

Farmington City Planning Commission

April 18, 2019

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

SHANE PACE
CITY MANAGER

AGENDA
PLANNING COMMISSION MEETING
April 18, 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.)

1. Minutes
2. City Council Report

SUBDIVISION

7:05 3. Pete Smith\Advanced Solutions Group – Applicant is requesting final plat approval for the Meadows at City Park Phase II PUD consisting of 14 lots on 2.37 acres located at approximately 50 South 200 West in an R-4 zone. (S-12-15)

7:10 4. Taylor Spendlove\Brookside Hollow PUD – Applicant is requesting final plat approval of the Brookside Hollow PUD Subdivision consisting of 13 lots on 5.3 acres of property located at 411 South 200 West in the BP (Business Park) and AE (Agriculture Estates) zone (S-11-18)

7:15 5. Jerry Preston\Elite Craft Homes – Applicant is requesting preliminary plat approval for the Creekside Manor Subdivision consisting of 8 lots on approximately 5.78 acres of property located at about 950 West 500 South in the AE (Agriculture Estates) zone. (S-23-18)

7:30 6. Phil Holland\Wright Development Group – Applicant is requesting preliminary plat approval for the East Park Lane Phase 2 Subdivision consisting of 2 commercial lots on approximately 4.25 acres of property located north of the north end of Lagoon Drive at approximately 850 North in the CMU (Commercial Mixed Use) zone. (S-26-18)

TEMORARY USE

7:45 7. Sam Webster/Hokulia Shaved Ice (Public Hearing) - Applicant is requesting temporary use permit approval for a shaved ice business in the Shepard Crossing parking lot which consists of 2.5 acres of property located at 986 Shepard Lane in the C (General Commercial) zone. (TU-1-19)

OTHER

8:00 8. Miscellaneous, correspondence, etc.
   a. Good Spray Car Wash
   b. Challenger School
   c. Other

9. 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.*

Meagan Booth
City Planner

FARMINGTON CITY
PLANNING COMMISSION
MARCH 21, 2019

PRESENT: Planning Commissioners Connie Deianni, Greg Wall, Amy Shumway, Roger Child, Russ Workman, Shawn Beus, Rulon Homer; Community Development Director David Petersen, Associate Planner Meagan Booth

Excused: Alternate Planning Commissioner Mike Plaizier; Recording Secretary Brittney Whitecar

STUDY SESSION:

Subdivision

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 (Agricultural Estates) zone. (S-25-18)**

David Petersen introduced the item, which is a section of the Miller Meadows Ph. 7 subdivision. The developer will plat the road and dedicate the right-of-way. There will be two parcels: A portion of parcel B will be buildable; meanwhile, the remainder of this parcel and all of parcel A will not be buildable until a plat amendment is completed and recorded.

Conditional Use/Site Plan

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

The subdivision containing this application is in the Final Plat approval stage and the public hearing has already been completed. The issue at hand is only the site plan for the senior living center, which is to be located on a lot within the Brookside Hollow Subdivision. **David Petersen** said that this use fits the area because there are several one and two story office buildings along 200 West. The senior living center presents a good buffer between the commercial buildings nearby and the residential homes in the subdivision.

David Petersen said that traffic studies have been done at the entrance of the subdivision and it has been found that the subdivision does not present a notable traffic increase along the curve where the frontage road and 200 West meet. He also reminded the planning commission

that because a senior living center is a conditional use in the zone, it would be difficult to deny without clearly present issues.

Connie Deianni noted that the subdivision conditions included keeping and protecting the existing trees surrounding the area, but it has been found that many of the trees are old and dying so they will be cut down which is unfortunate but necessary and may come up in the meeting.

Amy Shumway asked about a secondary water issue, which the planning commission received emails about. The emails detail citizen concerns about insufficient secondary water pipes going to homes developed by Brighton Homes. She asked, in these cases, is Brighton Homes responsible, or is the issue in the hands of Benchland Water District? **David Petersen** said that after a subdivision is platted, recorded and developed, it is probably a Benchland issue and certainly not a City issue. **David Petersen** said there has been some pressure reduction valve setting issues recently more so than pipe issues, which are fixable.

Zone Text Amendment

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)**

No Comment was made.

REGULAR SESSION:

PRESENT: Planning Commissioners Connie Deianni, Greg Wall, Amy Shumway, Roger Child, Russ Workman, Shawn Beus, Rulon Homer; Community Development Director Davis Petersen, Associate Planner Meagan Booth

Excused: Alternate Planning Commissioner Mike Plaizier; Recording Secretary Brittney Whitecar

At 7:05 p.m., **Connie Deainni** opened the public meeting.

Minutes

The Planning Commission reviewed the meeting minutes from the March 7th Planning Commission meeting. **Shawn Beus** made a motion to approve the minutes which was seconded by **Rulon Homer**, and approved unanimously.

City Council Report

David Petersen said that it was a short meeting except for a closed session, having to do with property acquisition.

Subdivision

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 (Agricultural Estates) zone. (S-25-18)**

David Petersen introduced the item. He said in study session there had been a question about a note included on the plat. The note states that the City shall issue no building permit on parcel A of the plat until the land is improved and a plat amendment has been completed and recorded.

Nathan Rigby 1428 S. 750 E. Kaysville, UT said that he is excited to build on his family's land and doesn't have any specific comments at this time.

Motion:

Rulon Homer made a motion 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 as well as the following conditions and findings. **Roger Child** seconded the motion, which was unanimously approved.

Conditions:

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 improvement 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 this 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 first, if either is developed.

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

Conditional Use/Site Plan

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

Meagan Booth said that the applicant would like to develop a residence for the elderly on a lot within the subdivision.

Russ Workman reminded the commission and the public that the issue at hand is not regarding the lots/homes to be developed in the subdivision, as they have been discussed in previous

meetings. The application at hand is the site plan for the senior living facility ONLY. He said that the facility is a permitted use in the area, the task at hand for the Planning Commission is to clarify any conditions that need to be set forth for the senior living center.

S. David Clarke 1786 County Circle, Centerville UT said that there will be a sign out front of the building and Farmington rock included in the landscaping. They will be constructing an ADA bridge for the residents to enjoy connecting the facility lot to the church next door.

Rulon Homer asked how many rooms the facility has. **David Clarke** said the property has about 30 resident rooms as well as dining, game, laundry, salon, and meeting rooms.

Roger Child asked if this is a high functioning facility and how much care the intended residents will require. **David Clarke** said this is a level 2 facility, meaning it is not a skilled nursing facility where the residents require constant care and oversight from medical professionals.

Greg Wall said the site plan doesn't show any back doors that may allow for deliveries. **David Clarke** said there is a side entrance for box trucks, but they don't foresee any semi's or large trucks needing to access the facility.

Russ Workman asked if the applicant changed the zoning after he purchased the land and asked what the largest roadblocks have been as he has designed this subdivision. **David Clarke** said that the zoning has not changed since he purchased it. He said the biggest roadblock throughout the application process for the entire subdivision has been about traffic. The public showed concern for increased traffic, so traffic studies had to be done during the review process.

Greg Wall mentioned the tree preservation plan. **David Clarke** said they had an arborist go to the site. Many of the older, dying trees will be removed and the arborist counseled them on what species of trees would be appropriate to plant in their place.

Connie Deianni asked how they intend to incorporate Farmington Rock. **Steven Clarke** said they may include it on the bridge, fence, sign, or the landscaping; probably a combination of two or three of those options.

David Petersen said that UDOT has plans to make changes to the frontage road in the future, changing the whole hook from the Frontage road to 200 West. Though the traffic issues presented by residents have been addressed, it is good for everyone to know that the roadways adjacent to this development may very well look completely different within the next 10 to 15 years.

Public Hearing:

At 7:50 p.m., Connie Deianni opened the public hearing.

Jeff Tolman 433 S 200 W, Farmington UT asked for details about the intersection at the entrance to the subdivision. He expressed concern about the increased traffic. **David Petersen** said that the City traffic engineer did a simulation, using existing traffic statistics and hit on all the points that were addressed in the planning commission meeting where they discussed traffic. David said Jeff and all others with concerns are welcome to have a copy of the study and the minutes from the relevant meeting. **Russ Workman** asked if the specific issue Jeff brought is are listed in the conditions for the subdivision. **David Petersen** said that Jeff's concern is a condition for the subdivision and not for the assisted living facility site plan, which is the discussion at hand.

Jeff Tolman stated that he does not like the Cottonwood trees in the development because they are a nuisance and would like to recommend they be replaced. **Dave Petersen** said the developer intends to replace them with Maple trees per the tree preservation plan adopted by the subdivision.

Keith Sorensen 362 S. 75 W. Farmington, UT said that part of the subdivision will be his back door neighbor. Keith said that the traffic drawing being displayed does not match the explanations having been discussed so far in the meeting. **Dave Petersen** said he is right, and tried to clear up the traffic pattern on the map. He invited Keith to obtain a copy of the traffic study. **Keith Sorensen** asked if the senior living facility had a 32 bed capacity from the beginning, as this is the first time he had heard that number. He also asked what the expected number of staff would be at any given time at the senior living facility, and whether the homes in the subdivision will have basements.

Clyde Jackson 353 S. 75 West, Farmington UT said he hasn't seen a traffic counter, or any proof of a traffic study and would like to see what has been done in that way. **Connie Deianni** said Meagan would happily send him a copy of the traffic study via email and collected Clyde's email address.

At 8:10 p.m. **Connie Deianni** closed the public hearing.

Connie Deianni said that the traffic study will be emailed to all that would like to receive it and asked interested parties to provide their email address. She invited the applicant back to the podium.

S. David Clarke said that in the last Planning Commission meeting, they were asked to keep trees

so they weren't planning on cutting down the Cottonwoods, but would be happy to if they need to comply with that condition. He said that the 30-32 beds in the facility has been consistent through the application process, and peak staffing will be between 9:00 a.m. and 2:00 p.m. He estimated the maximum staff number would be about 7 individuals, as the residents of the facility will be mostly self-sufficient. **S. David Clarke** said he has met the parking requirements for the zone. **Connie Deianni** said she feels comfortable with the number of parking spaces provided on the site plan.

Connie Deianni addressed the question that had been asked regarding basements and the floodplain. **S. David Clark** said that he has nothing to do with the homes so he cannot answer the basement question, but regarding the floodplain; the creek does fall within the property line of the senior living center, so he foresees that a maintenance person will need to be hired to maintain the creek.

Amy Shumway asked if maintaining the aforementioned monument sign would be in the conditions set forth for the facility. **Meagan Booth** said that will be covered by the DRC (Development Review Committee) as the City maintains the signs.

Russ Workman asked if a condition could be added regarding the traffic study, requiring four lanes at the intersection, as the lane numbers have been unclear. **David Petersen** said yes, that could be added should the commission choose to add it, but the burden of the traffic isn't the issue of this particular facility, so much as the subdivision as a whole. **Connie Deianni** reiterated that the focus needs to stay on the senior living facility only at this time.

Rulon Homer says he visits a similar facility regularly and has never experienced a traffic or parking issue as the residents don't drive and most of them received very few visitors.

Motion:

Shawn Beus made a motion that the planning commission approve the conditional use and site plan application for the Brookside Senior Living Facility subject to all applicable Farmington City ordinances and development standards and the following conditions. **Rulon Homer** seconded the motion, which was unanimously approved.

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.

Zone Text Amendment

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)

Meagan Booth said this item was continued from a January 2019 Planning Commission meeting and had been tabled for further research by staff regarding the number of lots half acre in size or larger on the BR and C zones containing properties that could be considered compatible businesses. Staff also wanted to discuss whether this is a use that should be allowed within Farmington's Historic Main Street.

The planning commission was provided with supplemental information including the applicant's narrative, a parcel size comparison map, and a list of compatible businesses in the geographic area. **Meagan Booth** said that only 4 comparable businesses exist in the zone, fitting the acreage as stated in the current code.

Jordan Sorensen 902 West Deer Clover Street, Farmington UT said he wants to be able to sell 3 cars at a time at the existing business on Main Street. It is close to his home and convenient for him to show people cars on evenings and weekends. He said he already has cars being fixed at the business periodically and would like to be able to keep the cars on the lot after they are fixed in order to sell them.

Greg Wall asked if the cars are able to have For Sale signs on them at the location. **Dave Petersen** said no, they are limited to a 1 sq. foot sign in the window of the building or displayed somewhere on the property.

Roger Child said that if the auto dealership is directly related to or part of the business, he doesn't feel the City has the right to restrict an existing business; however, once the text allows for "In connection with" businesses to include car dealerships, it adds broad allowance to add car dealerships to places like car washes and gas stations. He does not think the vague wording is appropriate to add to the ordinance text.

Shawn Beus said he doesn't feel like three cars on the property will make much of a difference. The existing business on Main Street has a lot more than three cars on it, so he doesn't think three cars is a big deal. He said he does agree with Roger that the language could stand to be changed from "in connection with".

After further discussion, **Connie Deianni** asked for a "straw vote." It appeared that a majority of members were not in favor of the applicant's request. More discussion ensued. **Greg Wall**, who had studied the ordinance extensively, offered many comments, not all related to the specific application.

The commission as a whole encouraged Greg Wall to work with City Staff to update the Small Auto Dealership ordinance for their consideration, which he said he would be happy to do.

Russ Workman made a motion to deny the request to amend Section 11-28-210 Small Auto Dealerships Ordinance. **Amy Shumway** seconded the motion.

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.

2. 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.

Adjournment

At 9:31 p.m., motioned to adjourn the meeting. Seconded the motion, which was unanimously approved.

_____

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.

AMENDED

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 February 5, 2018
2. Findings - PUD Amendment Application for Farmington Greens
3. Resolution for Agreements with Centerville City and Jeffrey Johnson
4. Ordinance Correcting Ordinance No. 2018-29 Vacating 1875 North Street.

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
April 18, 2019

Item 3: Meadows at City Park PUD Phase II Final Plat

Public Hearing:	No
Application No.:	S-12-15
Property Address:	50 South 200 West (approx.)
General Plan Designation:	MDR (Medium Density Residential)
Zoning Designation:	R-4 (PUD)
Area:	2.37 acre (approx.)
Number of Lots:	14
Property Owner:	Advanced Solutions Group
Agent:	Pete Smith/Advanced Solution Group

Applicant is requesting final plat approval.

Background Information

The applicant previously obtained final plat approval from the Planning Commission on May 5, 2016, however, this approval has since expired because the final plat was never recorded and an extension from the City Manager was not requested. Conditions have not changed, moreover the developer has constructed all the improvements related to Phase II. The suggested motion is the same as previously approved by the Commission, except condition 3 is completed and has been removed.

Suggested Motion:

Move that the Planning Commission approve the enclosed final plat for the Meadows at City Park Phase II PUD subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Nicholls Nook development agreement shall be amended prior to plat recordation, including but not limited to enlarging the scope of the project to include Phase II;
2. The applicant shall provide a 10' easement in favor of Farmington City for snow storage and removal or make 50 South a private road;
3. ~~The applicant shall provide a letter from UDOT approving the improvements on 200 West, prior to the commencement of any construction;~~
4. Any outstanding comments from the DRC shall be addressed and resolved prior to recordation.

Findings:

1. The bond estimate was recalculated by the City Engineer and have been updated and paid by the applicant.
2. A soils report has been provided to the city on May 27, 2014 from GeoStrata.
3. The proposed development is a continuation of the approved Meadows at City Park Phase I and the Nichol's Nook development which is memorialized in a development agreement recorded against the property.
4. The proposed development is at a density of 5.9 units per acre, which is a significantly lower density than what is possible with a conventional subdivision in an R-4 zone.
5. The development is not seeking a waiver of the PUD open space provision and is providing the open space in the development as common area.
6. The overall layout follows the medium density residential objectives of the General Plan.
7. By providing an easement abutting the road for snow removal, the roads can remain public. Additionally, by connecting 100 West and 200 West, 50 South will provide a better layout for infrastructure and improvements.

Supplemental Information

1. Vicinity Map
2. Final Plat
3. Final (PUD) Master Plan

Applicable Ordinances

1. Title 11, Chapter 13 – Multiple-Family Residential Zones
2. Title 11, Chapter 27 – Planned Unit Development (PUD)

Farmington City

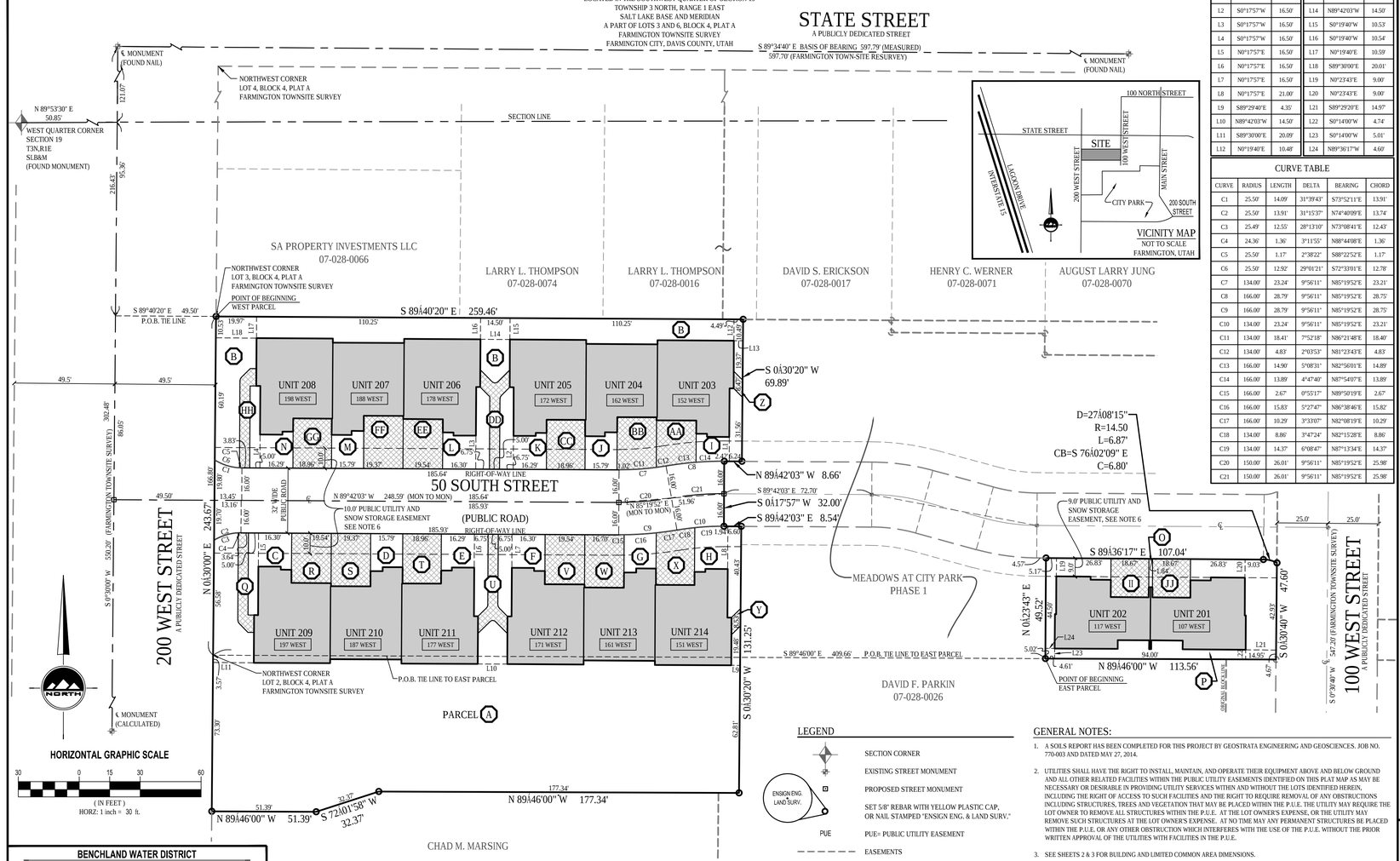


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MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)
AMENDING PART OF MEADOWS AT CITY PARK, A PLANNED UNIT DEVELOPMENT (P.U.D.) - FARMINGTON CITY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
A PART OF LOTS 3 AND 6, BLOCK 4, PLAT A
FARMINGTON TOWNSITE SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH



LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°17'57"W	12.00'
L2	S0°17'57"W	16.50'
L3	S0°17'57"W	16.50'
L4	S0°17'57"W	16.50'
L5	N0°17'57"E	16.50'
L6	N0°17'57"E	16.50'
L7	N0°17'57"E	16.50'
L8	N0°17'57"E	21.00'
L9	S89°29'40"E	4.35'
L10	N89°42'03"W	14.50'
L11	S89°30'00"E	20.09'
L12	N0°19'40"E	10.48'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N89°29'40"W	4.45'
L14	N89°42'03"W	14.50'
L15	S0°19'40"W	10.53'
L16	S0°19'40"W	10.54'
L17	N0°19'40"E	10.59'
L18	S89°30'00"E	20.01'
L19	N0°23'43"E	9.00'
L20	N0°23'43"E	9.00'
L21	S89°29'20"E	14.97'
L22	S0°14'00"W	4.74'
L23	S0°14'00"W	5.01'
L24	N89°36'17"W	4.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.50'	14.09'	31°39'43"	S73°52'11"E	13.91'
C2	25.50'	13.91'	31°15'37"	N74°40'09"E	13.74'
C3	25.49'	12.55'	28°13'10"	N73°08'41"E	12.43'
C4	24.36'	1.36'	3°11'55"	N88°44'08"E	1.36'
C5	25.50'	1.17'	2°38'22"	S88°22'52"E	1.17'
C6	25.50'	12.92'	29°01'21"	S72°33'01"E	12.78'
C7	134.00'	23.24'	9°56'11"	N85°19'52"E	23.21'
C8	166.00'	28.79'	9°56'11"	N85°19'52"E	28.75'
C9	166.00'	28.79'	9°56'11"	N85°19'52"E	28.75'
C10	134.00'	23.24'	9°56'11"	N85°19'52"E	23.21'
C11	134.00'	18.41'	7°52'18"	N86°21'48"E	18.40'
C12	134.00'	4.83'	2°03'53"	N81°23'43"E	4.83'
C13	166.00'	14.90'	5°08'31"	N82°56'01"E	14.89'
C14	166.00'	13.89'	4°47'40"	N87°54'07"E	13.89'
C15	166.00'	2.67'	0°55'17"	N89°50'19"E	2.67'
C16	166.00'	15.83'	5°27'47"	N86°38'46"E	15.82'
C17	166.00'	10.29'	3°33'07"	N82°08'19"E	10.29'
C18	134.00'	8.86'	3°47'24"	N82°15'28"E	8.86'
C19	134.00'	14.37'	6°08'47"	N87°13'34"E	14.37'
C20	150.00'	26.01'	9°56'11"	N85°19'52"E	25.98'
C21	150.00'	26.01'	9°56'11"	N85°19'52"E	25.98'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE — PUE= PUBLIC UTILITY EASEMENT
- EASEMENTS
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA

GENERAL NOTES:

1. A SOILS REPORT HAS BEEN COMPLETED FOR THIS PROJECT BY GEOSTRATA ENGINEERING AND GEOSCIENCES. JOB NO. 770-003 AND DATED MAY 27, 2014.
2. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
3. SEE SHEETS 2 & 3 FOR BUILDING AND LIMITED COMMON AREA DIMENSIONS.
4. SURFACE AND SUBSURFACE DRAINAGE SYSTEM (YARD BOXES, CATCH BASINS AND PIPE OUTSIDE OF THE CITY RIGHT-OF-WAY) ARE TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. PARCELS A - P ARE COMMON AREA PARCELS. PARCELS Q - JJ ARE LIMITED COMMON AREA PARCELS. SEE TABLE ON SHEETS 2 & 3 FOR AREAS.
6. PUBLIC UTILITY AND SNOW STORAGE EASEMENT IN FAVOR OF FARMINGTON CITY.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into units, streets, common areas and limited common area parcels, hereafter to be known as MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.) and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all units meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Each Parcel Private Unit

Beginning at a point on the east right of way line of 200 West Street at the Northwest Corner of Lot 3, Block 4, Plat "A", Farmington Townsite Survey, said point of beginning being South 0°30'00" West 216.43 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from a Farmington City Street Monument in the intersection of State Street and 200 West Street, and also being North 89°53'30" East 50.85 feet along the quarter section line to the monument line of 200 West Street and South 0°30'00" West 95.36 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from the West Quarter Corner of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running;
Thence South 89°40'20" East 259.46 feet along the north right of way line of Lot 3, Block 4, Plat "A", Farmington City Survey to and along the north line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence South 0°30'20" West 69.89 feet to the north right of way line of 50 South Street;
Thence North 89°42'03" West 8.66 feet along the north right of way line of 50 South Street;
Thence South 0°17'57" West 32.00 feet to the south right of way line of 50 South Street;
Thence South 89°42'03" East 8.54 feet along the south right of way line of 50 South Street to the extension of the west line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence South 0°30'20" West 131.25 feet to, along and beyond the west line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence North 89°46'00" West 177.34 feet;
Thence South 72°01'58" West 32.37 feet;
Thence North 89°46'00" West 51.39 feet to the east right of way line of 200 West Street, also being the west line of Lot 2, Block 4, Plat "A", Farmington Townsite Survey;
Thence North 0°30'00" East 243.67 feet along the east right of way line of 200 West Street, also being the west line of Lot 2, Block 4, Plat "A", Farmington City Survey to and along the west line to the Northwest Corner of Lot 3, Block 4, Plat "A", Farmington City Survey, being the point of beginning.
Contains 60,941 square feet, 1.399 acres, 12 Private Units 203-214, a Private Roadway, 14 Open Space Common Area Parcels and 14 Limited Common Area Parcels.

Each Parcel Private Unit

Beginning at a point on the south line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City, said point being South 0°30'00" West 166.80 feet along the east right of way line of 200 West Street, also being the west line of Lot 3, Block 4, Plat "A", Farmington Townsite Survey to the Northwest Corner of Lot 2, Block 4, Farmington Townsite Survey and South 89°46'00" East 409.66 feet to and along the south line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City from the Northwest Corner of Lot 3, Block 4, Plat A, Farmington Townsite Survey, said Northwest Corner of Lot 3, Block 4, Plat "A", Farmington Townsite Survey being South 0°30'00" West 216.43 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from a Farmington City Street Monument in the intersection of State Street and 200 West Street, and also being North 89°53'30" East 50.85 feet along the quarter section line to the monument line of 200 West Street and South 0°30'00" West 95.36 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from the West Quarter Corner of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running;
Thence North 0°23'43" East 49.52 feet to the south right of way line of 50 South Street;
Thence South 89°36'17" East 107.04 feet along the south right of way line of 50 South Street;
Thence southeasterly 6.87 feet along the arc of a 14.50 foot radius curve to the right, (center bears South 0°23'43" West and long chord bears South 76°02'09" East 6.80 feet, with a central angle of 27°08'15") along the south right of way line of 50 South Street to the west right of way line of 100 West Street, also being the east line of Lot 6, Block 4, Plat "A", Farmington "Townsite Survey;
Thence South 0°30'40" West 47.60 feet along the west right of way line of 100 West Street, also being the east line to the Southeast Corner of Lot 6, Block 4, Plat "A", Farmington Townsite Survey;
Thence North 89°46'00" West 113.56 feet along the south line of Lot 6, Block 4, Plat "A", Farmington Townsite Survey to the point of beginning.
Contains 5,604 square feet, 0.129 acres, 2 Private Units 201-202, 4 Open Space Common Area Parcels and 4 Limited Common Area Parcels,
Note:
The Limited Common Area Parcels are the sidewalks and driveways and are designated hereon as Parcels S - Z, and AA - JJ.). See the Land Use Table, Parcel Area Table - Common Area, and Parcel Area Table -Limited Common Area on Sheet 3 of 3.)

Date: April 28, 2016

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR — REGISTERED — No. 164386 — 4-28-16 — STATE OF UTAH — KEITH R. RUSSELL

OWNER'S DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

MEADOWS AT CITY PARK PHASE 2
A PLANNED UNIT DEVELOPMENT (P.U.D.)

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use and convey to the Home Owners Association (HOA) all common area parcels and limited common area parcels to be owned and maintained by the Home Owners Association (HOA) as outlined in the Covenants, Conditions and Restrictions (CC&Rs).
In witness whereof we have hereunto set our hands this _____ day of _____ A.D., 20_____.

_____.
By: MEADOWS AT CITY PARK, LLC
Name:
Its: Managing Member

LLC ACKNOWLEDGMENT

STATE OF UTAH)
County of DAVIS) S.S.

On the _____ day of _____ A.D., 20_____, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of MEADOWS AT CITY PARK, LLC, and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said MEADOWS AT CITY PARK, LLC by authority of a said MEADOWS AT CITY PARK, LLC for the purposes therein mentioned and acknowledged to me that said MEADOWS AT CITY PARK, LLC executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

MEADOWS AT CITY PARK PHASE 2
A PLANNED UNIT DEVELOPMENT (P.U.D.)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
A PART OF LOTS 3 AND 6, BLOCK 4, PLAT A
FARMINGTON TOWNSITE SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

BENCHLAND WATER DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE BENCHLAND WATER DISTRICT

_____
BENCHLAND WATER DISTRICT

THE PURPOSE OF THIS PLAT IS TO COMBINE THE CURRENT DEED PARCELS AND SUBDIVIDE THE TOTAL OF THE COMBINED PARCELS INTO A PLANNED UNIT DEVELOPMENT WITH A PUBLIC STREET, COMMON AREA, LIMITED COMMON AREA AND PRIVATE UNITS TO SALE TO THE PUBLIC FOR PRIVATE OWNERSHIP.

DEVELOPER
ADVANCED SOLUTIONS CORP
47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037
801-444-0029

CENTRAL DAVIS SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CENTRAL DAVIS SEWER DISTRICT

_____
CENTRAL DAVIS SEWER DISTRICT

CITY ATTORNEY'S APPROVAL

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

_____
FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE FARMINGTON CITY PLANNING COMMISSION APPROVAL

_____
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE FARMINGTON CITY ENGINEER

_____
FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE FARMINGTON CITY COUNCIL

_____
CITY RECORDER CITY MAYOR

ENSIGN

1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNUTAH.COM

Phone: 801.255.0529
Phone: 435.843.3590
Phone: 435.865.1453
Phone: 435.590.0187

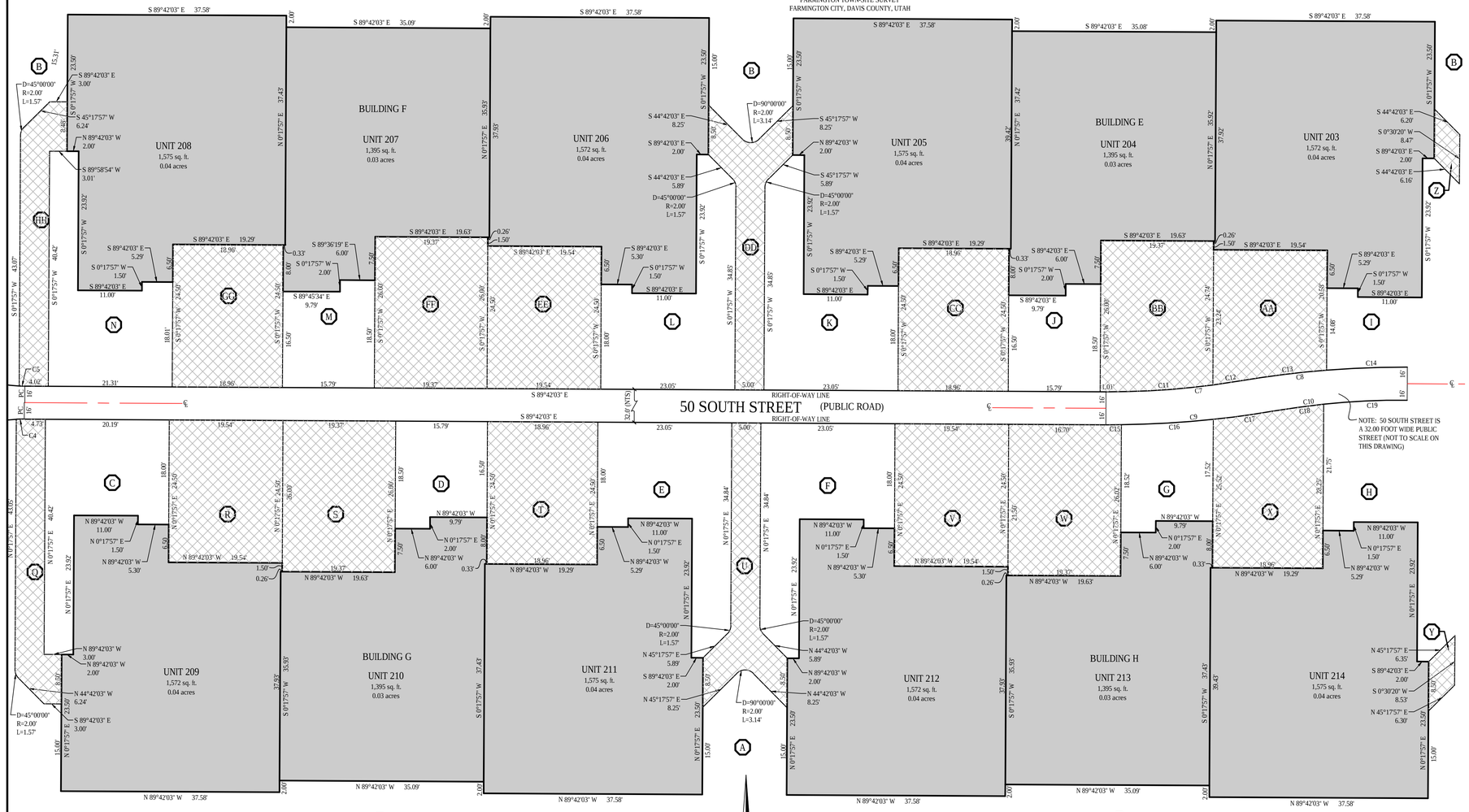
SHEET 1 of 3

PROJECT NUMBER : L2169
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 3/21/16

MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)

AMENDING PART OF MEADOWS AT CITY PARK, A PLANNED UNIT DEVELOPMENT (P.U.D.) - FARMINGTON CITY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
A PART OF LOTS 3 AND 6, BLOCK 4
FARMINGTON TOWN-SITE SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH



PARCEL AREA TABLE	
COMMON AREA	AREA
PARCEL A	18,379 sq.ft.
PARCEL B	4,111 sq.ft.
PARCEL C	479 sq.ft.
PARCEL D	272 sq.ft.
PARCEL E	538 sq.ft.
PARCEL F	538 sq.ft.
PARCEL G	278 sq.ft.
PARCEL H	630 sq.ft.
PARCEL I	423 sq.ft.
PARCEL J	272 sq.ft.
PARCEL K	538 sq.ft.
PARCEL L	538 sq.ft.
PARCEL M	272 sq.ft.
PARCEL N	479 sq.ft.

PARCEL AREA TABLE	
LIMITED COMMON AREA	AREA
PARCEL Q	257 sq.ft.
PARCEL R	478 sq.ft.
PARCEL S	503 sq.ft.
PARCEL T	464 sq.ft.
PARCEL U	296 sq.ft.
PARCEL V	478 sq.ft.
PARCEL W	503 sq.ft.
PARCEL X	509 sq.ft.
PARCEL Y	38 sq.ft.
PARCEL Z	37 sq.ft.
PARCEL AA	425 sq.ft.
PARCEL BB	495 sq.ft.
PARCEL CC	464 sq.ft.
PARCEL DD	296 sq.ft.
PARCEL EE	478 sq.ft.
PARCEL FF	503 sq.ft.
PARCEL GG	464 sq.ft.
PARCEL HH	257 sq.ft.

MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)

PROFESSIONAL LAND SURVEYOR
REGISTERED
No. 164386
4-28-16
STATE OF UTAH
KEITH E. RUSSELL

ENSIGN
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.COM

Phone: 801.255.0529
Phone: 435.843.3590
Phone: 435.865.1453
Phone: 435.590.0187

SHEET 2 of 3

PROJECT NUMBER : L2169
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 3/21/16

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20 _____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

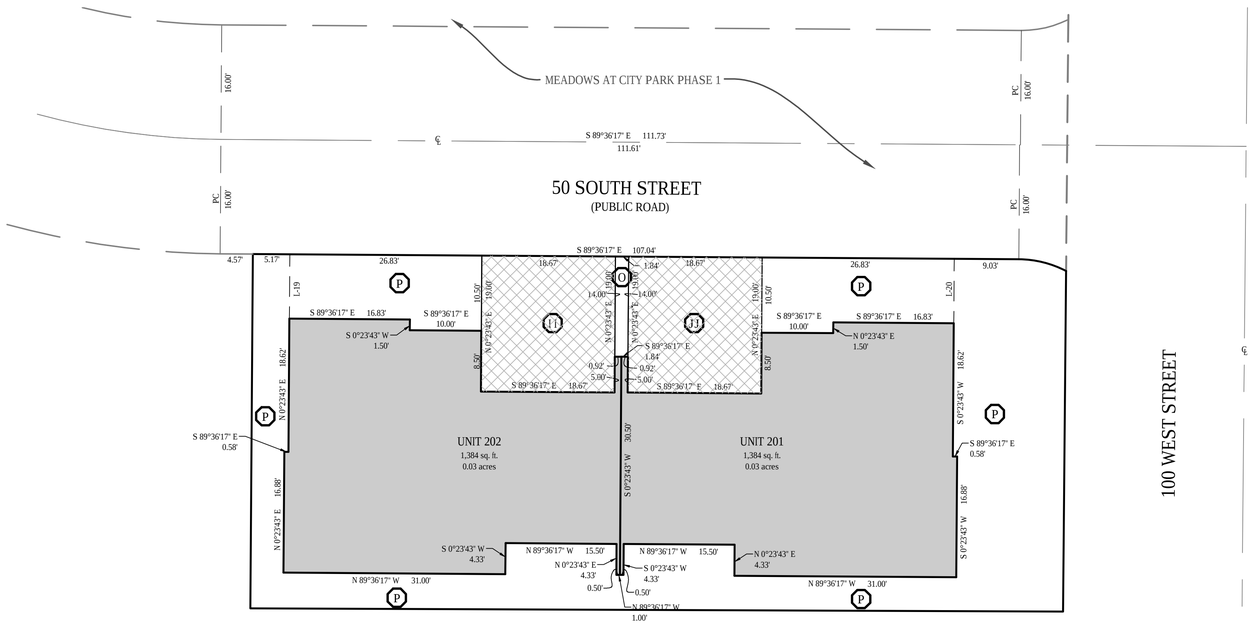
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)

AMENDING PART OF MEADOWS AT CITY PARK, A PLANNED UNIT DEVELOPMENT (P.U.D.) - FARMINGTON CITY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
A PART OF LOTS 3 AND 6, BLOCK 4
FARMINGTON TOWN-SITE SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH



LAND USE TABLE (WEST PARCEL)		
PROPERTY	AREA	PERCENTAGE
UNITS (PRIVATE)	18,172 sq.ft.	29.8%
OPEN SPACE, COMMON AREA	27,751 sq.ft.	45.6%
OPEN SPACE, LIMITED COMMON AREA	6,952 sq.ft.	11.4%
50 WEST (PUBLIC STREET)	8,066 sq.ft.	13.2%
TOTAL	60,941 sq.ft.	100.0%

LAND USE TABLE (EAST PARCEL)		
PROPERTY	AREA	PERCENTAGE
UNITS (PRIVATE)	2,768 sq.ft.	49.3%
OPEN SPACE, COMMON AREA	2,130 sq.ft.	38.0%
OPEN SPACE, LIMITED COMMON AREA	710 sq.ft.	12.7%
TOTAL	5,608 sq.ft.	100.0%

PARCEL AREA TABLE	
COMMON AREA	AREA
PARCEL O	25 sq.ft.
PARCEL P	2,104 sq.ft.

