


# Farmington City Planning Commission

# March 21, 2019

FARMINGTON CITY

HISTORIC BEGINNINGS • 1847

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

# AGENDA
## PLANNING COMMISSION MEETING

**March 21, 2019**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah
Study Session: 6:30 p.m. - Conference Room 3 (2nd Floor)
**Regular Session: 7:00 p.m. - City Council Chambers (2nd Floor)**

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

7:05 1. Minutes
7:10 2. City Council Report

**SUBDIVISION**

7:25 3. Brock Johnston/ Miller Meadows Phase 7 -Applicant is requesting final plat approval for a one lot subdivision (3.59 acres) located at approximately 575 South 650 West in an AE (Agriculture Estates) zone. (S-25-18)

**CONDTIONAL USE/SITE PLAN:**

7:40 4. S. David Clarke/Brookside Senior Living (Public Hearing) - Applicant is requesting site plan approval for Brookside Senior Living, a part of the Brookside Hollow Subdivision, located at 411 S. 200 West, in a BP (Business Park) zone. (C-5-19). Item was continued from March 7th.

**ZONE TEXT AMENDMENT**

7:55 5. Jordan Sorensen - (Continued) Applicant is requesting a Zone Text Amendment for Section 11-24-210 regarding small auto dealership standards related to lot Size, etc. (Z-6-18)

**OTHER:**

8:15 6. Miscellaneous, correspondence, etc.
   a. Discussion Item: Moderate Income Housing Plan: 23 Items
   b. Other

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: March 18, 2019*

Meagan Booth
City Planner

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# FARMINGTON CITY
# PLANNING COMMISSION
**MARCH 7, 2019**

**STUDY SESSION**

*Present: Commission members Connie Deianni, Shawn Beus, Roger Child, Rulon Homer, Amy Shumway, Greg Wall, Mike Plaizier; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar*

*Excused: Russ Workman*

**Conditional Use/Site Plan:**

**3. Joshua G Vaughan (Public Hearing) - Applicant is requesting conditional use approval for an ADU (Accessory Dwelling Unit) at 177 East 200 North in the OTR (Original Townsite Residential) zone. (C-3-19)**

**Meagan Booth** said the additional building already exists on the lot. It has been used as a movie viewing space in the past so it will need to go through the building permit process to be remodeled assuming the use is approved by the Planning Commission.

**Greg Wall** asked if the accessory building meets setback and parking requirements to which **David Petersen** said yes, it does.

**Greg Wall** asked if this will be able to be rented for profit. **Roger Child** said no, it could not legally be rented for profit by the owners.

**4. S. David Clarke/Brookside Senior Living (Public Hearing) - Applicant is requesting site plan approval for Brookside Senior Living, a part of the Brookside Hollow Subdivision, located at 411 S. 200 West, in a BP (Business Park) zone. (C-5-19)**
**Please note: Applicant has requested a continuation of this item until the March 21ˢ meeting.**

**Miscellaneous/Correcpondnce**

**5. Small Auto Dealerships**

The Planning Commission discussed municipal code section 11-28-210, which states that no more than 3 cars may be sold on a ½ acre or larger lot where a compatible business already exists.

They discussed changing or omitting the lot size requirement all together, and the issue of what may or may not be considered a compatible business. There are very few businesses in Farmington that meet

the lot size and compatibility requirement for a small auto dealership so an amendment to the section may be in order in the near future.

**REGULAR SESSION**

*Present: Commission members Connie Deianni, Shawn Beus, Roger Child, Rulon Homer, Amy Shumway, Greg Wall, Mike Plaizier; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar*

*Excused: Russ Workman*

At 7:04 p.m. **Connie Deianni**, opened the public meeting.

The Planning Commission reviewed the meeting minutes from the February 21st Planning Commission meeting. **Roger Child** made a motion to approve the minutes. **Mike Plaizier** seconded the motion, which was unanimously approved.

**City Council Report**

**Dave Petersen** reviewed the discussions taken place in the March 5th, 2019 City Council meeting. The Farmington City Strategic Plan was discussed as carried over from the February 19th meeting, and the new Youth City Council members were sworn in my **Mayor Jim Talbot**.

The City Council discussed **Wayne Petty** and **Adam Nash's** proposed development for the remaining undeveloped 2.63-acre section of the Farmington Greens PUD, located at Clark Lane and 1525 West. The application details storage units, office space, and retail space within the lot. As explained by Community Development Director **David Petersen**; this PUD came to be in the year 2000, when there was no commercial zone in the area and Station Park did not exist yet. This 2.63-acre section of the subdivision was zoned Commercial at the time with the possible intent to provide a convenient store or some opportunity for the residents to purchase necessities near their homes. Since then, Station Park and more commercial space has entered the area, so there isn't necessarily a need for Commercial space, but because the area was zoned Commercial on the PUD master plan from the year 2000, the owner/developer has kept with the Commercial zone when presenting this storage facility on the lot. The City Council denied the application because they felt that the setback and parking space deviations presented by the developer should not be approved.

**Conditional Use/Site Plan:**

**3. Joshua G Vaughan (Public Hearing) - Applicant is requesting conditional use approval for an ADU (Accessory Dwelling Unit) at 177 East 200 North in the OTR (Original Townsite Residential) zone. (C-3-19)**

**Joshua Vaughan** 177 E. 200 N. Farmington, UT said he intends to remodel the existing accessory building in his backyard with the intent that his family members may live there as necessary, or he may eventually live there when he is elderly and his children reside in the main home.

**Connie Deianni** asked if Joshua has spoken with his neighbors about the dwelling. **Joshua Vaughan** said yes, his neighbors have periodically asked his intent for the building and seem ok with the idea of his relatives living in it.

**Joshua Vaughan** said he had been hesitating to do this project for a couple of years due to the 1-hour firewall requirement cost but when Eric Miller, the Farmington City Building Official, visited his property it was discovered that the building had been constructed with the proper drywall so it wouldn't need to be added, which would save Joshua work and a lot of money.

**Connie Deianni** opened and closed the hearing at 7:35 p.m. with no comments made.

*Motion:*

**Shawn Beus** made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards as well as the findings and conditions 1-4. **Roger Child** seconded the motion, which was unanimously approved.

Conditions

1. The building shall meet all requirements of the building code prior to occupancy. The applicant must submit his plans to the city for a building permit.
2. No rent or other compensation may be charged for occupants of the accessory dwelling.
3. The applicant must meet the standards for accessory dwellings set forth in Section 11-2-020 of the Zoning Ordinance.
4. The single family dwelling together with the ADU must only be occupied by one family.

Findings for Approval

1. The accessory building is subordinate to the single-family dwelling.
2. The structure is existing and the remodel of the building must comply with all applicable Farmington building Codes and Ordinances. The applicant must submit his plans to the city for a building permit.
3. The proposed use complies, or will comply, with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.
6. The motion for approval is consistent with State law for conditional uses.

**4. S. David Clarke/Brookside Senior Living (Public Hearing) - Applicant is requesting site plan approval for Brookside Senior Living, a part of the Brookside Hollow Subdivision, located at 411 S. 200 West, in a BP (Business Park) zone. (C-5-19)**

**Please note: Applicant has requested a continuation of this item until the March 21ˢ meeting.**

**Amy Shumway** made a motion to continue the item until the March 21st Planning Commission meeting per applicant request. **Greg Wall** seconded the motion, which was unanimously approved.

**Miscellaneous/Correcpondnce**

**5. Small Auto Dealerships**

**Connie Deianni** said that the Planning Commission had covered this discussion during the study session and had no further comments regarding the item.

***Adjournment:***

At 7:39 p.m. **Roger Child** made the motion to adjourn the meeting. **Amy Shumway** seconded the motion, which was approved unanimously.

_____

***Connie Deianni***
*Planning Commission Chair*

**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 a presentation by MIB Partners 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, March 19, 2019, 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

### SUMMARY ACTION:
***(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)***

7:05 Minute Motion Approving Summary Action List

1. Approval of Minutes from March 5, 2018
2. Findings - PUD Amendment Application for Farmington Greens
3. Resolution for Agreements with Centerville City and Jeffrey Johnson

### GOVERNING BODY REPORTS:

7:10 City Manager Report

1. Strategic Plan Update

7:15 Mayor Talbot & City Council Reports

### ADJOURN

### CLOSED SESSION

Minute motion adjourning to closed session for property acquisition.

DATED this 8th day of March, 2019.

**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
**March 21, 2019**

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## Item 3: Final Plat for Miller Meadows Phase 7

| | |
|---|---|
| Public Hearing: | No |
| Application No: | S-25-18 |
| Property Address: | 550 South 650 West |
| General Plan Designation: | RRD (Rural Residential Density) & AG (Agriculture Preservation Very Low Density) |
| Zoning Designation: | AE (Agriculture Estates) |
| Area: | 11.195 acres |
| Number of Lots: | 2 Parcels |
| Property Owner: | RRR Ranch, LLC |
| Applicant: | Brock Johnston |

Request: *Final plat approval for the Miller Meadows Phase 7 subdivision.*

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**Background Information**

The first preliminary plat for the Miller Meadows subdivision was approved on May 8, 2003, and was memorialized by development agreement (the "DA") in 2004. Thereafter the preliminary plat was amended twice and the latest amendment was approved on August 25, 2011 and is set forth in Amendment No. 2 to the DA dated March 20, 2012 The attached drawing represents this latest version of the preliminary plat.

The applicant is seeking an area adjacent to 650 West to construct one single-family dwelling. The building site for said dwelling is located within what is anticipated to be Phase 7 of the preliminary plat, this phase will eventually include 12 lots and presently comprises parts or all of parcels 08-078-0090, 08-078-0029, 08-078-0085, and 08-078-0088 (the Ron and Karen Rigby home is located on 08-078-0029).

The initial proposal was to create a lot for the new single from home by subdividing parcel 08-078-0090 into two lots—one a building lot and the remainder a parcel to be developed in the future; however, in so doing, the remainder property will result in a parcel that does not conform to City ordinances. Hence, the developer proposed to provide a plat instead whereby 550 South will be dedicated as public right-of-way to avoid the nonconforming lot situation.

Notwithstanding the foregoing, the applicant is pursuing another alternative as shown on the plat now presented for Planning Commission consideration. He is still proposing to set aside 550 South as

dedicated right-of-way, but creating (1) a Parcel B to be developed in the future south of the road but to also include buildable area for the aforementioned new single-family dwelling, (2) an enlarged metes and bounds parcel for the existing Ron and Karen Rigby home, and (3) a Parcel A to be developed in the future north of the road to include all remaining land in Phase 7

**Suggested Motion**

Move that the Planning Commission approve the final plat for the Miller Meadows Phase 7 subdivision subject to all applicable Farmington City ordinances and development standards and the following:

1. The applicant must increase the size of the Ronald and Karen Rigby Parcel to include the narrow strip of land between this parcel and the 550 South right-of-way. Remnants of property shall not be left in the subdivision which do not conform to the lot requirements or are not required or suitable for common open space, private utility or public purpose (12-7-030 G).

2. The notes on the final plat must be amended as shown in the findings.

3. The final plat and final improvements drawings for the subdivision shall be reviewed and approved by the City Engineer and all other members of the City's DRC (Development Review Committee).

Findings for Approval

A. The Miller Meadows Phase 7 subdivision plat, which comprises two parcels is consistent with the preliminary plat and the notes on the plat as follows will ensure that this phase will continue to be consistent with the preliminary plat:

    1. Parcel A does not constitute a building lot, and Farmington City shall issue no building permit thereon until such time as a plat amendment thereto is approved and recorded by the City.

