



Farmington City Planning Commission

December 3, 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** **December 3, 2015**

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

*Study Session: 6:30 p.m. – 2<sup>nd</sup> Floor Conference Room*

**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> 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. John Wheatley/Symphony Homes – Applicant is requesting preliminary plat approval for the Chestnut Farms Phase IV PUD Subdivision consisting of 21 lots on 13.98 acres of property located at approximately 600 South and 1525 West in an A (Agriculture) zone. (S-18-15)

### **REZONE/GENERAL PLAN AMENDMENT APPLICATION**

4. Nick Mingo/Ivory Development (Public Hearing Continued from 11.19.15) – Applicant is requesting a recommendation of zoning map and general plan amendment for 56.68 acres of property located at 1269 South 650 West from an LM&B (Large Manufacturing and Business) zone to an AE (Agriculture Estates) zone and an LM (Light Manufacturing) to a RRD (Rural Residential Density) designation. (Z-5-15)

### **OTHER BUSINESS**

5. Miscellaneous, correspondence, etc.
  - a. Discussion on Farmington Rock and the Historic Commission Presentation
  - b. Other
6. 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 November 25, 2015

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Eric Anderson  
Associate City Planner

**FARMINGTON CITY**  
**PLANNING COMMISSION MEETING**  
November 19, 2015

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**STUDY SESSION**

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

**Item #1. Minutes**

Kent Hinckley pointed out that he was not listed as “Present” under the Regular Session of the November 5, 2015 Planning Commission minutes. The notes will be amended to reflect the change.

**Item #3. Nick Mingo/Ivory Development – Requesting Recommendation of Zoning Map and General Plan Amendment**

**Eric Anderson** said during the last Planning Commission meeting, the Commission requested additional information on the subdivision, which included a request to see a traffic study, determine if the development can be serviced by sanitary sewer and culinary water and ensure the flood plain is in the correct location as stated on the applicant’s plans. **Eric Anderson** said he included the executive summary, key findings and recommendations from the 86 page traffic study completed by a Traffic Engineer in the staff report. Based on the study, the original proposed development of 129 lots would result in minimal traffic. As for culinary water, the City Engineer submitted a letter stating there is enough water capacity to service the development. There is also a pump station near the proposed development for sanitary sewer. Also, the most recent yield plan shows the exact location of the flood plain which is exactly where it was located on the last proposal.

**Eric Anderson** said all previous issues were resolved; however, the applicant just changed the zone request for the development from the LR zone to AE. The applicant has not yet submitted the concept plan to staff for review so it has not been included in the staff report. He recommended the Commission table the item to allow time for review of the concept plan. **David Petersen** also said that since it was noticed as a public hearing, the Commission can continue the public hearing to allow for the public to make a comment on the concept plan once it has been submitted and reviewed.

**Kent Hinckley** asked what the applicant’s rationale is behind amending his zone change request from LR to AE. **David Petersen** said he is unsure on the applicant’s rationale; even with bonus density options, the applicant will still be 35 lots less than the previous yield plan for the LR zone provided. **Eric Anderson** said there are other AE zones in the vicinity; the applicant may feel requesting an AE zone is more palpable than requesting a residential zone as there are no other residential zones in the area. **Kent Hinckley** asked why the Planning Commission cares if there are other residential zones in the area. **David Petersen** said approving a residential zone in this area may establish a policy as no one has deviated from the General Plan for this area.

**Eric Anderson** also pointed out that it is not a matter of density that is in question, but if the Commission feels this is an appropriate area for residential versus light manufacturing and business use. **Heather Barnum** said that she is concerned that there is not another location for light industrial use

within the City, but **Bret Gallacher** pointed out that the property has not been selling as it is currently zoned anyways.

**Eric Anderson** also pointed out that shrinking the LM&B zone could affect the City's ability to allow for sexually oriented businesses (SOBs). **David Petersen** explained allowable distances of SOBs from residential areas. He also said based on court rulings, if a city does not designate a spot for SOBs then SOBs can go anywhere within the City. He said it is important to designate a spot for these businesses; the City determined LM&B is the designated spot for SOBs.

The Commissioners and staff further discussed SOBs and other concerns with amending the LM&B zone to a residential zone.

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## **REGULAR SESSION**

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

### **Item #1. Minutes**

**Heather Barnum** made a motion to approve the Minutes from the November 5, 2015 Planning Commission meeting with the discussed amendment. **Bret Gallacher** seconded the motion which was unanimously approved.

### **Item #2. City Council Report**

**David Petersen** gave a report from November 17, 2015 City Council meeting. He said after he reviewed the Planning Commission's logic behind the motion for the recommendation of approval for the Tami Russell PUD Overlay, the City Council better understood the decision and moved forward with its approval. **Eric Anderson** also added that the City Council expressed appreciation for the time and effort the Commission put into working through that item. **David Petersen** said Doug Cromar with CRS Engineering had concerns about the completion of the improvements on the opposite side of the road; he wanted clarification as to who the responsible party will be that complete those improvements. The City Manager said it will be discussed at a later date. **David Petersen** also said the Council held a public hearing regarding impact fees.

## **REZONE/GENERAL PLAN AMENDMENT APPLICATION**

**Item #3. Nick Mingo/Ivory Development (Public Hearing) – Applicant is requesting a recommendation of zoning map and general plan amendment for 56.68 acres of property located at 1269 South 650 West from an AE (Agriculture Estates) and LM&B (Large Manufacturing and Business) zone to an LR (Large Residential) zone and an LM (Light Manufacturing) to a LDR (Low Density Residential) designation. (Z-5-15)**

**Brett Anderson** advised the public that what was noticed and presented to the Commission in the staff report is different (requesting zone designation LR) than what is being presented by the applicant at this time (requesting zone designation AE) He said the Commission would like to continue

the discussion to another time when staff and the Commission has had time to review the item; however, the Commission would like to review the applicant's past action items as a report to the public.

**Eric Anderson** said the applicant previously came before the Commission requesting the LR zone, but recently changed the application to request the AE zone. During the previous Planning Commission meeting, the item was tabled to allow the applicant time to obtain more information on the flood plain for the property, address potential traffic concerns and determine if this property can be serviced by sanitary sewer and culinary water. **Eric Anderson** said the applicant has provided updated flood plain lines which show the actual flood plain in the same place as originally shown by the applicant. The City Engineer wrote a letter saying the City has capacity to service culinary water at this site, and there is a lift station nearby for sewer. Jill with Central Davis Sewer District (CDS) said full plans are required before CDS will confirm the capacity for sanitary sewer to the subdivision. As for the traffic concerns, the City's Traffic Engineer provided a full traffic study which showed minimal traffic impact for this kind of development.

**Eric Anderson** said the request to the AE zone can be discussed in further detail at the next Planning Commission as a conceptual plan has not yet been submitted by the applicant for staff and Commission review.

**Nick Mingo**, 978 E. Woodoak Lane, Salt Lake City, said he feels **Eric Anderson** appropriately addressed all previous outstanding issues that he addressed since the last meeting; however, he does not understand what is being requested at this time. He said he feels the question that is before the Commission at this time is if the Commission feels a residential zone, like AE, is an appropriate land use or if they feel it should remain zoned LM&B. He said he submitted his yield plan which he feels could also act as his conceptual plan. He said he is willing to submit a concept plan if that's what the Commission wants. He said as it currently stands, amending his request to rezone the property from LR to AE will amend the yield plan from 129 to 79.

**Brett Anderson** asked the reason for changing the rezone request from LR to AE. **Nick Mingo** said during the last meeting, he was left with the impression that many felt residential was appropriate for this site; however, the current proposal was too dense. Amending the zone and decreasing the lots would be meeting the community's desire for the site.

**Brett Anderson** said historically, the Commission is reluctant to grant a zone text change until they know what will be on the land for that zone. He said the Commission prefers to have a full understanding as to what is being proposed. **Brett Anderson** said he also wants to give the public an opportunity to also know what the Commission is considering so they have another opportunity to voice their opinion on the plan that will be presented.

In reference to Nick Mingo's comment, **Kent Hinckley** also expressed concern that the bigger question is if the Commission feels this property is suitable for a residential zone as opposed to light manufacturing and business. He is also concerned that sending the applicant back to complete a concept plan is sending the message that the Commission feels this is suitable for residential. **Bret Gallacher** agreed in principle, but said that he feels it is difficult to put that into practice. He also does not want to send a message to the applicant if he does specific things, he will have the rezone to residential approved; however, he does not feel making a decision on the land use is appropriate until it is understood what the Commission may be accepting in its place.

**Nick Mingo** asked if the Commission has the option to deny the motion if they were not feeling that residential was even an option. The Commissioners agreed that denial is an option.

**Heather Barnum** said that she is not convinced that she feels this property should be rezoned from LM&B at this time. She feels there is not any harm in giving the property a few more years until it is determined if the City will need it at a later time. **Kent Hinckley** agreed; he expressed concern that he does not want it to appear that the request is being continued to only obtain a concept plan. He wants to ensure the applicant understands the determination of the rezone is still under question.

***Motion:***

**Heather Barnum** made a motion that the Planning Commission continue the public hearing to December 3, 2015 for staff to have adequate time to review the concept plan and make a more informed recommendation to the Planning Commission on the rezone and General Plan amendment applications. **Alex Leeman** seconded the motion which was unanimously approved.

**CONTINUAL USE APPLICATION**

**Item #5. Nerf Garcia/Technology Associates on behalf of Verizon Wireless (Public Hearing) – Applicant is requesting conditional use permit approval to install a wireless tower facility on 3.68 acres of property located at approximately 340 West Park Lane in a C-R (Commercial Recreation) zone. (C-15-15)**

**Eric Anderson** showed the aerial view of the proposed location for the tower facility. He said the property to the south is where Lagoon stores equipment and the property to the east is the Lagoon Annexation Building. He said the property is zoned C-R which is a zone specific for Lagoon. He said the only issue surrounding the approval of this item is a requirement in Section 11-28-190(f)(4) that states a monopole shall not be located within 200' of a residential zone. **Eric Anderson** showed the small LR area that is located within 100' of the proposed location for the tower. He said the Ordinance allows for the Planning Commission to reduce the setback requirements from a residential zone as found in Section 11-28-190(k)(5). **Eric Anderson** said he spoke with the nearby property owners; they are in favor of the proposed location for the tower. He said the tower is only proposing rays at the top; however, the monopole is equipped to allow for co-location in the future. He said the applicant will also provide Verizon's proprietary coverage plan.

**Nefi Garcia**, 5710 S. Grandview Dr. Murray, said the industry has dramatically changed as the majority of the market is being driven by smartphones and the use of data. The increase in data usage is requiring need for more sites. He said cell phones now also use VOLTE which means some phones are now equipped to handle voice calls over the LTE network. He said it's important to understand that although there are more sites going up, it does not ensure better voice quality but will mean more availability for data. He said currently the nearest Verizon cell site is on 1525 W by the S&S Train Park. With the City growing, there is a greater need for another site. He said he has met with the Nelson's which is the resident near the proposed site; they are comfortable with the location of the tower.