PARCEL AREA TABLE	
LIMITED COMMON AREA	AREA
PARCEL II	354 sq.ft.
PARCEL JJ	354 sq.ft.

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ: 1 inch = 10 ft.

PROFESSIONAL LAND SURVEYOR
REGISTERED
KEITH E. RUSSELL
LIC. 164386
4-28-16
STATE OF UTAH

MEADOWS AT CITY PARK PHASE 2, A PLANNED UNIT DEVELOPMENT (P.U.D.)

ENSIGN
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.COM

Phone: 801.255.0529
Phone: 435.843.3590
Phone: 435.865.1453
Phone: 435.590.0187

SHEET 3 of 3

PROJECT NUMBER : L2169
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 3/21/16

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
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RECORDED THIS _____ DAY OF _____, 20_____,
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PAGE

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

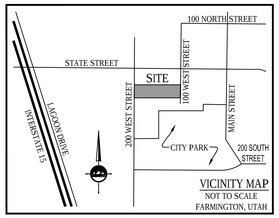
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's **below.** **Call** before you dig.

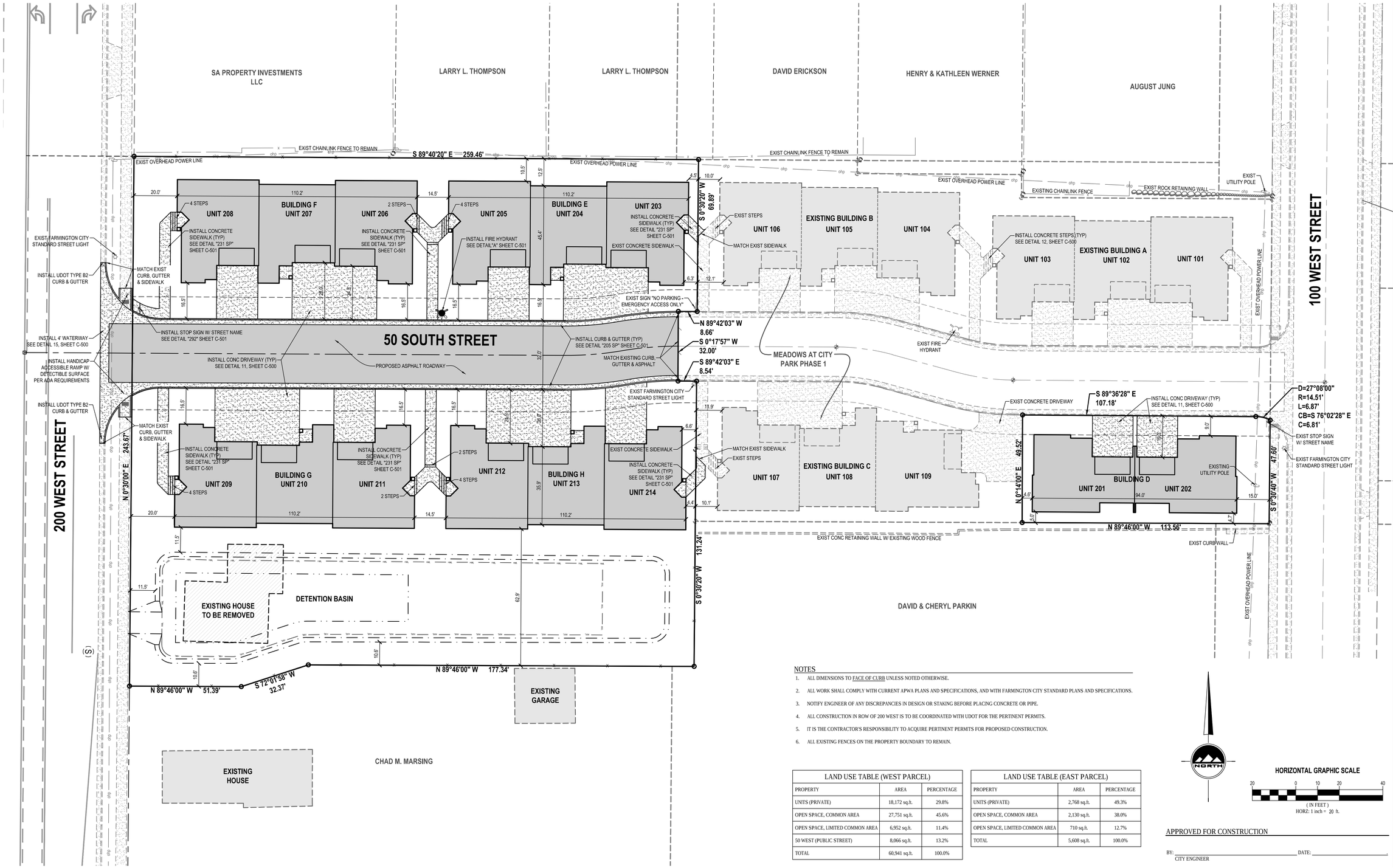
BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. (FOUND BRASS CAP MONUMENT)

ELEVATION = 4284.96



VICINITY MAP
NOT TO SCALE
FARMINGTON, UTAH



NOTES

1. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS.
3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
4. ALL CONSTRUCTION IN ROW OF 200 WEST IS TO BE COORDINATED WITH UDOT FOR THE PERTINENT PERMITS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE PERTINENT PERMITS FOR PROPOSED CONSTRUCTION.
6. ALL EXISTING FENCES ON THE PROPERTY BOUNDARY TO REMAIN.

LAND USE TABLE (WEST PARCEL)		
PROPERTY	AREA	PERCENTAGE
UNITS (PRIVATE)	18,172 sq.ft.	29.8%
OPEN SPACE, COMMON AREA	27,751 sq.ft.	45.6%
OPEN SPACE, LIMITED COMMON AREA	6,952 sq.ft.	11.4%
50 WEST (PUBLIC STREET)	8,066 sq.ft.	13.2%
TOTAL	60,941 sq.ft.	100.0%

LAND USE TABLE (EAST PARCEL)		
PROPERTY	AREA	PERCENTAGE
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OPEN SPACE, LIMITED COMMON AREA	710 sq.ft.	12.7%
TOTAL	5,608 sq.ft.	100.0%

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

ENSIGN
THE STANDARD IN ENGINEERING

1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

Phone: 801.255.0529

Phone: 435.843.3590

Phone: 435.865.1453

Phone: 435.896.2983

Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR:
ADVANCED SOLUTIONS GROUP
47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037

CONTACT:
PETE SMITH
PHONE: 801-444-0029
FAX:

MEADOWS AT CITY PARK PHASE 2

50 SOUTH 200 WEST
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
CHAD M. HESS
No. 5949039
4-13-16
STATE OF UTAH
FARMINGTON HESS WASATCH

NO.	DATE	REVISION	BY
1	3-25-15	FOR APPROVAL	CHP
2	2-10-16	FOR APPROVAL	MCE
3	3-21-16	FOR APPROVAL	MCE
4	4-13-16	FOR APPROVAL	CHP
5			
6			
7			
8			

SITE PLAN

PROJECT NUMBER: L2169
PRINT DATE: 4/11/16
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-100

Planning Commission Staff Report
April 18, 2019

Item 4: East Park Lane Subdivision Phase II Preliminary Plat

Public Hearing:	No
Application No.:	S-26-18
Property Address:	Approximately 850 North Lagoon Drive
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	6.531 Acres
Number of Lots:	2
Property Owners:	Pioneer Legacy Properties II LC
Agent:	Phil Holland, Wright Development

Request: Applicant is requesting preliminary plat approval.

Background Information

On February 5th, after receiving a recommendation from the Planning Commission, the City Council rezoned the subject property from LS (Large Suburban) and A (Agriculture) to CMU (Commercial Mixed Use) and approved a schematic plan showing, among other things, 2 commercial lots on the west side of the proposed northerly extension of Lagoon Drive.

The enclosed preliminary plat is for the commercial portion only of the schematic plan, but because there is no connection to Main Street as part of this phase, the Lagoon Drive extension constitutes a dead end street greater than 1,000 feet in length in violation of City standards (see attached Section 12-7-040 D 3 of the Subdivision Ordinance). In the event the developer provides a second point of access, the street will comply with the code. As an alternative, the applicant may also comply if Lot 201 is designated as a Parcel whereby no building permit may be issued thereon until such time as a second point of access is provided and the plat is amended by the City to re-designate the parcel as a building lot.

An open space parcel is located in the northwest corner of the subdivision. How and who will maintain this area in the future?

Suggested Motion

Move that the Planning Commission approve preliminary plat for the East Park Lane Phase II Subdivision, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

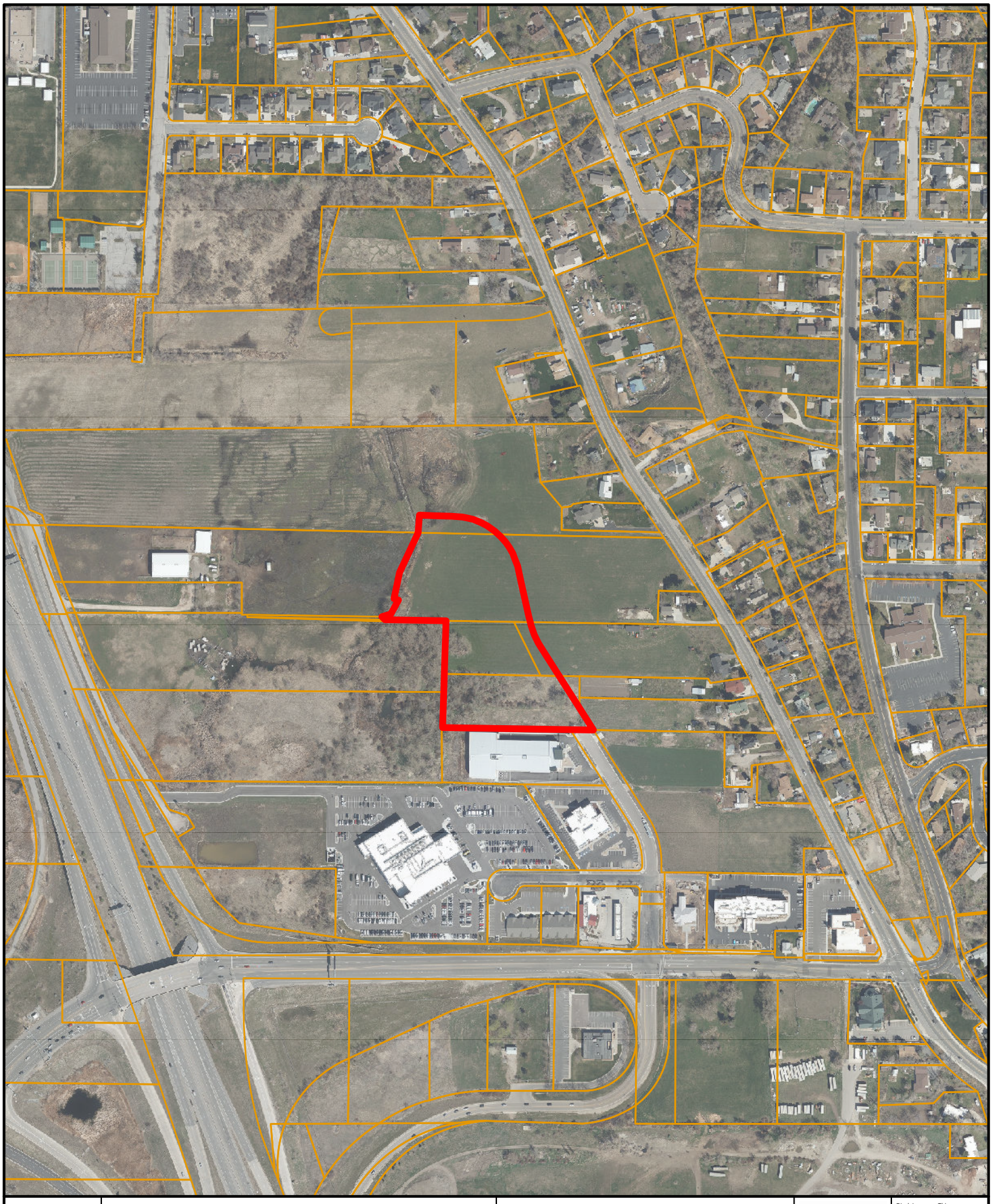
1. The proposed Lagoon Drive extension must comply with the City's dead end street standards---the developer shall establish a second point of independent access acceptable to the City.
2. The applicant shall provide a wetland delineation, and meet any related US Army Corp of Engineer requirement prior to submission of a final plat and improvement drawings.
3. A soil report shall be prepared and delivered before a final plat is accepted for review by the City.
4. The developer shall create a mechanism to ensure the long-term maintenance of the open space parcel.
5. The Preliminary Plat shall meet all conditions of the approved schematic plan.
6. The applicant shall address all other outstanding DRC comments prior to submitting plans for final plat approval;

Findings for Approval:

1. The proposed subdivision, along with the conditions set forth in the motion, conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed plat continues a planned connection from Park Lane to points north, and conforms to the Master Transportation Plan and that plan's stated purpose of creating connectivity throughout the City.
3. The subdivision of this property will allow for future development, which fits the CMU zone and is consistent with the master plan for this area.
4. The application for preliminary plat is consistent with the zone change and schematic plan recently recommended and approved by the Planning Commission and City Council.

Supplementary Information

1. Vicinity Map
2. Preliminary Plat
3. Schematic Plan
4. Section 12-7-040 D 3. Dead End Streets



FARMINGTON

VICINITY MAP

EAST PARK LANE PHASE 2

Path: G:\GIS\PROJECTS\2020\V2019\VicinityMaps\VicinityMaps.aprx Date: 6/11/2019

0 200 400 600 800 Feet

0 50 100 150 200 Meters

N W FC E S

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

EAST PARK LANE PHASE 2 PRELIMINARY PLAT

MULTIPLE PARCELS AT APPROXIMATELY 800 NORTH LAGOON DRIVE
LOCATED IN SECTION 13, T.3N., R.1W., S.L.B.&M.
FARMINTON CITY, DAVIS COUNTY, UTAH

WRIGHT DEVELOPMENT
1178 LEGACY CROSSING BLVD. #100
CENTERVILLE UT. 84014

60 0 60 120 180
SCALE: 1" = 60'

PRELIMINARY PLAT
NOT TO BE RECORDED

Lot #	Lot Size (ft^2)	Lot Size (Acres)	Notes
1	66714	1.532	Min. Lot Size
2	118136	2.712	
Geen Space	32962	0.757	
Average Lot	72604	1.667	Inluding Green Space
Average Lot	92425	2.122	Just Lots 1 & 2

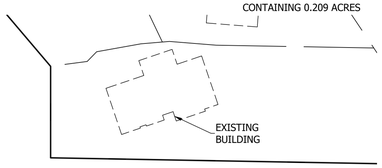
GENERAL NOTES

1. PROJECT IS FLOOD ZONE X ACCORDING TO THE MOST RECENT RISK MAPS
2. CURRENT LAND USE IS AGRICULTURAL

TEMPORARY EASEMENT DESCRIPTION

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF THE EAST PARK LANE PHASE 2 SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°52'45" WEST 66.00 FEET ALONG THE WESTERLY LINE OF LAGOON DRIVE; THENCE NORTH 89°07'15" WEST 60.03 FEET; THENCE 208.61 FEET NORTH EASTERLY ALONG A 50.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 239°03'01" (CHORD BEARING AND DISTANCE: NORTH 30°24'15" EAST 87.01 FEET); THENCE 20.61 FEET SOUTH EASTERLY ALONG A 20.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 59°03'01" (CHORD BEARING AND DISTANCE: SOUTH 59°35'45"EAST 19.71 FEET) TO THE WESTERLY LINE OF SAID LAGOON DRIVE TO THE POINT OF BEGINNING.

CONTAINING 0.209 ACRES

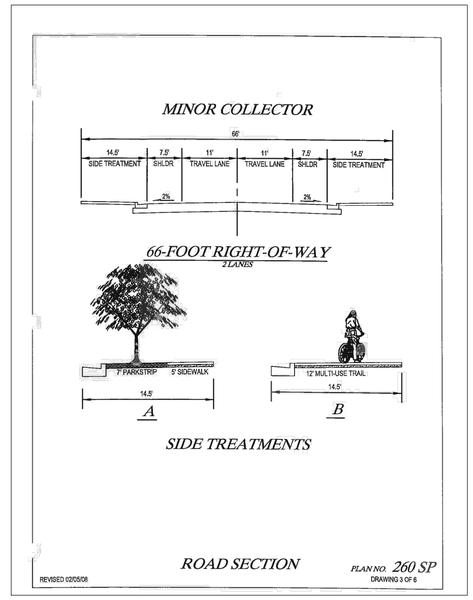


CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	310.10'	233.00'	076°15'16"	N 50°59'37" W	287.71'
C2	126.27'	367.00'	019°42'48"	S 22°43'23" E	125.65'
C3	266.18'	200.00'	076°15'16"	S 50°59'37" E	246.96'
C4	137.63'	400.00'	019°42'48"	S 22°43'23" E	136.95'
C5	222.26'	167.00'	076°15'16"	N 50°59'37" W	206.21'
C6	148.98'	433.00'	019°42'48"	S 22°43'23" E	148.25'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 44°57'26" W	14.96'
L2	N 73°16'20" E	31.99'
L3	N 28°10'09" E	54.56'
L4	N 72°28'00" W	15.99'
L5	N 00°52'45" E	66.00'



BOUNDARY DESCRIPTION

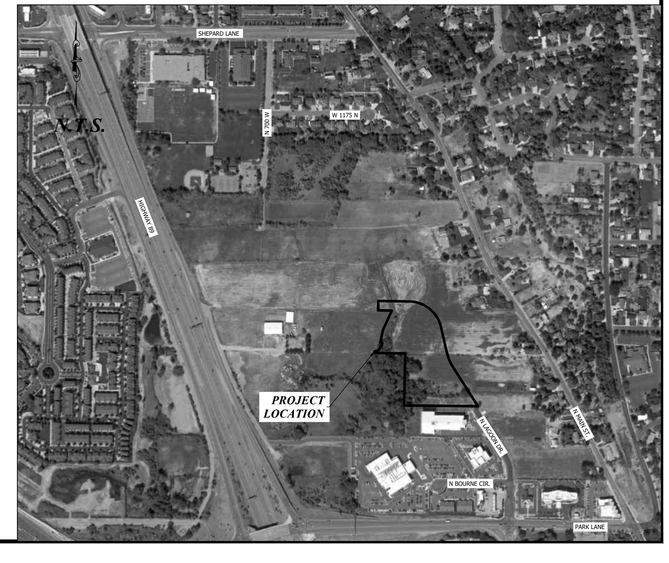
BEGINNING AT A POINT ON THE NORTH LINE OF THE EAST PARK LANE SUBDIVISION, SAID POINT BEING SOUTH 00°07'44 EAST 376.34 FEET ALONG THE QUARTER SECTION LINE, AND SOUTH 89°25'00" EAST 668.31 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 01°26'03" EAST 366.81 FEET TO THE EXTENSION OF A FENCE LINE, AND ALONG SAID FENCE LINE AND ITS EXTENSION THE FOLLOWING SEVEN (7) COURSES:

1) NORTH 89°24'00" WEST 206.68 FEET, 2) NORTH 44°57'26" WEST 14.96 FEET, 3) NORTH 73°16'20" EAST 31.99 FEET, 4) NORTH 28°10'09" EAST 54.56 FEET, 5) NORTH 72°28'00" WEST 15.99 FEET, 6) NORTH 11°31'43" EAST 91.02 FEET, 7) NORTH 24°42'50" EAST 151.15 FEET,

THENCE NORTH 00°52'45" EAST 66.00 FEET; THENCE SOUTH 89°07'15 EAST 216.91 FEET; THENCE 310.10 FEET SOUTH EASTERLY ALONG A 233.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°15'16" (CHORD BEARING AND DISTANCE: SOUTH 50°59'37" EAST 287.71 FEET); THENCE SOUTH 12°51'59" EAST 176.26 FEET; THENCE 126.27 FEET SOUTH EASTERLY ALONG A 367.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°42'48" (CHORD BEARING AND DISTANCE: SOUTH 22°43'23"EAST 125.65 FEET); THENCE SOUTH 32°34'47" EAST 318.83 FEET TO THE NORTH EAST CORNER OF EAST PARK LANE SUBDIVISION BEING ON THE NORTH EASTERLY RIGHT-OF-WAY LINE OF LAGOON DRIVE AS DEDICATED ON SAID PLAT; THENCE NORTH 89°25'00" WEST 519.56 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 6.513 ACRES

