellaneous:

David Petersen presented the improvement drawings to the Commission for the new U of U medical site. He said the U's facility is exempt by state law to meet all the City's ordinance requirements. The City has not agreed with their current site plans; however, the City staff is adamant that the U meet the City's proposed cross-sections as follows:

- Park Lane cross-section – 6' sidewalk and 6-8' park strip
- 1100 West cross-section – 6' sidewalk and 10' park strip
- Clark Lane cross-section – 6' sidewalk and 6-8' park strip

Bret Gallacher asked if this facility will be used as a clinic or for research. **David Petersen** said it will be a clinic. **Kent Hinckley** asked if there is a reason for such a large amount of parking. **David Petersen** said the U would like patrons to be as close as possible to the facility's entrances.

Motion:

Heather Barnum made a motion that the Planning Commission recommend the cross-sections and sidewalk distances around the University of Utah medical campus according to Farmington City planning staff recommendations as listed below and according to all applicable Farmington City standards.

- Park Lane cross-section – 6' sidewalk and 6-8' park strip
- 1100 West cross-section – 6' sidewalk and 10' park strip
- Clark Lane cross-section – 6' sidewalk and 6-8' park strip

Alex Leeman seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 8:25 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, 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 continue discussion regarding the water plan and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

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, July 14, 2015, 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

CONTINUED ITEMS:

7:05 Long Range Water Action Plan

PUBLIC HEARINGS:

7:20 Cornerstone Subdivision Plat Amendment and Minor Plat Approval

7:30 Meadows at City Park Preliminary (PUD) Master Plan and Schematic Plan

7:40 Park Lane Commons Phase III Schematic Subdivision

NEW BUSINESS:

8:00 Proposed Street Cross Section Modification for Park Lane, 1100 West and Clark Lane

SUMMARY ACTION:

8:10 Minute Motion Approving Summary Action List

1. Approval of Minutes from City Council held on June 16, 2015
2. Approval of Minutes from City Council held on June 30, 2015
3. Interlocal Agreement with Davis County regarding the "Tour of Utah"

4. McGreens & Sons Agreement for Construction of the 1470 South Waterline Replacement Project
5. Kilgore Agreement to Construct the FY2016 Road Maintenance Project

GOVERNING BODY REPORTS:

8:15 City Manager Report

1. Executive Summary for Planning Commission held on July 2, 2015
2. Police & Fire Monthly Activity Report for May and June
3. Pool Stats for May & June
4. Justice Court Update
5. Update to City Website & City Logo

8:30 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 9th day of July, 2015.

FARMINGTON CITY CORPORATION

By: _____
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 July 16, 2015

Item 3: Final Plat for Miller Meadows Phase 6

Public Hearing:	No
Application No.:	S-15-14
Property Address:	Approximately 475 West 550 South
General Plan Designation:	AG (Agricultural Preservation)
Zoning Designation:	AE (Agricultural Estates)
Area:	5.18 acres
Number of Lots:	13
Property Owner:	West Glen Corporation
Agent:	Rainey Homes (Brock Johnston)

Request: *Applicant is requesting a recommendation for approval of the Final Plat for the Miller Meadows Conservation Subdivision Phase 6.*

Background Information

The Miller Meadows Subdivision Preliminary Plat was approved by the City some time ago and it has progressed in phases. In July of 2007, the Planning Commission and City Council approved the Miller Meadows Phase 4 Final, with the condition that the developers revise the phasing plan for the project. That was done, and there were to be a total of 7 phases when the project was complete. The applicant has since returned with a new Master Development Plan and received Schematic Plan approval from City Council on August 2, 2011 increasing the number of lots from 110 to 117 and eliminating the two easterly conservancy lots. With Schematic Plan approval, came an amendment to the Master Development Plan, hence, the applicant sought a new Preliminary Plat approval which the Planning Commission granted on August 25, 2011.

The applicant, Rainey Homes, is now requesting Final Plat approval for the Miller Meadows Phase 6 Conservation Subdivision consisting of 13 lots on 5.18 acres on property located at approximately 475 West 550 South. The development has been broken down into smaller phases and has changed the number of lots, layout and overall design of the project slightly. This plat is consistent with the overall schematic plan as well as the previously approved preliminary subdivision plat for the entire project within which these lots are located. The Street Tree Plan has also been submitted with the Final Plat as the City made a mistake in not obtaining that at Preliminary Plat approval. The Planning Commission may grant that approval now.

The applicant has encountered some issues dealing with storm-water and water shares for the property. As part of the earlier phases, the applicant built a regional detention basin that was designed to hold far more capacity than he needed. However, as part of the UDOT project for Legacy Parkway, UDOT has been using this facility and the required pipe size and detention basin may be sized too small with this additional storm-water conveyance. The applicant, together with city staff have been working with UDOT to arrive at a solution to this problem. At the time of this writing, the solution was still being worked out, however, staff is confident that this will be resolved prior to recordation of the plat, but has been included as a condition for approval.

Similarly, the Rigby family, who are the original land owners for this property, historically owned water shares because they flood irrigated the property. Steed Creek has a diversion channel on the eastside of the freeway, and this diversion channel remains closed, however, public works and the city engineer have asked that the applicant relinquish all water shares of the property and that the diversion gate be permanently closed as part of this approval.

Suggested Motion

Move that the Planning Commission approve the Street Tree Plan and recommend that the City Council approve the Final Plat for the Miller Meadows Conservation Subdivision Phase 6 subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with the Final Plat;
2. The applicant must ensure compliance to all Scenic Byway Overlay Zone Design Theme, Standards, and Guidelines as set forth in Chapter 41 of the Zoning Ordinance;
3. The applicant shall relinquish all water shares and permanently close the diversion gate of Steed Creek;
4. The applicant shall continue to work with UDOT and staff to address any storm-water outstanding storm-water issues, and final approval by staff of this resolution must be granted prior to the scheduling of a precon meeting;
5. The applicant will provide a trail access easement through "Parcel A" and will dedicate that parcel to the City on the final plat prior to recordation.

Findings for Approval:

1. The proposed final plat is a continuation of an approved master planned subdivision.
2. The applicant has addressed most of the concerns raised by DRC, and those requirements that haven't been met will be addressed prior to recordation, building permit, or city council approval.
3. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance.
4. The proposed final plat is consistent with the approved preliminary plat and master plan for this overall subdivision, and is consistent with the conservation subdivision ordinance requirements at the time of preliminary plat approval.
5. The proposed final plat will resolve the storm-water issues with UDOT and close off the diversion channel for Steed Creek.

Supplemental Information

1. Vicinity Map

2. Final Plat
3. Preliminary Plat/Master Plan
4. Street Tree Plan

Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones
2. Title 11, Chapter 12 – Conservation Subdivisions
3. Title 11, chapter 41 – Scenic Byway Overlay Zone
4. Title 12, Chapter 6 – Major Subdivisions
5. Title 12, Chapter 7 – General Requirements for All Subdivisions