    2. The temporary open space easement and drainage easement on Parcel B shall remain and Farmington City shall issue no building permit thereon, except for that portion of the parcel identified as "Buildable Area", until such time as a plat amendment thereto is approved and recorded by the City modifying and completing the final configuration of any future lots, conservation and/or drainage easement areas, and/or including any waiver (or partial waiver) of open space/conservation land approved by Farmington City consistent with its ordinances and the preliminary plat memorialized for the site.

    3. In the event Farmington City approves and records any amendment to Parcels A or B, 550 South Street shall be improved in its entirety concurrently with the development of either parcel, whichever occurs first, if either is developed.

B. The proposed project complies with all applicable requirements of the zoning and subdivision ordinances.

**Supplemental Information**

1. Vicinity Map
2. Miller Meadows Preliminary Plat
3. Miller Meadows Phase 7 Final Plat


650 West
650 West
650 West
500 South
Miller Way (700 South)
Rocky Road
Daniel Drive (450 West)
Rocky Court (600 South)
550 South
Daniel Court
Legacy Parkway Southbound (Highway 67)
Legacy Parkway Northbound (Highway 67)
I-15 Southbound On Ramp

Preliminary Plat

**EXHIBIT Z**




| | |
|---|---|
| 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 | 13 Lots |
| Phase 7 | 12 Lots |
| Phase 8 | 8 Lots |
| Phase 9 | 8 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°28'57"E 57.15 ft., (iv) N1°29'02"W 87.48 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 185.00 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 85.62 ft., (xiv) S82°13'42"W 290.56 ft., (xv) S40°08'57"W 344.55 ft.; (xvi) S89°39'57"W 288.53 ft.; thence N0°10'00"W 754.10 ft. along the East Line of 650 West Street (a 66 ft. wide road); thence along the boundary of the Burbidge 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 82°41'08"E 867.50 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 1,362.41 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:

1. 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.
2. This project is within the current Farmington AE (Agricultural Estates) Zone. There is no anticipated change request for Zoning.


**Balling Engineering**
Civil Engineering • Surveying • Planning
323 E. Pages Lane
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 298-0419


**Miller Meadows**
Concept Plan
for Rainey Homes

| Revisions | | |
|---|---|---|
| Date | Description | By |

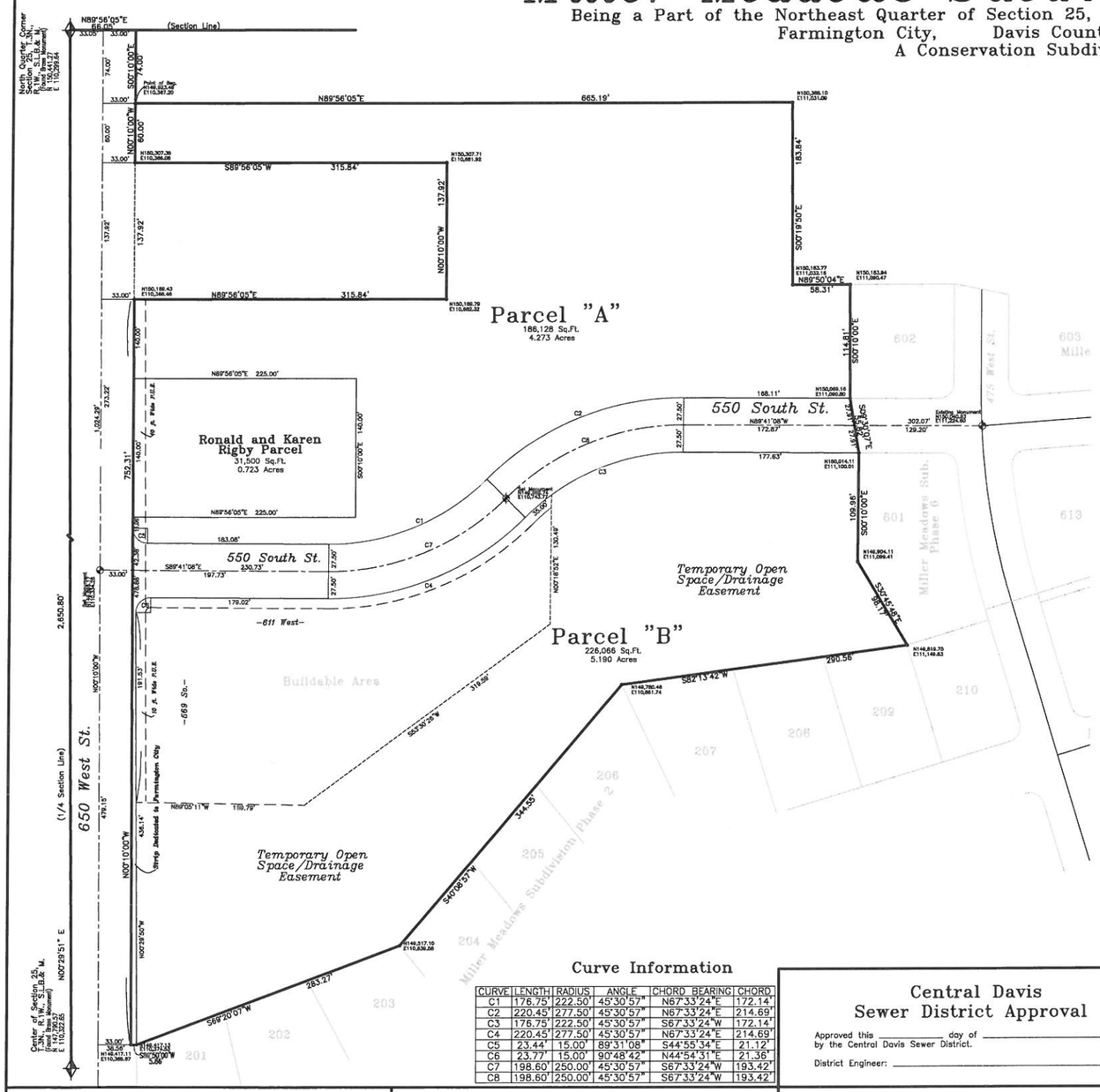
Surveyor
Date Surveyed
Drafting
Checked By
Date Approved
File Number

2
Sheet 2 of 9

# Miller Meadows Subdivision Phase 7

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

Balling Engineering
(801) 589-7305 Centerville, Utah




January, 2019
Scale: 1" = 60'
0 60 120 180

## Legend

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

## Curve Information

| CURVE | LENGTH | RADIUS | ANGLE | CHORD BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 176.75' | 222.50' | 45°30'57" | N67°33'24"E | 172.14' |
| C2 | 220.45' | 277.50' | 45°30'57" | N67°33'24"E | 214.69' |
| C3 | 176.75' | 222.50' | 45°30'57" | S67°33'24"W | 172.14' |
| C4 | 220.45' | 277.50' | 45°30'57" | N67°33'24"E | 214.69' |
| C5 | 23.44' | 15.00' | 89°31'08" | S44°55'34"E | 21.12' |
| C6 | 23.77' | 15.00' | 90°48'42" | N44°54'31"E | 21.36' |
| C7 | 198.60' | 250.00' | 45°30'57" | S67°33'24"W | 193.42' |
| C8 | 198.60' | 250.00' | 45°30'57" | S67°33'24"W | 193.42' |

## Boundary Description

Beginning at a point which is N89°56'05"E 66.05 ft. along the Section Line and S0°10'00"E 74.00 ft. along the East Boundary of 650 West Street (a 66 ft. wide Road) from the North Quarter Corner of Section 25, T.3N., R.1W., S.L.B.& M. and running thence N89°56'05"E 665.19 ft.; thence S00°19'50"E 183.84 ft.; thence N89°50'04"E 58.31 ft. to the Northwest Corner of Lot 602 of Miller Meadows Subdivision Phase 6; thence along the boundary of said Phase 6 in the following four courses: (i) S00°10'00"E 114.81 ft., (ii) S09°30'07"E 55.82 ft., (iii) S00°10'00"E 109.96 ft., (iv) S30°45'48"E 98.17 ft.; thence along the North Boundary of Miller Meadows Subdivision Phase 2 in the following three courses: (i) S82°13'42"W 290.56 ft., (ii) S40°08'57"W 344.55 ft., (iii) S69°20'07"W 283.27 ft.; thence S50°00'00"W 5.86 ft.; thence N00°10'00"W 752.31 ft. along said East Boundary of 650 West Street to the Southwest Corner of the Ty Burbidge Property; thence along the boundary of said Burbidge Property in the following three courses: (i) N89°56'05"E 315.84 ft., (ii) N00°10'00"W 137.92 ft., (iii) S89°56'05"W 315.84 ft.; thence N00°10'00"W 60.00 ft. along said East Boundary of 650 West Street to the point of beginning.
Containing 11.159 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 a street and a parcels hereafter to be known as "Miller Meadows Subdivision Phase 7" and that the same has been correctly surveyed and staked on the ground as shown.

REGISTERED LAND SURVEYOR No. 162195 J. SCOTT BALLING STATE OF UTAH

Date

Utah Surveyor No. 162195

## 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 7" 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 _____, 2019.

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

## Acknowledgement

On the _____ day of _____, 2019, 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 L.L.C., 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: _____

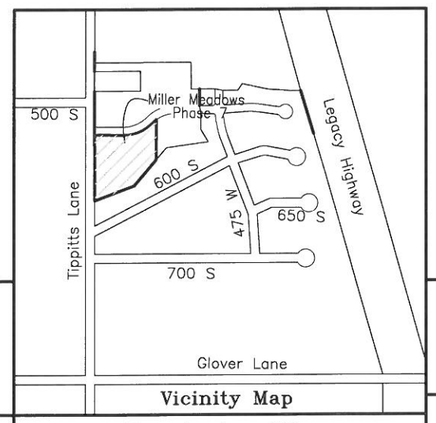
Residence: _____ My Commission Expires: _____

## Notes

1. All front yard easements are 10.0 ft. wide public utility easements unless noted otherwise.
2. All coordinates are based on Davis County Surveyor's Office datum.
3. See Farmington City Zoning Ordinance for building set back requirements.
5. 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.
6. 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. 6121JW100, Prepared by Western Technologies, Inc., Dated December 1, 2011.
7. Parcel A does not constitute a building lot, and Farmington City shall issue no building permit thereon until such time as a plat amendment thereto is approved and recorded by the City.
8. The temporary open space easement and drainage easement on Parcel B shall remain and Farmington City shall issue no building permit thereon until such time as a plat amendment thereto is approved and recorded by the City modifying and completing the final configuration of any future lots, conservation and/or drainage easement areas, and/or including any waiver (or partial waiver) of open space/conservation land approved by Farmington City consistent with its ordinances and the preliminary plat memorialized for the site.
9. In the event Farmington City approves and records an amendment to Parcels A or B, 550 South Street shall be improved in its entirety concurrently with the development of either parcel, whichever occurs first, if either is developed.

## Narrative

Purpose of Survey
To subdivide property into parcels for residential development.
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.




Vicinity Map

## Central Davis Sewer District Approval

Approved this _____ day of _____, 2019 by the Central Davis Sewer District.

District Engineer: _____

## Farmington City Council Approval

Presented to the City Council of Farmington City, Utah, this _____ day of _____ 2019 at which time this subdivision was approved and accepted.