VICINITY MAP



1470 South 600 West
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PRELIMINARY
NOT FOR
CONSTRUCTION

EAST PARK LANE PHASE 2
WRIGHT DEVELOPMENT
MULTIPLE PARCELS AT APPROXIMATELY 800 NORTH LAGOON DRIVE
LOCATED IN SECTION 13, T.3N., R.1W., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

PRELIMINARY PLAT REV. 1 3/27/2019

DRAWN: TJB	3/27/2019
APPROVED: STA	3/27/2019
PROJECT:	1037007
PRELIM_PLAT_1037007_PH2.dwg	

C400

EAST PARK LANE PHASE 2 PRELIMINARY PLAT

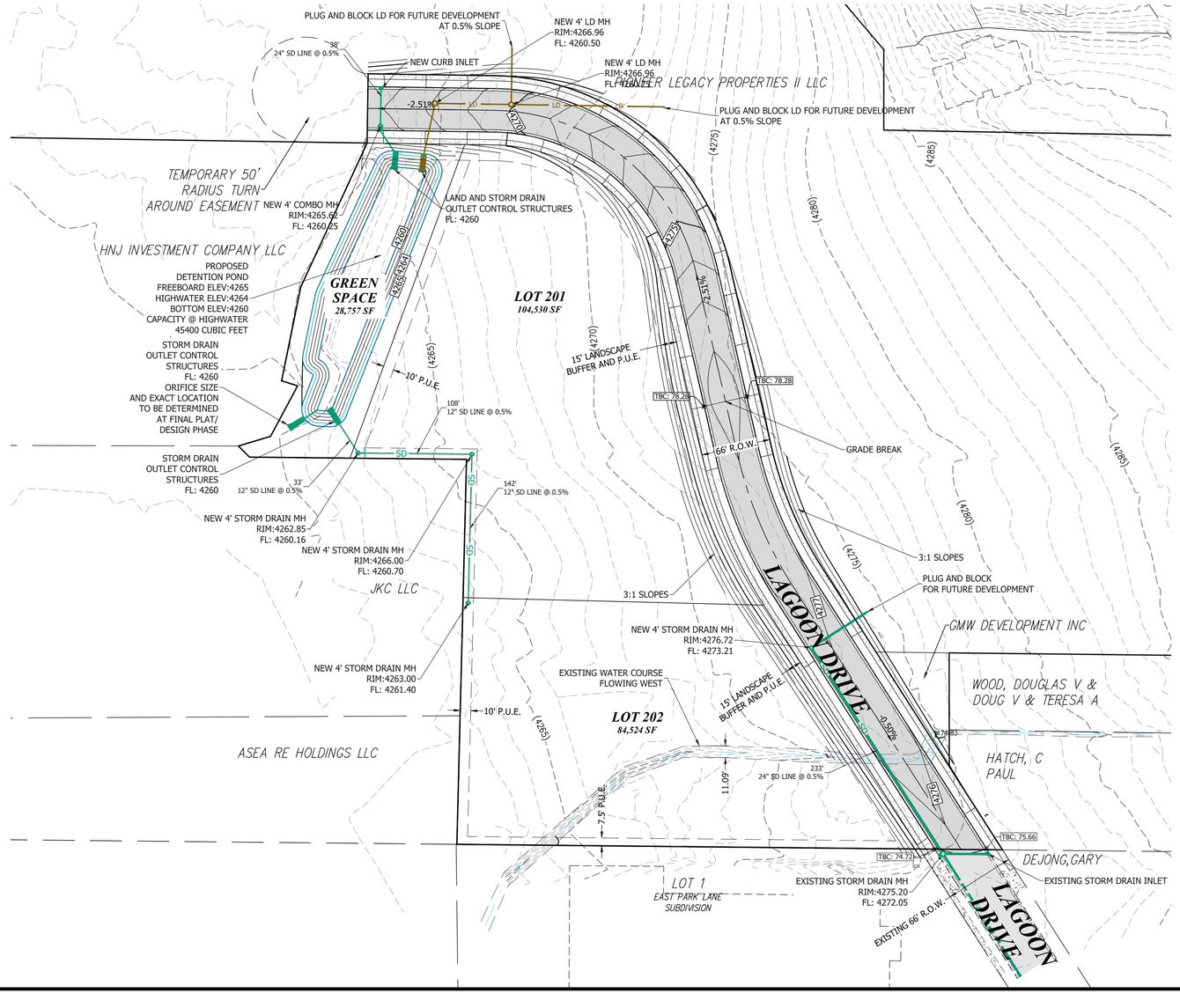
MULTIPLE PARCELS AT APPROXIMATELY 800 NORTH LAGOON DRIVE
LOCATED IN SECTION 13, T.3N., R.1W., S.L.B.&M.
FARMINTON CITY, DAVIS COUNTY, UTAH

WRIGHT DEVELOPMENT

60 0 60 120 180

SCALE: 1" = 60'

PRELIMINARY PLAT
NOT TO BE RECORDED



PRELIMINARY DRAINAGE CALCULATIONS AND NARRATIVE FOR PHASE 2 ONLY

ONLY RIGHT OF WAY WAS CONSIDERED

C=0.8 CONSIDERING THE PARK STRIP
I= 2.35 IN./HR --10 YEAR 15 MINUTE STORM

AREA SOUTH OF GRADE BREAK IN PROPOSED RIGHT OF WAY
A=0.76 ACRES
Q=1.43 CFS

THE AREA SOUTH OF THE GRADE BREAK ON THE PROPOSED LAGOON DRIVE WILL FLOW INTO THE EXISTING CURB INLETS AT THE END OF THE EXISTING LAGOON DRIVE.

AREA NORTH/WEST OF GRADE BREAK IN FUTURE RIGHT OF WAY
A=0.78 ACRES
Q=1.46 CFS

THE AREA NORTH/WEST OF THE GRADE BREAK ON THE PROPOSED LAGOON DRIVE WILL FLOW INTO THE NEW CURB INLETS AT THE NORTH/WEST END OF THE PROJECT. THEN WATER WILL BE CONVEYED INTO THE EXISTING WETLANDS.

ON FINAL DESIGN CURB INLETS WILL BE INSTALLED ALONG THE PROPOSED LAGOON DRIVE WHERE FLOWS REACH 1.6 CFS.

PRELIMINARY DETENTION CALCULATIONS FOR PHASE 2 AND 3

DRAINAGE CALCULATIONS

27-Mar-19

Area Analysis

Area	sq.ft.	Acres	C
Building	241,802	5.55	0.85
Improvements	237,939	5.46	0.90
Landscape	362,703	8.33	0.15
Total	842,444	19.34	0.56

100 Year Detention Calculations

NOAA Precipitation Frequency Data Server
Latitude: 40.9824° **Longitude: -111.8974°**
Allowable Runoff 0.10 cfs/acre

Time (min.)	I in./hr	Runoff ft^3	Allowable Runoff ft^3		Storage ft^3	
5	7.330	23,933	580		23,352	
10	5.570	36,372	1,160		35,212	
15	4.610	45,155	1,741		43,415	
30	3.100	60,730	3,481		57,248	
60	1.920	75,226	6,962		68,264	
120	1.130	88,548	13,925	>	74,623	<
180	0.772	90,742	20,887		69,855	
360	0.413	97,089	41,774		55,315	
720	0.245	115,190	83,548		31,642	
1440	0.141	132,586	167,096		0	

Required Detention **74,623**

AREA EXPLANATION

TOTAL AREA= AREA FOR ALL OF PHASE 2 AND 3
TOTAL AREA= 842,444 SQ. FT.
IMPROVEMENTS = ALL OF THE RIGHT OF WAY (PUBLIC AND PRIVATE) AREA IN PHASE 2 AND PHASE 3 AND A ADDITIONAL 20% FOR FUTURE IMPROVEMENTS
IMPROVEMENTS= 237,929 SQ. FT.
BUILDING= 40% OF (TOTAL-IMPROVEMENTS)
BUILDING= 241,802 SQ. FT.
LANDSCAPE= 60% OF (TOTAL- IMPROVEMENTS)
LANDSCAPE= 362,703 SQ. FT.

PHASE 2 DETENTION PROVIDED= 45,400 CUBIC FEET

PHASE 3 WILL ALSO NEED DETENTION SYSTEMS

A IN DEPTH LOOK AT STORM WATER WILL BE INVESTIGATED AT DESIGN PHASE

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PRELIMINARY NOT FOR CONSTRUCTION

EAST PARK LANE PHASE 2
WRIGHT DEVELOPMENT
MULTIPLE PARCELS AT APPROXIMATELY 800 NORTH LAGOON DRIVE
LOCATED IN SECTION 13, T.3N., R.1W., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

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C500

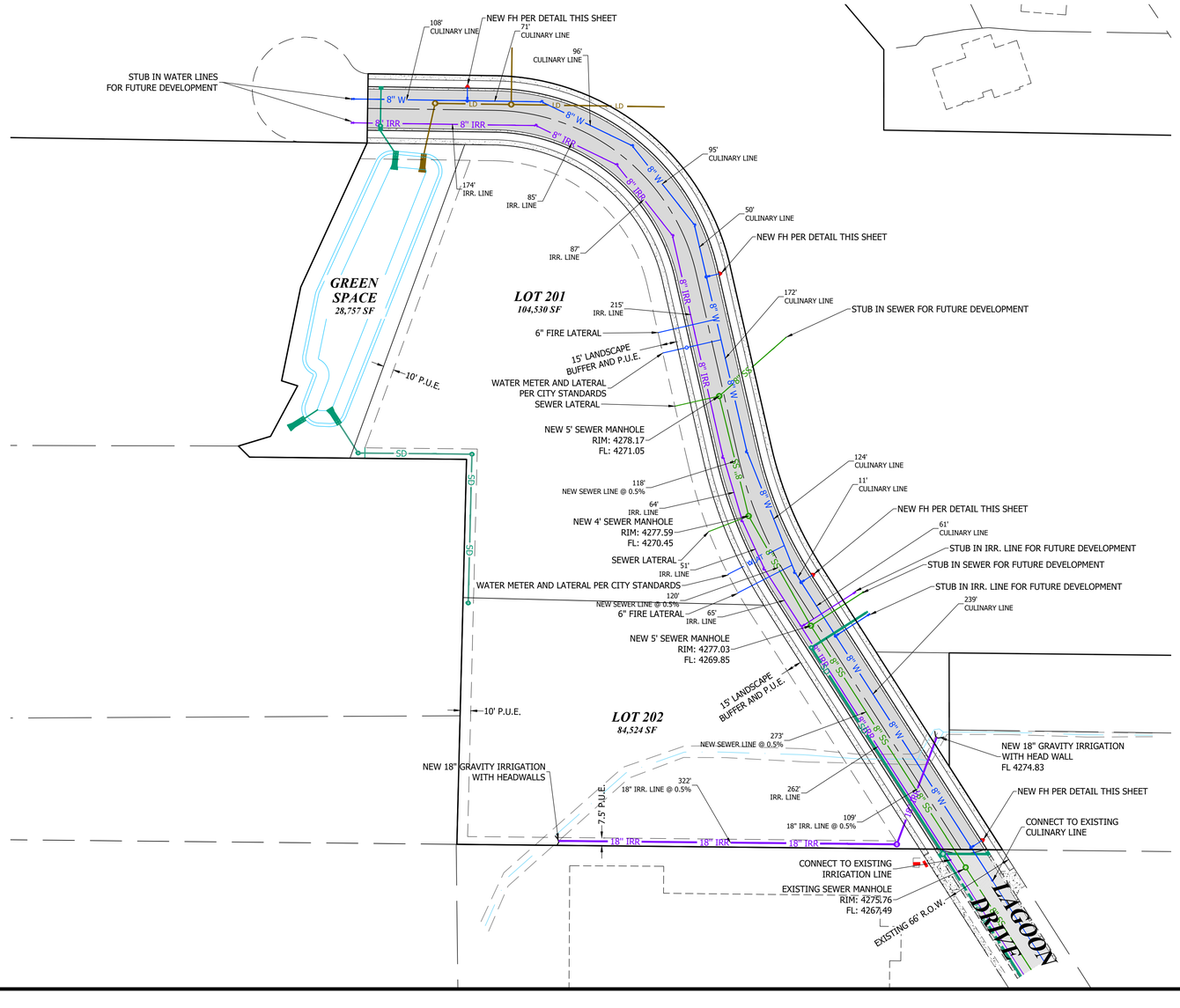
EAST PARK LANE PHASE 2 PRELIMINARY PLAT

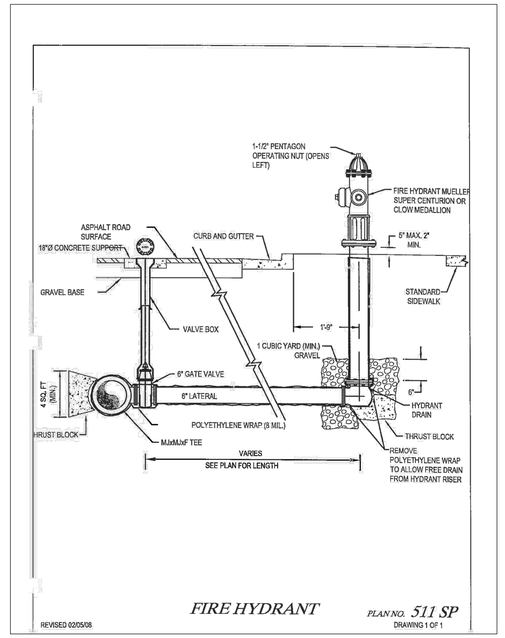
MULTIPLE PARCELS AT APPROXIMATELY 800 NORTH LAGOON DRIVE
LOCATED IN SECTION 13, T.3N., R.1W., S.L.B.&M.
FARMINTON CITY, DAVIS COUNTY, UTAH

WRIGHT DEVELOPMENT

60 0 60 120 180
SCALE: 1" = 60'

PRELIMINARY PLAT
NOT TO BE RECORDED





UTILITY NOTES

CULINARY WATER

ALL CULINARY LINES WILL BE CONSTRUCTED OF 8" PVC C900 PIPE AND CONNECTED TO EXISTING LINES PER FARMINGTON CITY STANDARDS

SEWER

1. ALL SANITARY SEWER CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH CENTRAL DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATION

2. OPTIONS FOR SEWER GOING SOUTH INTO PARK LANE WILL BE INVESTIGATED DURING DESIGN PHASE

3. A MINIMUM 12' ALL WEATHER DRIVABLE ACCESS WILL BE REQUIRED FOR ALL SEWER LINES AND MANHOLES NOT IN A ROADWAY

4. A LIFT STATION WILL BE REQUIRED FOR SEWER LATERALS UNTIL FUTURE GRAVITY FED SEWER CONNECTION IS MADE.

SECONDARY WATER

ALL SECONDARY LINES WILL BE CONSTRUCTED OF 8" PVC C900 PIPE AND CONNECTED TO EXISTING LINES PER BENCHLAND IRRIGATION STANDARDS.

STORM AND LAND DRAIN CALLED OUT ON C500

BUT SHOWN HERE

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PRELIMINARY NOT FOR CONSTRUCTION

EAST PARK LANE PHASE 2
WRIGHT DEVELOPMENT
MULTIPLE PARCELS AT APPROXIMATELY 800 NORTH LAGOON DRIVE
LOCATED IN SECTION 13, T.3N., R.1W., S.L.B.&M.
FARMINTON CITY, DAVIS COUNTY, UTAH

PRELIMINARY PLAT REV. 1 3/27/2019

DRAWN: TJB	3/27/2019
APPROVED: STA	3/27/2019
PROJECT:	1037007
PRELIM_PLAT_1037007_PH2.dwg	

C600

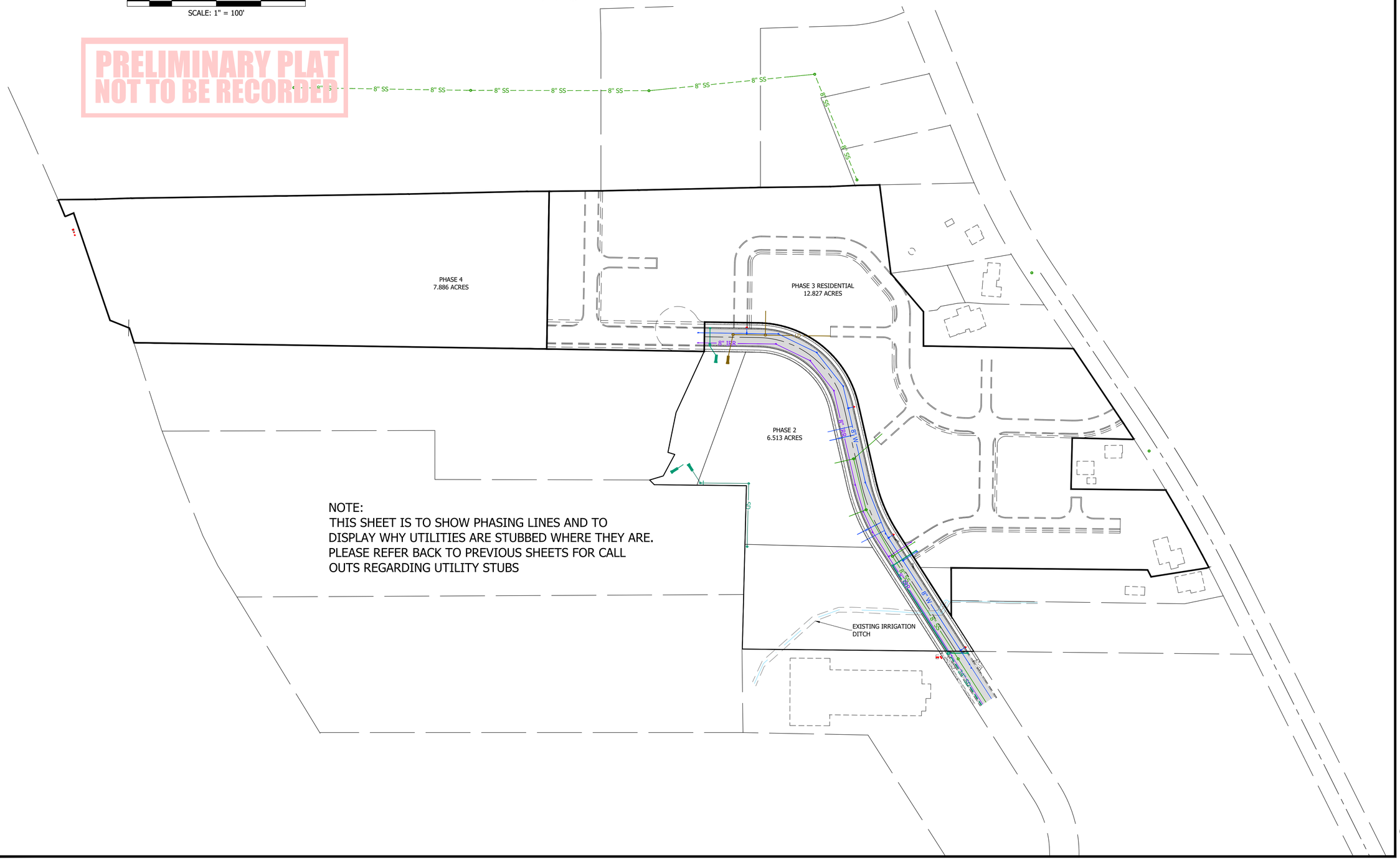
EAST PARK LANE PHASE 2 PRELIMINARY PLAT

MULTIPLE PARCELS AT APPROXIMATELY 800 NORTH LAGOON DRIVE
LOCATED IN SECTION 13, T.3N., R.1W., S.L.B.&M.
FARMINTON CITY, DAVIS COUNTY, UTAH