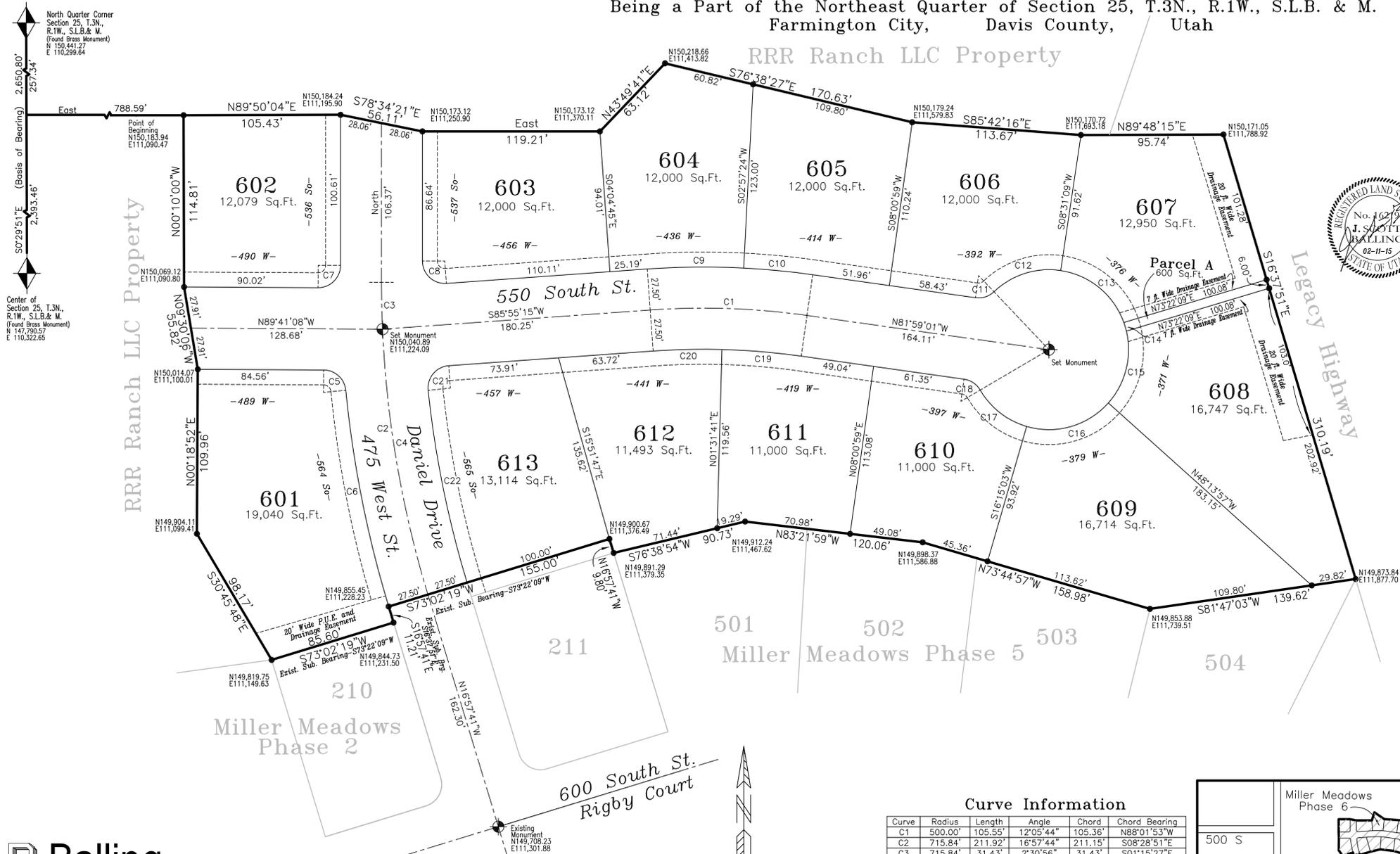
Farmington City



Miller Meadows Subdivision Phase 6

A Conservation Subdivision
Being a Part of the Northeast Quarter of Section 25, T.3N., R.1W., S.L.B. & M.
Farmington City, Davis County, Utah

RRR Ranch LLC Property



Boundary Description

Beginning at a point which is S0°29'51"E 257.34 ft. along the Quarter Section Line and East 788.59 ft. from the North Quarter Corner of Section 25, T.3N., R.1W., S.L.B. & M. and running thence N89°50'04"E 105.43 ft.; thence S78°34'21"E 56.11 ft.; thence East 119.21 ft.; thence N43°41'41"E 63.12 ft.; thence S76°38'27"E 170.63 ft.; thence S85°42'16"E 113.67 ft.; thence N89°48'15"E 95.74 ft.; thence S16°37'51"E 310.19 ft. along the West Line of the Legacy Highway Right-of-way to the Northeast Corner of Lot 504 of Miller Meadows Subdivision Phase 5; thence along the North boundary of said Phase 5 in the following four courses: (i) S81°47'03"W 139.62 ft., (ii) N73°44'57"W 158.98 ft., (iii) N83°21'59"W 120.06 ft., (iv) S76°38'54"W 90.73 ft.; thence N16°57'41"W 9.80 ft.; thence S73°02'19"W 155.00 ft. along the extended North Boundary of Miller Meadows Phase 2; thence along the boundary of said Phase 2 in the following two courses: (i) S16°57'41"E 11.21 ft., (ii) S73°02'19"W 85.60 ft.; thence N30°45'48"W 98.17 ft.; thence N0°18'52"E 109.96 ft.; thence N9°30'06"W 55.82 ft.; thence N0°10'00"W 114.81 ft. to the point of beginning.
Containing 5.1754 Acres.

Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162195 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described herewith and have subdivided said tract of land into lots, streets and a parcel hereafter to be known as "Miller Meadows Subdivision Phase 6" and that the same has been correctly surveyed and staked on the ground as shown.

February 11th, 2015

Date

Owner's Dedication

Known all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be subdivided into lots, streets and a parcel to hereafter be known as "Miller Meadows Subdivision Phase 6" and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat for public use and do warrant and defend and save the city harmless against any easement or other encumbrances on the dedicated streets which will interfere with the city's use, maintenance and operation of the streets.
In witness whereof we have hereunto set our hand this _____ day of _____ 2015.

RANDALL L. RIGBY, Manager
Manager of RRR Ranch LLC,
a Utah Limited Liability Company
523 S. 650 West, Farmington, Utah

Acknowledgement

On the _____ day of _____, 2015, there personally appeared before me, the undersigned Notary Public, RANDALL L. RIGBY, signer of the Owner's Dedication who duly acknowledged to me that he a manager of RRR Ranch LLC, a Utah Limited Liability Company and that he signed it freely and voluntarily on behalf of said entity for the uses and purposes therein mentioned.

Notary Public: _____

Residence: _____ My Commission Expires: _____

Notes

- All front yard easements are 10.0 ft. wide public utility easements unless noted otherwise.
- All coordinates are based on Davis County Surveyor's Office datum.
- See Farmington City Zoning Ordinance for building set back requirements.
- The Basis of Bearing for this subdivision along the Quarter Section Line in Section 25 as shown, Davis County Surveyor's Office Records indicate this bearing as S0°29'51"E. Previous phases of Miller Meadows Subdivision list this bearing as S0°10'00"E. All record bearings from these previous phases are rotated counterclockwise 0°19'51" to match the basis of bearing of this phase.
- Many areas in Farmington have groundwater problems due to seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the city that building at any specified elevation will solve groundwater problems, if any. Solution of these problems, if any, is the sole responsibility of the permit applicant and the property owner. For information on sub-surface water conditions in this area, refer to "Geotechnical Evaluation of Miller Meadows Subdivision" Job No. 6121W100, Prepared by Western Technologies, Inc., Dated December 1, 2011.

Narrative

Purpose of Survey
To subdivide property into a 12 Lot Residential Subdivision.
Found Monuments
Brass Monuments were found at the following Locations:
North Quarter Corner of Section 25, T.3N., R.1W.
Center of Section 25, T.3N., R.1W.
Intersection of 475 West St. and 650 South St.
Intersection of 475 West St. and 600 South St.
Basis of Establishment
Our conventional instrument was set on the Brass Monument at the North Quarter Corner of Section 25 and the Center of Section 25 was back sited as a basis of bearing. From this location the additional intersection monuments were found and verified and all property corners were set and marked as shown.

Farmington City Council Approval

Presented to the City Council of Farmington City, Utah, this _____ day of _____, 2014 at which time this subdivision was approved and accepted.

City Recorder Attest: _____

Mayor: _____

Davis County Recorder

Entry No. _____ Fee Paid _____

Filed for Record and Recorded this _____ day of _____, 2015

at _____ in Book _____, Page _____

_____ Davis County Recorder

By: _____ Deputy

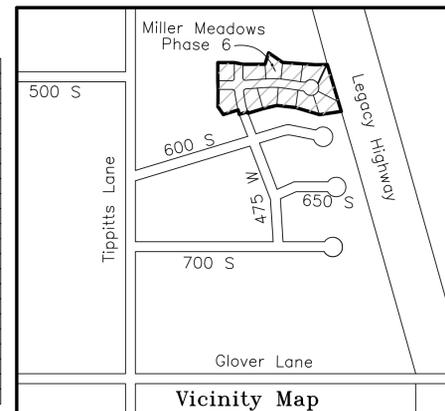
Curve Information

Curve	Radius	Length	Angle	Chord	Chord Bearing
C1	500.00'	105.55'	12°05'44"	105.36'	N88°01'53"W
C2	715.84'	211.92'	16°57'44"	211.15'	S08°28'51"E
C3	715.84'	31.43'	2°30'56"	31.43'	S01°15'27"E
C4	715.84'	180.49'	14°28'48"	180.01'	S09°44'19"E
C5	15.00'	22.02'	84°06'30"	20.10'	N47°37'53"W
C6	743.37'	147.70'	11°23'04"	147.46'	S11°16'10"E
C7	15.00'	23.64'	90°18'52"	21.27'	N45°09'26"E
C8	15.00'	24.63'	94°04'45"	21.95'	S47°02'22"E
C9	527.50'	64.78'	7°02'09"	64.74'	S89°26'20"W
C10	527.50'	46.58'	5°03'35"	46.57'	N84°30'48"W
C11	15.00'	13.52'	51°39'07"	13.07'	N72°11'26"E
C12	53.50'	48.70'	52°09'16"	47.04'	S72°26'30"W
C13	53.50'	57.55'	61°38'08"	54.82'	N50°39'47"W
C14	53.50'	6.00'	6°25'45"	6.00'	N16°37'51"W
C15	53.50'	51.53'	55°11'02"	49.56'	N14°10'32"E
C16	53.50'	60.21'	64°29'00"	57.08'	N74°00'33"E
C17	53.50'	40.54'	43°25'03"	39.58'	S52°02'26"E
C18	15.00'	13.52'	51°39'07"	13.07'	N56°09'28"W
C19	472.50'	53.51'	6°29'18"	53.48'	N85°13'40"W
C20	472.50'	46.24'	5°36'26"	46.22'	S88°43'28"W
C21	15.00'	24.07'	91°57'16"	21.57'	S39°56'37"W
C22	688.37'	131.29'	10°55'40"	131.09'	S11°29'51"E

February 11, 2015
Scale: 1" = 40'

Legend

- Subdivision Boundary _____
- Lot Boundary _____
- Road Centerline _____
- Easement Boundary _____
- Property Corner (Rebar and Cap) ●
- Existing and New Brass Monument ○
- Section Corner Brass Monument ○



Balling Engineering
(801) 295-7237 Centerville, Utah

Central Davis Sewer District Approval

Approved this _____ day of _____, 2015
by the Central Davis Sewer District.