**Heather Barnum** asked about the previous pole that was recently approved for the Oakridge Country Club. **Nefi Garcia** said it was a small cell site; the proposed tower will be a normal cell site. He said the small cell sites provide a solution for a small area, like the country club. He said the proposed cell site will handle the coverage and data for Station Park up to Lagoon and down Main Street.

**Brett Anderson** asked if this cell site will look more like a light post as was proposed for the small cell site that was approved for the country club. **Nefi Garcia** said it will not look like a light post; it will look like a normal cell site.

The Commissioners and staff discussed setbacks for accessory buildings within the C-R zone. It was determined that Lagoon has an amusement ride setback of 100'; however, the accessory building on the applicant's proposed location meets that setback.

**Alex Leeman** asked if Verizon is the only carrier on this site. **Nefi Garcia** said for now, Verizon is the only carrier, but the site is designed to hold more in the future.

**Heather Barnum** asked if there are any health or safety risks associated with the cell site. **Nefi Garcia** said the FCC provides standards and regulates the amount of energy transmitted and the location of the rays on the pole to ensure it is safe for the public.

**Brett Anderson opened the public hearing at 7:51 p.m.**

No comments were received.

**Brett Anderson closed the public hearing at 7:51 p.m.**

The Commissioners were comfortable moving forward with a motion.

***Motion:***

**Bret Gallacher** made a motion that the Planning Commission approve a conditional use permit for the placement of a 120' monopole wireless telecommunications tower on property located at approximately 340 West Park Lane (Parcel ID 080880080) with the following conditions:

1. The applicant will need to locate the proposed facility a minimum of 100' from the LR (Large Residential) zone along with the west side of Main Street;
2. A coverage plan site specific to the application shall be submitted by the applicant and approved by the Planning Commission prior to issuance of any building permit;
3. A grant of access is required through UDOT approval; if there is a change in the land use intensity of the existing access;
4. Any further poles shall be located in the area shall require a separate conditional use permit;
5. A building permit shall be submitted for the construction of the monopole, initial antenna array and each additional co-location antenna array, associated ground equipment, and any accessory buildings related thereto;
6. The monopole shall be limited to 120' as proposed in the plans, and the monopole shall allow for the possible co-location of other antenna in the future;
7. The monopole shall be fenced with a six (6) foot vinyl coated chain-link fence or other fencing as required or approved by the Planning Commission;
8. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole;
9. All power lines leading to the accessory building and antenna structure shall be underground.

**Kent Hinckley** seconded the motion which was unanimously approved.

**Findings for Approval:**

1. The location of the antenna in the center of Lagoon property removes it from being visually intrusive and will mitigate any potential adverse effects on adjacent neighborhoods.
2. The proposed use of the particular location is necessary to provide a service or facility which will contribute to the general well-being of the community.

3. The proposed use complies with the regulations and conditions in the Farmington City ordinance for such use.
4. The proposed use conforms to the goals, policies, and governing principles of the Comprehensive General Plan for Farmington City.
5. The propose use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development.
6. Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available.
7. Such uses shall not, under the circumstance of the particular case, be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.
8. The only neighbors who would potentially be impacted by this facility have expressed support of its proposed location and do not have reservations about it being 100' from their property.

## **ADJOURNMENT**

### ***Motion:***

At 7:59 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

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**Brett Anderson**  
**Vice-Chair, Farmington City Planning Commission**

**CLOSED SESSION:** A closed session will be held at 5:30 p.m. for property acquisition.

**FARMINGTON CITY COUNCIL MEETING  
NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, December 1, 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

**NEW BUSINESS:**

7:05 Discussion regarding Parking at the Legacy Events Center

7:10 Update on North Station Development and Market Study Request/Class A Office Park next steps

7:30 Discussion regarding the Retirement Health Savings (RHS) Plan for Fire

7:40 Plummer Conservation Easement Amendment Request (Viking Ranch)

8:00 650 West and Clark Lane Street Cross Section Request – Clark Lane Apartments

**SUMMARY ACTION:**

8:10 Minute Motion Approving Summary Action List

1. Resolution Adopting the Water Conservation Plan

**GOVERNING BODY REPORTS:**

8:15 City Manager Report

1. Executive Summary for Planning Commission held on November 19, 2015
2. Fire Monthly Activity Report for October 2015

8:20 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

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

DATED this 25th day of November, 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 December 3, 2015

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### Item 3: Preliminary Plat for the Chestnut Farms PUD Subdivision Phase IV

Public Hearing:	No
Application No.:	S-18-15
Property Address:	Approximately 600 South and 1525 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	A-PUD (Agriculture-Planned Unit Development)
Area:	13.98 Acres
Number of Lots:	21
Property Owner:	Symphony Homes LLC
Agent:	John Wheatley

Request: *Applicant is requesting preliminary plat approval for the Chestnut Farms Phase IV PUD Subdivision.*

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#### **Background Information**

The applicant, Symphony Homes, is requesting preliminary plat approval for a 21-lot PUD subdivision on property located at approximately 600 South and 1525 West. The underlying zone for this property is currently an A (PUD) zone, however, the applicant will need to obtain a rezone of the subject property to AE (Agricultural Estates) prior to or concurrent with final plat approval, as the requested densities, even for a PUD require at least an AE designation. Symphony Homes is proposing to continue with a PUD adjacent to their existing Chestnut Farms PUD Phases 1 -3. Since the applicant is dedicating and approving street rights-of-way as part of phase 4, the approval process is for a major subdivision.

The preliminary (PUD) master plan for phases III-V of Chestnut Farms was approved by City Council on July 16, 2013. However, the applicant has not received schematic plan approval for phase IV. Staff is comfortable using the preliminary (PUD) master plan approval to count as schematic plan, because the requirements are similar for both, and they each require a similar level of detail. This notwithstanding, staff wants to ensure that the Planning Commission is comfortable with this before allowing the applicant to move any further in the process.

The applicant initially submitted a final plat and final PUD master plan for Chestnut Farms Phase IV, but in writing this staff report, staff realized that the applicant had not received preliminary plat nor schematic plan approval yet. As such, the DRC reviewed this subdivision as though it were a final plat, complete with improvement drawings. While we are not sure where the error occurred, staff has

already reviewed and approved this as a final plat, meaning that the level of detail required far exceeds the normal preliminary plat requirements. If the Planning Commission approves this preliminary plat tonight, the applicant will be able to move quickly to final plat approval because staff has fully vetted this subdivision. Additionally, because the property hasn't been rezoned to AE, final plat consideration can be held concurrently with the rezone application by both the Planning Commission and City Council.

**Suggested Motion:**

Move that the Planning Commission recommend that the City Council approve the preliminary plat for the Chestnut Farms Phase IV PUD Subdivision subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Approval of preliminary plat is subject to the property being rezoned from A to AE (PUD) prior to or concurrent with final plat approval;
2. The applicant shall include a P.U.E along the park and detention basin property;
3. The applicant shall provide storm drain easements in favor of Farmington City connecting phases III and the future phase V as per the City Engineer's requirements;
4. The applicant shall provide a letter from the power company approving the improvements as proposed;
5. The applicant shall improve their half-width of 1525 West the entire length of their property to the City's standards;
6. The applicant shall address any outstanding issues raised by the city DRC prior to final plat approval.

**Findings for Approval:**

1. The proposed preliminary plat is consistent with the previously approved preliminary PUD master plan for the subdivision.
2. The proposed subdivision meets and exceed all the requirements for approval of a preliminary plat as per the ordinance.
3. Because the applicant proposed a final plat not realizing that preliminary plat had not occurred yet, the applicant has received staff approval (via the DRC) up through final plat, including improvement drawings.

**Supplemental Information**

1. Vicinity Map
2. Preliminary Plat
3. Phases 3-5 Master Plan

**Applicable Ordinances**

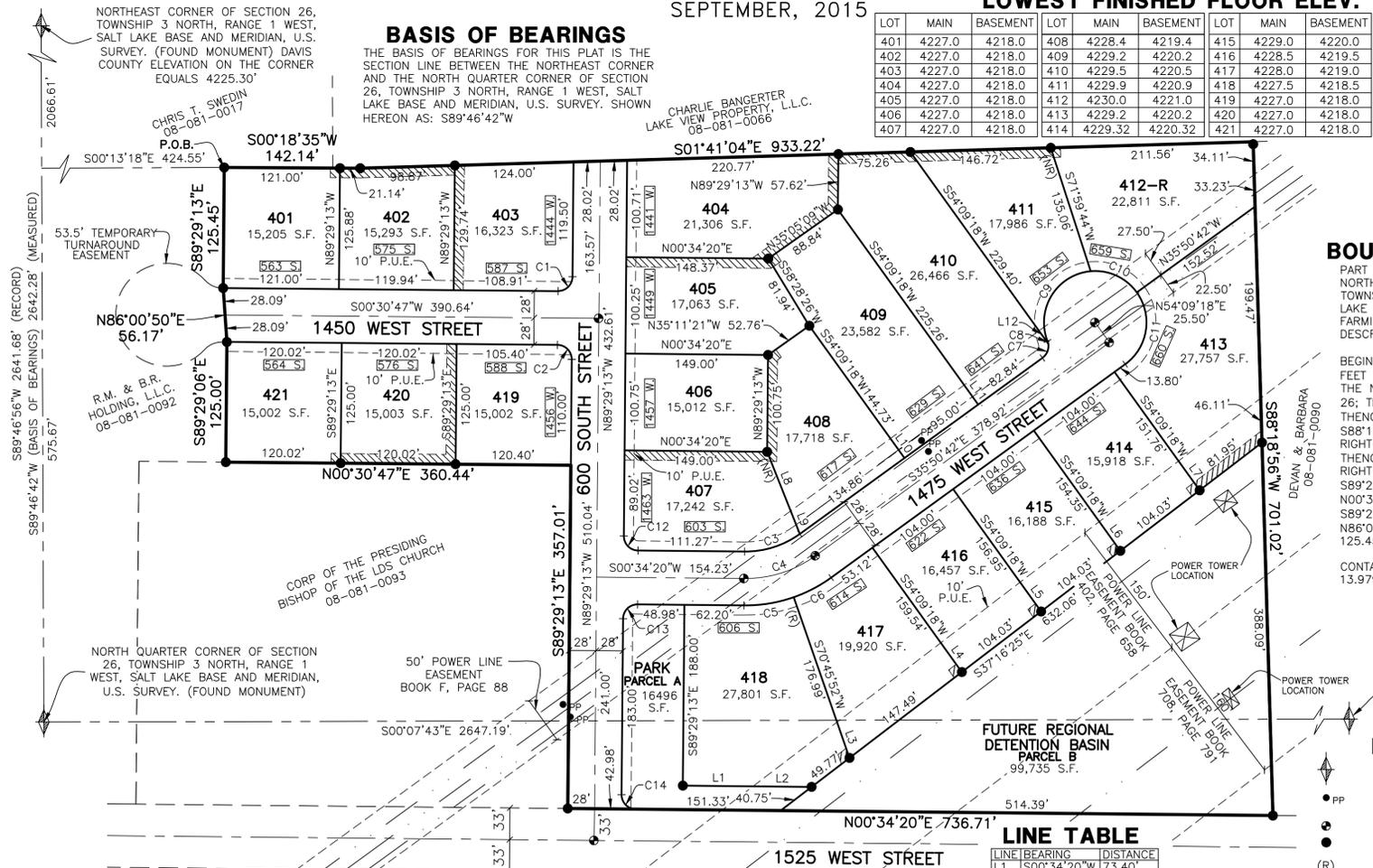
1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agricultural Zones
4. Title 11, Chapter 27 – Planned Unit Developments