City Recorder Attest: _____

Mayor: _____

## Farmington City Attorney's Approval

Approved this _____ day of _____, 2019 by the Farmington City Attorney.

Farmington City Attorney: _____

## Farmington City Engineer's Approval

Approved this _____ day of _____, 2019 by the Farmington City Engineer.

Farmington City Engineer: _____

## Weber Basin Water Conservancy District Approval

Approved this _____ of _____, 2019, by the Weber Basin Water Conservancy District.

District Engineer: _____

## Farmington City Planning Commission Approval

Approved this _____ day of _____, 2019 by the Planning Commission of Farmington City.

Chairman: _____

## Davis County Recorder

Entry No. _____ Fee Paid _____.

Filed for Record and Recorded this _____day of _____, 2019

at _____ in Book _____, Page _____

Davis County Recorder

By: _____ Deputy

# Planning Commission Staff Report
**March 21, 2019**

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## Item 4: Conditional Use Permit and Site Plan Approval for Brookside Senior Living

| | |
|---|---|
| Public Hearing: | Yes |
| Application No: | SP-2-19 and C-5-19 |
| Property Address: | 411 S. 200 West |
| General Plan Designation: | LDR (Low Density Residential) & PPR (Public/Private Recreation) |
| Zoning Designation: | BP (Business Park) & AE (Agriculture Estates) |
| Area: | 1.90 acres |
| Number of Lots: | 1 |
| Applicant: | S. David Clarke |

Request: A*pplicant is requesting conditional use and site plan approval for Brookside Senior Living, a part of the Brookside Hollow Subdivision.*

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**Background Information**

The applicant desires to develop 15 homes and an assisted living facility on 5.3 acres of property located at the northeast corner where the Frontage Road intersects with 200 West, south of the LDS chapel. Approximately 4 of the 5.3 acres is zoned BP (Business Park) and the remaining 1.3 acres is zoned AE (Agriculture Estates). Specifically, the applicant is proposing to build an assisted living facility on Lot 16, which is a permitted use in the BP zone under "residential facilities for the elderly/handicapped" per Section 11-14-020 of the Zoning Ordinance. Additionally, the BP zone requires Per 11-14-030 "Any development which includes multiple buildings or is proposed on a site which is over one acre in size" requires Planning Commission review of the Site Plan as a Conditional Use."

**Suggested Motion**

Move that the Planning Commission approve the conditional use and site plan application for Brookside Senior Living subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must meet all requirements and recommendations from DRC, including questions regarding maintenance and signage on 200 west.
2. The plat for the subdivision must be recorded.

3. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building and fire codes;
4. The applicant will provide any parking necessary for additional employees to reduce on street parking.
5. The final site plan and approval to be delegated to staff, including 11-7-070 requirement for Farmington Rock.

Findings for Approval

1. The proposed project complies with all applicable requirements of the zoning ordinance.
2. The proposed site plan is consistent with the underlying General Plan designation.

**Supplemental Information**

1. Vicinity Map
2. Zoning Information
3. Site Plan
4. Building Elevations

# Farmington City




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

0 40 80 160 240 Feet

# BROOKSIDE SENIOR LIVING

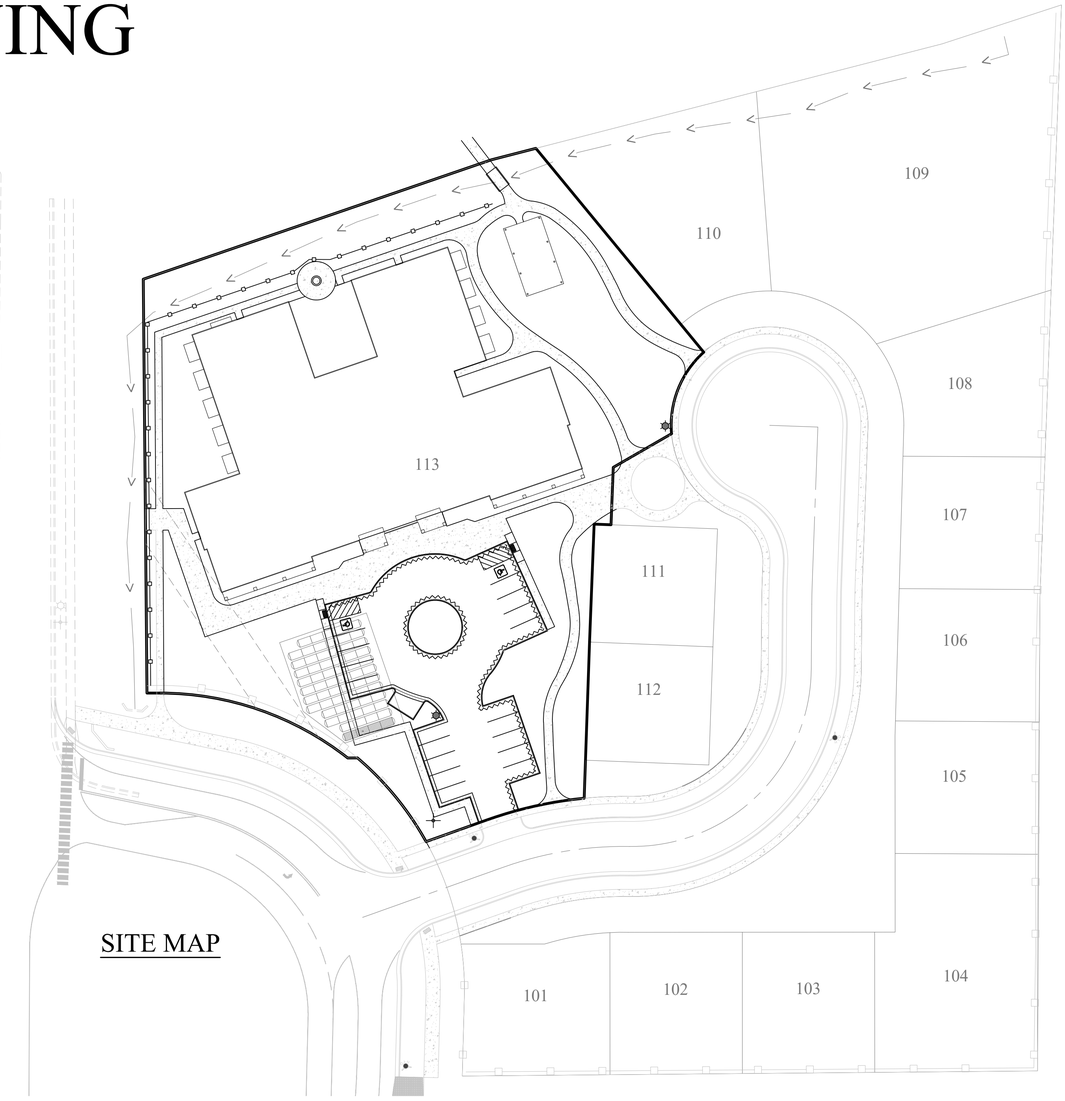
PREPARED FOR:
BROOKSIDE SENIOR LIVING LLC.
LOCATED IN:
FARMINGTON

**BENCHMARK**

SOUTH WEST CORNER OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4258.67




VICINITY MAP
NTS




SITE MAP

N

S

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

| SHEET LIST INDEX | |
|---|---|
| Sheet Number | Sheet Title |
| C1 | COVER SHEET |
| C2 | DEMOLITION PLAN |
| C3 | SITE PLAN |
| C3.1 | SIGN & LIGHTING PLAN |
| C4 | GRADING AND DRAINAGE PLAN |
| C5 | UTILITY PLAN |
| C5.1 | DRAINAGE CALCULATIONS |
| D1 | DETAILS |
| L1 | LANDSCAPE PLAN |

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

## NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

## ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

## CONTACTS


ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: DUSTIN PAULSEN
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
BROOKSIDE SENIOR LIVING LLC
SDCLARKE@GMAIL.COM
(801) 635-4394
CONTACT: DAVE CLARKE


### CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

_____
FARMINGTON CITY ENGINEER

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1-800-662-4111


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ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com


LICENSED PROFESSIONAL ENGINEER
No. 9026890-2202
THOMAS M. ROMNEY
03/07/19
STATE OF UTAH

BROOKSIDE SENIOR LIVING
FARMINGTON
COVER SHEET

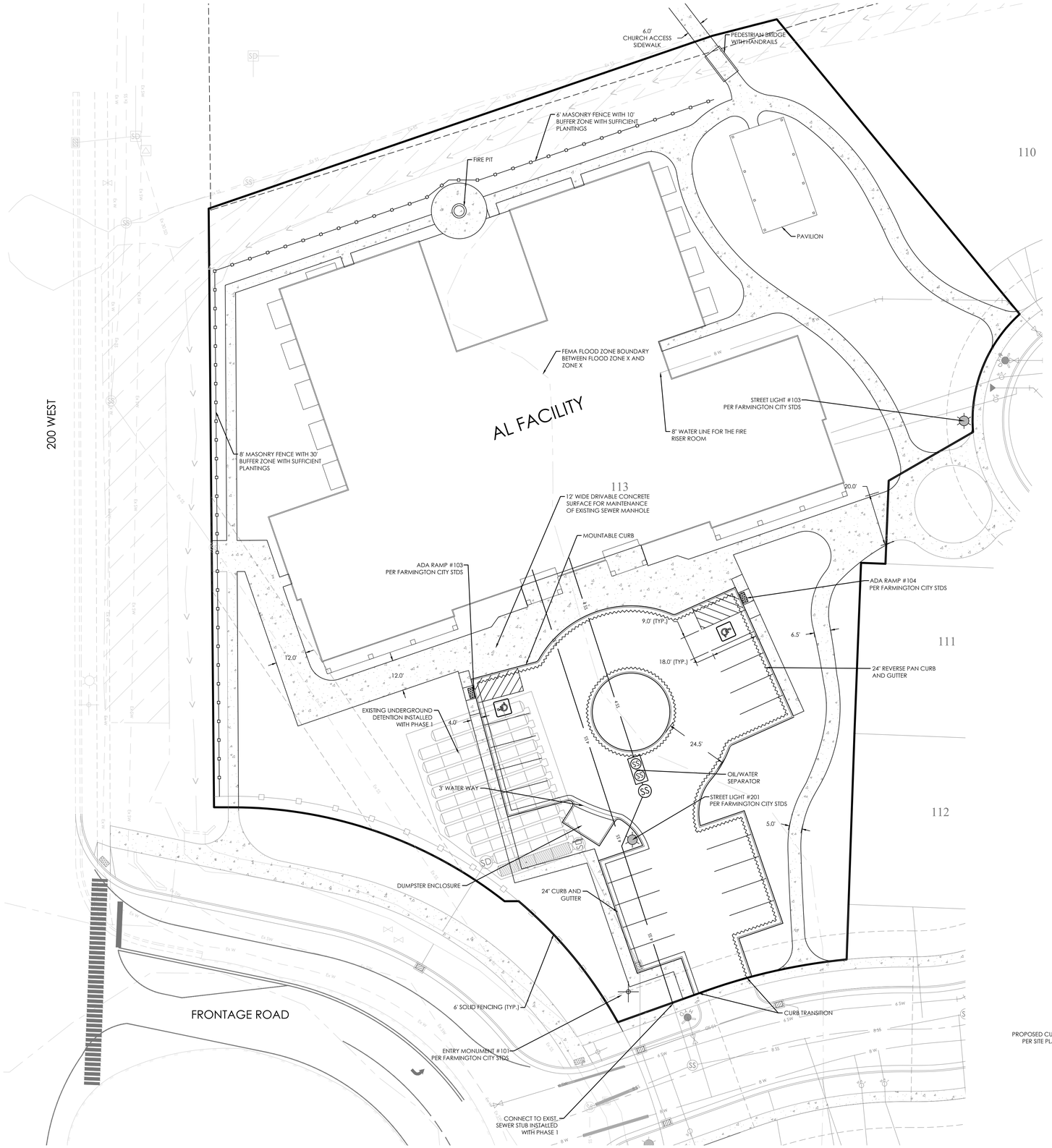
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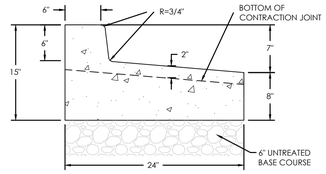
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| Sheet: C1 | |