District Engineer: _____

Farmington City Attorney's Approval

Approved this _____ day of _____, 2015 by the
Farmington City Attorney.

Farmington City Attorney: _____

Farmington City Engineer's Approval

Approved this _____ day of _____, 2015 by the
Farmington City Engineer.

Farmington City Engineer: _____

Weber Basin Water Conservancy District Approval

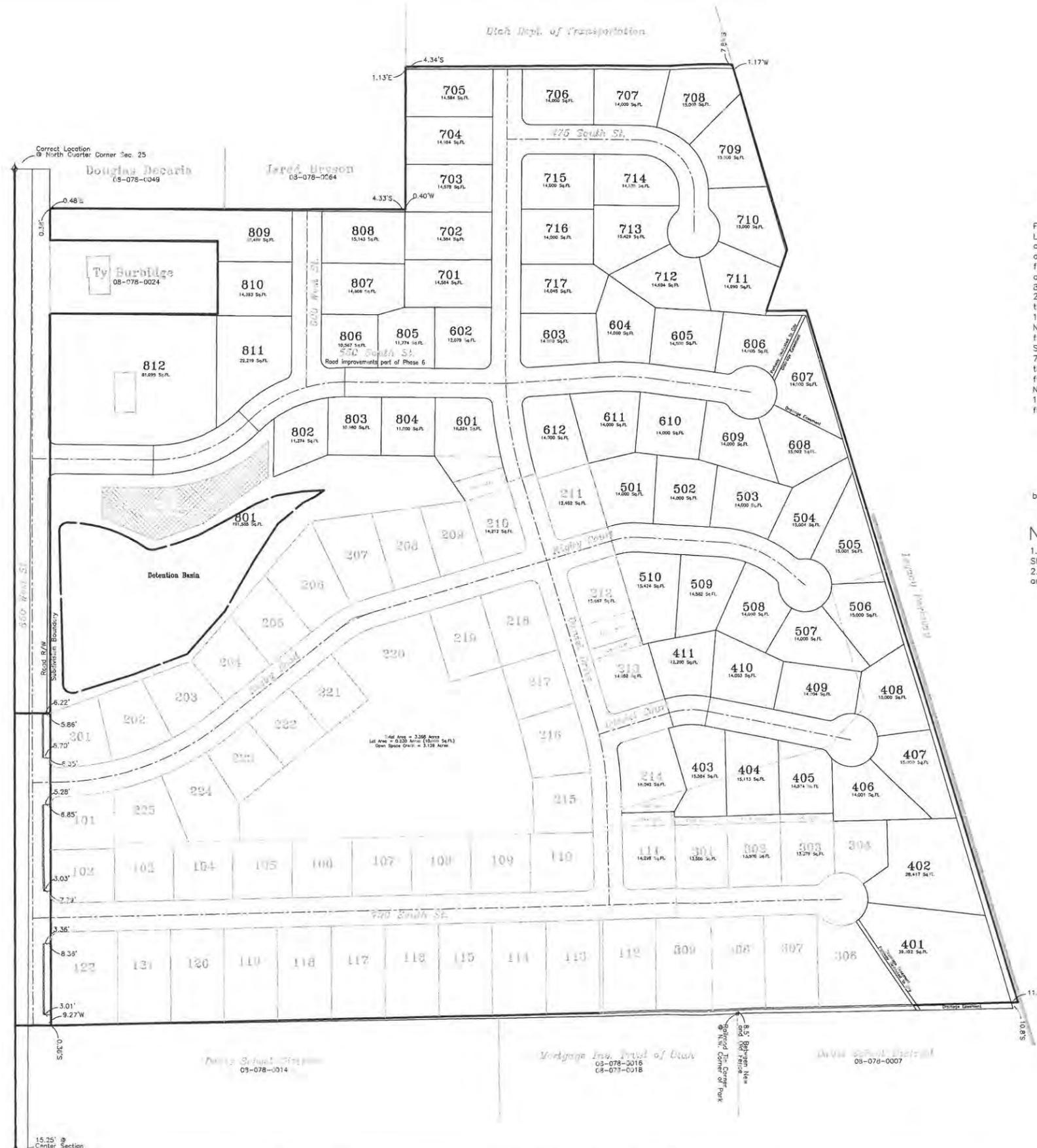
Approved this _____ of _____, 2015, by
the Weber Basin Water Conservancy District.

District Engineer: _____

Farmington City Planning Commission Approval

Approved this _____ day of _____, 2015
by the Planning Commission of Farmington City.

Chairman: _____



Total Number of Lots =	117 Lots
Phase 1	22 Lots
Phase 2	25 Lots
Phase 3	8 Lots
Phase 4	11 Lots
Phase 5	10 Lots
Phase 6	12 Lots
Phase 7	17 Lots
Phase 8	12 Lots

Boundary Description of Remaining Property

Beginning at the Southeast Corner of Lot 306 of Miller Meadows Subdivision Phase 3 in Farmington City, Davis County, Utah which point is S0°29'51"E 1,612.13 ft. along the Quarter Section Line and N88°33'17"E 1,678.20 ft. along the South Boundary of Miller Meadows Subdivision Phases 1 and 3 from the North Quarter Corner of Section 25, T.3N., R.1W., S.L.B.& M. and running thence along the boundary of Lot 305 of said phase 3 in the following seven courses: (i) N33°36'31"W 189.11 ft., (ii) Northerly 80.23 ft. along the arc of a 50.00 ft. radius curve to the left through a central angle of 91°56'31" (chord bears N10°25'13"E 71.90 ft.), (iii) N54°26'57"E 57.15 ft., (iv) N1°29'02"W 37.48 ft., (v) S88°30'58"W 498.87 ft.; (vi) N1°29'02"W 32.28 ft.; (vii) to the Southeast Corner of Lot 214 of said Miller Meadows Phase 2; thence along the boundary of said Miller Meadows Phase 2 in the following sixteen courses: (i) N73°02'19"E 127.93 ft.; (ii) N16°57'41"W 120.00 ft., (iii) N73°02'19"E 10.00 ft.; (iv) N16°57'41"W 165.00 ft., (v) S73°02'19"W 110.00 ft., (vi) N16°57'41"W 67.15 ft., (vii) N73°02'19"E 100.00 ft.; (viii) N16°57'41"W 290.00 ft., (ix) S73°02'19"W 100.00 ft., (x) N16°57'41"W 9.80 ft., (xi) S73°02'19"W 55.00 ft.; (xii) S16°57'41"E 11.21 ft., (xiii) S73°02'19"W 85.60 ft., (xiv) S82°13'42"W 290.56 ft., (xv) S40°08'57"W 344.55 ft.; (xvi) S69°39'57"W 289.53 ft.; thence N0°10'00"W 754.10 ft. along the East Line of 650 West Street (a 65 ft. wide road); thence along the boundary of the Burbridge Property in the following three courses: (i) S89°41'08"E 315.94 ft., (ii) N0°10'00"W 137.92 ft., (iii) N89°41'08"W 315.94 ft.; thence N0°10'00"W 10.00 ft.; thence S 89°41'08"E 667.50 ft.; thence North 269.21 ft.; thence N89°50'04"E 614.79 ft.; thence S16°37'51"E 362.48 ft.; thence S18°48'15"W 122.70 ft.; thence N89°48'15"E 76.54 ft.; thence S16°37'15"E 1362.41 ft.; thence S88°50'48"W 181.24 ft.; thence N 33°36'31"W 11.45 ft. to the point of beginning.
Containing 28.91 acres.

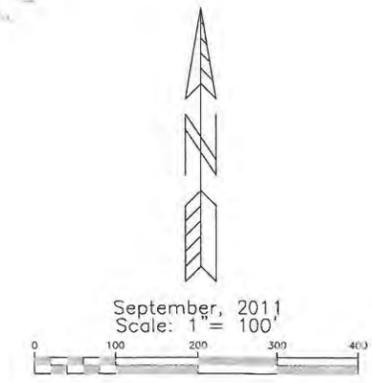
FEMA Flood Plain Statement

According to FIRM Map 490044 0002 D This entire site is within a Zone X (areas considered to be outside the 500 year flood plain)

Notes:

- All existing and proposed roads within this plat shall be 55 ft. wide and meet Farmington City Standards (See Sheet 1 for cross section). 650 West Street is a 66 ft. wide City Standard Roadway.
- This project is within the current Farmington AE (Agricultural Estates) Zone. There is no anticipated change request for Zoning.