# Farmington City



# CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4

A PLANNED UNIT DEVELOPMENT (P.U.D.)  
PART OF THE NORTHEAST 1/4 & NORTHWEST 1/4 OF SECTION 26, T.3N., R.1W., S.L.B.&M., U.S. SURVEY  
FARMINGTON CITY, DAVIS COUNTY, UTAH  
SEPTEMBER, 2015



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°46'42"W

### LOWEST FINISHED FLOOR ELEV.

LOT	MAIN	BASEMENT	LOT	MAIN	BASEMENT	LOT	MAIN	BASEMENT
401	4227.0	4218.0	408	4228.4	4219.4	415	4229.0	4220.0
402	4227.0	4218.0	409	4229.2	4220.2	416	4228.5	4219.5
403	4227.0	4218.0	410	4229.5	4220.5	417	4228.0	4219.0
404	4227.0	4218.0	411	4229.9	4220.9	418	4227.5	4218.5
405	4227.0	4218.0	412	4230.0	4221.0	419	4227.0	4218.0
406	4227.0	4218.0	413	4229.2	4220.2	420	4227.0	4218.0
407	4227.0	4218.0	414	4229.32	4220.32	421	4227.0	4218.0



VICINITY MAP  
SCALE: NONE

### BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FARMINGTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S89°46'42"W 2066.61 FEET AND S00°13'18"E 424.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°18'35"W 142.14 FEET; THENCE S01°41'04"E 933.22 FEET; THENCE S88°18'56"W 701.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1525 WEST STREET; THENCE N00°34'20"E ALONG SAID EAST RIGHT-OF-WAY LINE, 736.71 FEET; THENCE S89°29'13"E 357.01 FEET; THENCE N00°30'47"E 360.44 FEET; THENCE S89°29'06"E 125.00 FEET; THENCE N86°00'50"E 56.17 FEET; THENCE S89°29'13"E 125.45 FEET TO THE POINT OF BEGINNING.  
CONTAINING 608,938 SQUARE FEET AND 13.979 ACRES

### LEGEND

- SECTION CORNER
- EXISTING POWERPOLE (TO REMAIN)
- SET STREET MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- RADIAL
- NON-RADIAL
- BOUNDARY LINE
- ADJOINING PROPERTY
- 10' PUBLIC UTILITY EASEMENTS
- 10' PRIVATE DRAINAGE EASEMENTS
- ROAD CENTERLINE
- SECTION TIE LINE
- POWERLINE

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	15.00'	S44°29'13"E	90°00'00"
C2	15.00'	23.56'	21.21'	15.00'	S45°30'47"W	90°00'00"
C3	97.00'	61.65'	60.62'	31.91'	S17°38'11"E	36°25'02"
C4	125.00'	79.45'	78.12'	41.12'	S17°38'11"E	36°25'02"
C5	153.00'	52.89'	52.63'	26.71'	S09°19'54"E	19°48'28"
C6	153.00'	44.35'	44.20'	22.33'	S27°32'25"E	16°36'34"
C7	15.00'	17.01'	16.11'	9.55'	S68°19'48"E	64°58'11"
C8	15.00'	2.68'	2.67'	1.34'	N74°04'15"E	10°13'43"
C9	53.50'	98.98'	85.45'	71.00'	S88°02'38"E	105°59'56"
C10	53.50'	55.28'	52.85'	30.39'	S24°33'19"W	59°11'58"
C11	53.50'	84.04'	75.66'	53.50'	N80°50'42"W	90°00'00"
C12	15.00'	23.55'	21.20'	14.98'	S45°32'33"W	89°56'27"
C13	15.00'	23.58'	21.22'	15.02'	N44°27'27"W	90°03'33"
C14	15.00'	23.55'	21.20'	14.98'	S45°32'33"W	89°56'27"

### NOTES:

- SOILS REPORT PREPARED BY IGES, JOB NO. 00782-001, ON NOVEMBER 2, 2005 FOR SYMPHONY HOMES AND IS ON FILE AT FARMINGTON CITY
- P.U.E. 10' TYPICAL
- A PRIVATE DRAIN SYSTEM WILL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION

### DEVELOPER

SYMPHONY HOMES  
526 N. 400 W.  
NO. S.L.C. UT 84054  
(801) 298-8555

### SETBACKS

- 25' FRONT YARD
- 8'-10" SIDE YARD
- 20' SIDE CORNER YARD
- 30' REAR YARD

### WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED BY WEBER BASIN WATER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION.

### SEWER DISTRICT APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE CENTRAL DAVIS SEWER DISTRICT.

### CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE FARMINGTON CITY ATTORNEY.

### CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE FARMINGTON CITY ENGINEER.

### SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4 IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
150228  
UTAH LICENSE NUMBER  
ROBERT D. KUNZ  
REGISTERED LAND SURVEYOR  
150228-2201  
ROBERT D. KUNZ  
STATE OF UTAH

### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO DEDICATE PARCEL A TO THE HOME OWNERS ASSOCIATION TO BE USED FOR A PARK AND PARCEL B TO FARMINGTON CITY FOR A FUTURE REGIONAL DETENTION BASIN.

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

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

### ACKNOWLEDGMENT

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

### ACKNOWLEDGMENT

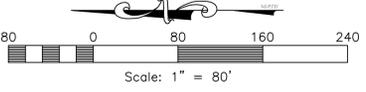
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME HE IS THE MANAGING MEMBER OF SAID BR & RM HOLDINGS, LLC AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### PROJECT INFORMATION

Surveyor: **R. KUNZ**  
Project Name: **CHESTNUT FARMS P.U.D. SUBD. 4**  
Designer: **N. ANDERSON**  
Scale: **1"=100'**  
Begin Date: **07-22-13**  
Revision: **09-17-15 C.C.**  
Checked: \_\_\_\_\_

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD  
AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR:  
\_\_\_\_\_  
DAVIS COUNTY RECORDER  
\_\_\_\_\_  
DEPUTY.



**LEGEND**

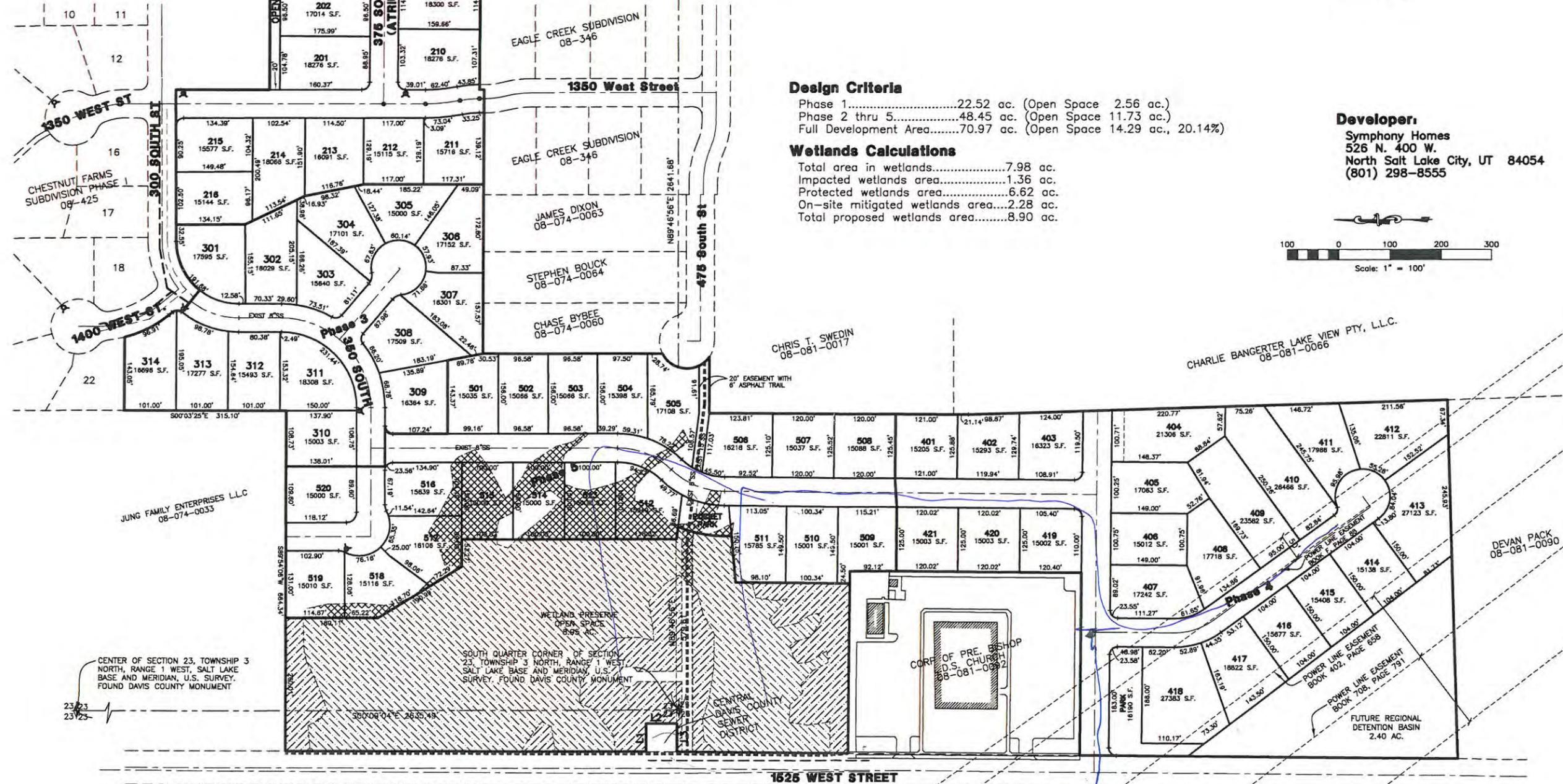
- ◆ SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ▲ EXISTING FIRE HYDRANT
- ▲ PROPOSED FIRE HYDRANT
- BOUNDARY LINE
- POWER LINES
- ROAD CENTERLINE
- - - ADJOINING PROPERTY
- - - SECTION TIE LINE
- ▨ PROTECTED WETLANDS
- ▩ IMPACTED WETLANDS
- ▧ ON-SITE MITIGATED WETLANDS

# Chestnut Farms P.U.D. Subdivision Phases 2, 3, 4 & 5

Farmington City, Davis County, Utah



Vicinity Map



**Design Criteria**

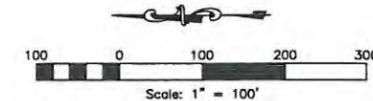
Phase 1.....22.52 ac. (Open Space 2.56 ac.)  
 Phase 2 thru 5.....48.45 ac. (Open Space 11.73 ac.)  
 Full Development Area.....70.97 ac. (Open Space 14.29 ac., 20.14%)

**Wetlands Calculations**

Total area in wetlands.....7.98 ac.  
 Impacted wetlands area.....1.36 ac.  
 Protected wetlands area.....6.62 ac.  
 On-site mitigated wetlands area.....2.28 ac.  
 Total proposed wetlands area.....8.90 ac.