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## LEGEND

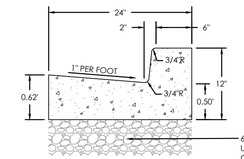
BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
SPOT ELEVATION



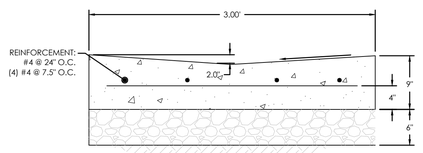

## REVERSE PAN CURB AND GUTTER
NTS

## SITE TABULATIONS

| | |
|---|---|
| CURRENT ZONING: | AE & BP |
| PROPOSED ZONING CHANGE: | PUD |
| PHASE 2 (82,905 SQ. FT.) | 1.90 ACRES |
| AL FACILITY | 22,750 SQ. FT. |
| LANDSCAPE | 37,540 SQ. FT. |
| SIDEWALKS | 10,750 SQ. FT. |
| PARKING LOT | 10,185 SQ. FT. |
| PARKING SPACES | 20 |
| AL FACILITY RESIDENTS | 30 |
| AL FACILITY EMPLOYEES | 4 |




## 24" CURB AND GUTTER
NTS

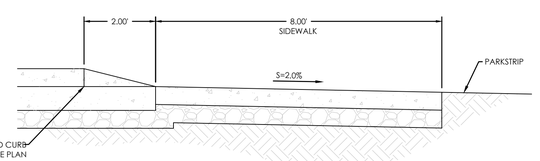



## 3' WATERWAY
NTS

## CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

FARMINGTON CITY ENGINEER




## CURB TRANSITION
NTS

N
S

## GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER No. 9026950-2202 THOMAS M. ROMNEY 03/07/19 STATE OF UTAH

# BROOKSIDE SENIOR LIVING
FARMINGTON
SITE PLAN

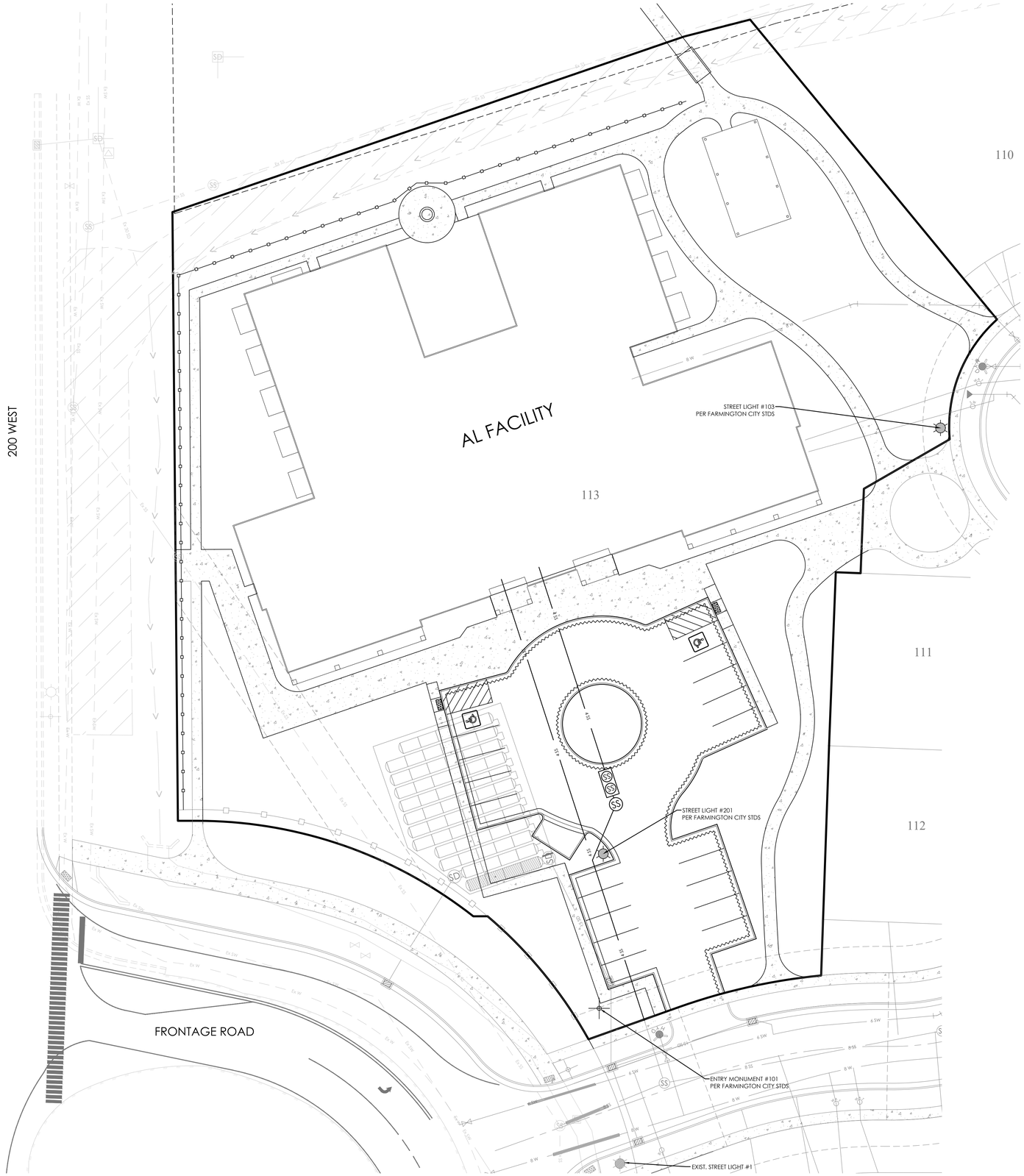
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## SITE PLAN

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## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15"SD — 15" STORM DRAIN
- 8"SS — 8" SANITARY SEWER
- 8"W — 8" CULINARY WATER
- 8"SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EX.SD — EXIST. STORM DRAIN
- EX.SS — EXIST. SANITARY SEWER
- EX.W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

## CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

FARMINGTON CITY ENGINEER

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GRAPHIC SCALE

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( IN FEET )
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STATE OF UTAH

# BROOKSIDE SENIOR LIVING

FARMINGTON

SIGN & LIGHTING PLAN

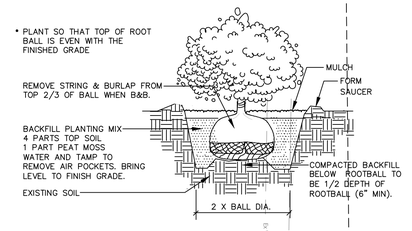
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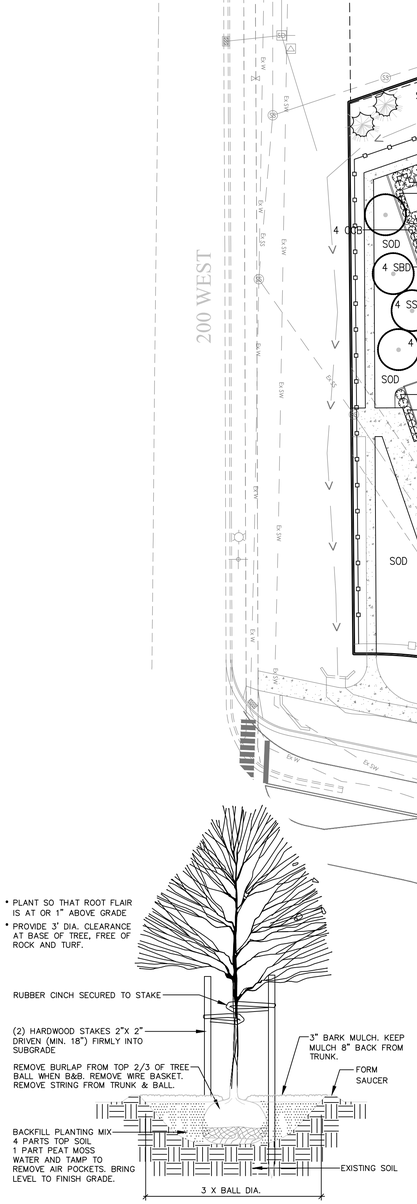
## SIGN & LIGHTING PLAN

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| Scale: | 1"=20' | Drawn: | LMT |
| Date: | 03/08/19 | Job #: | 18-108 |
| Sheet: | C3.1 | | |

Z:_2018\18-108 200 West Farming Mixed Use Residential\Design\Sheets\Final Assisted Living\C3.1 Lighting Plan_ALC.dwg




A SHRUB PLANTING
NOT TO SCALE




B TREE PLANTING & STAKING
NOT TO SCALE




## TREE LEGEND

- Cercis cancadensis — Eastern Redbud 2" cal. (8 Total)
- Malus 'Royal Raindrops' — Royal Raindrops Crab 2" cal. (7 Total)
- Prunus virginiana 'Canada Red' — Canada Red Chokecherry 2" cal. (3 Total)
- Pyrus calleryana 'Capital' — Capital Flowering Pear 2" cal. (3 Total)
- Tilia cordata 'Greenspire' — Greenspire Linden 2" cal. (4 Total)
- Pinus leucodermis 'Heldreichii' — Bosnian Pine 6' ht. (5 Total)
- Picea glauca 'Pendula Morton's Tower' — Weeping White Spuce 6' ht. (1 Total)