WRIGHT DEVELOPMENT

100 0 100 200 300
SCALE: 1" = 100'

PRELIMINARY PLAT
NOT TO BE RECORDED



NOTE:
THIS SHEET IS TO SHOW PHASING LINES AND TO DISPLAY WHY UTILITIES ARE STUBBED WHERE THEY ARE. PLEASE REFER BACK TO PREVIOUS SHEETS FOR CALL OUTS REGARDING UTILITY STUBS

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Woods Cross, UT 84010
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PRELIMINARY NOT FOR CONSTRUCTION

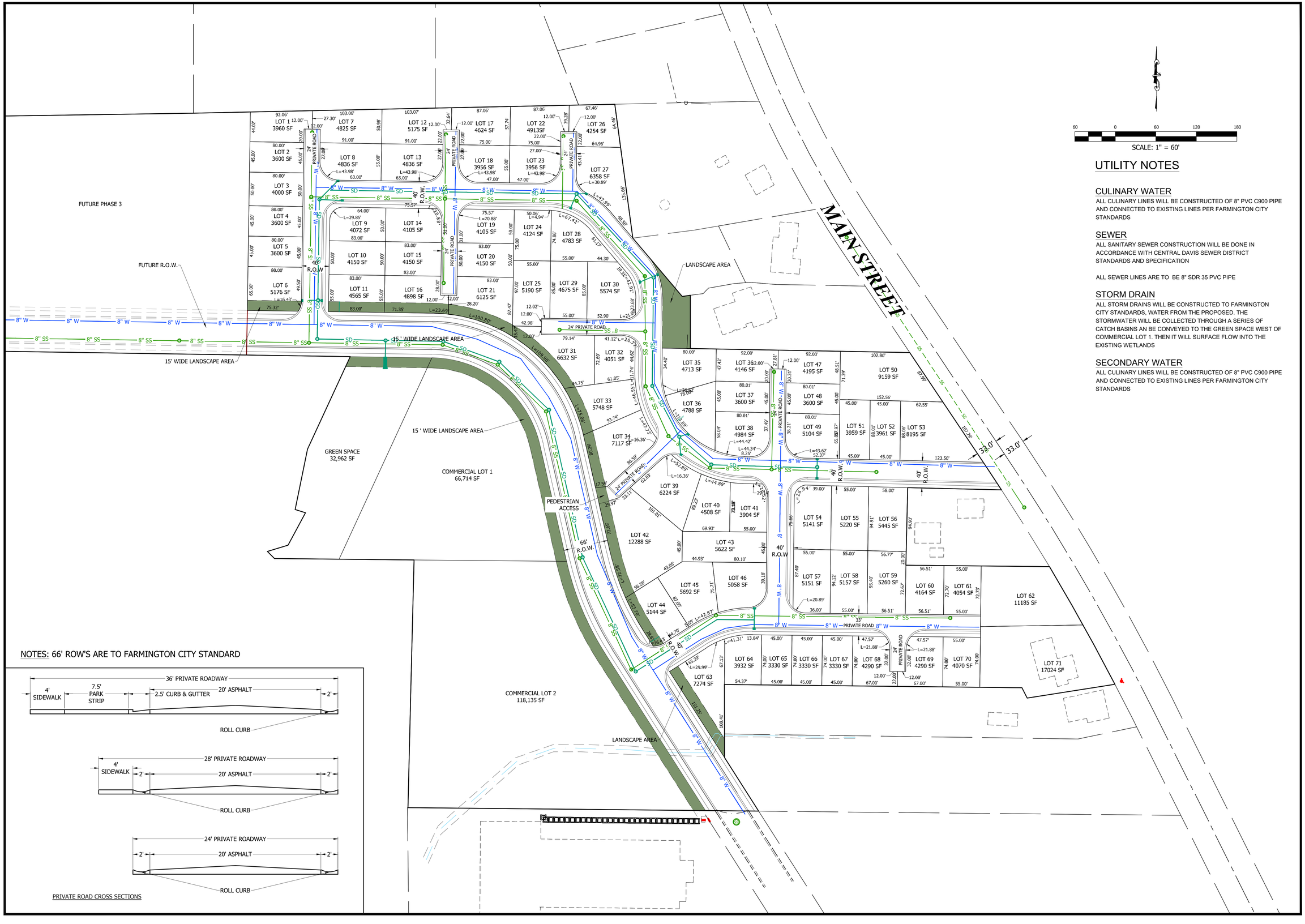
EAST PARK LANE PHASE 2
WRIGHT DEVELOPMENT

MULTIPLE PARCELS AT APPROXIMATELY 800 NORTH LAGOON DRIVE
LOCATED IN SECTION 13, T.3N., R.1W., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

PRELIMINARY PLAT REV. 1 3/27/2019

DRAWN: TJB	3/27/2019
APPROVED: STA	3/27/2019
PROJECT:	1037007
PRELIM_PLAT_1037007_PH2.dwg	

C-EXHIBIT



NOTES: 66' ROW'S ARE TO FARMINGTON CITY STANDARD

PRIVATE ROAD CROSS SECTIONS

UTILITY NOTES

CULINARY WATER

ALL CULINARY LINES WILL BE CONSTRUCTED OF 8" PVC C900 PIPE AND CONNECTED TO EXISTING LINES PER FARMINGTON CITY STANDARDS

SEWER

ALL SANITARY SEWER CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH CENTRAL DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATION

ALL SEWER LINES ARE TO BE 8" SDR 35 PVC PIPE

STORM DRAIN

ALL STORM DRAINS WILL BE CONSTRUCTED TO FARMINGTON CITY STANDARDS, WATER FROM THE PROPOSED. THE STORMWATER WILL BE COLLECTED THROUGH A SERIES OF CATCH BASINS AN BE CONVEYED TO THE GREEN SPACE WEST OF COMMERCIAL LOT 1. THEN IT WILL SURFACE FLOW INTO THE EXISTING WETLANDS

SECONDARY WATER

ALL CULINARY LINES WILL BE CONSTRUCTED OF 8" PVC C900 PIPE AND CONNECTED TO EXISTING LINES PER FARMINGTON CITY STANDARDS

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Bountiful, UT 84010
Phone 801.298.2236
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Entellus

PRELIMINARY NOT FOR CONSTRUCTION

WRIGHT DEVELOPMENT

EAST PARK LANE PHASE 2
MULTIPLE PARCELS AT APPROXIMATELY 850-900 NORTH MAIN STREET
LOCATED IN SECTION 13, T.4N., R.1W., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

DRAWN: TJB	11/8/2018
APPROVED: STA	11/8/2018
PROJECT:	1037007
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C403

YIELD PLAN

12-7-040: STREETS:

D.

3. Dead End Streets: Dead end streets which exceed one lot depth in length shall have a forty foot (40') radius temporary turnaround area at the end. The turnaround shall have an all weather surface acceptable to the city. The following standards shall apply to dead end streets: (Ord. 1996-24, 6-19-1996)

a. Dead end streets shall serve as access for not more than twenty four (24) dwelling units and shall not exceed one thousand feet (1,000') in length. (Ord. 2006-63, 9-19-2006)

b. When a dead end street reaches its maximum length and/or maximum number of lots, it shall not be extended except to connect to another street which provides a second point of independent access.

c. Exceptions to the requirement for a second point of independent access may be granted by the city council, after receiving a recommendation from the planning commission, upon a finding that the topography or other physical conditions of the development site make it impossible to provide a second access which complies with street design standards established by the city and that an increased street length and/or density will not unreasonably impact the ability to provide emergency and other public services;

Planning Commission Staff Report
April 18, 2019

Item 5: Preliminary Plat Creekside Manor Subdivision

Public Hearing:	Yes
Application No.:	S-23-18
Property Address:	Approx. 950 West 500 South
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	5.78 acres
Number of Lots:	8
Property Owner(s):	Moyes, Allen, Lawson, Hart
Agent:	Jerry Preston – Elite Craft Homes

Request: *Preliminary plat approval for the proposed Creekside Manor Subdivision.*

Background Information

The City Council, after receiving a recommendation from the Planning Commission, approved the schematic plan for the proposed subdivision on January 22, 2019 (see attached minutes). In so doing they approved a waiver of the required open space so long as the developer conveyed a trail easement acceptable to the City in combination with the City also receiving a fee in lieu of conservation land dedication complying with the standards in Section 11-12-068 of the Zoning Ordinance.

Suggested Motion

Move that the Planning Commission approve the preliminary plat for the Creekside Manor Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The preliminary plat shall comply with all the conditions and requirements of schematic plan approval.
2. The applicant must obtain a CLOMR (Conditional Letter of Map Revision) as a prelude to removing the FEMA flood plan from the building areas of the lots before a final plat (and improvement drawings) are accepted for review by the City.

3. A storm water detention basin is contemplated for the southwest area of Lot 107. The developer shall construct and provide access to the basin in a manner, form, and dimensions, acceptable to the City. The City may consider extinguishing such access in the event it obtains a trail (and easement) connecting to 500 South and/or the UTA trail.
4. The developer shall meet and satisfy the requirements of the City's DRC (Development Review Committee).
5. The developer shall obtain a Flood Control Permit from the Davis County Public Works department.
6. Additional dedication of street right-of-way is required pursuant to the City Master Transportation Plan.

Findings

1. The proposed portion of the Farmington Creek Trail is consistent with the City's Trails Master Plan.
2. The preliminary plat is consistent with the approved schematic plan, the purposes of the AE zone, the City's General Plan, and the Master Transportation Plan (an element of the General Plan).
3. A portion of the subdivision is located within the FEMA floodplain, and by law, the City must follow FEMA standards.
4. The development abuts Farmington Creek and as required by inter-local agreement, the City must require that the developer obtain a flood control permit. Furthermore, such permits increase safety and mitigate loss of property, especially during times of flooding, for owners and residents.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat
3. Schematic Plan
4. City Council Minutes, January 22, 2019


250 South()
1100 West()
500 South()
100 West()
Palomino(1025 W)
Docs Wy(950 W)
Country Ln(615 S)
Country Ln(635 S)

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN FOUND

ELEV = 4230.02'

Pipe Design (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-1	1	1.260	none	0.000	1.260	0.50%	15	RCP	4.580	27.5%
SD-2	2	0.453	SD-1	1.260	1.713	0.50%	15	RCP	4.580	37.4%
SD-3	3	2.237	SD-2	1.713	3.950	0.50%	15	RCP	4.580	86.2%

Detention Calculations (100-year storm)

Basin Tributary Area 211,955 SF
Runoff coefficient C: 0.350
Release Rate 0.20 cfs/acre
Peak Release 0.973 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.20	3,679	292	3,387
10	5.48	5,600	584	5,016
15	4.53	6,943	876	6,067
30	3.05	9,350	1,752	7,598
60	1.89	11,587	3,503	**8,084**
120	1.10	13,488	7,007	6,481
180	0.75	13,813	10,510	3,303
360	0.40	14,714	21,020	(6,306)
720	0.24	17,363	42,041	(24,678)
1440	0.13	19,570	84,081	(64,511)
2880	0.08	22,660	168,163	(145,503)
		Required Detention:		8,084
		Provided Detention:		10,000

Catchment Calculations (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.30 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	67,617	0.350	1.260	SD-1
2	24,295	0.350	0.453	SD-2
3	120,043	0.350	2.237	SD-3

LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN FARMINGTON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

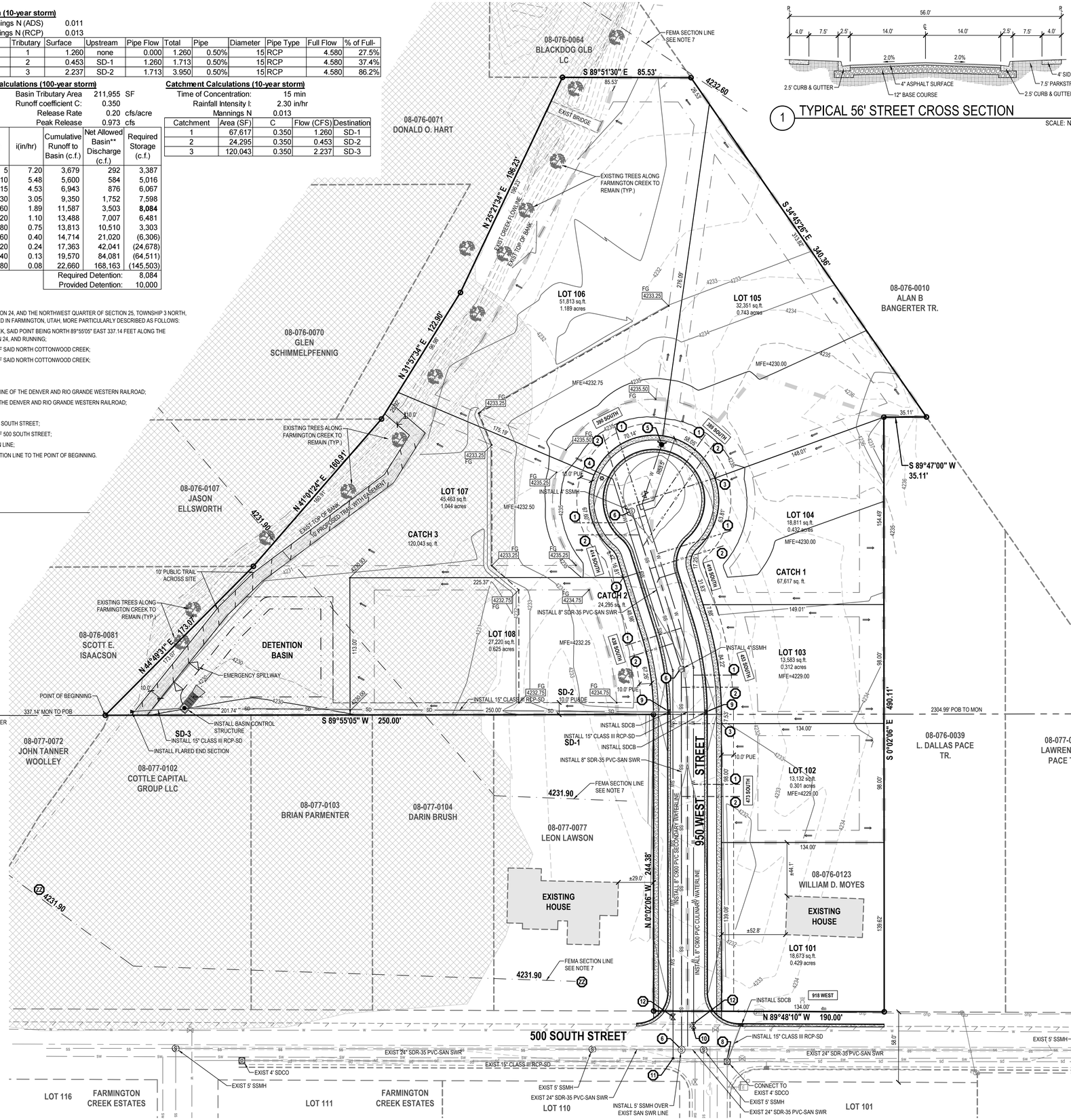
BEGINNING AT A POINT ON THE CENTERLINE OF NORTH COTTONWOOD CREEK, SAID POINT BEING NORTH 89°55'05" EAST 337.14 FEET ALONG THE QUARTER-SECTION LINE FROM THE SOUTHWEST QUARTER OF SAID SECTION 24, AND RUNNING;

THENCE NORTH 44°49'29" EAST 173.07 FEET ALONG THE CENTERLINE OF SAID NORTH COTTONWOOD CREEK;
THENCE NORTH 41°01'24" EAST 160.92 FEET ALONG THE CENTERLINE OF SAID NORTH COTTONWOOD CREEK;
THENCE NORTH 31°57'32" EAST 122.89 FEET;
THENCE NORTH 25°21'34" EAST 196.23 FEET;
THENCE SOUTH 89°51'30" EAST 105.94 FEET TO A POINT ON THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE SOUTH 34°45'26" EAST 340.36 FEET ALONG THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE SOUTH 89°47'00" WEST 35.11 FEET;
THENCE SOUTH 00°02'06" EAST 490.11 FEET TO THE NORTH LINE OF 500 SOUTH STREET;
THENCE NORTH 89°48'10" WEST 200.00 FEET ALONG THE NORTH LINE OF 500 SOUTH STREET;
THENCE NORTH 00°02'06" WEST 244.34 FEET TO THE QUARTER-SECTION LINE;
THENCE SOUTH 89°55'05" WEST 441.74 FEET ALONG THE QUARTER-SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 253,451 SQUARE FEET OR 5.818 ACRES.

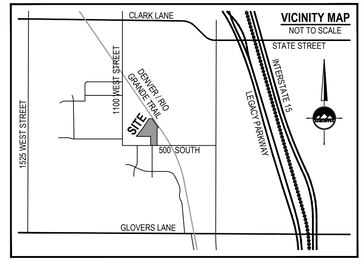
DATE:

MICHAEL B. HERBST
LICENSE NO. 5046930



1 TYPICAL 56' STREET CROSS SECTION

SCALE: NONE



NOTES

1. THE PRESENT ZONING IS AA - AGRICULTURAL VERY LOW DENSITY.
2. PROPERTY PROPOSED ZONE AA-AGRICULTURAL (CONSERVATION SUBDIVISION)
   A. FRONT YARD SETBACK IS 30' (20' IF GARAGE FLUSH OR BEHIND FRONT OF HOUSE)
   B. REAR YARD SETBACK IS 30'
   C. REAR YARD SETBACK IS 15' (AT CORNER LOT)
   D. SIDE YARD SETBACK IS 10'
   E. SIDE YARD SETBACK IS 15' (AT CORNER LOT)
3. ALL STORMWATER TO FLOW TO PUBLIC RIGHT-OF-WAY OR TO ONSITE STORM DRAIN SYSTEM. NO STORMWATER WILL BE ALLOWED TO FLOW ACROSS LOT LINES WITHOUT A PUBLIC DRAINAGE EASEMENT.
4. EXISTING FEMA FLOOD ZONE "AE" AS SHOWN ON LOTS 6, 7 AND 8.
5. MINIMUM FINISH FLOOR ELEVATION (MFE) IS THE LOWEST FINISH FLOOR ELEVATION ALLOWED WITHOUT PROVIDING A LAND DRAIN SYSTEM (3' BELOW THE EXISTING GRADE ELEVATION PER THE PROJECT SOILS REPORT). THE MFE ELEVATION FOR LOTS 106-108 IS BASED ON THE ADJACENT FEMA 100-YEAR BASE FLOOD ELEVATION (BFE). SEE THE BFE SECTION LINES ON THE PLAN AND GENERAL NOTE 7 BELOW.
6. ALL GRADES AT BUILDABLE FOOTPRINTS ARE MINIMUM GRADES TO PROVIDE DRAINAGE TO STREET/CREEK
7. FEMA SECTION LINES AND 100-YR BASE FLOOD ELEVATIONS PER FEMA MAP NUMBER 49011C0381E VERSION 1.1.1.0 EFFECTIVE JUNE 18, 2007.