**Developer:**

Symphony Homes  
 526 N. 400 W.  
 North Salt Lake City, UT 84054  
 (801) 298-8555



**Reeve & Associates, Inc.**  
 820 CHAMBERS STREET, STE. 14, OGDEN, UTAH 84403  
 TEL: (801) 821-3100 FAX: (801) 821-3000 WWW: REEVE-ASSOCIATES.COM  
 LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING

REVISIONS	DESCRIPTION
DATE	

**Chestnut Farms P.U.D.  
Phase 2, 3, 4 & 5**  
 PART OF THE NE 1/4 OF SECTION 15, T. 3N., R. 2W., S. 1B. & M., U.S. SURVEY  
 FARMINGTON CITY, DAVIS COUNTY, UTAH

**Preliminary Master Plan**

**Project Info.**

Engineer: N. Reeve  
 Designer: C. Cave  
 Begin Date: JAN. 3, 2015  
 Name: CHESTNUT FARMS SUBDIVISION  
 Number: 1864-61

# Chestnut Farms Phase 2, 3, 4 & 5

Farmington City, Davis County, Utah



## Planning Commission Staff Report December 3, 2015

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### Item 4: Pack Property Rezone

Public Hearing:	Yes
Application No.:	Z-5-15
Property Address:	1269 South 650 West
General Plan Designation:	LM (Light Manufacturing) and RRD (Rural Residential Density)
Zoning Designation:	LM&B (Light Manufacturing and Business) and AE (Agriculture Estates)
Area:	56.68 acres
Number of Lots:	n/a
Property Owner:	Brad Pack
Agent:	Nick Mingo – Ivory Homes

Request: Applicant is requesting a recommendation for the rezone of 45.76 acres of property from LM&B to AE.

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### Background Information

#### October 8<sup>th</sup> Planning Commission Staff Report:

The applicant desires to develop a mixture of single family residential home types on the Pack Property located at 650 West and approximately 1269 South. Currently, the majority of the property (48.38 acres) is zoned LM&B (Light Manufacturing and Business) while 8.3 acres of the property (on the north end, off of Glover's Lane) is zoned AE (Agriculture Estates). The applicant is proposing that 5 acres of property, on the southeast corner, near Legacy Parkway remain as LM&B and the remaining property be rezoned to LR (Large Residential).

The proposed concept plan has been included as part of this review to better inform your decision; however, the concept plan is not under review and will depend on the rezone for its realization, as well as a PUD overlay for part or whole of the project. The concept plan shows fifty-five 11,000 s.f. lots along 650 West on the western portion of the property; this would be a traditional single family product. The 6,500 s.f. lots are proposed as a senior living/patio home community tucked behind more traditional single family residential development. Along Doberman Lane, the applicant is proposing twenty-six 14,500 s.f. lots across Glover's Lane from the future high school.

The general plan designation for this property may also need to be changed from LM (Light Manufacturing) and RRD (Rural Residential Density) as the LR zone designation is usually tied to the LDR (Low Density Residential) general plan designation. Currently, both the LR zone and LDR general plan designation are only found east of the I-15 corridor, and this rezone would be setting a precedent. As part of this approval, normally staff would also be doing a general plan amendment to reflect the zone change. However, prior to going through a general plan amendment staff wanted some direction on the rezone to gauge the Planning Commission's stance on the potential for this to go through the approval process.

Perhaps more impactful is the rezone of the LM&B zone and amendment of the LM general plan designation. The LM&B zone was established to provide for specific uses not permitted in other parts of the city, including: light industrial, manufacturing, and sexually oriented businesses. The risk of rezoning portions of the LM&B zone to LR is that once that zoning designation is gone, it will be very difficult to get back, unless the city boundary expands south. The growth of this zone has been slow, due in part to the types of uses, and to its location (there is no close freeway access that industrial and manufacturing uses depend on). The issue before the Commission is whether they are willing to reduce the size of the LM&B zone and thus limit the potential for future industrial and manufacturing uses within Farmington, or whether they want to keep the LM&B zone intact for future development of this kind in this location as was designated by a previous City Council as a suitable place for LM&B uses.

The following is a summary of the October 8<sup>th</sup> Planning Commission:

Staff presented the Planning Commission with three alternative suggested motions, with findings for each alternative, this allowed the commissioners to have an informed and guided discussion and to make a recommendation on which alternative they felt would guide the City in the right direction. This notwithstanding, staff suggested that the alternative for denial was the preferred motion, based on the LM&B zone being the only zone within the city for "backyard uses" and rezoning this to LR would reduce the availability of LM&B zone by half. Additionally, there are currently no single family residential zones (R, LR, S, LS) on the west-side of the freeway. The applicant made the argument that this is not a good location for the LM&B zone because it has no freeway access and single family residential, particularly a senior housing community (patio style homes) would be a better fit, and would be a good use for this land. The Planning Commission ultimately felt that more information was needed before an informed recommendation could be made, and the commission tabled the item until the applicant could provide more information on the floodplain issues, a traffic study, and whether the site could be feasibly serviced by both sanitary sewer and culinary water. Additionally, the commission felt that it would be prudent to consider the amendment to the General Plan concurrently,

November 19<sup>th</sup> Planning Commission staff report:

Since the October 8<sup>th</sup> meeting, the applicant performed all of the requested studies reviewing the potential impacts from a development on this site. The relevant portions of the traffic study have been included as attachments for your review, the floodplain as determined by the 4218' elevation line is in exactly the same spot as was previously shown at the prior meeting, and both Central Davis Sewer and the City Engineer sent the applicant emails stating that there is capacity and the necessary infrastructure of sewer and water to service the proposed development.

One remaining policy question that looms on this particular application is not only the larger question of whether to shrink the LM&B zone significantly, and to replace with residential uses, but how that may

potentially affect the City's ability to allow for sexually oriented businesses (SOBs). Staff has included Chapter 34 of the Zoning Ordinance for your reference. Section 11-34-020(2)(a)(ii) states that "No sexually oriented business shall be located within one hundred (100) feet of any residential use located within the LM&B zone, or within four hundred (400) feet of any residential use outside the LM&B zone or residential zoning boundary." If this rezone occurs, will this change essentially outzone sexually oriented businesses? We have placed attachments in the staff report illustrating the potential effects that this zone change could have on SOBs.

The following is a summary of the November 19<sup>th</sup> Planning Commission:

The applicant revised their rezone application to change the LM&B zone to AE instead of LR, and subsequently the applicant will also need to amend the General Plan designation from LM to RRD (Rural Residential Density) instead of LDR (Low Density Residential). The applicant provided a yield plan showing 79 lots instead of 129 lots as was previously proposed; the proposal may have resulted in a 20% bonus or 94 total lots if approved as part of a conservation subdivision or PUD, we do not know yet which designation the applicant will be pursuing. While the applicant has provided the revised yield plan, until a concept plan was submitted and preliminarily reviewed by staff and the Planning Commission, staff recommended that the public hearing be continued until a date certain. The Planning Commission followed staff's recommendation and continued the public hearing until December 3<sup>rd</sup>.

December 3<sup>rd</sup> Planning Commission staff report:

Since the November 19<sup>th</sup> Planning Commission, the applicant has provided a revised concept plan showing 90 lots, with the open space requirement being met on the southern portion of the property. The applicant is proposing to keep 12.19 acres of property as LM&B, primarily in the western portion and the southeast corner of the project area. The revised concept plan also takes into account vicinity statistics in regard to SOBs and the Chapter 34 requirement that all SOBs have to be 400' of any residential area. City Staff calculated the total area that Farmington will be at build-out (or once all areas that are declared as annexation declaration areas have been annexed) to be approximately 7,108.6 acres; therefore the 10 percent of 1 percent needed for SOBs beyond 400 feet of any residential use outside of the LM&B zone or residential zoning boundary is 7.1 acres. The revised concept plan shows that the available land for potential SOBs far exceeds the 7.1 acres, at 27.6 acres.

One additional consideration that was not taken into account was a discrepancy between the proposed concept plan and the yield plan. The areas that the applicant is proposing as LM&B cannot count towards the yield plan, thus 12 lots along 650 West that are proposed as LM&B zone would be lost and 1 lot (36) would also be lost. Additionally, 3 of the 6 lots (38-43) will go away because the 4218 line bisects the lots and the proposed configuration won't work. However, if the applicant wishes to, he can remove the LM&B rezone designation along 650 West and seek to rezone that to AE bringing his total lot count on the yield plan to 75 and still affording him the ability to construct 90 homes as has been proposed on the concept plan. This solution would still allow enough space to accommodate 7.1 acres of land for SOBs, however, it would place residential directly across 650 West from LM&B and it becomes a policy question: is the City comfortable removing the LM&B zoning designation along 650 West where it already exists and abuts a major road? If the Planning Commission is comfortable with this change, prior to this matter going before the City Council, the applicant will need to amend the concept plan and yield plan to show these changes. Additionally, the requested area for rezone will change and the application may need to be amended.

### **Suggested Motion**

Move that the Planning Commission recommend that the City Council deny the zoning map amendment.