Preliminary Plat
Not to be Recorded



Balling Engineering
Civil Engineering * Surveying * Planning
323 E. Pages Lane
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419



Miller Meadows
Concept Plan
for Rainey Homes

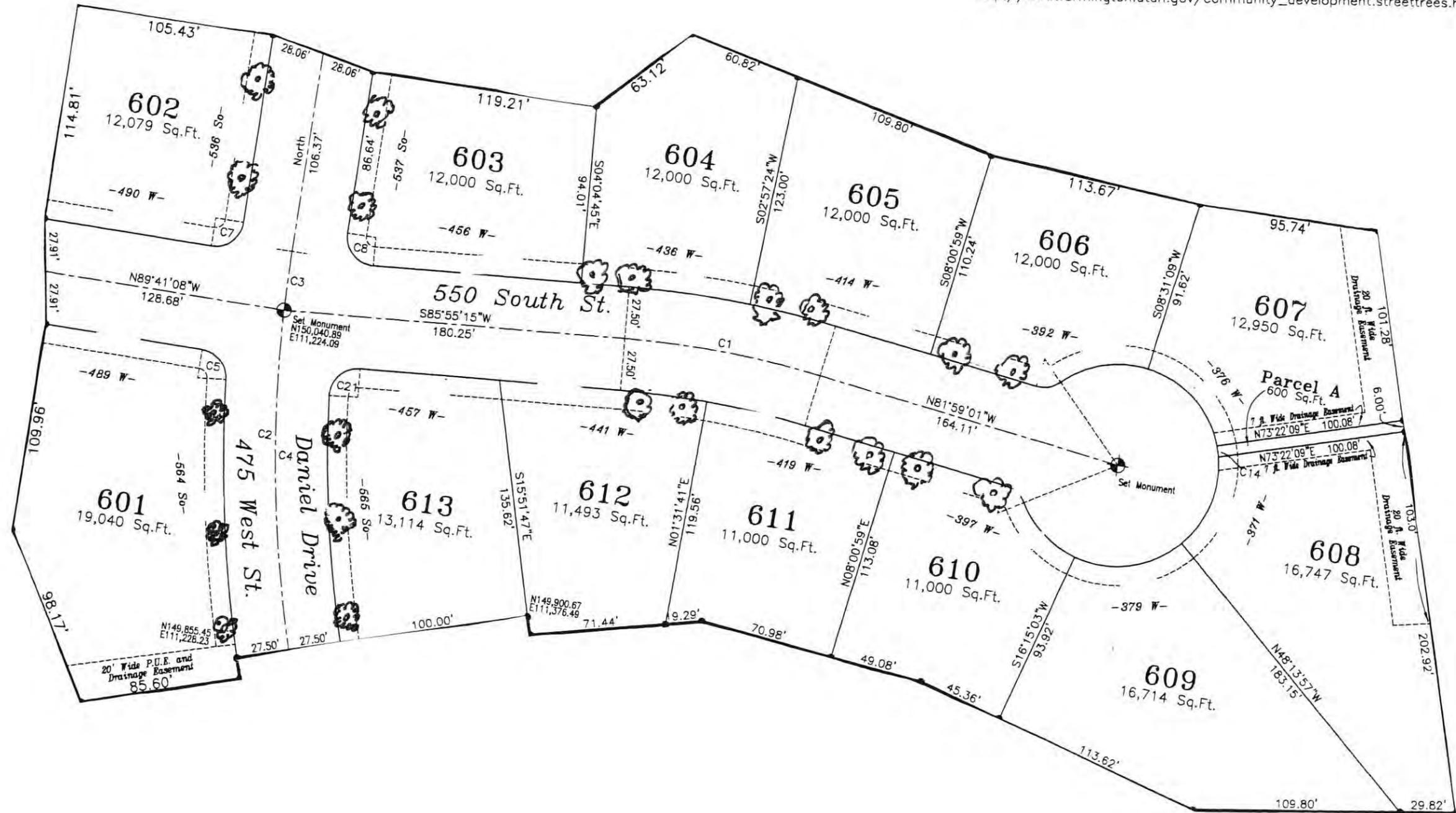
Revisions	By	Date	Description

Engineer/Surveyor	S. Balling
Date Surveyed	N/A
Drafting	S. Balling
Checked By	DK Balling
Submittal Date	9-01-11
File Number	

Miller Meadows Phase 6 Street Tree Plan

Notes:

1. Refer to the Farmington City Urban Forestry Standards and Specifications for details on street tree requirements.
2. All Parkstrip Widths for this project are 7.5 ft. wide.
3. Tree placement demonstrated on this plan shows 30 ft. setback from intersections, 25 ft. between trees and 50 ft. between trees where a driveway is to be placed.
4. Species shall be chosen from the Farmington City Approved Street Tree List. The list may be accessed at http://www.farmington.utah.gov/community_development.streettrees.html





Planning Commission Staff Report July 16, 2015

Item 4: Elementary School #61 Subdivision Preliminary/Final Plat

Public Hearing:	No
Application No.:	S-25-15
Property Address:	Approximately 1100 West and 675 South
General Plan Designation:	LDR (Low Density Residential) and DR (Development Restricted, Very Low Density and/or Agriculture Open Space)
Zoning Designation:	AE (Agricultural Estates)
Area:	10.55 acres
Number of Lots:	1
Property Owner:	Davis School District
Applicant:	Davis School District

Request: *Applicant is requesting preliminary/final plat subdivision approval for the Davis School District Elementary School #61.*

Background Information

The applicant has applied for a 1-lot subdivision from the original Diument property as part of the land swap that was completed with Fieldstone Homes. While the applicant and Fieldstone swapped deeds for the property, they did not go through the subdivision process to legally create a lot. The applicant is now rectifying this oversight by creating 1-lot where the proposed elementary school will sit. Because the applicant will be dedicating right-of-way (both 1100 West and 675 South) they are required to go through a major subdivision process, which includes schematic plan, preliminary plat, and final plat. Because this subdivision is a very simple lot split, the Planning Commission recommended, and the City Council approved schematic plan with the condition that preliminary and final plat be held jointly. That is why both of these items are before you tonight.

Suggested Motion

Move that the Planning Commission approve the enclosed preliminary/final subdivision plat for the Elementary School #61 subject to all applicable Farmington City ordinances and development standards, and the following condition: approval of final improvement drawings, for the on-site and off-site improvements including but not limited to: grading and drainage plan, SWPPP, street cross-sections, and other utilities by the City Engineer, Public Works, Fire Department, Planning Department, Storm Water

Official, Central Davis Sewer District, and Weber Basin Water Conservation District shall be obtained prior to construction.

Findings for Approval:

1. The proposed elementary school is an integral component in planning and accommodating for Farmington’s projected future growth.
2. The proposed use of the proposed elementary school is compatible with the surrounding community, including the surrounding subdivisions, the 1100 West park, the Farmington Bay Wildlife Refuge Area, etc.
3. State Law (Code 10-9a-305) exempts school districts from having to conform to municipality land use ordinances, which in this case includes the City’s requirement for a conditional use. However, the applicant has been amenable to going through the conditional use approval process because of the partnership nature of this project and wanting to be transparent throughout the process.
4. The proposed elementary school will complete their proportionate share of 1100 West to Glover Lane and will extend the road beyond their property as a system improvement to be possibly reimbursed by the City.
5. Likewise, the school district has committed to participating in one-third of the cost to construct a bridge at 1100 West extending the road north past 500 South where it currently ends.
6. The proposed subdivision is memorializing a deed swap and bringing the subdivision into compliance with city ordinance.

Supplemental Information

1. Vicinity Map
2. Preliminary/Final Plat
3. Site Plan

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agriculture Zones

Farmington City



WEST FARMINGTON ELEMENTARY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Bruce A. Williams, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 4368351, as prescribed by the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as West Farmington Elementary Subdivision and that same has been correctly surveyed and staked on the ground as shown on this plat.

OWNER'S DEDICATION

Known all men by these presents that we, the undersigned owner of the described tract of land hereon, having caused same to be subdivided into lots and streets to be hereafter known as West Farmington Elementary Subdivision Do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, dedication of 1100 West Street to Farmington City and a right of way easement for Deer Clover Lane, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use by all suppliers of utility or other necessary services.

In witness whereof _____ have hereunto set _____ this _____ day of _____, 20____.