## PLANT SCHEDULE

| Symbol | Scientific Name | Common Name | Size | Quantity |
|---|---|---|---|---|
| SHRUBS | | | | |
| BTA | Berberis thungergii 'Atro Concorde' | Dark Red–Purple Barberry | 2 Gal | 33 |
| BGV | Buxus 'Green Velvet' | Green Velvet Boxwood | 2 Gal | 3 |
| CCB | Caryopteris clandonensis 'Blue Mist' | Blue Mist Bluebeard | 2 Gal | 36 |
| CDL | Cotoneaster dammeri 'Lowfast' | Lowfast Cotoneaster | 5 Gal | 6 |
| JHB | Juniperus horizontalis 'Blue Chip' | Blue Chip Juniper | 2 Gal | 10 |
| MAC | Mahonia aquifolium 'Compacta' | Compact Oregon Grape | 5 Gal | 27 |
| POL | Physocarpus opulifolius 'Little Devil' | Little Devil Ninebark | 5 Gal | 17 |
| PON | Physocarpus opulifolius 'Nugget' | Dwarf Ninebark | 5 Gal | 10 |
| PMP | Pinus mugo 'Pumilio' | Dwarf Mugo Pine | 5 Gal | 6 |
| PFG | Potentilla fruiticosa 'Goldfinger' | Goldfinger Potentilla | 2 Gal | 12 |
| RMC | Rosa 'Meidiland Crimson' | Shrub Rose | 5 Gal | 18 |
| SSS | Sorbaria sorbifolia 'Sem' | Ash Leaf False Spiraea | 2 Gal | 17 |
| SBD | Spiraea bumalda 'Dolchica' | Dolchica Spiraea | 2 Gal | 24 |
| TBR | Taxus baccata 'Repandens' | Spreading English Yew | 5 Gal | 5 |
| PERENNIALS & ORNAMENTAL GRASSES | | | | |
| ACR | Aquilegia caerulea 'Rocky Mountain Blue' | Columbine | 1 Gal | 10 |
| CAK | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass | 1 Gal | 9 |
| HSO | Hemerocallis 'Stella de Oro' | Stella de Oro Daylilly | 1 Gal | 54 |
| HGS | Heuchera 'Green Spice' | Green Spice Coral Bells | 1 Gal | 31 |
| PVS | Panicum virgatum 'Shenandoah' | Switch Grass | 1 Gal | 8 |
| PAH | Pennisetum alopecuroides 'Hameln' | Hameln Fountain Grass | 1 Gal | 35 |
| SNE | Salvia nemorosa 'East Friesland' | East Friesland Salvia | 1 Gal | 7 |

## LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL 6"X 6" CONCRETE EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

## IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. DRIPLINE SHALL BE INSTALLED IN SHRUB BEDS UNDER BARK MULCH.
7. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 8" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
8. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
9. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
10. IRRIGATION MAINLINE TO CONTROL VALVES SHALL BE 1 1/4" PVC SCHED. 40.

## IRRIGATION KEYED NOTES

1. 1" SECONDARY IRRIGATION WATER SERVICE.
2. 1" MUELLER STOP & WASTE VALVE FOR IRRIGATION SHUT–OFF.
3. 1" AMIAD SCANAWAY FILTER.
4. INSTALL QUICK COUPLER VALVE AS PER DETAIL FOR WINTER BLOW–OUT.
5. CONTROLLER TO BE RAINBIRD ESP–LX BASIC. CONTRACTOR SHALL PROVIDE ALL MATERIALS, POWER SUPPLY, AND LABOR TO INSTALL THE CONTROLLER.
6. 1" RAINBIRD PESB MASTER VALVE
7. RAINBIRD WIRED RAIN SENSOR MODEL RSD–CEx.
8. 1" WATER METER.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1-800-662-4111

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

CITY ENGINEER
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.
FARMINGTON CITY ENGINEER

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ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
STATE OF UTAH

# BROOKSIDE SENIOR LIVING
FARMINGTON
LANDSCAPE PLAN

REVISION BLOCK

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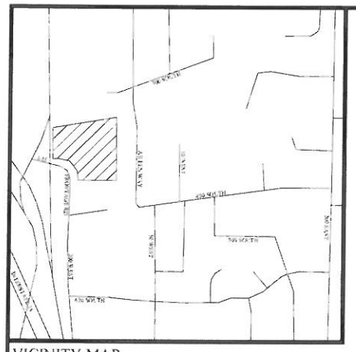
LANDSCAPE PLAN

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Date: 03/08/19 | Job #: 18-108
Sheet: L1

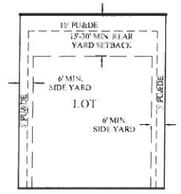
Z:_2018\18-108 200 West Farming Mixed Use Residential\Design\Sheets\Final Asshed Living\L1 - Landscape Plan_AL.dwg

# BROOKSIDE HOLLOW P.U.D.

LOCATED IN THE SW1/4 OF SECTION 19, T3N, R1E,
SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S



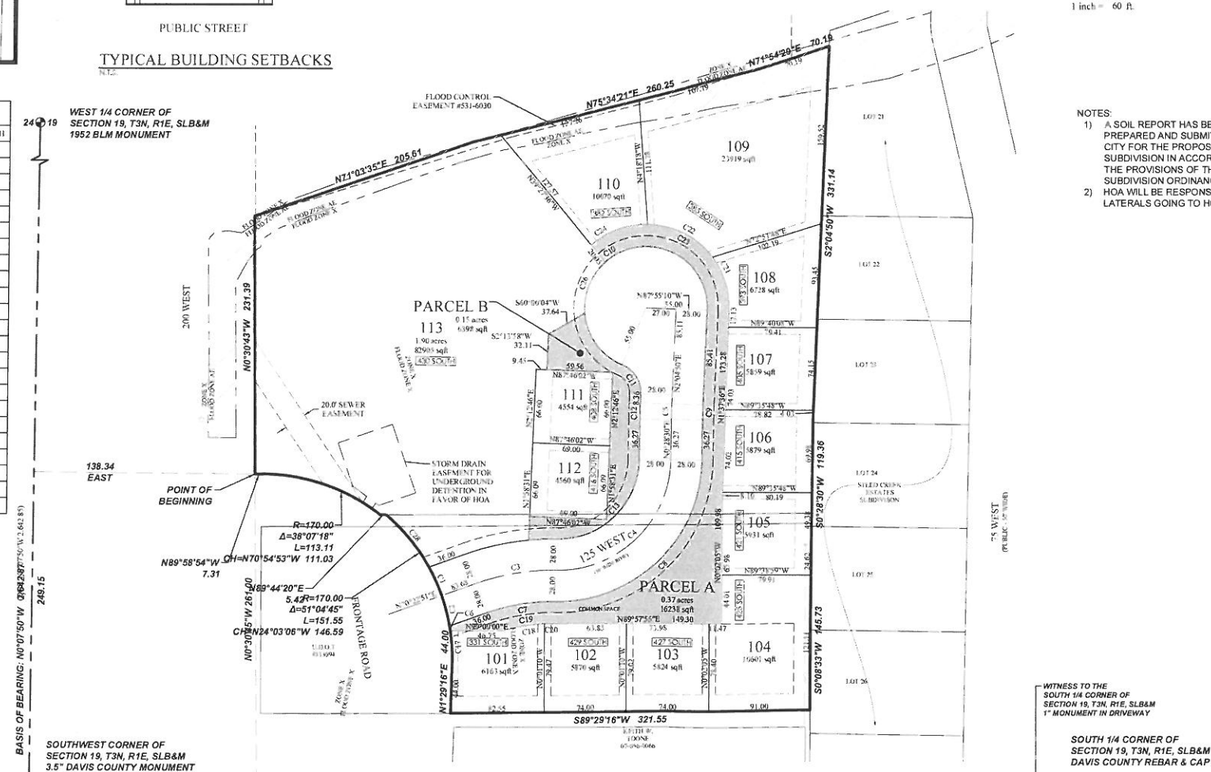

PUBLIC STREET

TYPICAL BUILDING SETBACKS
N.T.S.




GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.




| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 170.00 | 9°28'49" | 28.13 | S24°12'53"E | 28.10 |
| C2 | 170.00 | 9°28'49" | 28.13 | S14°52'45"E | 28.10 |
| C3 | 200.00 | 20°32'45" | 71.72 | S80°39'13"W | 71.33 |
| C4 | 100.00 | 90°27'06" | 157.87 | N45°42'03"E | 141.98 |
| C5 | 500.00 | 1°36'20" | 14.01 | S01°16'40"W | 14.01 |
| C6 | 170.00 | 1°31'58" | 4.55 | S00°22'21"E | 4.55 |
| C7 | 172.00 | 20°32'45" | 61.68 | S80°39'13"W | 61.35 |
| C8 | 128.00 | 90°27'06" | 202.07 | N45°42'03"E | 181.73 |
| C9 | 472.00 | 1°36'20" | 13.23 | S01°16'40"W | 13.23 |
| C10 | 35.00 | 250°02'02" | 240.02 | S57°03'49"W | 90.09 |
| C11 | 27.00 | 70°02'02" | 33.60 | N32°56'11"W | 30.99 |
| C12 | 528.00 | 1°36'20" | 14.80 | S01°16'40"W | 14.80 |
| C13 | 72.00 | 90°27'06" | 113.66 | S45°42'03"W | 102.22 |
| C17 | 170.00 | 10°05'38" | 29.95 | N02°13'33"W | 29.91 |
| C18 | 152.00 | 13°59'40" | 37.13 | N00°06'10"E | 37.05 |
| C19 | 152.00 | 16°15'26" | 43.13 | N81°11'03"E | 42.98 |
| C20 | 152.00 | 3°49'36" | 10.15 | S89°00'48"W | 10.15 |
| C21 | 75.00 | 37°29'23" | 49.07 | S18°33'15"E | 48.20 |
| C22 | 75.00 | 51°53'04" | 68.03 | S63°16'38"E | 65.72 |
| C23 | 75.00 | 131°39'20" | 172.25 | N65°36'14"W | 136.81 |
| C24 | 75.00 | 42°07'17" | 55.15 | N69°40'01"E | 53.92 |
| C26 | 35.00 | 52°52'28" | 50.76 | S21°32'47"W | 48.97 |
| C25 | 170.00 | 209°26'31" | 60.80 | N39°20'43"W | 60.48 |

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- CENTER LINE
- LOT LINES
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- COMMON SPACE/P.U.E.
- FEMA FLOOD ZONE X
- FEMA FLOOD ZONE AE

NOTES:
1) A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.
2) HOA WILL BE RESPONSIBLE FOR LATERALS GOING TO HOUSES.

## SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

## COMPOSITE BOUNDARY DESCRIPTION

A Portion of the SW1/4 of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, Farmington, Utah, more particularly described as follows:

Beginning on the Easterly Right-of-Way of 200 West Street located N00°07'50"W along the Section line 249.15 feet and East 138.34 feet from the Southwest Corner of Section 19, T3N, R1E, SLB&M; thence N00°30'43"W along said right-of-way 231.39 feet to the Southwest Corner of the Lands of the Corporation of the Presiding Bishopric of the LDS Church: thence Northeasterly more or less along said lands the following 3 (three) courses and distances: N71°03'35"E 205.61 feet; thence N75°34'21"E 260.25 feet; thence N71°54'29"E 70.19 feet to the Westerly line of STEED CREEK ESTATES, according to the Official Plat recorded as Book 776 Page 413 in the Office of the Davis County Recorder; thence along said plat the following 3 (three) courses and distances: S02°04'50"W 331.14 feet; thence S00°28'30"W 200.00 feet; thence S00°16'10"E 65.09 feet to a fence corner; thence S89°29'16"W along said fence 321.55 feet to the Westerly Right-of-Way of the Interstate 15 Frontage Road as defined by Deed Entry No. 333094 of the Official Records of Davis County; thence N01°29'16"E along said deed 44.00 feet; thence along said deed and along the arc of a curve to the left with a radius of 170.00 feet a distance of 151.55 feet through a central angle of 51°04'45" Chord: N24°03'06"W 146.59 feet to a fence line; thence S89°44'20"W along said fence 5.42 feet to the Westerly Right-of-Way of the Interstate 15 Frontage Road; thence Westerly along said right-of-way and along the arc of a non-tangent curve to the left having a radius of 170.00 feet (radius bears: S38°08'46"W) a distance of 113.11 feet through a central angle of 38°07'18" Chord: N70°54'53"W 111.03 feet; thence N89°58'54"W along said right-of-way 7.31 feet to the point of beginning.