### **Findings for Denial**

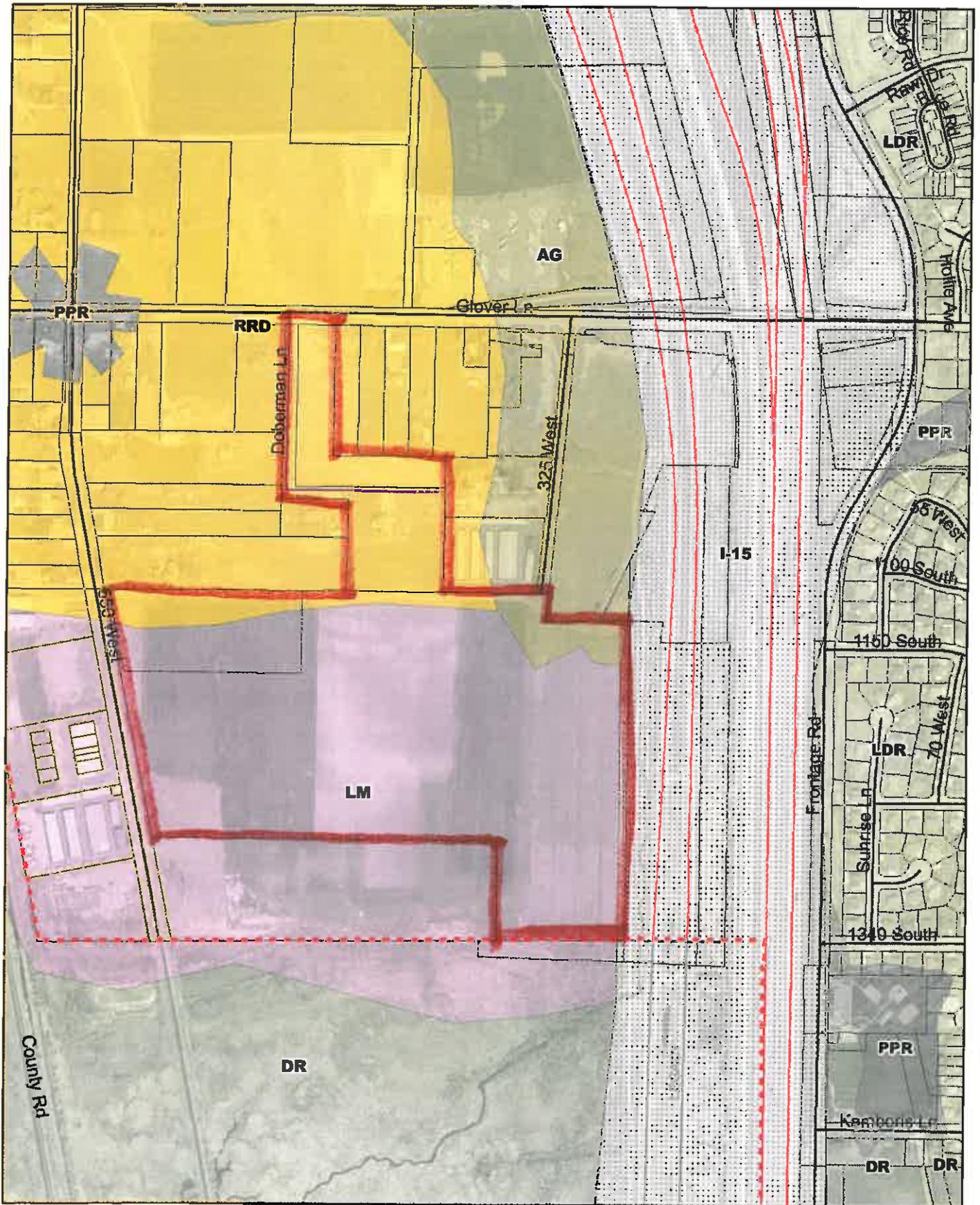
1. Rezoning the LM&B zone would reduce the area for this necessary zoning designation and could potentially hamstring the City in the future if there wasn't enough space for these types of uses to develop in the future.
2. Rezoning the property would allow for residential abutting existing LM&B uses, including warehousing, self-storage, a heavy machinery storage yard, etc.
3. In order for the applicant to get the number of housing units proposed in the concept plan, the LM&B zone along 650 West will also need to be rezoned to AE; this changes the nature of the application and further reduces the LM&B zone even further than the original application. Having the LM&B zone along 650 West makes sense as it abuts a major road and is directly adjacent to existing LM&B uses. Either the applicant will need to revise his application (the concept plan, yield plan, and desired area for rezone), or revise his yield plan and lose 16 yield lots, taking his highest possible density on the concept plan to 75 lots.

### **Supplemental Information**

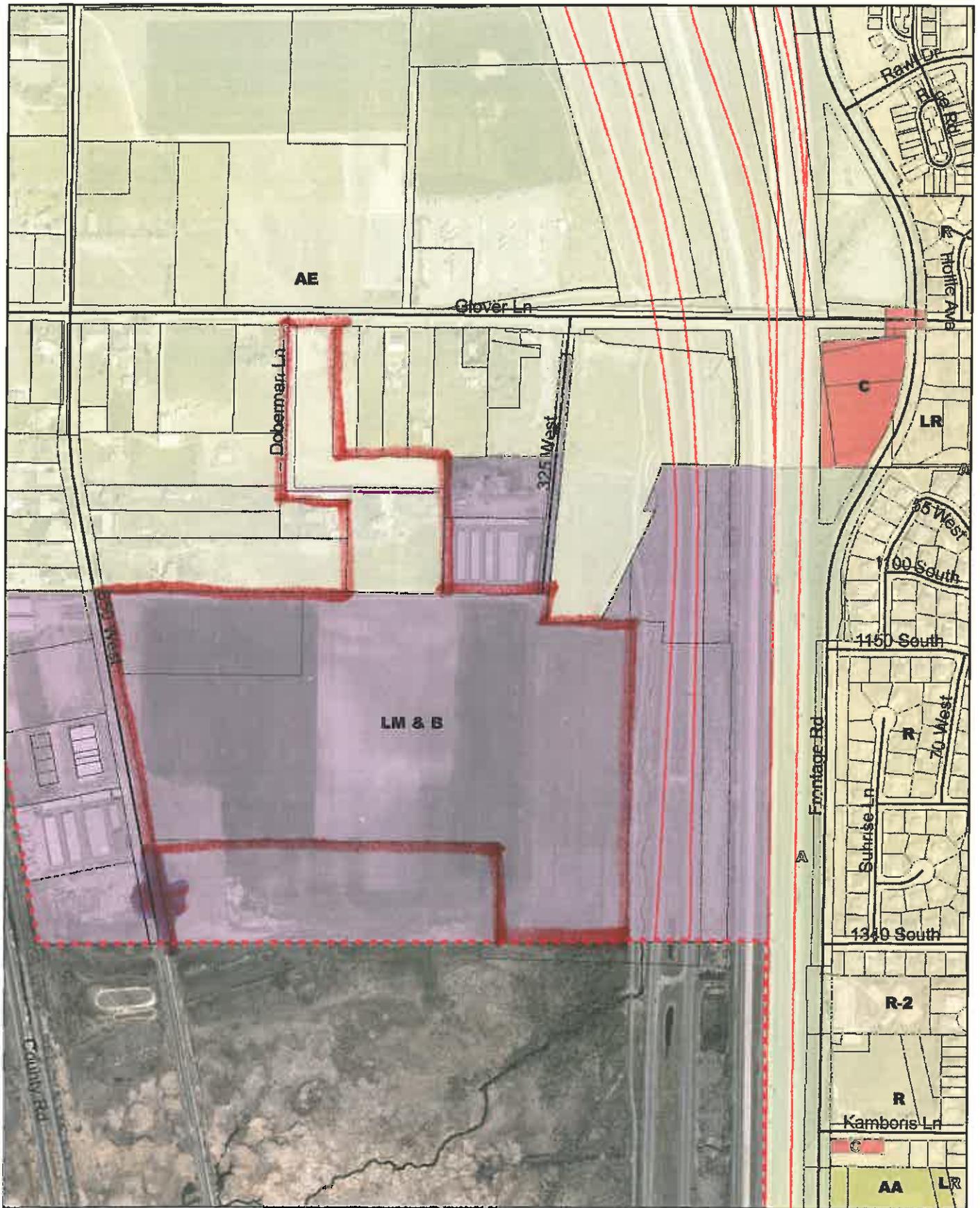
1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Current Proposed Concept Plan
5. Yield Plan
6. Narrative
7. Executive Summary and Results of Traffic Impact Study
8. SOB Attachments including Chapter 34 of the Zoning Ordinance
9. Chapter 12 of the General Plan regarding Industrial Development



# Farmington City



# Farmington City



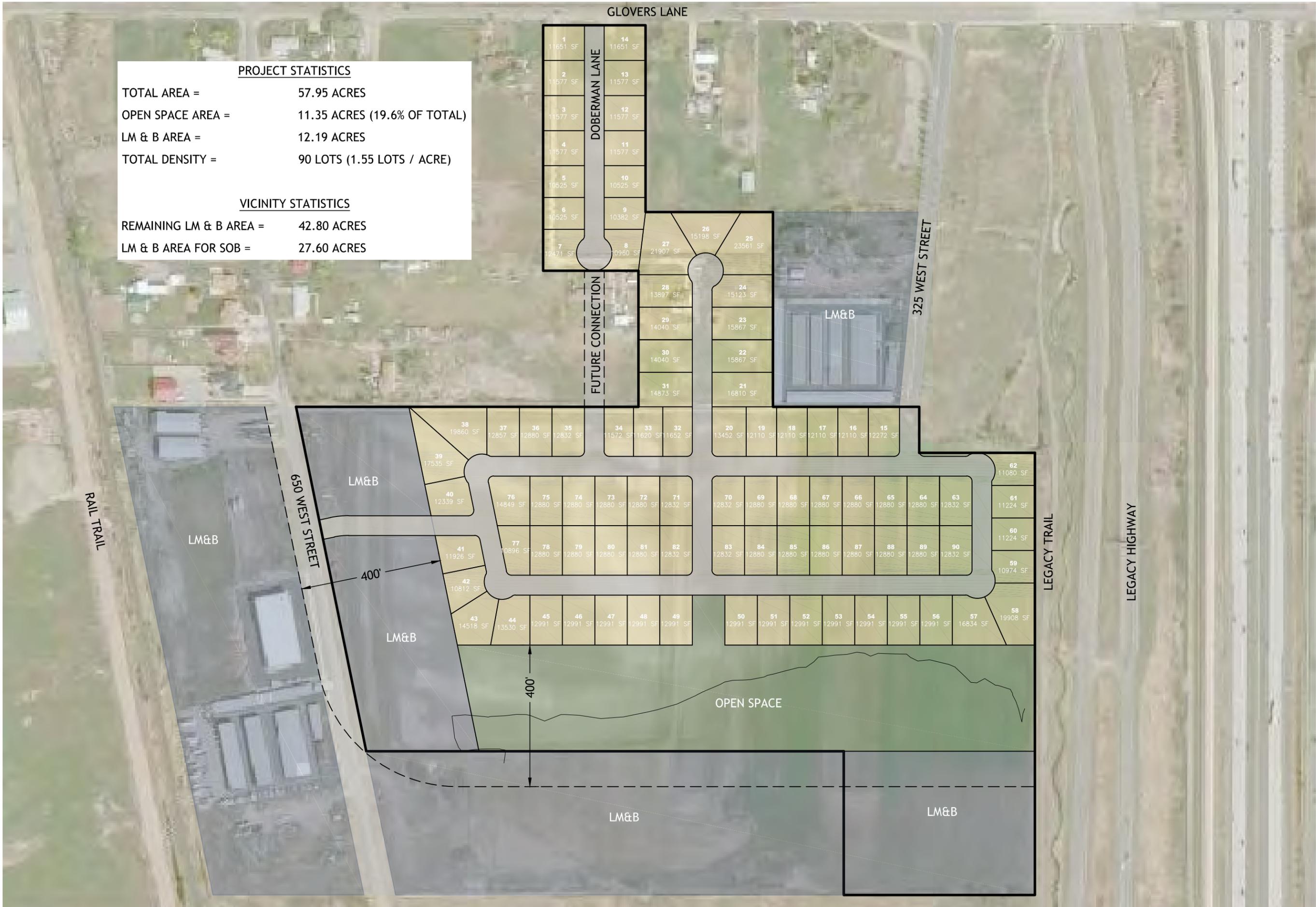


SCALE  
1"=250'