FIELDSTONE FARMINGTON PARK LLC
BOARD OF EDUCATION DAVIS SCHOOL DISTRICT
DIUMENTI INVESTMENT COMPANY
CHRIS DRAKOS

ACKNOWLEDGMENTS

STATE OF _____)
COUNTY OF _____)
On this _____ day of _____, 20____, personally appeared before me _____ who being duly sworn did say that he/she/they/ is the _____, of BOARD OF EDUCATION OF DAVIS SCHOOL DISTRICT a public corporation of the State of Utah, and that the foregoing instrument was duly authorized by said School District by authority of its members or Board of Directors, and he/she/they acknowledge to me that said School District executed the same

NOTARY PUBLIC: _____
My Commission Expires: _____
RESIDING IN _____
STATE OF _____)
COUNTY OF _____)
On this _____ day of _____, 20____, personally appeared before me _____ who being duly sworn did say that he/she/they/ is the _____, of DIUMENTI INV. CO., a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company by authority of its members or articles of organization, and he/she/they acknowledge to me that said limited liability company executed the same

NOTARY PUBLIC: _____
My Commission Expires: _____
RESIDING IN _____
STATE OF _____)
COUNTY OF _____)
On this _____ day of _____, 20____, personally appeared before me _____ who being duly sworn did say that he/she/they/ is the _____, of FIELDSTONE FARMINGTON PARK LLC., a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company by authority of its members or articles of organization, and he/she/they acknowledge to me that said limited liability company executed the same

NOTARY PUBLIC: _____
My Commission Expires: _____
RESIDING IN _____
STATE OF UTAH _____)
COUNTY OF _____)
ON THIS _____ DAY _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE _____ OWNER OF THE PARCEL OF LAND SHOWN AND DESCRIBED HEREON. AND THAT SAID DOCUMENT WAS SIGNED BY HIM FOR THE PURPOSES STATED HEREON.

NOTARY PUBLIC: _____
My Commission Expires: _____
RESIDING IN _____

RECORDED

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ DAVIS COUNTY RECORDER

LEGEND:

- SECTION CORNER
- FOUND REBAR & CAP
- SET REBAR & CAP
- LOT LINE
- PROPERTY BOUNDARY
- TIE LINE
- SECTION LINE
- WATERLINE EASEMENT
- SEWER EASEMENT
- IRRIGATION WATERWAY EASEMENT
- ROAD CENTERLINE
- ROAD EASEMENT FOR 675 SOUTH STREET
- ROAD DEDICATION FOR 1100 WEST STREET
- EXISTING EASEMENT AS DESCRIBED
- ADJACENT PROPERTY

OWNER:
FIELDSTONE FARMINGTON PARK LLC
950 WEST GLOVERS LANE
FARMINGTON CITY, UTAH 84025

OWNER:
BOARD OF EDUCATION OF
DAVIS SCHOOL DISTRICT
45 EAST STATE STREET
FARMINGTON CITY, UTAH 84025

WITNESS CORNER TO THE WEST QUARTER CORNER SECTION 25, T.3.N., R.1.W., SLB&M (FOUND BRASS CAP)

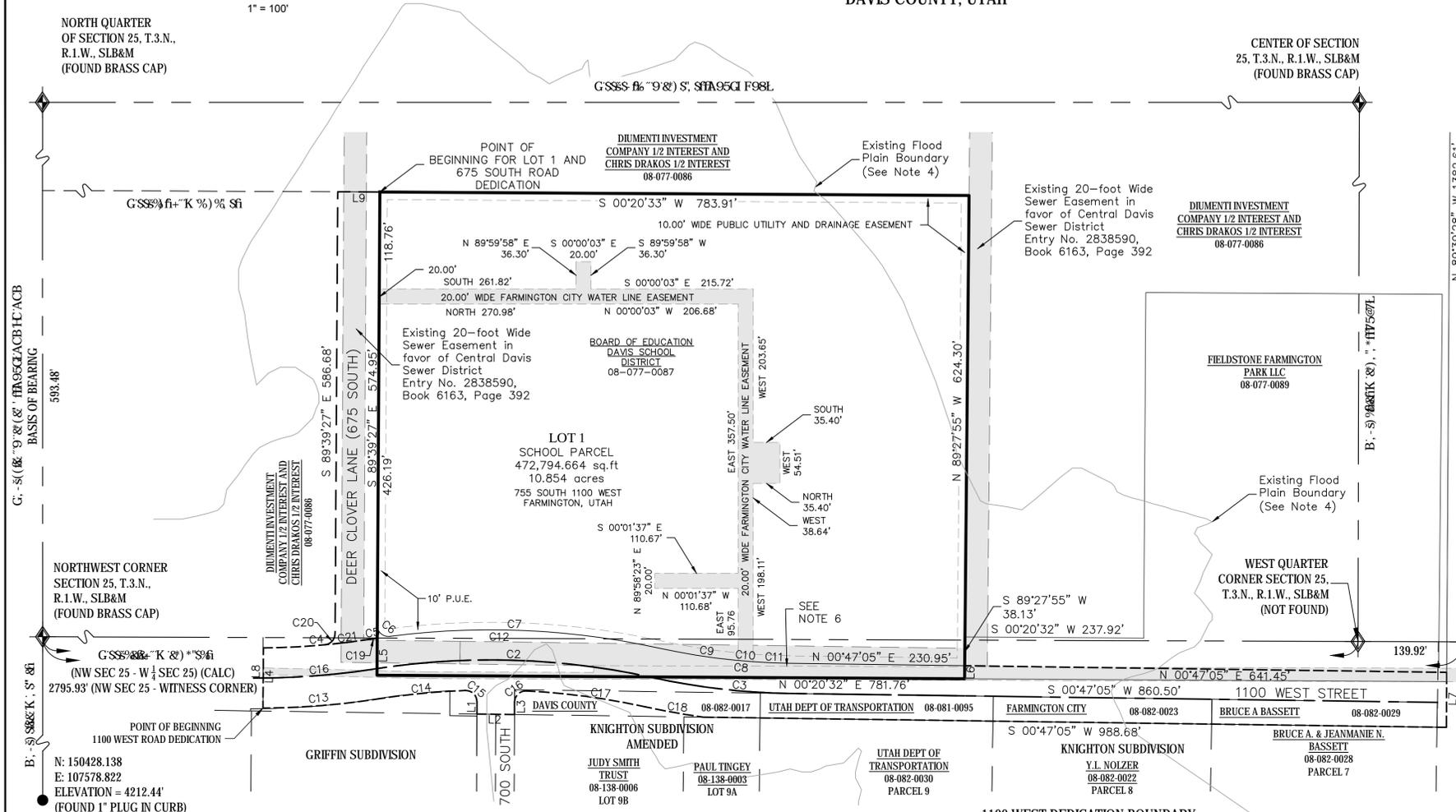
NOTES:

- ALL PUBLIC UTILITY EASEMENTS ARE (10) TEN FEET UNLESS OTHERWISE NOTED.
- THE PROPERTY LIES IN ZONE X WHICH IS AN AREA OF MINIMAL FLOODING. INFORMATION WAS OBTAINED FROM FLOOD INSURANCE MAP OF SALT LAKE COUNTY, UTAH, MAP NO. 49035C0410G, DATED SEPT. 25, 2009, PANEL 410 OF 625.
- COPPER PLUGS TO BE SET IN THE BACK OF CURB AT THE EXTENSION OF LOT LINES ON 8200 SOUTH AND 6000 WEST STREET.
- EXISTING FLOOD PLAIN LINE AS SHOWN ON THE FIRM MAP NUMBERS 49011C0381E & 49011C0383E, EFFECTIVE DATE JUNE 18, 2007. THERE IS A REVISION TO THESE MAPS DATED FEBRUARY 7, 2014. THE FLOOD PLAIN IS CURRENTLY IN THE PROCESS OF FURTHER REVISION AND IS EXPECTED TO BE COMPLETED IN 2015.
- A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY BY THE DEVELOPER.
- EXISTING EASEMENT TO THE UNITED STATES OF AMERICA FOR AN IRRIGATION WATERWAY AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE AS ENTRY NO. 185027 IN BOOK 156 AT PAGE 446.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°44'10" W	16.19'
L2	S 00°47'05" W	50.00'
L3	S 89°47'56" E	16.43'
L4	N 89°44'10" W	16.19'
L5	S 00°47'05" W	50.00'
L6	S 89°47'56" E	16.43'
L7	S 89°47'56" E	16.43'
L8	WEST	93.59'
L9	S 00°20'33" W	56.00'

NORTH QUARTER OF SECTION 25, T.3.N., R.1.W., SLB&M (FOUND BRASS CAP)

CENTER OF SECTION 25, T.3.N., R.1.W., SLB&M (FOUND BRASS CAP)



1100 WEST DEDICATION BOUNDARY
A parcel of land being located in the Northwest Quarter of Section 25 and in the Northeast Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:
Beginning at a point which lies 1199.08 feet South 00°12'26" West along the West line of said Section 26 and West 93.59 feet from the Northwest corner of said Section 26; and running thence South 89°39'28" East 80.01 feet to a point on the North line of parcel 08-077-0087; thence along the North, West and South lines of said parcel the following three (3) courses: (1) North 89°39'27" West 49.35 feet; (2) South 00°20'32" West 781.76 feet; (3) South 89°27'55" East 17.32 feet; thence South 00°47'05" West 641.45 feet to a point on the North right of way line of Glover's Lane; thence North 89°39'28" West 73.00 feet along said North right of way line; thence North 00°47'05" East 988.68 feet; thence 78.29 feet along the arc of a non-tangent 960.00-foot radius curve to the right (central angle equals 04°40'21" and long chord bears North 10°02'39" East 78.27 feet); thence 160.01 feet along the arc of a 960.00-foot radius curve to the left (central angle equals 09°32'59" and long chord bears North 07°36'20" East 159.82 feet); thence 24.25 feet along the arc of a 15.00-foot radius curve to the left (central angle equals 92°37'47" and long chord bears North 43°29'03" West 21.69 feet); thence North 89°47'56" West 16.43 feet; thence North 00°47'05" East 50.00 feet; thence South 89°44'10" East 16.19 feet; thence 21.63 feet along the arc of a 15.00-foot radius curve to the left (central angle equals 92°17'03" and long chord bears North 44°07'19" East 21.63 feet); thence 115.17 feet along the curve of a 960.00-foot radius curve to the left (central angle equals 06°52'26" and long chord bears North 05°27'26" West 115.10 feet); thence 155.18 feet along the curve of a 1040.00-foot radius curve to the right (central angle equals 08°32'56" and long chord bears North 04°37'11" West 155.03 feet) to the Point of Beginning.
Contains 91,950 square feet or 2.111 acres.