Contains: 5.30 acres+/-

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

BROOKSIDE HOLLOW P.U.D.

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FARMINGTON CITY.

SIGNED THIS _____ DAY OF _____, 20___

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20 ___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

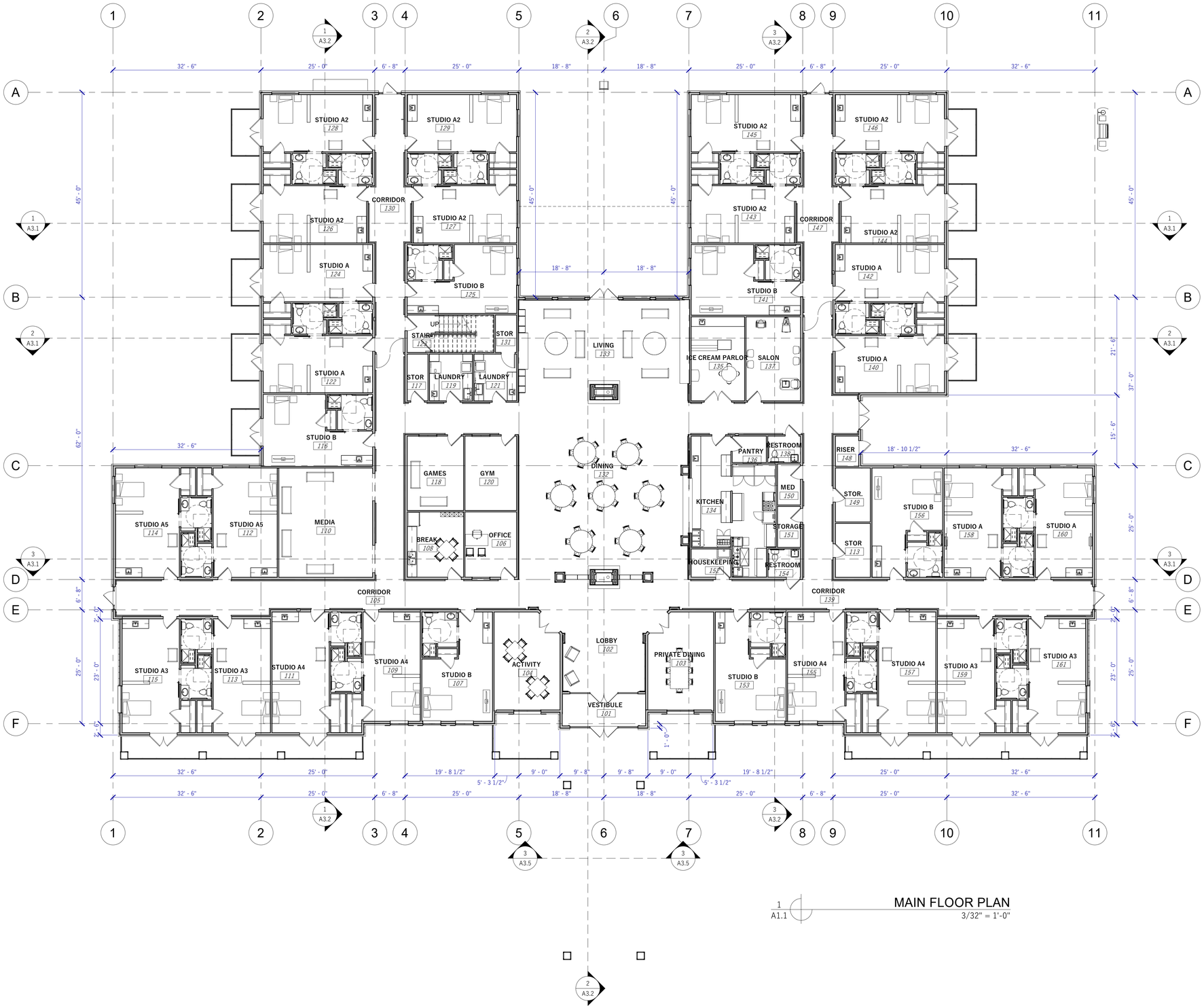
MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

| BENCHLAND IRRIGATION | CENTRAL DAVIS SEWER DISTRICT | PLANNING COMMISSION | CITY ENGINEER | CITY ATTORNEY | CITY COUNCIL | RECORDED # _____ |
|---|---|---|---|---|---|---|
| APPROVED THIS ____ DAY OF _____, A.D., 20 ____ BY THE BENCHLAND IRRIGATION COMPANY. | APPROVED THIS ____ DAY OF _____, A.D., 20____ BY THE CENTRAL DAVIS SEWER DISTRICT. | APPROVED THIS ____ DAY OF _____ 20____, BY THE FARMINGTON CITY PLANNING COMMISSION. | APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20___. | APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20___. | PRESENTED TO THE FARMINGTON CITY COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. | STATE OF UTAH, COUNTY OF DAVIS<br>RECORDED AND FILED AT THE REQUEST OF _____<br>DATE _____ TIME _____ BOOK _____ PAGE _____<br>$ _____ FEE<br>_____ COUNTY RECORDER |
| _____ REPRESENTATIVE | _____ REPRESENTATIVE | _____ CHAIRMAN, PLANNING COMMISSION | _____ FARMINGTON CITY ENGINEER | _____ FARMINGTON CITY ATTORNEY | MAYOR _____<br>ATTEST _____ CITY RECORDER | |

Z:_2018\13-108 200 West Farming Mixed Use Residential\Preliminary\Final\C2 FINAL PLAT.dwg




1 A1.1 MAIN FLOOR PLAN
3/32" = 1'-0"

## GENERAL NOTES

A. SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.

B. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.

C. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.

D. PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.

E. COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

F. INSTALL CORNER GUARDS ON EXPOSED CORNERS IN COMMON AREAS

G. MOUNTING HEIGHTS OF OPERABLE PARTS WITHIN THE UNITS SHALL BE WITHIN REACH RANGES - SEE DETAIL ON SHEET A5.2

H. * : DESIGNATES ACCESSIBLE UNIT TYPE. ALL UNITS NOT DESIGNATED AS ACCESSIBLE SHALL BE TYPE B UNITS

**PROJECT NUMBER**
**18047**

**ISSUE DATE:**
**NOVEMBER 2, 2018**

**REVISIONS:**

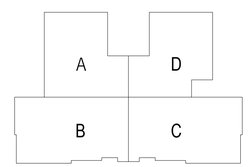
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# BROOKSIDE ASSISTED LIVING

FARMINGTON, UTAH

## MAIN FLOOR PLAN

**A1.1**

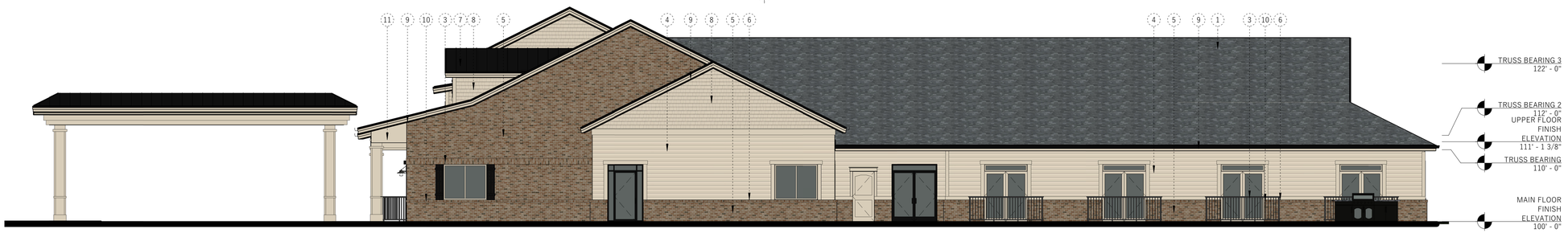



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JZW ARCHITECTS

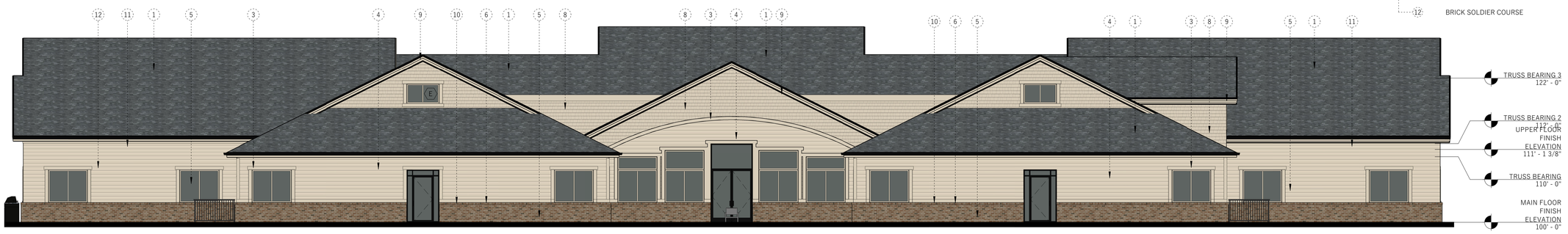
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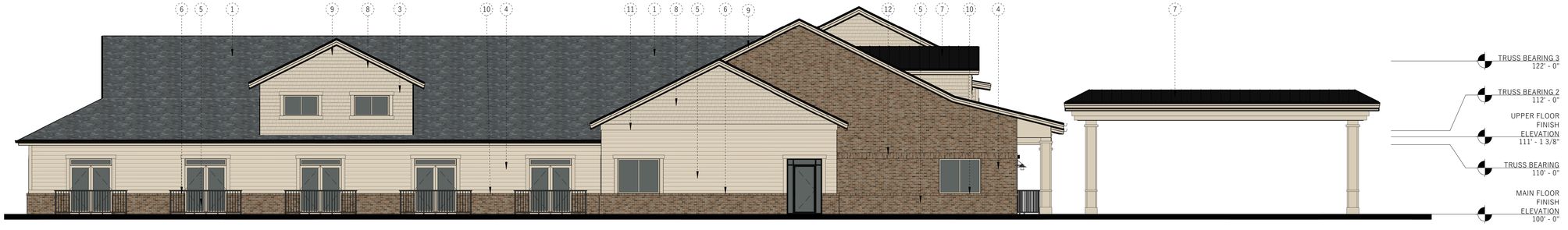

1 A2.1 SOUTH ELEVATION
1/8" = 1'-0"




2 A2.1 EAST ELEVATION
1/8" = 1'-0"




3 A2.1 NORTH ELEVATION
1/8" = 1'-0"




4 A2.1 WEST ELEVATION
1/8" = 1'-0"

KEYED NOTES

1. ASPHALT SHINGLES. - REFER TO ROOF PLAN
2. 0'-4" HARDIE TRIM. TRIM COLOR.
3. 0'-6" HARDIE TRIM. TRIM COLOR.
4. 0'-6" HARDIE PLANK LAP SIDING. -FIELD COLOR #1
5. BRICK VENEER.
6. TOP OF BRICK VENEER = 103'-0"
7. STANDING SEAM METAL ROOF. - REFER TO ROOF PLAN
8. HARDIE SHAKE -FIELD COLOR #2
9. HARDIE FASCIA - TRIM COLOR
10. BRICK SILL
11. 0'-10" HARDIE TRIM. - TRIM COLOR
12. BRICK SOLDIER COURSE

| EXTERIOR COLOR CHART | |
|---|---|
| BRICK VENEER | INTERSTATE BRICK - WHITEWASH RED BRICK |
| PAINT FIELD COLOR 1 | SW 7120 DOLLOP OF CREAM |
| PAINT FIELD COLOR 2 | SW 7120 DOLLOP OF CREAM |
| PAINT TRIM COLOR | SW 7120 DOLLOP OF CREAM |