KEYED NOTES

1. INSTALL 1" CULINARY WATER SERVICE
2. INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MINIMUM SLOPE
3. INSTALL 1-1/2" DUAL TURNOUT SECONDARY WATER SERVICE
4. INSTALL 1" SINGLE LOT SECONDARY WATER SERVICE
5. INSTALL FIRE HYDRANT AND VALVE
6. INSTALL SANITARY SEWER MANHOLE
7. CONNECT TO EXISTING SANITARY SEWER MANHOLE
8. CONNECT TO EXISTING STORM DRAIN LANHOLE
9. INSTALL STORM DRAIN INLET BOX
10. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
11. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
12. INSTALL 8" GATE VALVE

LEGEND

- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SECONDARY WATER VALVE
- PROPOSED SECONDARY WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN CLEAN OUT BOX
- PROPOSED STORM DRAIN CLEAN OUT BOX
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN COMBO BOX
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED SECONDARY WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOURS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- FEMA FLOOD HAZARD ZONE AE - 1% ANNUAL CHANCE FLOOD HAZARD
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING FLOW DIRECTION
- STORM WATER CATCHMENT AREAS

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

SITE IMPROVEMENT TABLE

TYPE	AREA
TOTAL AREA (S.F.)	251,007
TOTAL AREA (ACRES)	5.76
TOTAL RESIDENTIAL LOTS	8
AVERAGE LOT SIZE (S.F.)	27,630
LOTS PER ACRE	1.388
MINIMUM LOT SIZE (S.F.)	13,132

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JPC CONTRACTING
-
-

CONTACT:
CLIENT CONTACT
PHONE: -

CREEKSIDE MANOR
PRELIMINARY PLAT - NOT TO BE RECORDED
500 SOUTH 950 WEST
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
No. 5049039
3-26-19
CAMERON HESS PRESTON
STATE OF UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8372
PRINT DATE 3/27/19
DRAWN BY M.ELMER
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

1 OF 1


LOT 6
1.008 ACRES
LOT 5
0.904 ACRES
84.91'
84.91'
LOT 7
1.022 ACRES
113.65'
66.57'
220.00'
LOT 4
0.319 ACRES
75.26'
75.85'
96.38'
220.05'
161.90'
LOT 8
0.622 ACRES
93.00'
186.87'
LOT 3
0.336 ACRES
95.91'
78.00'
74.89'
250.88'
LOT 2
0.307 ACRES
73.69'
78.00'
45.06'
LOT 1
0.457 ACRES
ation © 2018 DigitalGlobe ©CNES (2018) Distribution Airbus DS

NEW BUSINESS

A resolution proclaiming Monday, January 21, 2019 as Martin Luther King Jr. Day was read by **Mayor Pro Temp Brett Anderson.**

Alex Leeman made a motion to approve the resolution proclaiming Martin Luther King Jr. Day. **Doug Anderson** seconded the motion, which was unanimously approved.

Amendment to Chapter 8 Section 8.060 of the City Personnel Policies relating to Overtime for Full Time Fire Personnel Working 24 Hour Shifts

Keith Johnson explained that the amendment clearly defines what is overtime for full time fire personnel working 24 hours shifts.

Cory Ritz made a motion to approve the Resolution to amend Chapter 8 Section 8.060 of the Personnel Policies and Procedures relating to overtime for full time fire personnel working 24-hour shifts. **Alex Leeman** seconded the motion, which was unanimously approved

SUMMARY ACTION

1. Approval of Minutes from December 18, 2018
2. Approval of Minutes from January 9, 2019
3. Appointment of the City Council Members to Various Committees
4. Eastridge Estates Ph. 3 Subdivision Improvements Agreement
5. Ratification of Pedestrian and Bicycle Access Easement for Rock Mill Estates

Rebecca Wayment made a motion to approve summary action items 1 through 5 as contained in the staff report. **Doug Anderson** seconded the motion, which was unanimously approved.

OLD BUSINESS

Schematic Subdivision Creekside Manor

Dave Petersen reviewed the staff report and showed the modified schematic plan. Dave explained the plan for a creek trail to line the edges of the subdivision via an easement.

In order to get eight (8) lots on the property the developer must provide open space, provide a fee in lieu, or do a TDR – which is the current direction the developer is taking.

Shane Pace said either the City or the developer will obtain property on the West side of the subdivision for the trail. The goal is to connect the trail to 500 South.

Rebecca Wayment clarified that currently, the City Council is to approve the schematic plan, including some of the trail, assuming the rest will come in to place as the project progresses. There are many factors, like investors and geotech reports, which could change or stop this proposal.

Doug Anderson made a motion to approve the modified Schematic plan for the Creekside Manor Conservation Subdivision and a waiver (as set forth in Section 11-12-065 of the Zoning Ordinance) of the required conservation land dedication subject to all applicable Farmington City ordinances and development standards and including conditions 1-5 and findings 1-5. **Cory Ritz** seconded the motion, which was unanimously approved.

Conditions

1. The City must receive a trail easement along a portion of the northwest boundary of the subdivision on the east side of the creek, as shown on the schematic plan, and a fee in lieu of the conservation land dedication- both as necessary to obtain additional lots in excess of the number of lots set forth in a yield plan. The City must approve both the fee and yield plan pursuant to Sections 11-12-068 and 11-12-070 of the Zoning Ordinance. The City shall use this payment to purchase fee title property and/or trail easement(s) on the West side of the Creek, or the east side outside the boundaries of the subdivision if necessary, from owners who are open to receiving offers. The City shall continue to work on finishing the trail in coming months and years as the possibility of more land (or easements) are made by remaining owners in the future.
2. The City shall improve and/or cause the improvement of a wide sidewalk on 500 South including the dedication of an additional 8 feet of right-of-way as per the City's Master Transportation Plan, on the North side of the street as an alternative option until a trail can be built along the creek in the future. Most of this will be done by development and/or paid through transportation impact fees.
3. The developer shall meet and satisfy the requirements of the City's DRC (Development Review Committee) including, but not limited to, that the applicant must determine if the "downstream storm drain has capacity to discharge un-detained" – if not, detention shall be required.
4. Parts of lots 6, 7, and 8 encroach into the FEMA flood plain; the applicant must obtain CLOMR (Conditional Letter of Map Revision) and then a LOMR (Letter of Map Revision) from FEMA before the City can issue and building permits regarding these lots.
5. The developer shall obtain a Flood Control Permit from the Davis County Public Works department and implement the conditions related thereto.

Findings for Approval

1. The waiver, easement, and fee in lieu of conservation land dedication is warranted because it will result in a very critical connection of the Farmington Creek Trail consistent with the City's Trails Master Plan. The trail is perhaps the City's most significant east/west trail. It crosses (or goes under) major infrastructure impediments such as SR 106, I-15 and Legacy Parkway, and it links four north to south trails of regional significance including the Bonneville Shoreline Trail, the Legacy Parkway Trail, the D&RGW Trail, and the future WDC Trail, and at the same time the Farmington Creek Trail provides access to some of the major destinations in the community, including, among others, National Forest Service lands, Farmington Pond, Lagoon, Station Park, the City's Regional Park, Davis County Fairgrounds, and the Bird Refuge. There really is no other trail quite like the Farmington Creek Trail.

Moreover, the waiver regarding the fee in lieu meets standards set forth for such, including but not limited to:

a. The Subdivision shall be located within a half mile of an existing public park located within the Farmington City limits. This distance shall be determined by the actual walking distance from the subdivision to the park. In the case the subdivision is less than 150 feet walking distance from the City Regional Park.
b. A waiver shall not result in lots or building setbacks smaller than the minimum lot size.
c. All subdivision standards regarding dead end street length, ingress and egress, and block dimensions shall be met.
d. No waiver shall result in the creation of additional lots or a flag lot.
e. With only 8 lots in the Subdivision, the economics of scale do not exist to create 1.5+ acres of usable open space as a private or public use.

2. The schematic plan, and recommended motion for approval, is consistent with the City's General Plan and the City's Trails Master Plan (an element of the General Plan), and the WFRC 2040 Regional Transportation Plan.

3. The DRC recommends approval of the application, including the trail which is strongly supported by the City's Parks and Recreation and Public Works departments.

4. A portion of the subdivision is located within the FEMA floodplain, and by law, the City must follow FEMA standards.

5. The development abuts Farmington Creek as per inter-local agreement, the City must require that the developer obtain a flood control permit from Davis County. Furthermore, such permits increase safety and mitigate loss of property, especially during times of flooding, for the City's property owners and residents.

GOVERNING BODY REPORTS

City Manager Report

1. Building Activity Report for December 2018

Shane Pace spoke regarding the signatures received by citizens associated with broadcasting City Council Meetings. Shane said there is a small group that is very interested in having the City Council meetings available online. He said this could cost upwards of $20,000 and proposed that is be discussed in the upcoming budget meeting.

Brett Anderson asked if we could obtain some bids for both visual and audio feed. **Shane Pace** said getting bids is possible and it can be discussed in the upcoming budget process.

Alex Leeman asked that we discuss live vs delayed and more accessible recordings of the meetings at the time the budget is discussed.

Planning Commission Staff Report
April 18. 2019

Item 6: Final Plat and Final PUD Master Plan for the Brookside Hollow PUD Subdivision

Public Hearing:	No
Application No.:	S-11-18
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:	5.3 Acres
Number of Lots:	15
Property Owner:	Stanford and Elaine Young & Celena Carlson
Applicant:	Taylor Spendlove / Brighton Homes

Request: *Applicant is requesting final plat approval.*

Background Information

The applicant received schematic plan and preliminary PUD master plan approval from the City Council on September 4, 2018 and the Planning Commission approved the preliminary plat for the project on January 24, 2019. Furthermore, on March 21st the commission approved the senior living facility on Lot 113, subject to, among other things, the approval and recordation of the final plat.

Suggested Motion:

Move that the Planning Commission approve the Final Plat and recommend the City Council approve the Final PUD Master Plan for the Brookside Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must:
   a. obtain a Davis County Flood Control permit with a Stream Alteration Permit to build near Steed Creek;
   b. obtain a UDOT encroachment permit.
   c. develop a long term storm water maintenance agreement.
   d. follow the recommendation of Tim Taylor, the City's Traffic Engineer.
2. All outstanding DRC Comments will be addressed prior to recording among other things;

Findings:

1. The proposed plans meet the requirements of the subdivision and zoning ordinance for the BP Zone and is consistent with the general plan.
2. The Final Plat is consistent with the Preliminary Plat and Preliminary PUD Master Plan.

Supplemental Information

1. Vicinity Map
2. Final Plat
3. Final PUD Master Plan

Farmington City



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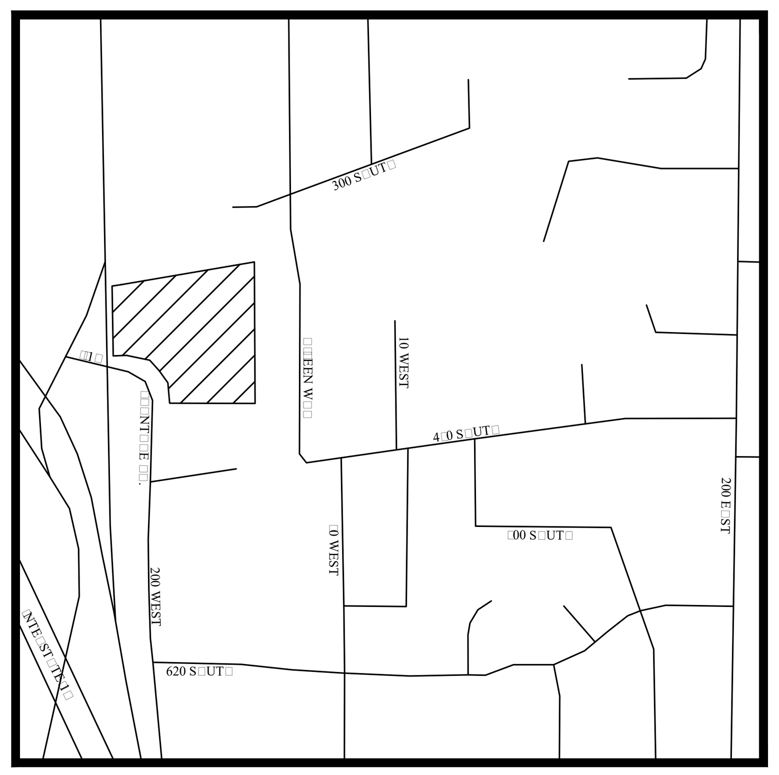
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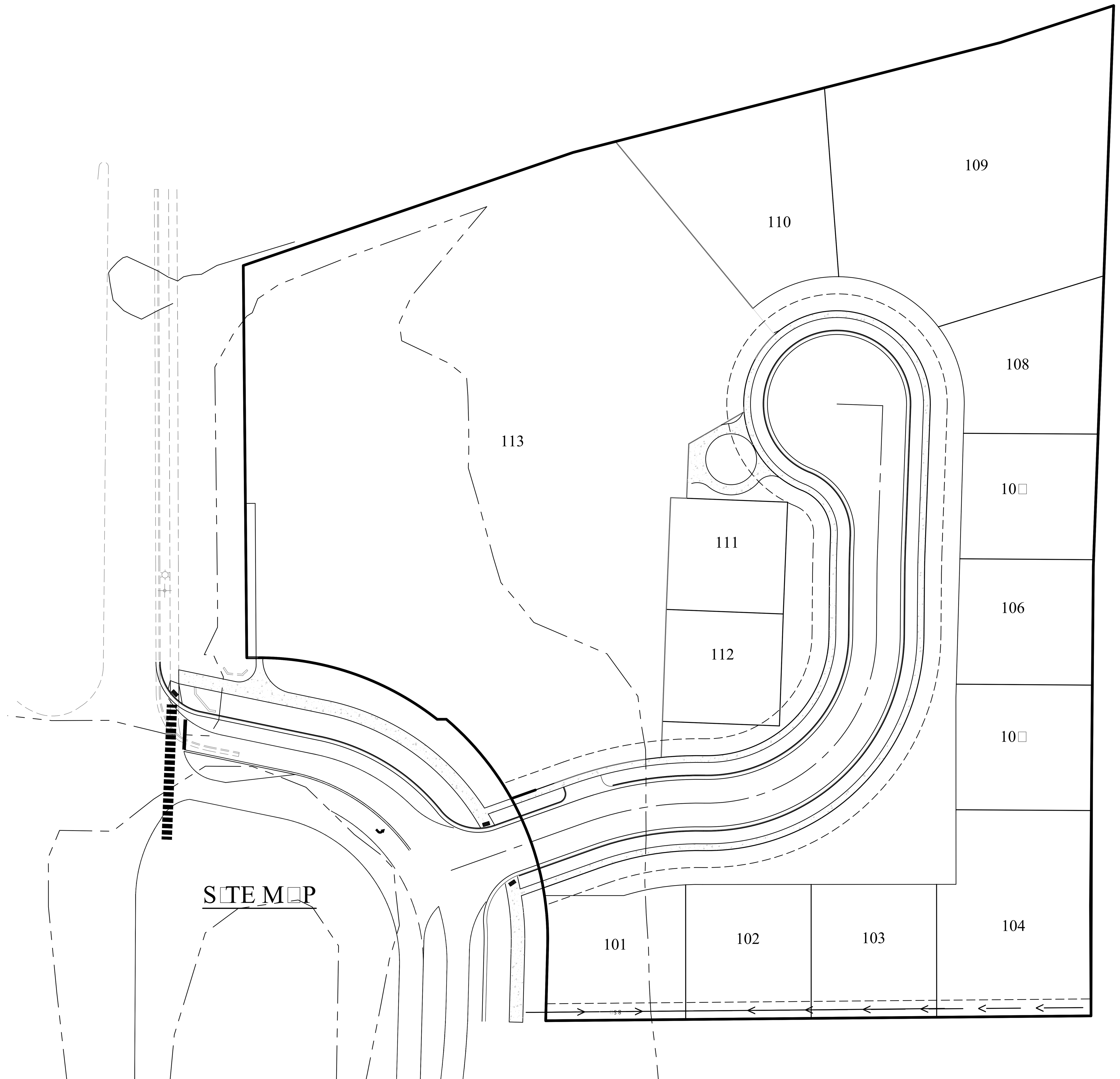
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LICENSED PROFESSIONAL ENGINEER No. 8028950-2202 THOMAS M. ROMNEY 04/03/19 STATE OF UTAH

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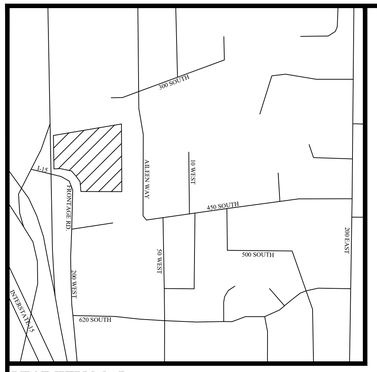
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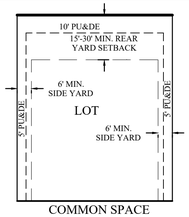
BROOKSIDE HOLLOW P.U.D.

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

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.
3) HOA TO COORDINATE AND PERFORM ALL PRIVATE STORM DRAIN MAINTENANCE.



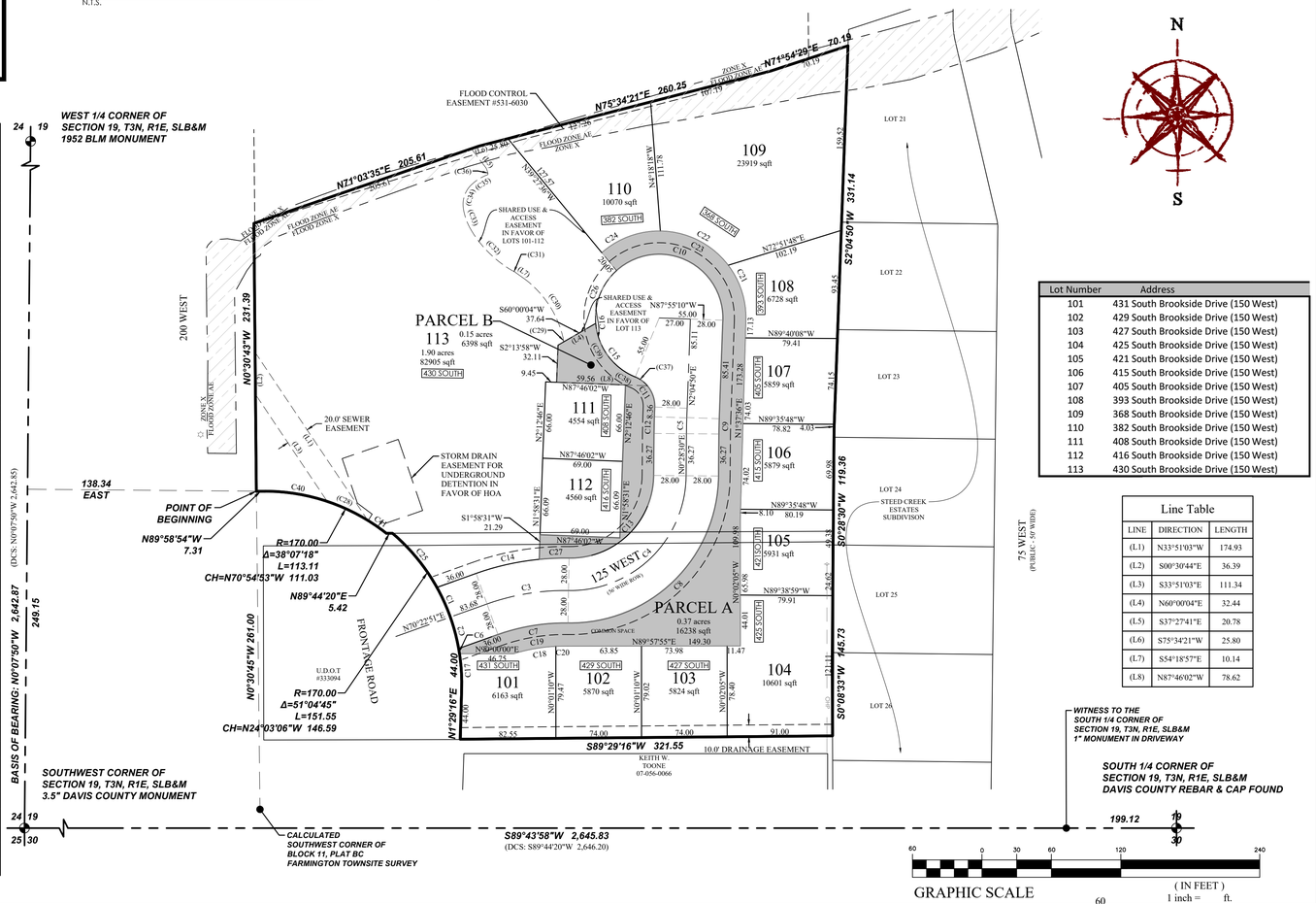
VICINITY MAP
N.T.S



COMMON SPACE
PUBLIC STREET

TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C28)	170.00	13°05'20"	38.84	S64°55'22"E	38.75
(C29)	9.00	23°34'46"	3.70	S01°19'31"E	3.68
(C30)	88.71	39°14'10"	60.75	S32°43'59"E	59.57
(C31)	10.28	21°28'29"	3.85	S59°43'31"E	3.83
(C32)	99.98	28°47'41"	50.25	S45°35'06"E	49.72
(C33)	52.59	22°48'09"	20.93	S19°47'10"E	20.79
(C34)	23.77	51°29'53"	21.37	S18°43'47"W	20.65
(C35)	43.49	23°00'18"	17.46	S57°59'34"W	17.34
(C36)	15.00	23°14'05"	6.08	S16°12'27"E	6.04
(C37)	27.00	27°59'17"	13.19	S53°57'34"E	13.06
(C38)	55.00	14°17'58"	13.73	S60°48'14"E	13.69
(C39)	55.00	48°45'42"	46.81	S29°16'24"E	45.41
C1	170.00	9°28'49"	28.13	S24°21'33"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	S09°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	55.00	250°02'02"	240.02	S57°03'49"W	90.09
C11	27.00	70°02'02"	33.00	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
C14	228.00	14°03'44"	55.96	N77°24'43"E	55.82
C15	55.00	63°03'39"	60.53	N36°25'23"W	57.52
C16	55.00	115°56'08"	111.29	S09°59'09"E	93.25
C17	170.00	10°05'38"	29.95	N03°33'33"W	29.91
C18	152.00	13°59'40"	37.13	N80°06'10"E	37.03
C19	152.00	16°15'26"	43.13	N81°14'03"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°58'04"	68.03	S63°16'58"E	65.72
C23	75.00	131°35'20"	172.25	N65°36'14"W	136.81
C24	75.00	42°07'53"	55.15	N69°40'03"E	53.92
C25	170.00	20°29'31"	60.80	N39°20'43"W	60.48
C26	55.00	52°52'28"	50.76	S21°32'41"W	48.97
C27	228.00	6°29'01"	25.80	N87°41'05"E	25.79
C40	170.00	18°30'30"	54.92	N80°43'17"W	54.68
C41	169.52	6°32'35"	19.36	N55°06'58"W	19.35



Line Table		
LINE	DIRECTION	LENGTH
(L1)	N33°51'03"W	174.93
(L2)	S00°30'44"E	36.39
(L3)	S33°51'03"E	111.34
(L4)	N60°00'04"E	32.44
(L5)	S37°27'41"E	20.78
(L6)	S75°34'21"W	25.80
(L7)	S54°18'57"E	10.14
(L8)	N87°46'02"W	78.62

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = ft.