DEER CLOVER LANE RIGHT OF WAY EASEMENT BOUNDARY

A parcel of land being located in the Northwest Quarter of Section 25 and in the Northeast Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:
Beginning at the Northeast corner of parcel 08-077-0087, said point lies 593.48 feet South 89°44'23" East along the North line of said Section 25 and 1351.80 feet South 00°15'37" West from the Northwest corner of said Section 25; and running thence North 89°39'27" West 592.27 feet along the North line of said parcel; thence 9.82 feet along the arc of a non-tangent 1040.00-foot radius curve to the left (central angle equals 00°32'28" and long chord bears North 08°37'25" West 9.82 feet); thence 60.34 feet along the arc of a 960.00-foot radius curve to the right (central angle equals 03°36'05" and long chord bears North 07°05'37" West 60.33 feet); thence 22.09 feet along the arc of a non-tangent 15.00-foot radius curve to the left (central angle equals 84°21'53" and long chord bears South 47°28'31" East 20.14 feet); thence South 89°39'27" East 586.68 feet; thence South 00°20'33" West 56.00 feet to the Point of Beginning.
Contains 33,440 square feet or 0.768 acres.

BOUNDARY DESCRIPTION

A parcel of land being located in the Northwest Quarter of Section 25 and in the Northeast Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:
Beginning at a point which lies 593.48 feet South 89°44'23" East along the North line of said Section 25 and 1351.80 feet South 00°15'37" West from the Northwest corner of said Section 25; and running thence South 00°20'33" West 783.91 feet; thence North 89°27'55" West 624.30 feet; thence North 89°27'55" West 641.62 feet; thence North 00°20'33" East 781.76 feet; thence South 89°39'27" East 641.62 feet to the Point of Beginning.
Contains 502,283 square feet or 11.531 acres.

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	435.00'	215.38'	28°22'07"	S 14°12'36" W 213.19'
C2	1000.00'	371.31'	21°16'29"	S 01°44'35" W 369.18'
C3	920.00'	186.19'	11°35'45"	S 06°34'57" W 185.88'
C4	960.00'	154.76'	09°14'12"	S 04°16'33" E 154.59'
C5	1040.00'	27.02'	01°29'19"	N 08°08'59" W 27.02'
C6	15.00'	25.59'	97°44'52"	S 41°28'07" W 22.60'
C7	1040.00'	359.14'	19°47'09"	N 02°29'15" E 357.36'
C8	880.00'	178.10'	11°35'45"	S 06°34'57" W 177.80'
C9	880.00'	107.60'	07°00'22"	S 08°52'39" W 107.54'
C10	880.00'	20.07'	01°18'24"	S 04°43'16" W 20.07'
C11	880.00'	50.43'	03°16'59"	S 02°25'34" W 50.42'
C12	1040.00'	386.17'	21°16'29"	S 01°44'35" W 383.95'
C13	1040.00'	167.66'	09°14'12"	S 04°16'33" E 167.48'
C14	960.00'	115.17'	06°52'26"	S 05°27'26" E 115.11'
C15	15.00'	24.16'	92°17'03"	S 44°07'19" W 21.63'
C16	15.00'	24.25'	92°37'47"	S 43°29'03" E 24.25'
C17	960.00'	160.01'	09°32'59"	S 07°36'20" W 159.82'
C18	960.00'	78.29'	04°40'21"	S 10°02'39" W 78.27'
C19	1040.00'	9.82'	00°32'28"	S 08°37'25" E 9.82'
C20	15.00'	22.09'	84°21'53"	S 47°28'31" E 20.14'
C21	960.00'	60.34'	03°36'05"	N 07°05'37" W 60.33'



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

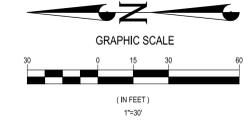
CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE FARMINGTON CITY ENGINEER.
FARMINGTON CITY ENGINEER

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

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

IRRIGATION COMPANY APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE WEBER BASIN WATER CONSERVANCY DISTRICT.
DISTRICT ENGINEER

CITY COUNCIL APPROVAL
PRESENTED TO THE DAVIS CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CITY RECORDER _____ MAYOR _____



GENERAL NOTE:

REFER TO ARCHITECTURAL SITE PLAN AS 101 FOR SIGN PLACEMENT AND DETAILS.

KEYED NOTES:

- 1 30" TYPE "A" CURB AND GUTTER (CP501)
- 2 30" TYPE "B" CURB AND GUTTER (CP501)
- 3 30" TYPE "C" CURB AND GUTTER (CP501)
- 4 30" TYPE "D" CURB AND GUTTER (CP501)
- 5 TRANSITION FROM TYPE "A" TO TYPE "B" CURB AND GUTTER
- 6 TRANSITION FROM TYPE "A" TO TYPE "C" CURB AND GUTTER
- 7 TRANSITION FROM TYPE "A" TO TYPE "D" CURB AND GUTTER
- 8 SIDEWALK RADIUS RAMP MODERATELY WIDE PARK STRIP STD PLAN 235 (CP502)
- 9 48" WATERWAY (CP501)
- 10 36" WATERWAY (CP501)
- 11 12" MOW STRIP (SEE ARCHITECTURAL PLANS)
- 12 18" MOW STRIP (AS811)
- 13 6' CHAIN LINK FENCE (AS811)
- 14 PASSENGER ACCESS AISLE (CP501)
- 15 RAISED SIDEWALK (SLEEPING POLICEMAN) (CP502)
- 16 CONCRETE SIDEWALK (AS810) SEE JOINT DETAILS (AS811)
- 17 HANDICAP CURB CUT (AS810)
- 18 FIRE HYDRANT W/ CONCRETE APRON AND 3 BOLLARDS (AS810)
- 19 4' DECORATIVE FENCE (AS811)
- 20 6' CHAIN LINK FENCE AND DRAINAGE SWALE (CP502)
- 21 STAIRS (SEE ARCHITECTURAL PLANS)
- 22 BIG TOY PLAY AREA (SEE ARCHITECTURAL PLANS)
- 23 KINDERGARTEN PLAY AREA INSTALLED OVER CONCRETE PAVEMENT (CP502)
- 24 PORTABLE CLASSROOM - FUTURE
- 25 BALL WALL (AS810)
- 26 BICYCLE RACK (SEE ARCHITECTURAL PLANS)
- 27 BOLLARD(S) (AS810)
- 28 FLAG POLE (AS811)
- 29 BASEBALL BACKSTOP (AS810)
- 30 HEAVY DUTY ASPHALT PAVEMENT (CP502)
- 31 MEDIUM DUTY ASPHALT PAVEMENT (CP502)
- 32 ASPHALT JOGGING PATH (CP502)
- 33 PORTLAND CEMENT CONCRETE PAVEMENT (CP501)
- 34 PAINT STRIPING AND SYMBOLS (SEE ARCH. SITE PLANS FOR DETAILS)
- 35 BUMPER BLOCK (CP502)
- 36 FLAT TOP CONE PLANTER (SEE ARCHITECTURAL DETAILS)
- 37 FLAT TOP CONE PLATFORM (SEE ARCHITECTURAL DETAILS)
- 38 CONCRETE PLANTER BENCH WALL (AS811)
- 39 CONCRETE KIVA (AS811)
- 40 SCHOOL MONUMENT SIGN (AS810)
- 41 CONCRETE BENCH - 12" HEIGHT (AS811)
- 42 4" ACØ TRENCH DRAIN. REFER TO CU101
- 43 RAISED CONCRETE CURB WALL PLANTER (AS811)
- 44 CONCRETE BENCH - 16" HEIGHT (AS811)
- 45 4" CRUSHED GRAVEL IN MECHANICAL AREA (CP501)
- 46 6' CHAIN LINK FENCE AND CONCRETE MOW STRIP (AS811)