PROJECT STATISTICS	
TOTAL AREA =	57.95 ACRES
OPEN SPACE AREA =	11.35 ACRES (19.6% OF TOTAL)
LM & B AREA =	12.19 ACRES
TOTAL DENSITY =	90 LOTS (1.55 LOTS / ACRE)

VICINITY STATISTICS	
REMAINING LM & B AREA =	42.80 ACRES
LM & B AREA FOR SOB =	27.60 ACRES



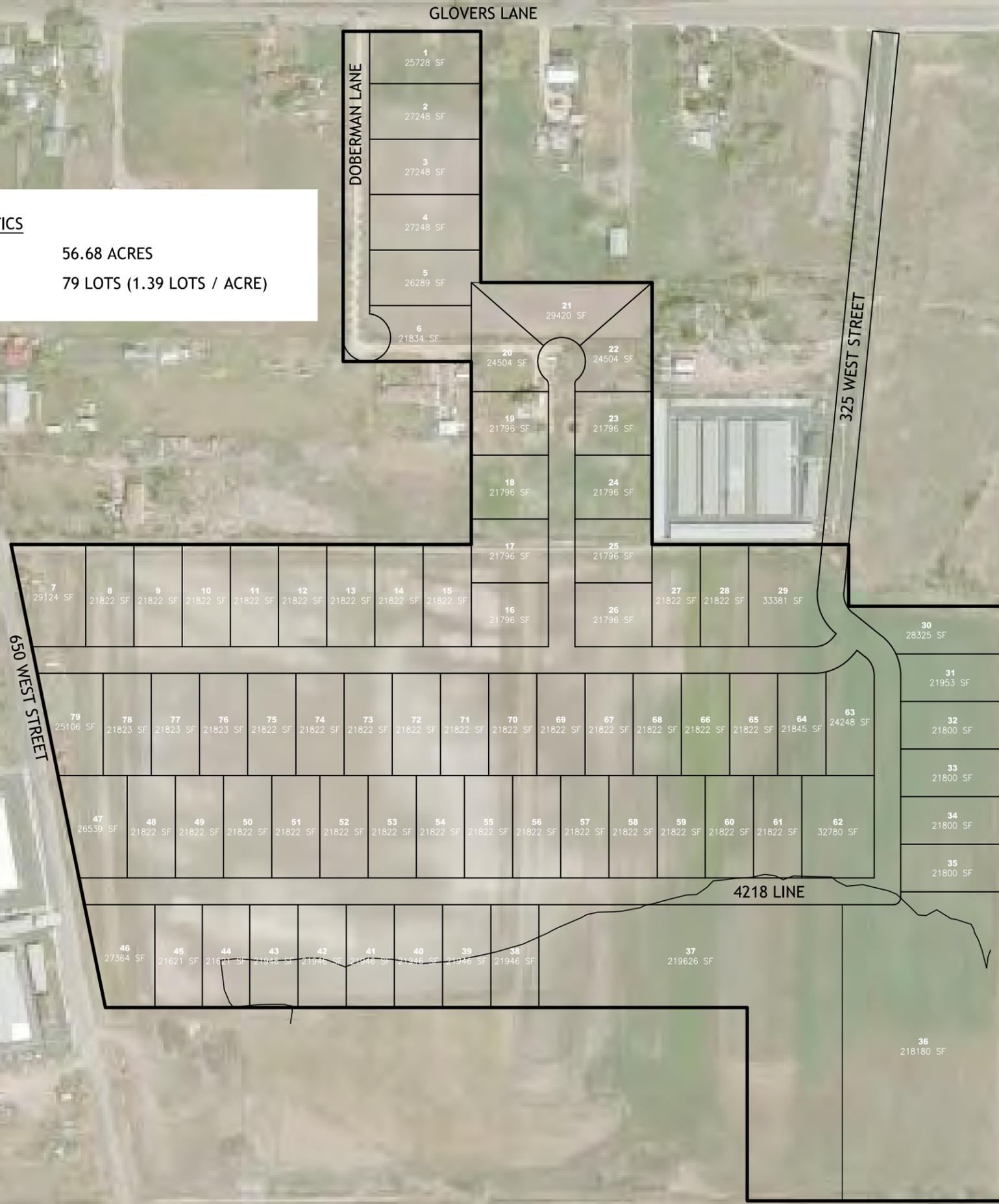
# IVORY HOMES - Concept Plan



SCALE  
1"=250'

**PROJECT STATISTICS**

TOTAL AREA = 56.68 ACRES  
TOTAL DENSITY = 79 LOTS (1.39 LOTS / ACRE)



**IVORY HOMES - Yield Plan**



978 Woodoak Lane  
Salt Lake City, UT 84117

801-747-7440  
fx 801-747-7091

August 27, 2015

David Petersen  
Community Development Director  
160 S. Main Street  
Farmington, UT 84025

***Re: General Plan Amendment and Zone Change Application***

Dear David:

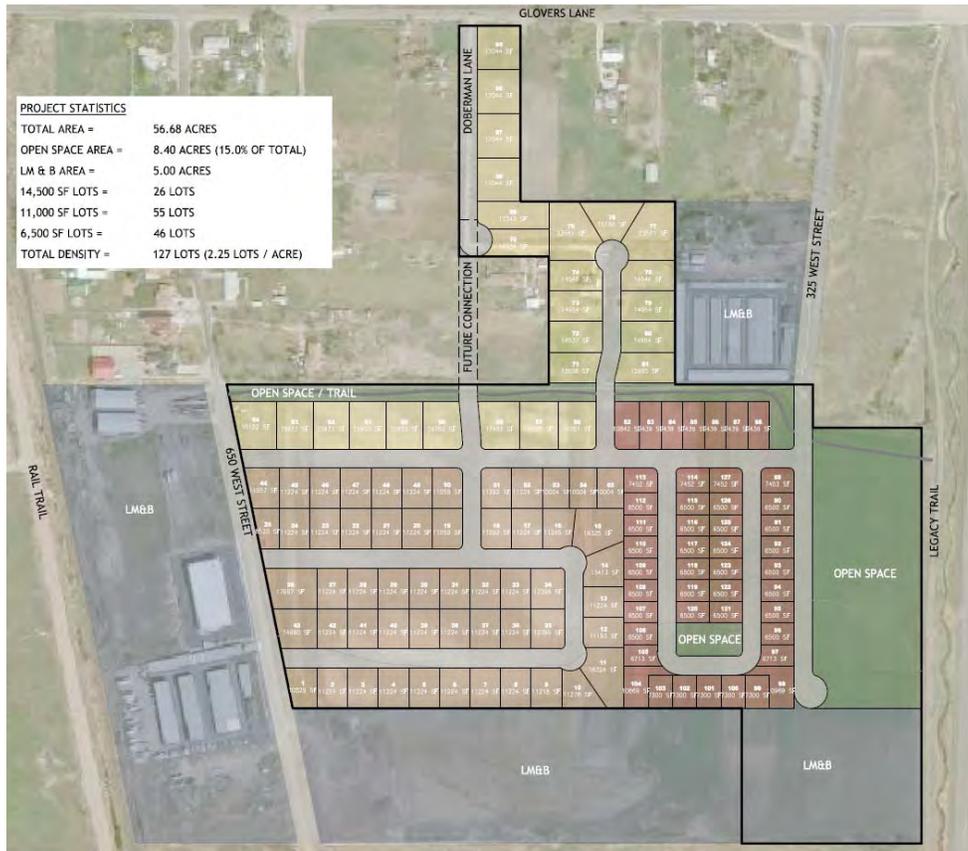
The purpose of the requested General Plan Amendment and Zone Change is to propose a mixed use master planned community that would include an estate single family home community, a maintenance free active adult community, a light manufacturing and business park, along with 9 acres of open space. Please feel free to contact me with any questions during the review process.

Regards,

Bryon Prince  
Ivory Development  
978 East Woodoak Lane  
SLC, UT 84117  
(801) 520-9155  
[bprince@ivoryhomes.com](mailto:bprince@ivoryhomes.com)

# Farmington Park

## Traffic Impact Study



# Farmington, Utah

## November 2015

UT15-798

## **EXECUTIVE SUMMARY**

This study addresses the traffic impacts associated with the proposed Farmington Park project located in Farmington, Utah. The proposed project will be located south of Glovers Lane and east of 650 West (Tippetts Lane).

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site. Future 2020 conditions are also analyzed.

### **TRAFFIC ANALYSIS**

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

#### **Existing (2015) Background Conditions Analysis**

Hales Engineering performed weekday morning (7:00 to 9:00 a.m.), afternoon (2:00 to 4:00 p.m.), and p.m. (4:00 to 6:00 p.m.) peak period traffic counts at the following intersections:

- 650 West (Tippetts Lane) / Glovers Lane
- 325 West / Glovers Lane
- East I-15 Frontage Road / Glovers Lane
- 200 East / Glovers Lane

These counts were performed on Wednesday, October 28, 2015. The a.m. peak hour was determined to be between the hours of 7:45 and 8:45 a.m., the afternoon peak hour was between 3:00 and 4:00 p.m. and the p.m. peak hour between 5:00 and 6:00 p.m. The p.m. peak hour traffic volumes were found to be approximately 42 percent higher than the a.m. traffic volumes and approximately 29 percent higher than the afternoon traffic volumes. Therefore, the p.m. peak hour volumes were used for analysis to represent the worst-case conditions.

As shown in Table ES-1, all intersections are operating at level of service A during the p.m. peak hour. No significant queuing was observed.

#### **Project Conditions Analysis**

The proposed land use for the site has been identified as follows:

- Single Family Homes: 127 dwelling units

The projected trip generation for the development is as follows:

- Daily: 1,310
- a.m. Peak Hour Trips: 100
- p.m. Peak Hour Trips: 132

#### **Existing (2015) Plus Project Conditions Analysis**

As shown in Table ES-1, all of the study intersections are anticipated to continue to operate at levels of service A during the p.m. peak hour. No significant queueing is anticipated.