**PROJECT NUMBER**
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# BROOKSIDE ASSISTED LIVING
FARMINGTON, UTAH

ELEVATIONS

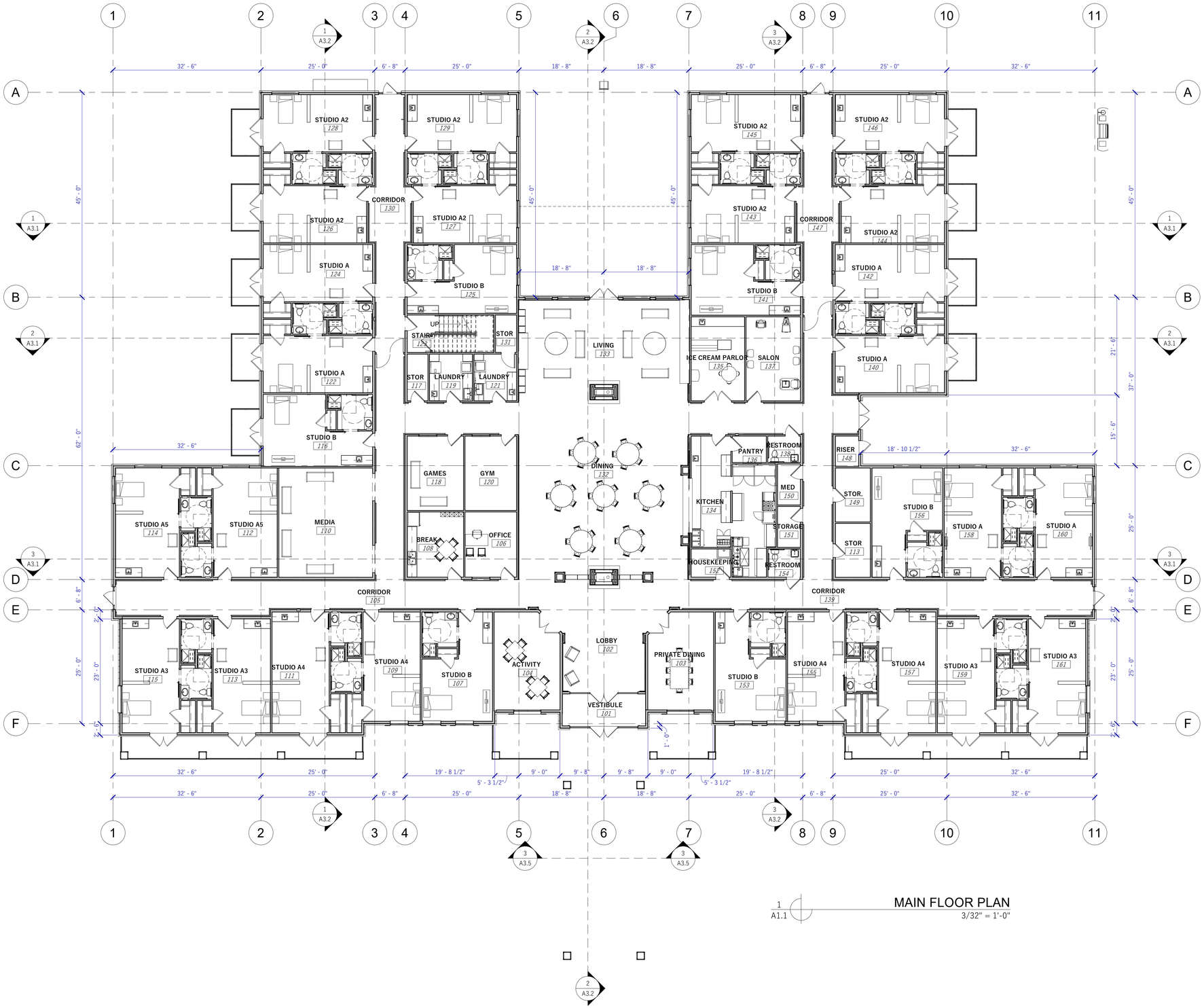
A2.1

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ARCHITECTS




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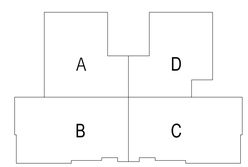
| No. | Date |
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# BROOKSIDE ASSISTED LIVING

FARMINGTON, UTAH

## MAIN FLOOR PLAN

**A1.1**

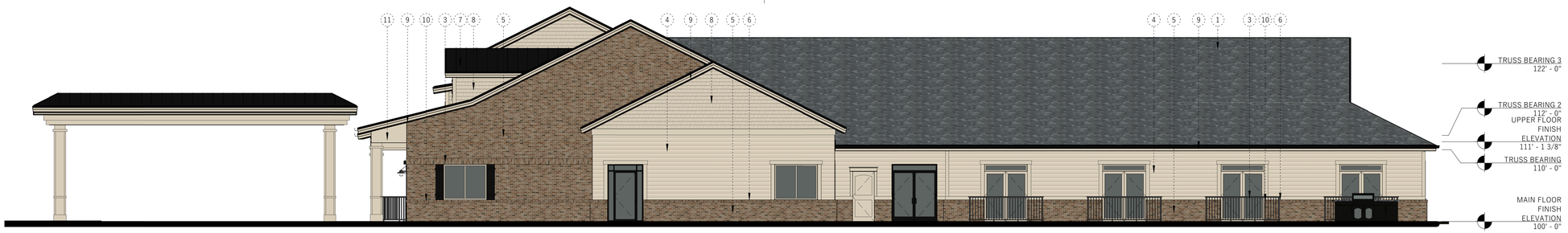



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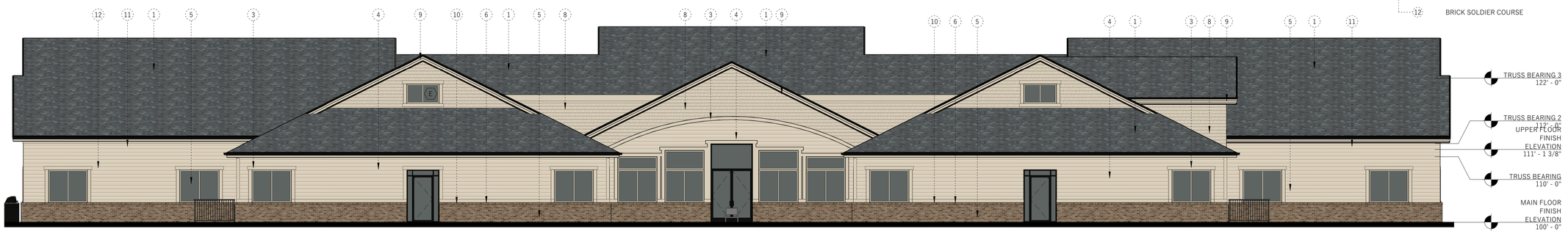
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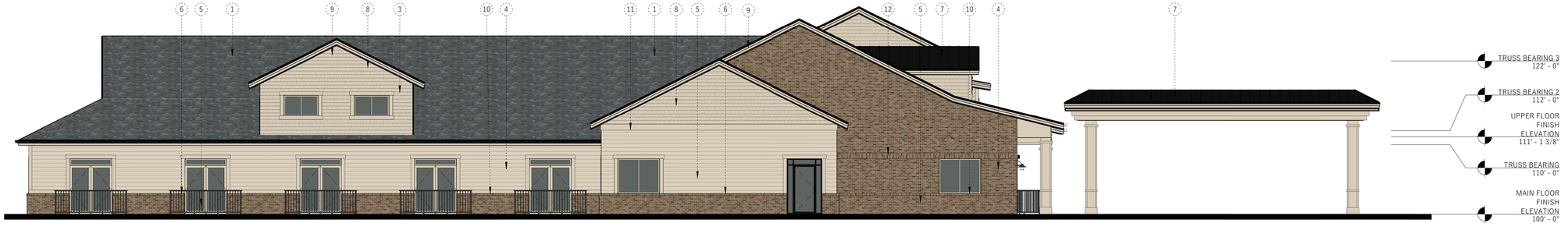

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KEYED NOTES

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**PROJECT NUMBER**
**18047**

**ISSUE DATE:**
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**REVISIONS:**

| No. | Date |
|---|---|

# BROOKSIDE ASSISTED LIVING
FARMINGTON, UTAH

ELEVATIONS

A2.1

FAX: (801) 936-0180 135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS

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JZW
ARCHITECTS

# Planning Commission Staff Report
# March 21st, 2019

## Item 5: Zone Text Amendment—Small Dealership

| | |
|---|---|
| Public Hearing: | No |
| Application No.: | ZT-6-18 |
| Property Address: | NA |
| General Plan Designation: | NA |
| Zoning Designation: | NA |
| Area: | NA |
| Number of Lots: | NA |
| Applicant: | Jordan Sorenson |

*Request: Recommend the City Council amend Section 11-28-210 Small Auto Dealerships as proposed in the attachment to this staff report*

**Background Information**

The applicant, Jordan Sorensen. wishes to establish a Small Auto Dealership as defined at Farmington Service and Towing, 92 North Main Street, however he is unable to do so because this business is located on property less than one-half (1/2) acre in size. Therefore, he is requesting the enclosed changes to 11-28-210. This text amendment is requesting to allow small auto dealerships on property one-half (1/2) acre or smaller in size. This is the only change to the text purposed by the applicant.

Standards for Small Auto Dealerships, set in Chapter 28 of the Zoning Ordinance, are only allowed in the BR and C zones.

On January 24th the Planning Commission tabled the item to allow further research by staff which included the following questions:

1. Determine the number of lots (1/2) acre in size or less or (1/2) acre in size or larger in the BR and C zones and those properties that be considered an "existing compatible business".
2. Is this a use which should be allowed on City's Historic Main within the Sycamore Historic District?

Jordan Sorensen is returning to Planning Commission to review the results of the study (See Supplemental Information) and a determination on his requested Zone Text Amendment.

**POSSIBLE ALTERNATIVE MOTIONS:**

**A:** Move that the Planning Commission recommend the City Council deny the request to amend Section 11-28-210 Small Auto Dealerships Ordinance

Findings:

1. The dealership will be placed in a highly visible area on Main Street. This state right of way of part of a Sycamore National Historic District and car dealerships are not consistent with the goals and purposes of this district.
1. Both the Precision Windshield Repair and Farmington Towing do not conform with the with Chapter 32 of the zoning ordinance because their parking area abut the sidewalk and leave no transition area between the sidewalk and the existing commercial use. Sometimes, cars from these businesses already block use of the sidewalk or park on neighboring properties. Any additional cars at this location for small auto dealership purposes will exacerbate an already negative parking situation.

B: Move that the Planning Commission recommend the City Council amend Section 11-28-210 Small Auto Dealerships to allow for Small Auto Dealerships to be permitted on property one-half (1/2) acre or smaller in size.

1. The small auto dealership will be part of compatible existing business not exclusively car sales and shall be subordinate to such business.
2. There are 5 compatible businesses in the requested zone therefore the impact to the city is minimal as small auto dealerships shall have no more than three (3) cars displayed for sale at any one time.
3. Allowing small auto dealerships in the BR and C zones will generally not generate substantially greater vehicle traffic than commonly associated with other activities in the area.