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/PUE
- FEMA FLOOD ZONE X
- FEMA FLOOD ZONE AE

N
S

Lot Number	Address
101	431 South Brookside Drive (150 West)
102	429 South Brookside Drive (150 West)
103	427 South Brookside Drive (150 West)
104	425 South Brookside Drive (150 West)
105	421 South Brookside Drive (150 West)
106	415 South Brookside Drive (150 West)
107	405 South Brookside Drive (150 West)
108	393 South Brookside Drive (150 West)
109	368 South Brookside Drive (150 West)
110	382 South Brookside Drive (150 West)
111	408 South Brookside Drive (150 West)
112	416 South Brookside Drive (150 West)
113	430 South Brookside Drive (150 West)

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 SURVEY 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 119.36 FEET; THENCE S00°08'30"E 145.73 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

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

BENCHLAND IRRIGATION

APPROVED THIS _____ DAY OF _____, A.D., 20____. BY THE BENCHLAND IRRIGATION COMPANY.

REPRESENTATIVE

CENTRAL DAVIS SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE CENTRAL DAVIS SEWER DISTRICT.

REPRESENTATIVE

PLANNING COMMISSION

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

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

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

FARMINGTON CITY ENGINEER

CITY ATTORNEY

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

FARMINGTON CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE FARMINGTON CITY COUNCIL THIS ____ DAY OF _____, 20____. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST _____
CITY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE_____ TIME _____ BOOK _____ PAGE _____

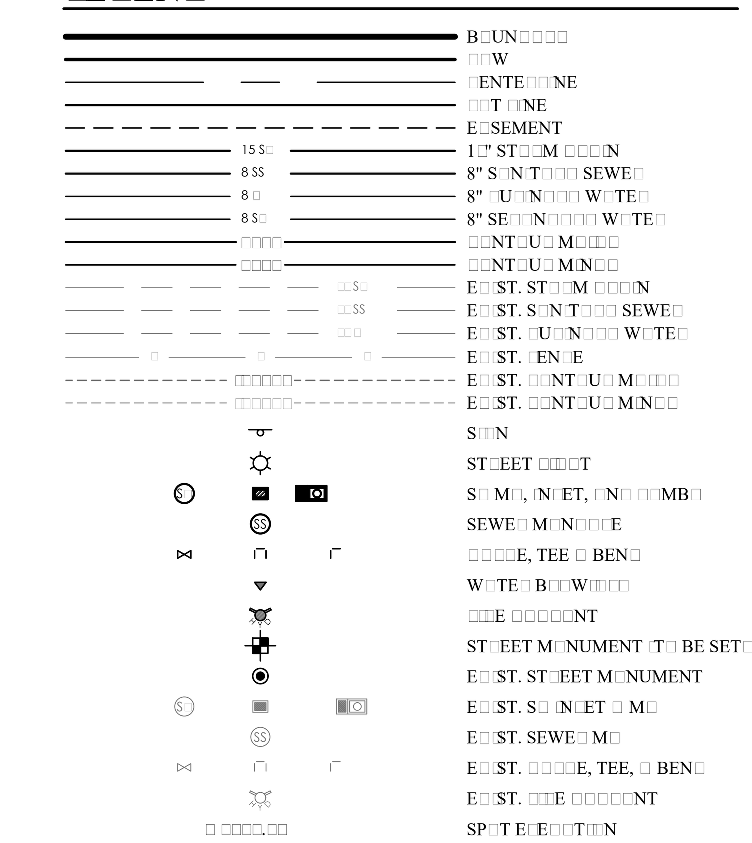
$ _____
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_____
COUNTY RECORDER

2:_2018\18-108 200 West Farming Mixed Use Residential\design 18-108\dwg\sheets\Final\C2 FINAL PLAT.dwg



LEGEND



SITE TABULATIONS

CURRENT ZONING	□E □ BP	
PROPOSED ZONING DESIGNATION	PUD	
ORIGINAL PROPERTY	□.3 ACRES	
RESIDENTIAL PROPERTY	3.40 ACRES	64%
ROADWAY	1.90 ACRES	36%
COMMON SPACE	0.□2 ACRES	1□%
□□□□S	0.68 ACRES	20%
SINGLE FAMILY LOTS	12	
TOTAL DENSITY	3.□3 UNITS/ACRE	

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALIGNMENT AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND TAP AT THE MAIN (SECONDARY WATER, CULINARY WATER, & SEWER) FROM EXISTING HOUSE.

CITY ENGINEER

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

____

FARMINGTON CITY ENGINEER

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 8404□ PH (801) 3□2-00□□
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER No. 8028950-2202 THOMAS M. ROMNEY 04/03/19 STATE OF UTAH

BROOKSIDE MEADOW
A PLANNED UNIT DEVELOPMENT (PUD)
FARMINGTON CITY, UTAH
SITE PLAN

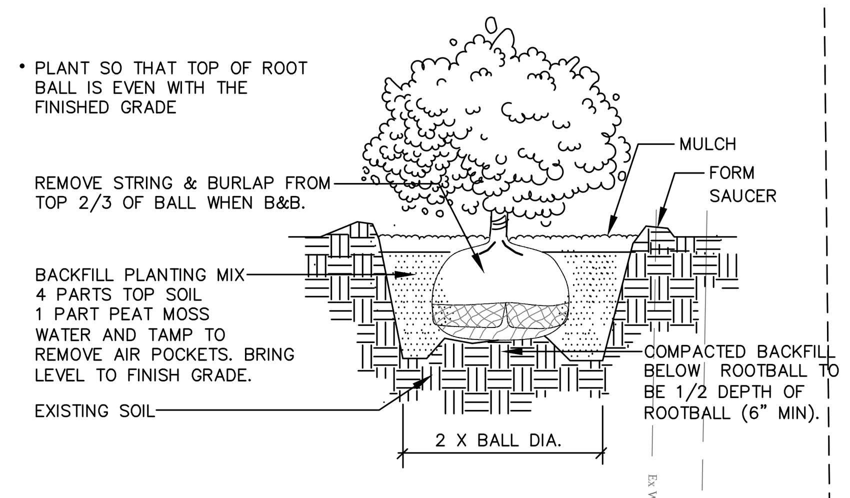
REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
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4		
□		
6		

SITE PLAN

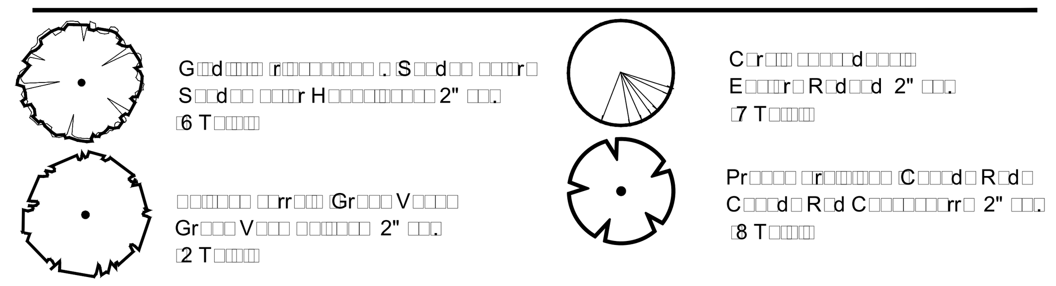
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Date: 04/03/2019	Job #: 18-108
Sheet: C3.1	

□□□2018\18-108 200 □ □□□□□r□ □□ M□□d U□□ □□□□□□\□□□□□□\18-108.dwg □3.1 Site Plan

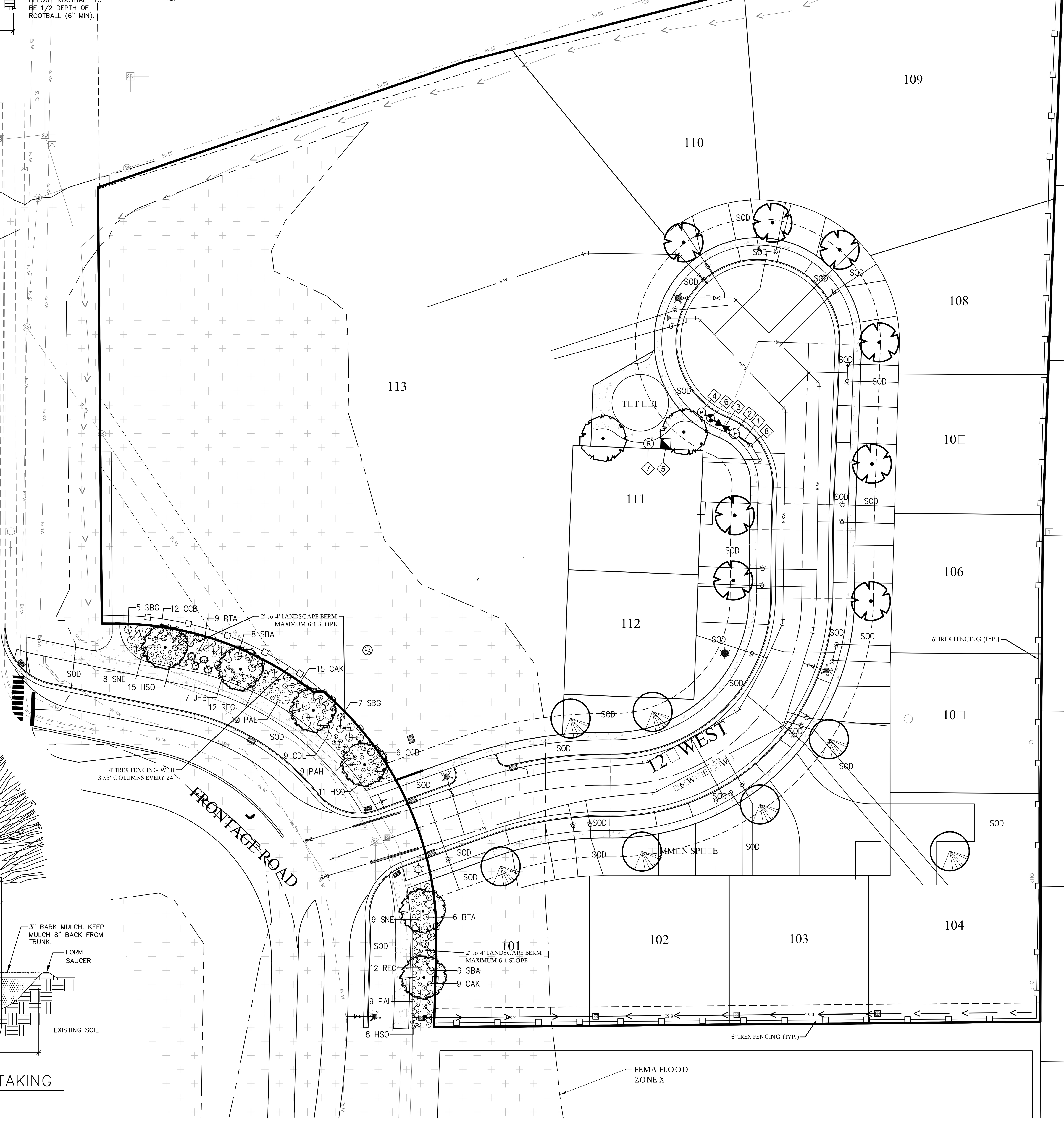


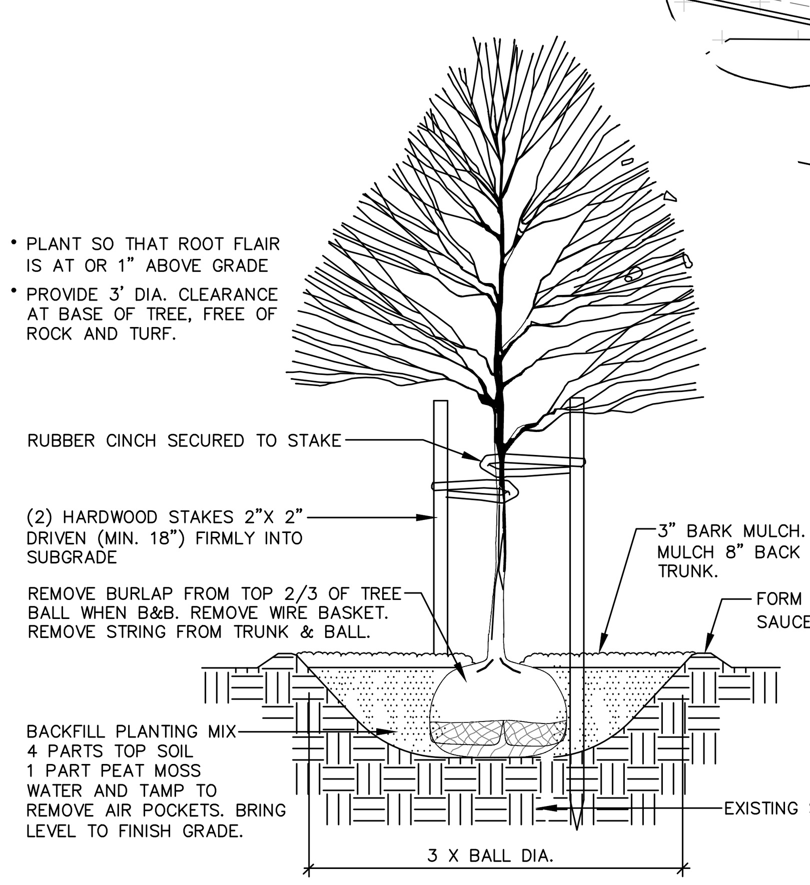
A SHRUB PLANTING
NOT TO SCALE

TREE LEGEND



LANDSCAPING ALONG 200 WEST STREET, WHICH WAS PREVIOUSLY MAINTAINED BY FARMINGTON CITY, IS NOW THE RESPONSIBILITY OF THE HOA. THIS TRANSITION WILL ALSO REQUIRE DISCONNECTING FROM CITY WATER, AND UPDATING THE POWER OUTPUT FROM DC TO AC.





B TREE PLANTING & STAKING
NOT TO SCALE

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity Park Strip	Quantity Typical Home
SHRUBS					
BTA	Berberis thungergii atro 'Concorde'	Dark Red-Purple Barberry	2 Gal	15	4
CCB	Caryopteris clandonensis 'Blue Mist'	Blue Mist Bluebeard	2 Gal	18	
CDL	Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	5 Gal	9	
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2 Gal	7	
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal		2
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	14	2
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	12	
SBL	Syringa x Bloomerang	Dark Purple Reblooming Lilac	2 Gal		3
TMD	Taxus media 'Densiformis'	Dense Yew	5 Gal		3
PERENNIALS & ORNAMENTAL GRASSES					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	24	
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	1 Gal	34	6
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	9	
PAR	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 Gal		5
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal	21	
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	24	
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	17	8

LANDSCAPE NOTES:

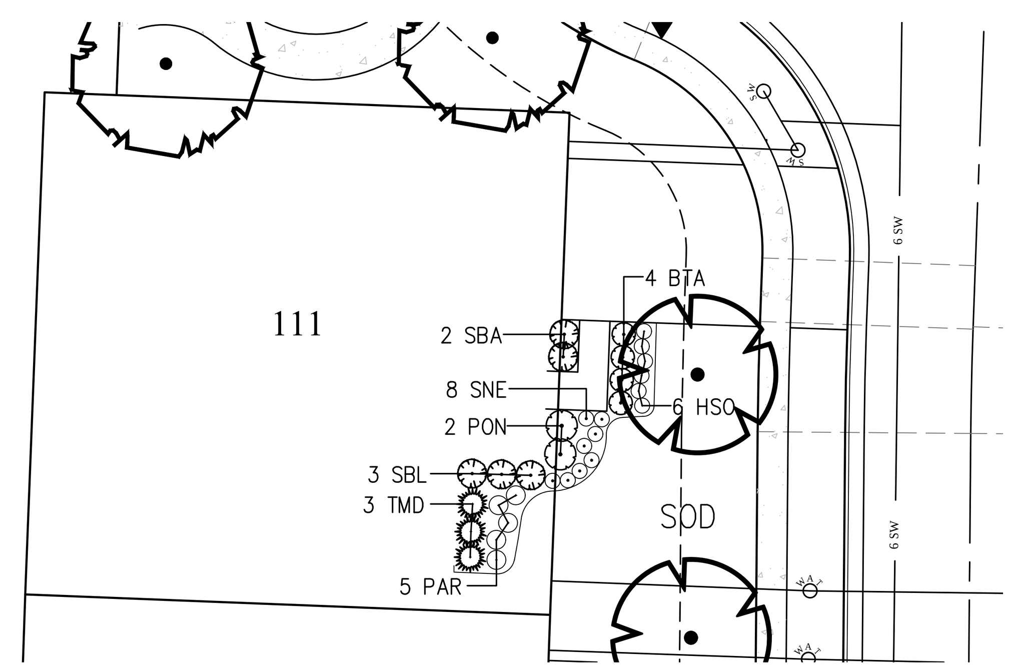
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL 6"X 6" CONCRETE EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. WHEN ROCK MULCH IS NEEDED, FARMINGTON STONE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

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 INSTALLED IN STRONG BOX WITH ELECTRICAL PANEL.
6. 1" RAINBIRD PESB MASTER VALVE
7. RAINBIRD WIRED RAIN SENSOR MODEL RSD-CEx.
8. 1" WATER METER.



Scale: 1" = 20'

1 inch = 30 ft.