#### **Future (2020) Background Conditions Analysis**

As shown in Table ES-1, all of the study intersections are anticipated to continue to operate at levels of service A during the p.m. peak. No significant queueing is anticipated.

#### **Future (2020) Plus Project Conditions Analysis**

As shown in Table ES-1, all study intersections are anticipated to continue to operate at level of service A during the p.m. peak hour. No significant queueing is anticipated.

#### **Future (2020) Plus Adjacent Project Conditions Analysis**

As shown in Table ES-1, all study intersections are anticipated to continue to operate at level of service A during the p.m. peak hour. No significant queueing is anticipated.

## **RECOMMENDATIONS**

The following mitigation measures are recommended:

#### **Existing (2015) Background Conditions Analysis**

No mitigation measures are recommended.

#### **Existing (2015) Plus Project Conditions Analysis**

No mitigation measures are recommended.

#### **Future (2020) Background Conditions Analysis**

No mitigation measures are recommended.

#### **Future (2020) Plus Project Conditions Analysis**

No mitigation measures are recommended.

**Future (2020) Plus Adjacent Project Conditions Analysis**

No mitigation measures are recommended.

<b>TABLE ES-1 P.M. Peak Hour Farmington Park TIS</b>					
Intersection	Projected 2015 Background	Projected 2015 Plus Project	Future 2020 Background	Future 2020 Plus Project	Future 2020 Plus Adjacent Project
Description	LOS (Sec/Veh <sup>1</sup> )	LOS (Sec/Veh <sup>1</sup> )	LOS (Sec/Veh <sup>1</sup> )	LOS (Sec/Veh <sup>1</sup> )	LOS (Sec/Veh <sup>1</sup> )
650 West (Tippetts Lane) / Glovers Lane	<b>A (8.2) / SB</b>	<b>A (8.9) / SB</b>	<b>A (8.9) / SB</b>	<b>A (9.9) / SB</b>	<b>C (21.2) / SB</b>
325 West / Glovers Lane	<b>A (3.4) / NB</b>	<b>A (3.8) / NB</b>	<b>A (4.4) / NB</b>	<b>A (4.3) / NB</b>	<b>A (5.3) / NB</b>
I-15 Frontage Road / Glovers Lane	<b>A (7.2)</b>	<b>A (7.6)</b>	<b>A (8.0)</b>	<b>A (8.5)</b>	<b>B (10.4)</b>
200 East (SR-106) / Glovers Lane	<b>A (5.5) / EB</b>	<b>A (5.8) / EB</b>	<b>A (8.6) / EB</b>	<b>A (9.1) / EB</b>	<b>B (10.2) / EB</b>
Doberman Lane / Glovers Lane <sup>2</sup>	-	<b>A (0.7) / NB</b>	-	<b>A (0.7) / NB</b>	<b>A (9.4) / SB</b>
Street 1 / 650 West (Tippetts Lane) <sup>2</sup>	-	<b>A (2.6) / WB</b>	-	<b>A (2.7) / WB</b>	<b>A (2.7) / WB</b>
Street 2 / 650 West (Tippetts Lane) <sup>2</sup>	-	<b>A (2.5) / WB</b>	-	<b>A (2.7) / WB</b>	<b>A (2.7) / WB</b>
Street 3 / 650 West (Tippetts Lane) <sup>2</sup>	-	<b>A (2.9) / WB</b>	-	<b>A (3.3) / WB</b>	<b>A (2.6) / WB</b>
HS Access 2 / Glovers Lane <sup>2</sup>	-	-	-	-	<b>A (6.9) / SB</b>

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for signalized and all-way stop controlled intersections and the worst approach for all other unsignalized intersections.

2. This is a project intersection and is only analyzed in the plus project scenarios.

Source: Hales Engineering, November 2015

**SUMMARY OF KEY FINDINGS/RECOMMENDATIONS**

The following is a summary of key findings and recommendations:

- All study intersections currently operate at level of service A.
- With project traffic added to the roadway network, all intersections are anticipated to continue to operate at level of service A.
- In future (2020) background conditions, all study intersections are anticipated to continue to operate at level of service A.
- With project traffic added to the roadway network under future 2020 conditions, all intersections are anticipated to continue to operate at level of service A.

- With traffic from the planned high school added to the future 2020 plus project traffic, all intersections are anticipated to operate at acceptable levels of service.
- No mitigation measures are recommended.

## CHAPTER 34

### SEXUALLY-ORIENTED BUSINESSES

- 11-34-010 Purpose.
- 11-34-020 Location of Businesses-Restrictions.
- 11-34-030 Effect on Non-Conforming Businesses.
- 11-34-040 Signs.
- 11-34-050 Definitions.

#### 11-34-010 Purpose.

The purpose and objective of this Chapter is to establish reasonable and uniform regulations to prevent the concentration of sexually-oriented businesses or their location in areas deleterious to the City, regulate the signage of such businesses, control the adverse affects of such signage, and prevent inappropriate exposure of such businesses to the community. This Chapter is to be construed as a regulation of time, place, and manner of the operation of these businesses, consistent with the United States and Utah Constitutions.

#### 11-34-020 Location of Businesses-Restrictions.

- (1) Outcall services shall only be allowed in areas zoned Light Manufacturing and Business LM&B.
- (2) Sexually-oriented businesses, except outcall services, shall only be allowed as a conditional use in areas zoned Light Manufacturing and Business LM&B subject to the following additional restrictions:
  - (a) No sexually-oriented business shall be located:
    - (i) within one thousand (1,000) feet of any school, public park, library, or religious institution;
    - (ii) within one hundred (100) feet of any residential use located within the LM&B zone, or within four hundred (400) feet of any residential use outside the LM&B zone or residential zoning boundary; or
    - (iii) within four hundred (400) feet of any other sexually-oriented business, except outcall services.
  - (3) Distance requirements between structures and uses specified in this Section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property boundaries of the school, public park, religious or cultural activity, residential use, or other sexually-oriented business, or from the right-of-way line of a gateway to the structure of the sexually-oriented business.
  - (4) Distance requirements from zoning districts for this Section shall be measured in

a straight line, without regard to intervening structures or zoning districts, from the closest zoning boundary of a residential or agricultural district to the sexually-oriented business structure.

**11-34-030 Effect on Non-Conforming Businesses.**

All existing legal, non-conforming sexually-oriented businesses, as of the effective date of the ordinance codified in this Chapter, or any amendment hereto, shall comply with the provisions of this Chapter within nine (9) months from the date this ordinance is enacted.

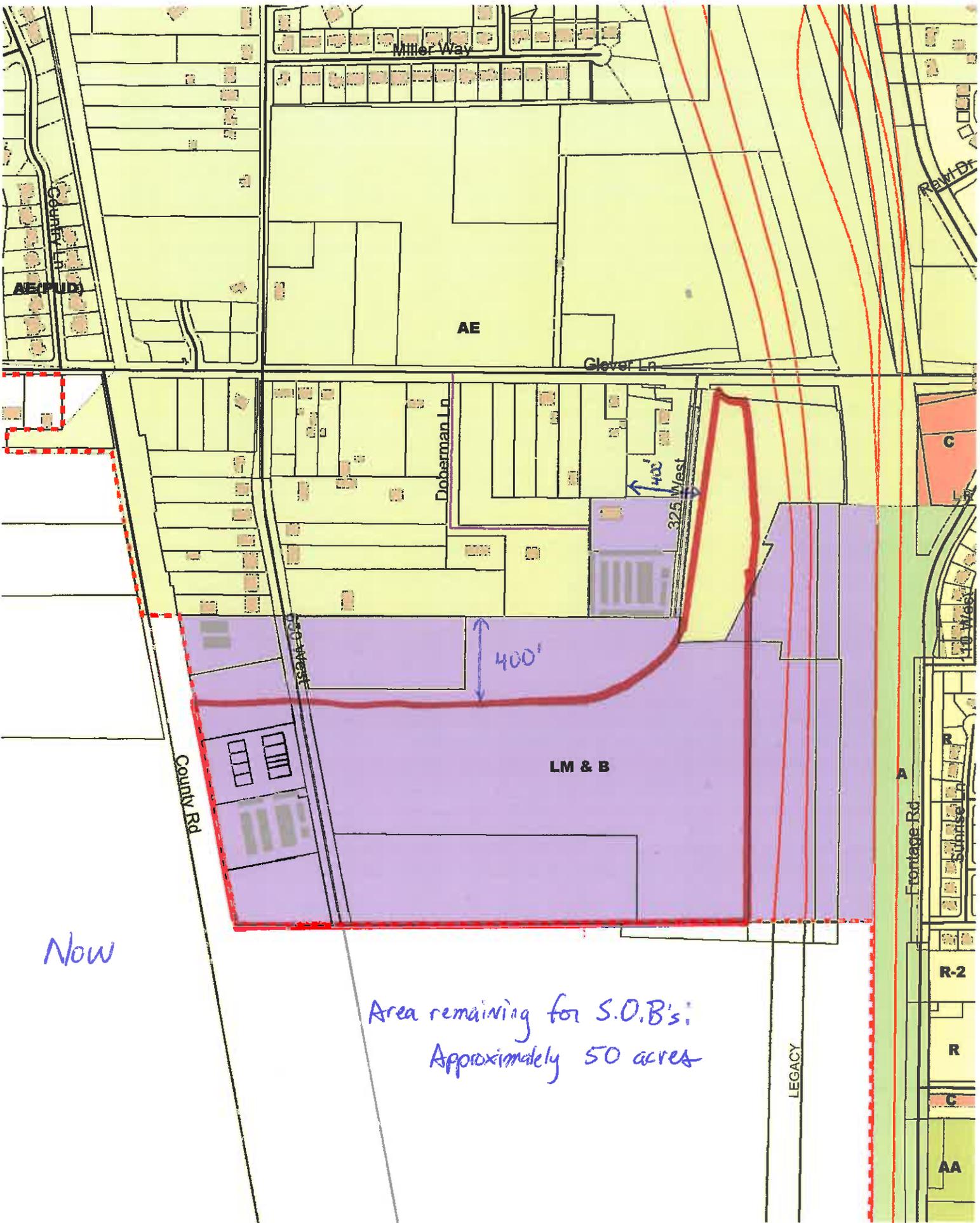
**11-34-040 Signs.**

Notwithstanding anything contrary to the Farmington City Sign Regulations or other applicable City Ordinances, the more restrictive requirements for signs shall prevail. Signs for sexually-oriented businesses shall be limited as follows:

- (1) No more than one (1) exterior sign shall be allowed.
- (2) No sign shall be allowed to exceed eighteen (18) square feet.
- (3) No animation shall be permitted on or around any sign or on the exterior walls or roof of such premises.
- (4) No descriptive art or designs depicting any activity related to or inferring the nature of the business shall be allowed on any sign. Said signs shall contain alphanumeric copy only.
- (5) Only flat wall signs and/or awning signs shall be permitted.
- (6) Painted wall advertising shall not be allowed.
- (7) Other than the signs specifically allowed by this Chapter, the sexually-oriented business shall not attach, construct, or allow to be attached or constructed any temporary sign, banner, light, or other device designed to draw attention to the business location.