**Supplemental Information:**

1. Zone Text Application
2. Applicants Narrative
3. Zone Text Change to 11-28-210 (Below)
4. Parcel Size Comparison Maps
5. List of Compatible Businesses

**List of Compatible Businesses:**

2. Precision Windshield Repair
   97 N Main St, Farmington, UT 84025
   Lot Size: .18 acre

3. Farmington Service and Towing
   92 N Main St, Farmington, UT 84025
   Lot Size: .23 acre

4. Chevron
   35 S 100 E, Farmington, UT 84025
   Lot Size: 0.28 acre

5. Burt Brothers Tire and Service
   976 Shepard Lane
   Lot Size: .75 acre

6. The Good Spray Car Wash
   1358 US-89 ALT, Farmington, UT 84025
   Lot Size: .86 acre

**c: SMALL AUTO DEALERSHIP:**

Small auto dealerships may be allowed as a conditional use in business/commercial zones as designated by this title.

A. Purpose: The purposes of this section and any rules, regulations, standards and specifications adopted pursuant hereto are:

1. Minimal Impacts: To accommodate such dealerships in commercial areas with minimal impacts on the area in terms of compatible scale and appearance.

2. Incompatibility: To prevent the proliferation of incompatible auto dealerships.

3. Terms And Conditions: To set forth standardized terms and conditions for small auto dealerships and procedures for review and approval of same.

B. Conditional Use Permit: Small auto dealerships may be permitted as a conditional use in the BR Zone. Applications for small auto dealerships shall be submitted and reviewed as a conditional use permit in accordance with chapter 8 of this title.

C. Standards: The following standards and conditions shall apply to all small auto dealerships, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process.

1. Location: A small auto dealership may only be allowed as part of a compatible existing business not exclusively car sales and shall be subordinate to such business.

2. Size: Small auto dealerships shall have no more than three (3) cars displayed for sale at any one time.

3. Buildings: No exterior architectural or structural modifications shall be made to any building to accommodate small auto dealerships.

4. Business Sign: One sign advertising the business may be permitted, but shall not be greater than the square foot minimum area required by state law and shall otherwise be compliant with Farmington City sign ordinances.

5. Traffic: The auto dealership shall not generate substantially greater vehicle traffic than commonly associated with other activities in the area.

6. Accessory Use: The use may only be permitted as an accessory use to an established business and shall never be the primary use. In other words, the small auto dealership sales shall be clearly incidental, compatible, customarily appropriate and subordinate to the main use of the property.

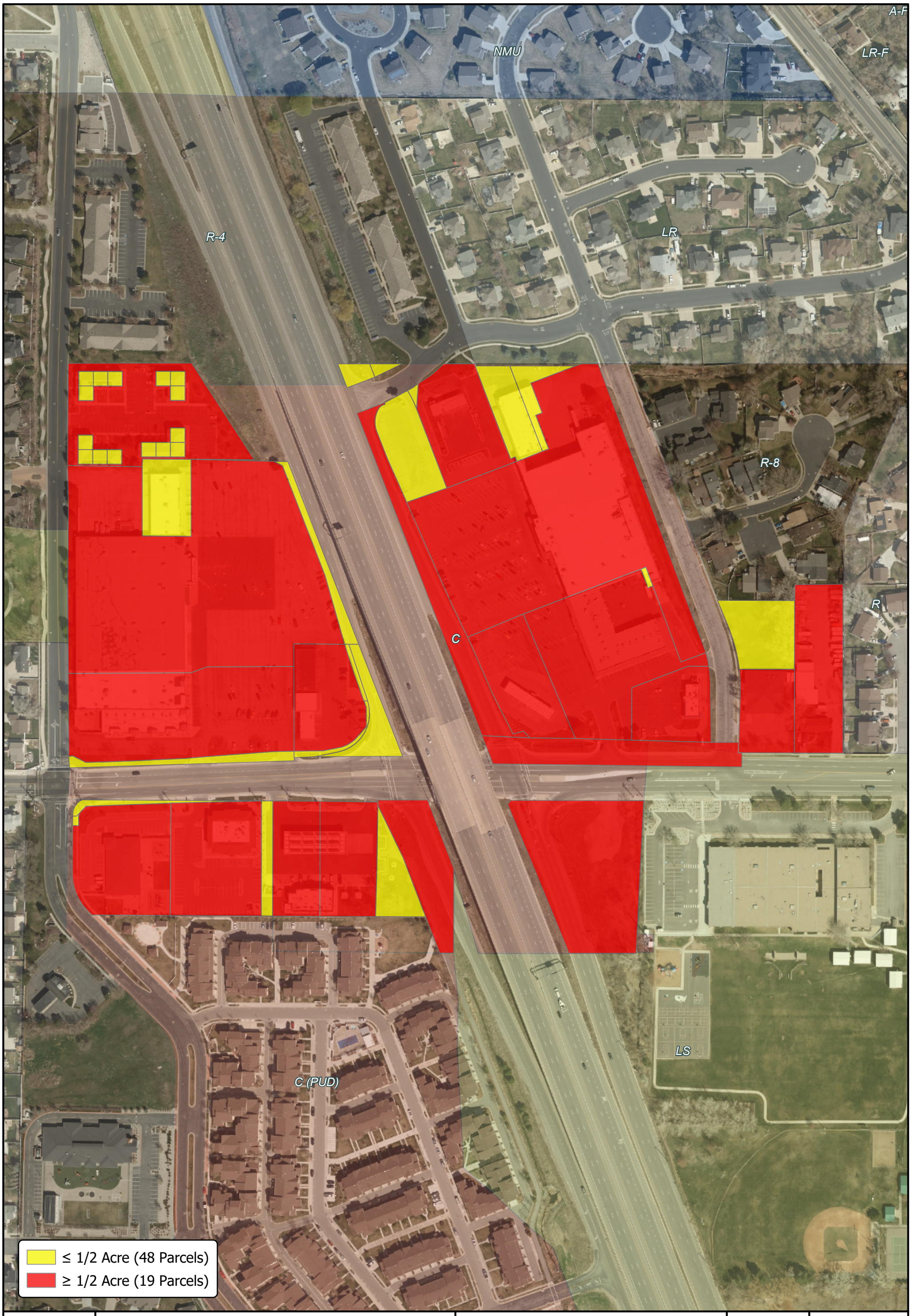
7. Appearance: sales should be conducted in such a way that passersby would not, under normal circumstances, be aware of its existence.

8. Signs: Any sign, except for the one approved sign for the business, including any advertising message, announcement, declaration, demonstration, illustration, insignia, surface or space erected or maintained in view of the public street for identification, advertisement or promotion of the interests of any person, entity, event, product or service shall be expressly prohibited. This definition shall also include sign structures, supports, lighting systems and any attachments, ornaments or other features designed to attract the attention of observers.

**9. Property Size: Small auto dealerships may only be permitted on property one-half ($^1/_2$) acre or ~~greater~~ smaller in size.**

10. Limited Display: The car dealership shall be limited to displaying cars used by or in connection with the business.

D. Site Development: Upon approval of a conditional use permit for a small auto dealership, an application for site development shall be submitted in accordance with the provisions of chapter 7 of this title. (Ord. 2003-31, 8-6-2003)




# FARMINGTON CITY
## PARCEL SIZE COMPARISON

Path: S:\GIS\PROJECTS\CEDEV\2019\ParcelSizeComparison\ParcelSizeComparison.aprx

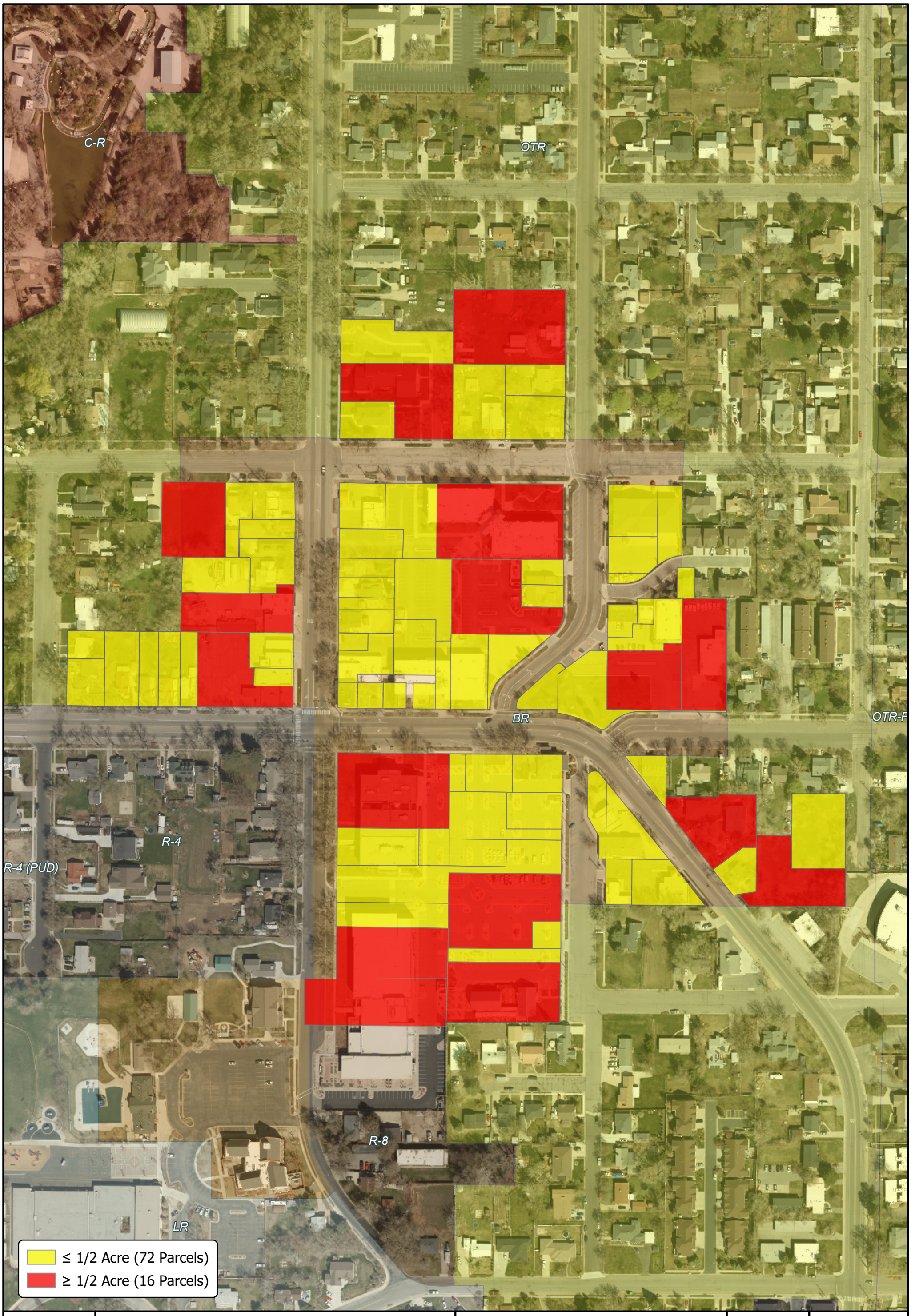
Date: 2/5/2019

0 150 300 450 600 Feet

0 40 80 120 160 Meters

N W FC E S

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