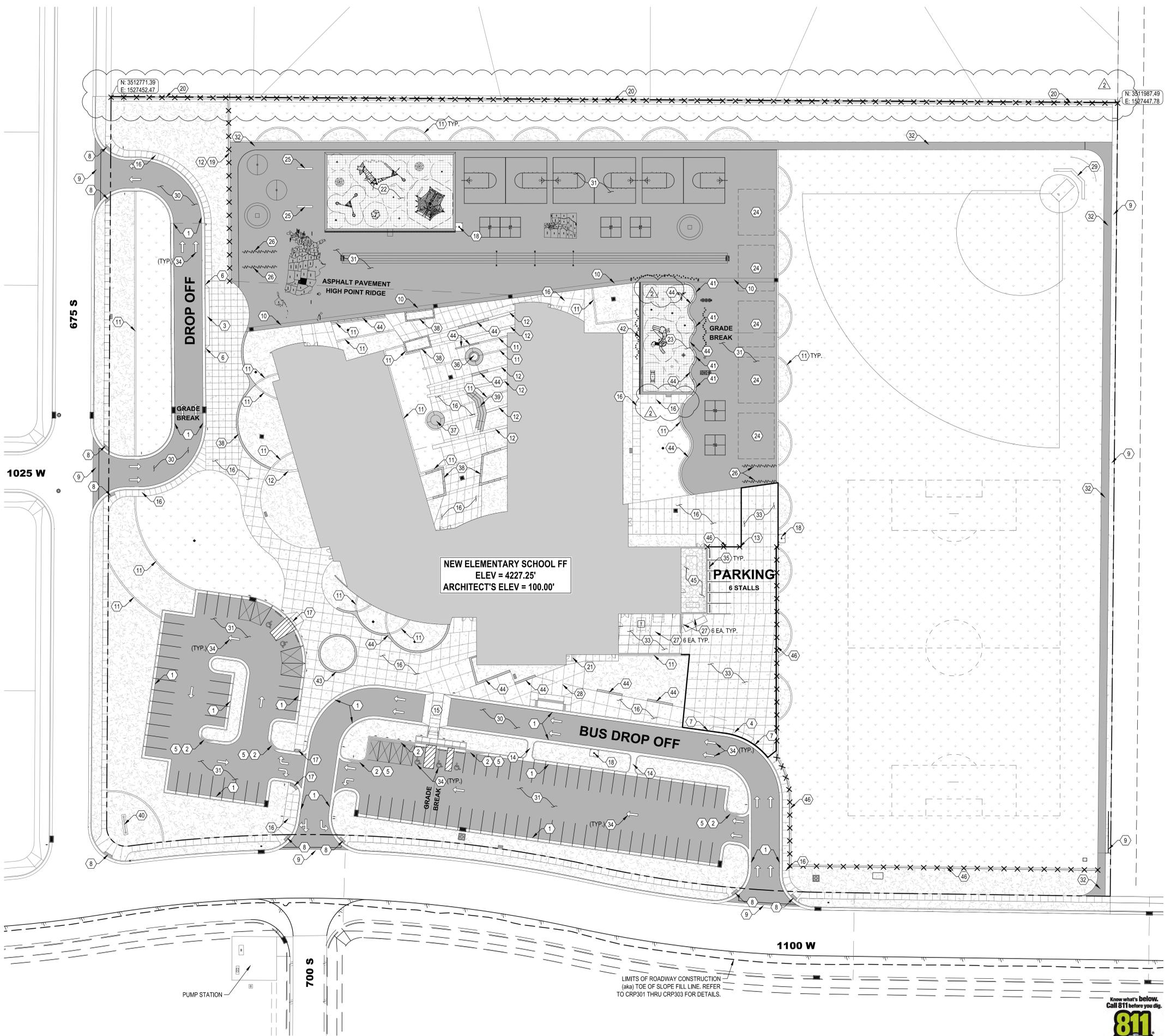
REV	DATE	DESCRIPTION
1	03-27-2015	BOUNDARY AND SITE IMPROVEMENT REVISIONS

VCBO NUMBER: 13045
CLIENT NUMBER:
DATE ISSUED: MARCH 16, 2015

NOTE: THIS SHEET IS PART OF A COMPLETE SET OF DRAWINGS. ANY INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE PERSON PARTICIPATING IN OR BINDING ON THIS PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL PORTION, OR ALL, OF THIS PROJECT. THAT PERSON, PARTY OR ENTITY IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT AMENDMENTS OR CLARIFICATIONS THAT MAY BE INFORMATION.

LEGEND:

- PROPERTY OF REFERENCE
- NEW CONCRETE PAVEMENT
- ▨ NEW CONCRETE SIDEWALK AND CURB & GUTTER
- EDGE OF ASPHALT
- - - FENCE
- STREET LIGHT
- ⊕ ON-SITE LIGHTING
- PROPOSED TRAFFIC SIGN



LIMITS OF ROADWAY CONSTRUCTION (aka) TOE OF SLOPE FILL LINE. REFER TO CRP301 THRU CRP303 FOR DETAILS.



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Planning Commission Staff Report July 16, 2015

Item 5: East Park Lane Subdivision Schematic Plan

Public Hearing:	Yes
Application No.:	S-24-15
Property Address:	Approximately 425 West and 700 North
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	4 Acres
Number of Parcels:	2
Property Owners:	The DeJong Family
Agent:	Wright Development

Request: Applicant is requesting a recommendation of schematic plan.

Background Information

On May 25th, the City Council rezoned the subject property from LS (Large Suburban) to CMU (Commercial Mixed Use); this rezone was part of preparations for a Mercedes Benz Dealership west of this proposed subdivision. The applicant, Phil Holland of Wright Development has applied for conditional use and site plan approval for the Mercedes dealership, and has also applied to amend the Farmington Fields Subdivision plat. The application before you tonight is related to these other applications, but is being held separately; the reason for this is because the applicant will be dedicating right-of-way as part of this subdivision and will be required to go through the full major subdivision process, which includes schematic plan, preliminary plat, and final plat. The conditional use and site plan approval is a one-step process and will appear before the Planning Commission for approval/denial at a later date. Likewise, the plat amendment, because it is a joining of two lots rather than a subdivision, will also be a one-step approval process and will likely go before the City Council for approval/denial at the August 4th meeting.

Although this subdivision is merely a simple two lot subdivision, on the City's Master Transportation Plan, there is supposed to be a minor collector extension of Lagoon Drive to points north. There has been some discussion on the merits of taking the road high or low, but the applicant, because he is the first in, has decided to take the road high to accommodate their proposed plans. There is a wetland complex on the west end of this undeveloped area, and by going high, it misses this complex. The City has long envisioned this area as being Commercial Mixed Use, as demonstrated by the General Plan, however, this application is the first piece of this development pattern. By constructing a minor collector road, this will enable future development, whether commercial or residential to occur, and will

aid in the overall circulation patterns of the City. Because the applicant is the first in, he will be responsible for building the full width of this road, with curb and gutter, 37' of asphalt, and full side treatments only on the side of the road where the subdivision is currently being proposed, which will equal 7' of park-strip and 5' of sidewalk, or 12' total.

Because this is a simple two lot major subdivision, staff is recommending that preliminary and final plat be held jointly. The only complication to this subdivision is in assuring compliance to city standards in the construction of the road. If preliminary and final plat are held jointly, the applicant will provide improvement drawings as part of his next step in the subdivision process, and the DRC will review those as part of the final review.

Suggested Motion

Move that the Planning Commission recommend approval of the schematic plan for the East Park Lane Subdivision, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall address all outstanding DRC comments on preliminary/final plat;
2. The applicant shall dedicate 66' of public right-of-way on the east boundary of the proposed subdivision on Final Plat;
3. Preliminary and Final Plat shall be held jointly.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed Schematic Plan begins a needed and planned north-south connection from Park Lane to points north, and conforms to the Master Transportation Plan and that plan's stated purpose of creating connectivity throughout the City.
3. The subdivision of this property will allow for future development, and though it is not directly a part of the proposed Mercedes Benz dealership, it will be continuation of this type of development which fits the CMU zone and is consistent with the master plan for this area.
4. The proposed road alignment will continue Lagoon Drive and will allow for future development of the road without being impeded by the wetland complex.

Supplementary Information

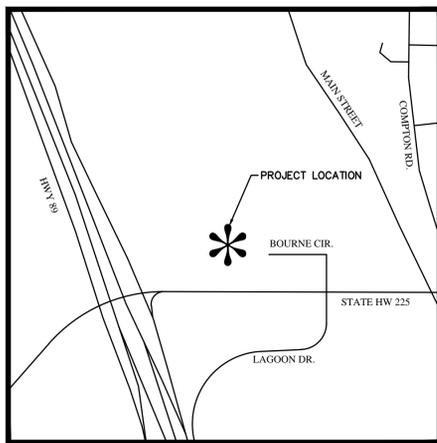
1. Vicinity Map.
2. Schematic Subdivision Plan.
3. Minor Collector Cross Section Detail.