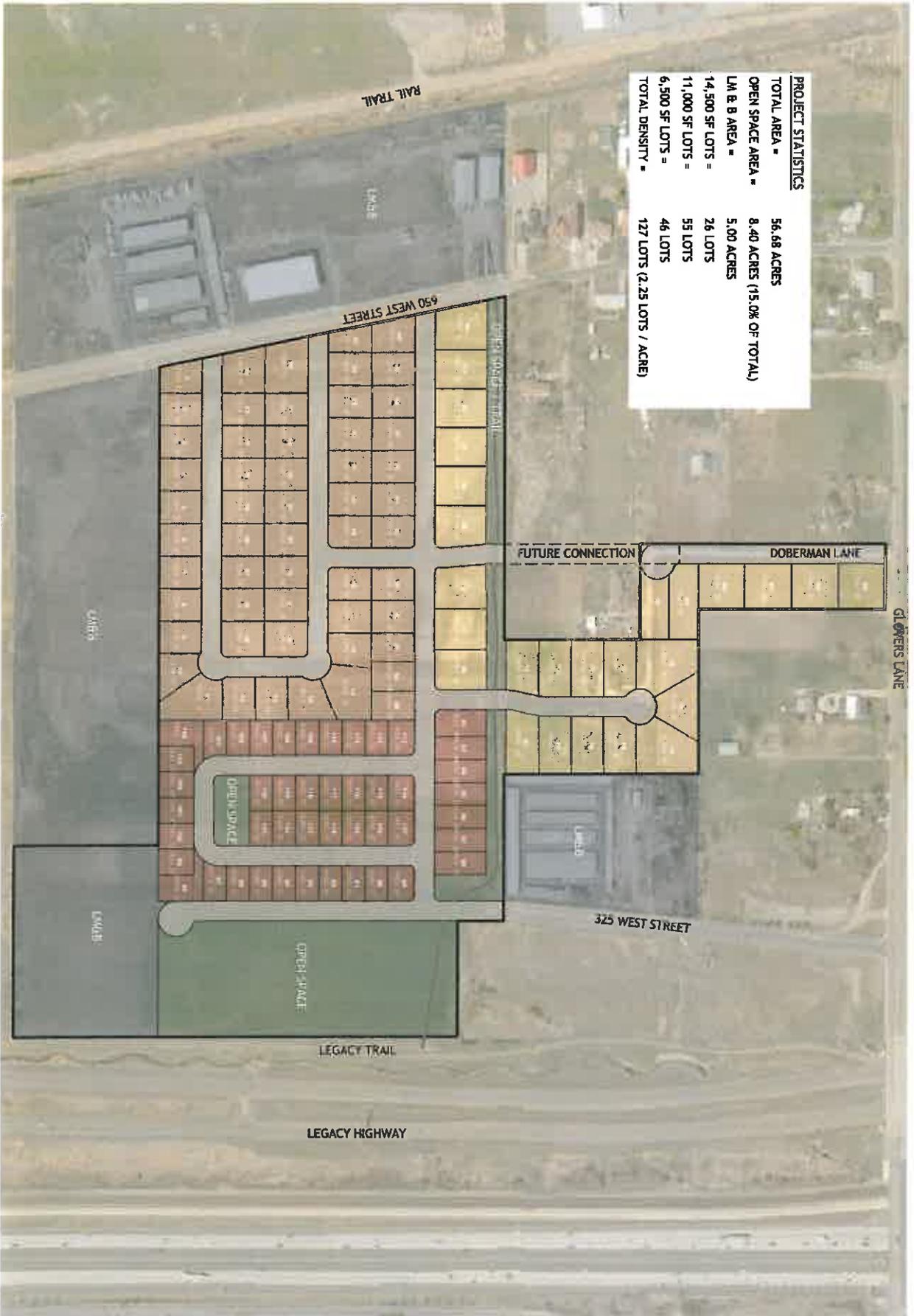
**11-34-050 Definitions.**

Terms involving sexually-oriented businesses which are not defined in this Title shall have the meanings set forth in Chapter 4 of the Businesses Regulations regarding Sexually-Oriented Businesses.



Now

Area remaining for S.O.B.'s:  
Approximately 50 acres

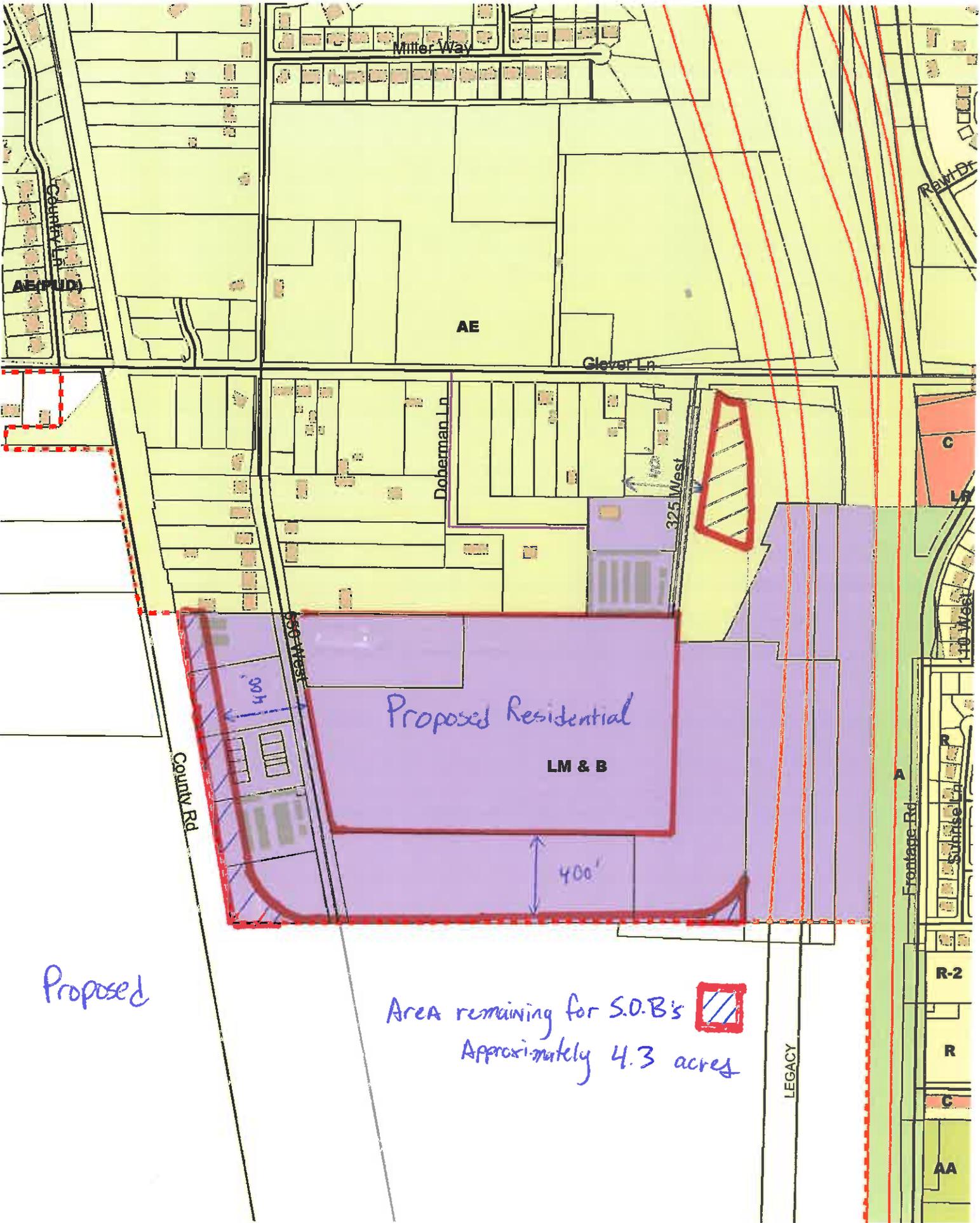


PROJECT STATISTICS	
TOTAL AREA =	56.68 ACRES
OPEN SPACE AREA =	8.40 ACRES (15.0% OF TOTAL)
LM & B AREA =	5.00 ACRES
14,500 SF LOTS =	26 LOTS
11,000 SF LOTS =	55 LOTS
6,500 SF LOTS =	46 LOTS
TOTAL DENSITY =	127 LOTS (2.25 LOTS / ACRE)

*Proposed*

# IVORY HOMES - Concept Plan





Miller Way

AE/PUD

AE

Glevel Ln

Doberman Ln

325 West

Proposed Residential

LM & B

400'

400'

County Rd

50 West

Frontage Rd

R-2

R

C

AA

LEGACY

Proposed

Area remaining for S.O.B.'s   
Approximately 4.3 acres

## CHAPTER 12

### INDUSTRIAL DEVELOPMENT

Although there are a couple of areas in Farmington that are zoned for industrial use, there has never been a strong emphasis on this type of development in past General Plans. One reason for this is that, although there are large vacant tracts of land available, there is not adequate infrastructure to support significant industrial development on those tracts. Another reason is that, as discussed in the previous chapter, it is the desire of the City's residents to limit non-residential development in order to maintain the rural residential atmosphere of the City.

In spite of this, the West Farmington Master Plan, developed in 1986-87, designated an area west of I-15 near the Burke Lane interchange for industrial use. This includes and expands the larger of the two existing industrial zones. With the redesign of the interchange, and the extension of a road into West Farmington from the interchange to provide better access, this appears to have a better use with master planned commercial development. Therefore, another area south of Glovers Lane should be considered for light manufacturing uses, and related businesses.

The second existing industrial zone is located at 250 South on the West side of I-15. There appears to be no logical explanation for the zoning of this small, isolated, parcel.

#### Recommendations:

1. Future industrial development should be confined to the area in southwest Farmington adjacent to Centerville's industrial zone. In order to create a transition from industrial uses to residential uses which are anticipated north of this area, a buffer zone should be established between industrial zoning and Glover Lane.
2. The existing industrial zone on 250 South should be repealed.
3. Any future industrial development should be "light" industrial. Light industrial uses are considered to be those in which all fabrication and manufacturing is done entirely within an enclosed building, where there is little if any particulate emission resulting from the use, and where there is little if any outside storage.
4. Industrial development should occur in an aesthetically pleasing environment,

preferably as planned industrial parks. Design standards for landscaping, buffering, and architecture should be similar to the standards for commercial development.

5. Establish minimum setback standards from streets and residential boundaries in industrial zones for buildings and storage/service areas. Require these setback areas to be completely landscaped.