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 19 – Commercial Mixed Use Zone
3. Title 12, Chapter 6 – Major Subdivisions
4. Title 12, Chapter 7 – General Requirements For All Subdivisions

Farmington City





VICINITY MAP
N.T.S

SITE SCHEDULE:

TOTAL ACRES: 4.85 AC,
TOTAL LOTS: 2

CULINARY AND IRRIGATION WATER SYSTEMS

TYPICAL WATER SYSTEMS PER FARMINGTON CITY STANDARDS AND BENCHLAND IRRIGATION.

STORM DRAIN AND SANITARY SEWER SYSTEMS

TYPICAL SANITARY SEWER SYSTEMS PER CENTRAL DAVIS SEWER DISTRICT.

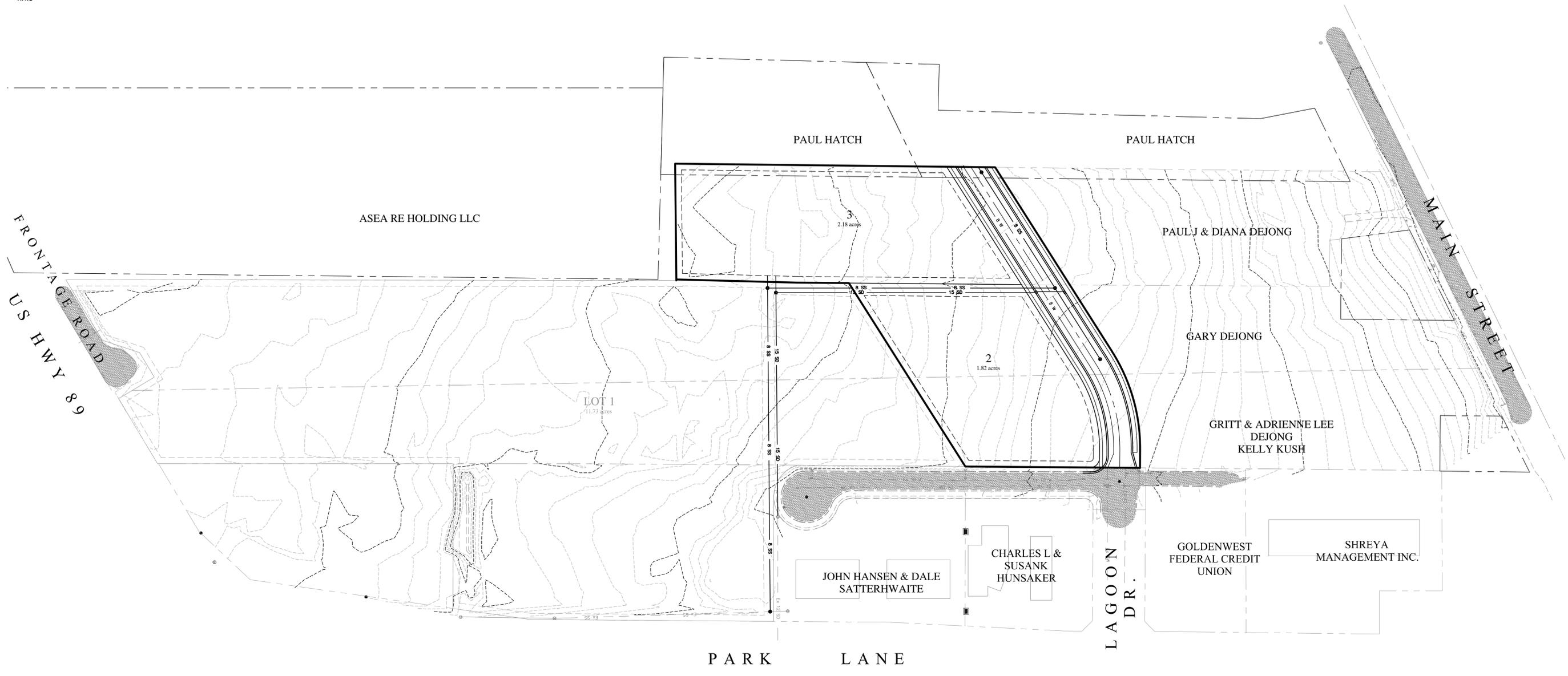
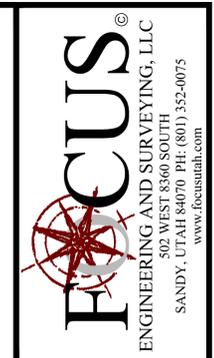
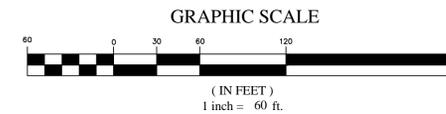
TYPICAL STORM DRAIN SYSTEM CONSISTENT WITH COMMERCIAL DEVELOPMENT.

FEMA FLOOD PLAIN MAPS

THE PROPERTY IS LOCATED WITHIN ZONE X FOUND ON MAP NUMBER 49035C0050G EFFECTIVE DATE 9-25-2009

ZONING DESIGNATIONS

CURRENT ZONING: COMMERCIAL MIXED-USE (CMU)



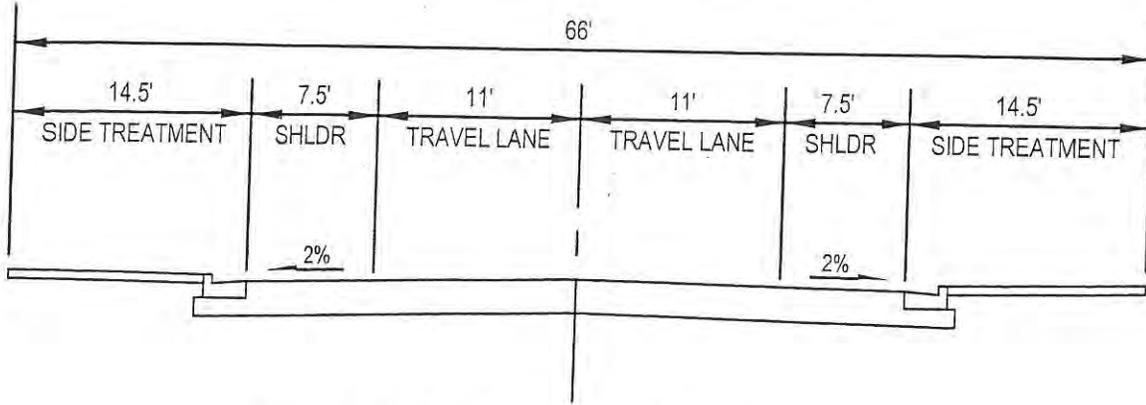
LAGOON DRIVE COMMERCIAL SUBDIVISION
 FARMINGTON CITY, DAVIS COUNTY, UTAH
SCHEMATIC PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

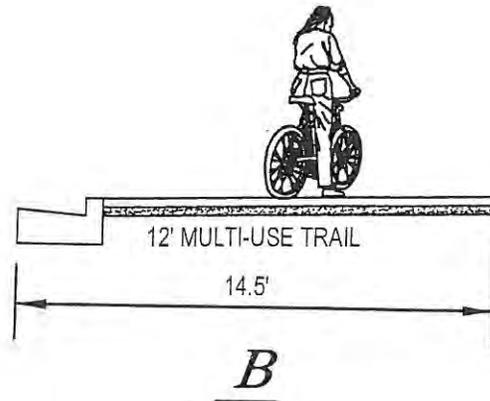
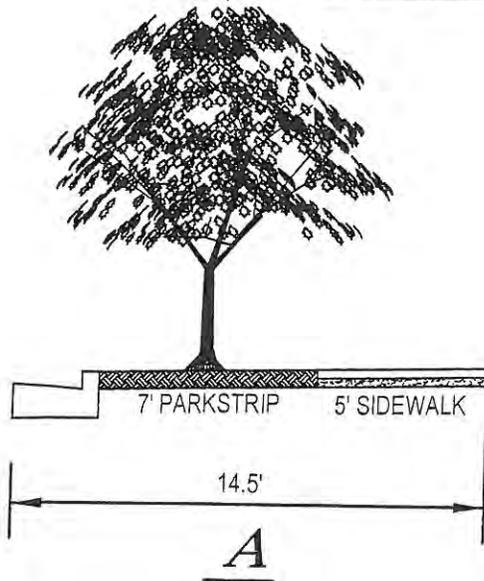
SCHEMATIC PLAN
 Scale: 1"=60' Drawn: GBD
 Date: 06/09/15 Job #: 15-142
 Sheet: **C01**

Z:_2015\15-142 Farmington Mercedes Dealership Design 15-142.dwg Sheets\Subdivision\Schematic\schematic plan.dwg

MINOR COLLECTOR



66-FOOT RIGHT-OF-WAY 2 LANES



SIDE TREATMENTS

ROAD SECTION

PLAN NO. 260 SP

DRAWING 3 OF 6