FOCUS
32 WEST CENTER STREET
www.focusutah.com

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

LANDSCAPE PLAN

Scale: 1" = 30'
Date: 04/03/2019
Job #: 18-108
Sheet:

Z:_2018\18-108 200 West Farming Mixed Use Residential\design 18-108\dwg\sheets\Final\L1 - Landscape Plan.dwg





FRONT ELEVATION

SCALE: 1/8" = 1'-0"

12
8
12
8
26'-0⅜"

TOP PLATE @ 1st LEVEL
9'-1¼"
24'-3⅛"
9'-1⅛"
FINISHED FLOOR @ 1st LEVEL
0'-0"
TOP OF FOUNDATION
-1'-6¼"

10
12



FRONT ELEVATION

SCALE: ¼" = 1'-0"



FRONT ELEVATION

SCALE: ¼" = 1'-0"

12
8
24-11⅝"
TOP PLATE @ 1st LEVEL 9'-1⅛"
9'-1⅛"
FINISHED FLOOR @ 1st LEVEL 0'-0"
TOP OF FOUNDATION -1'-6¼"
8'-5"
BOTTOM OF FOOTING -10'-2¼"
26'-5⅛"
12
12



FRONT ELEVATION

SCALE: ⅛" = 1'-0"



FRONT ELEVATION

SCALE: ¼" = 1'-0"



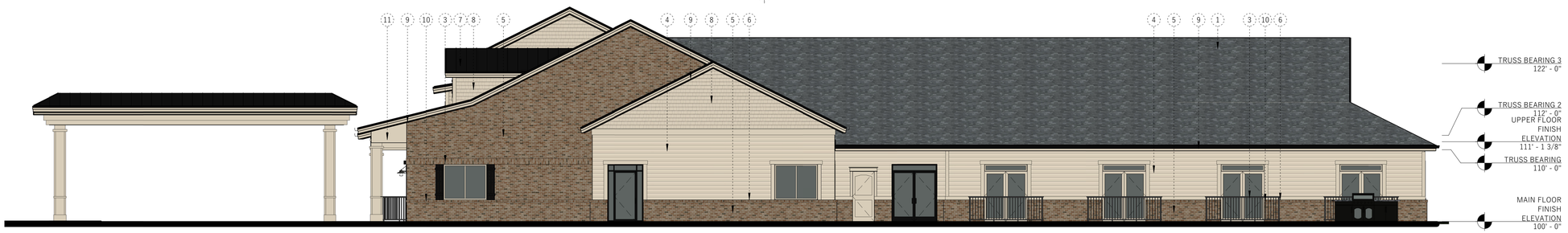




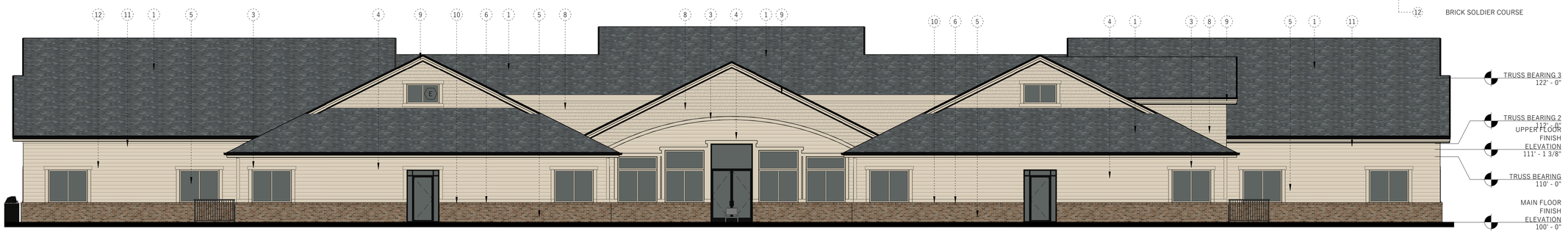




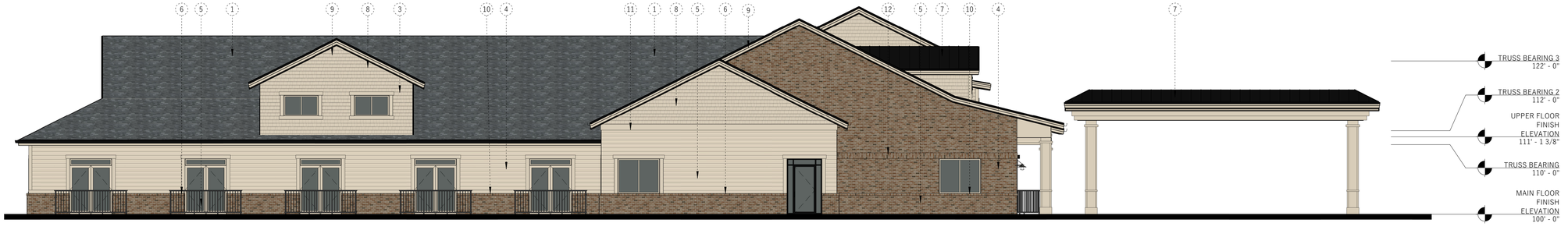
1 A2.1 SOUTH ELEVATION
1/8" = 1'-0"



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
18047

ISSUE DATE:
NOVEMBER 2, 2018

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
April 18, 2019

Item 7 : Temporary Use Permit for Shaved Ice Stand

Public Hearing:	Yes
Application No.:	TU-1-19
Property Address:	986 West and Shepard Lane
General Plan Designation:	GC (General Commercial)
Zoning Designation:	C (Commercial)
Area:	n/a
Number of Lots:	n/a
Property Owner:	Landvisions LLC
Agent:	Samuel Webster / Hokulia Shaved Ice

Request: *Temporary use approval for a shaved ice stand.*

Background Information

Previously the Planning Commission approved a temporary use permit for one year for Hokulia shaved ice stand at the southern end of the Extra Space Storage (the old K-Mart building) parking lot. Typically, Planning Commission's in the past have approved such temporary uses for one year, and if they prove acceptable, they have granted long-term approval thereafter upon receipt of another application. The applicant submitted another application on March 29, 2019. Staff is proposing an operation limit date of October 1, 2025 for the shaved ice stand, with the same conditions as the commission approved last time.

Suggested Motion

Move that the Planning Commission approve the temporary use subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The use terminates no later than October 1, 2025;
2. The applicant must obtain all other applicable permits for the operation of the temporary use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes.

Findings for Approval

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.

2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide 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.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

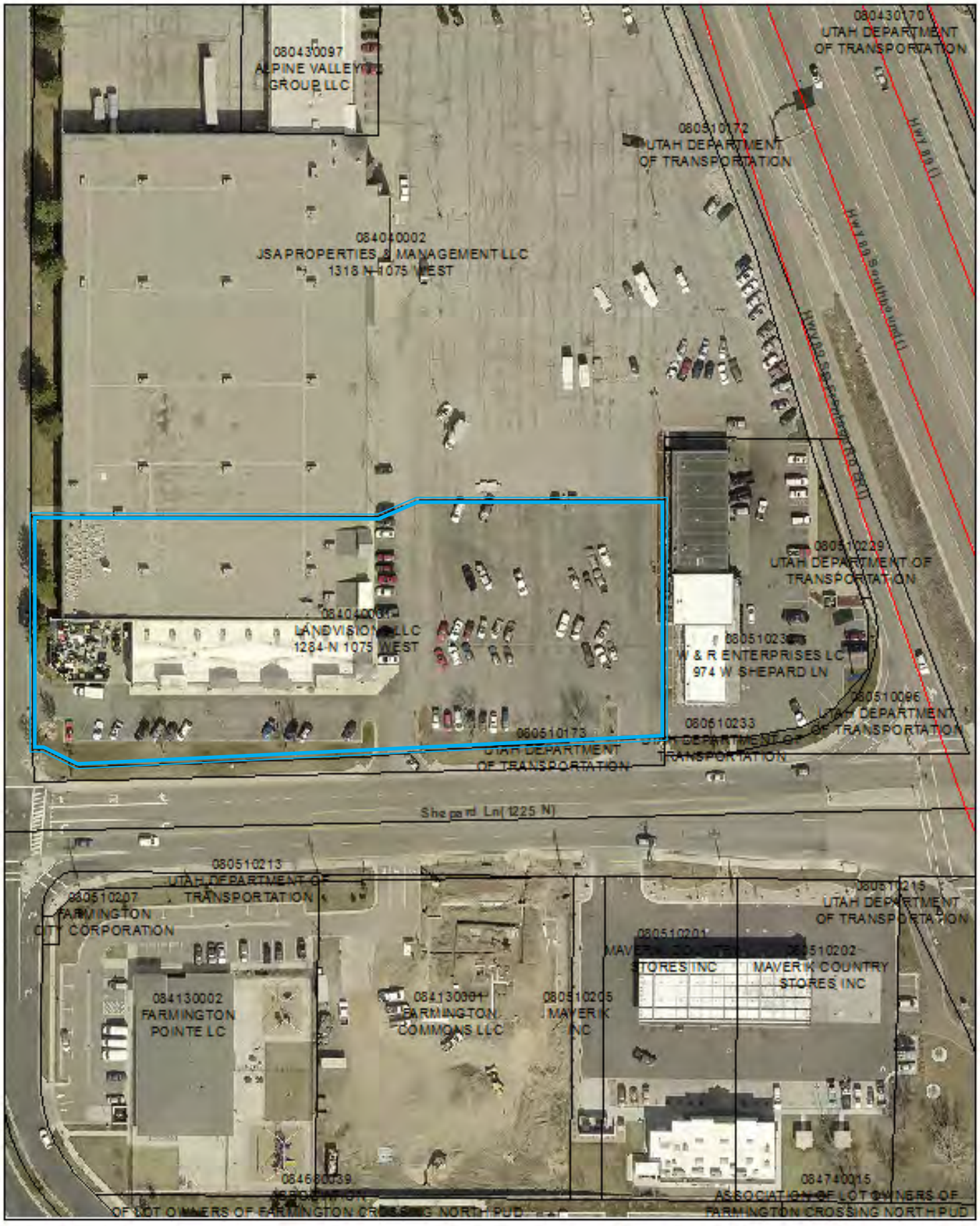
Supplemental Information

1. Vicinity Map
2. Various Attachments from Applicant

Applicable Ordinances

1. Title 11, Chapter 28 – Supplemental and Qualifying Regulations, (11-28-120 Temporary Use of Land and Structures)
2. Title 11, Chapter 8 – Conditional Uses

Farmington City



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

0 45 90 180 270 Feet


STOP
Hōkūlia
Shave Ice
Hōkūlia


Valvoline
EXPRESS CARE

FARMINGTON

HISTORIC BEGINNINGS • 1847

TU-1-19

Application No.
(For City Use Only)

TEMPORARY USE APPLICATION TO THE PLANNING COMMISSION FEE: $100.00

Application for property located at: 986 Shepard Lane, Farmington

Date: 03/28/2019 Total Acreage: _____ Current zone: _____

Property Owner: _____ Lordvisions Phone No.: 801 390 0425
(Current property owner must sign application)

Subdivision Name: Shepard Crossing Number of lots: _____

Applicant/Agent: Sam Webster - Hokulia Shave Ice Phone No.: 801-719-1856

Email: hokuliashaveicesl@gmail.com Fax: _____ Cell No. _____

Mailing Address: 3435 S 200 W Bountiful, UT Zip Code: 84010

Engineer: _____ Phone No.: _____

Email: _____ Fax: _____ Cell No. _____

Mailing Address: _____ Zip Code: _____

LEGAL DESCRIPTION AND SITE PLAN FOR THE SUBJECT PROPERTY MUST ACCOMPANY THIS APPLICATION

1. Describe in detail the temporary use for which this application is being submitted, including merchandise, number of employees, and parking needs, if any. A separate sheet with additional information may be submitted if necessary.

The business, Hokulia Shave Ice, will operate from April 15 - Sept 15. We sell shave ice along with a wide variety of flavors and toppings to the shave ice. We will occupy a few parking spaces located at 986 Shepard Lane. We anticipate having 10 - 15 employees, with a maximum of 4 occupying the shack at any one time. There is plenty of parking available in the area for our entire operation. Merchandise on site will be Tables, Umbrellas, Shave Ice shack, and Ice Merchandiser. We will open Mon-Sat, from 12 - 10 pm, weather permitting.

(Continued on next page.)

2. State the date, time, and duration of the proposed activity, including hours of business.

The following information must also be submitted with the application:

a. A document verifying proof of ownership and a completion of the attached affidavit. The current property owner must be the applicant but may designate an authorized agent to act in his/her behalf. Proof of ownership may include a Davis County Recorder's printout indicating ownership with corresponding parcel number, a warranty deed, quit claim deed or tax notice.

b. Property address and legal description. A legal description can be obtained from the deed, tax notice, or Davis County Recorder's Office.

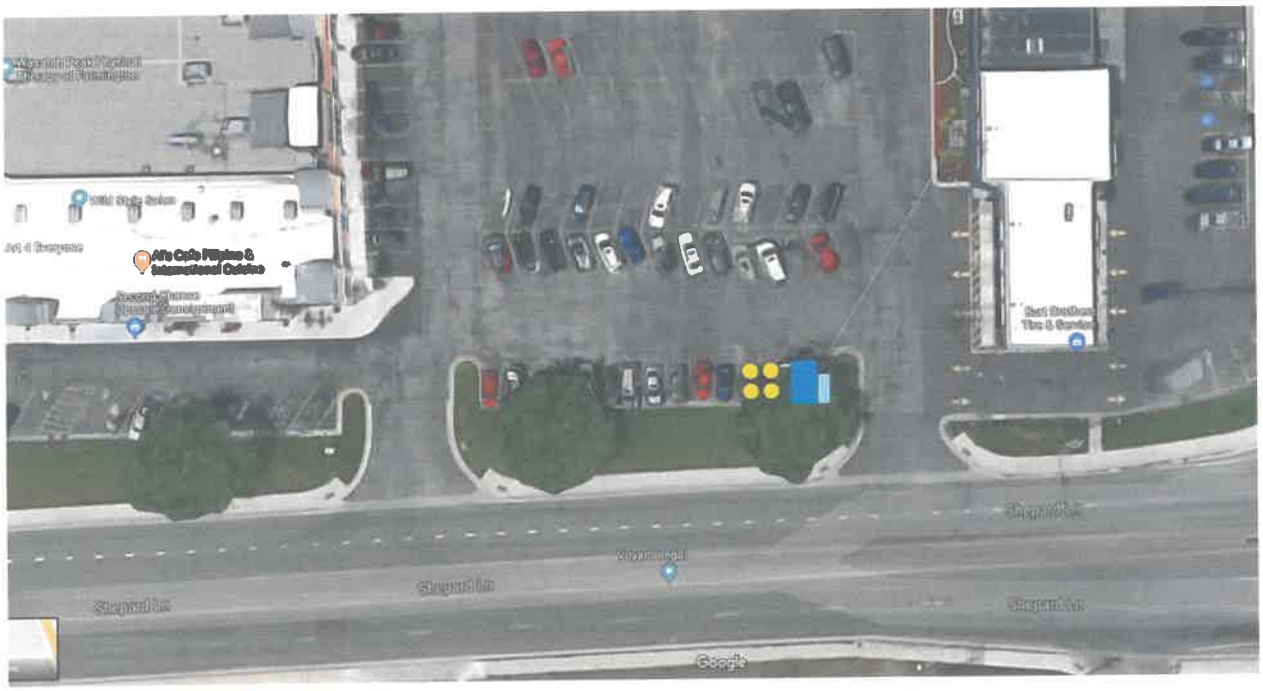
c. Property plat from the Davis County Recorder's Office. The property should be clearly marked in red. Notification of this proposal will be sent to the adjacent property owners by Farmington City in accordance with City ordinances.

A *temporary use permit* may be issued for uses which are: a) of a truly temporary nature, b) will not adversely impact the surrounding area and land uses, and c) can be terminated and removed immediately. Temporary uses are characterized by their short term or seasonal nature and by the fact that they do not involve the erection of any substantial structures or require any other permanent commitment of the land. Application for a temporary use permit must be submitted 30 days prior to the proposed event.

Refer to Chapter 28 of the Farmington City Zoning Ordinance for further information.

EXHIBIT "A"

SITE DRAWING



Planning Commission Memo

To: Farmington City Planning Commission
From: Meagan Booth, City Planner
CC: Dave Petersen

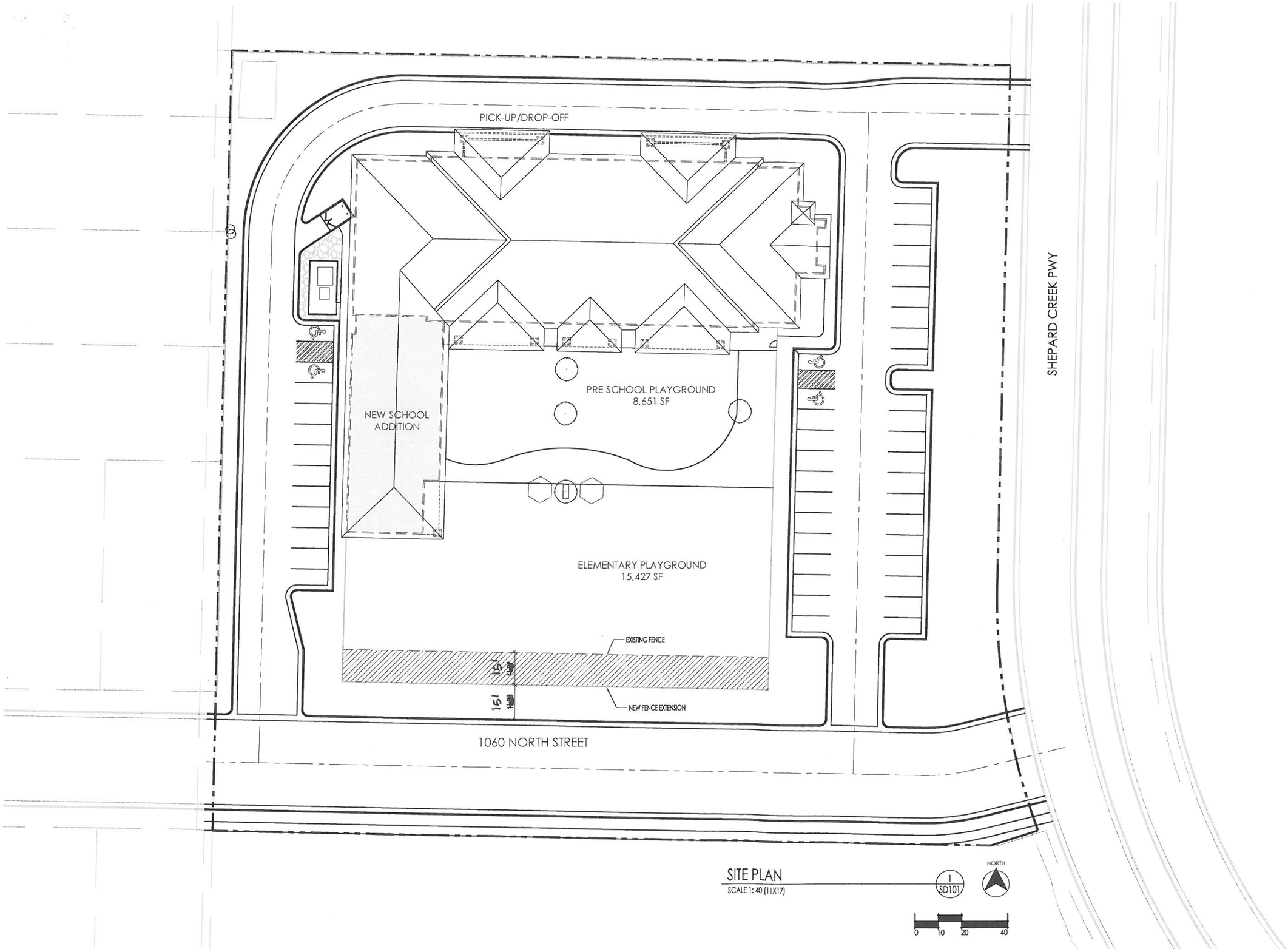
The attached site plans were reviewed approved by the city engineer, building inspector and planning staff. This is a report required by 11-7-090. No action is required by the Planning Commission.

- Good Spray Car Wash
- Challenger School Addition

11-7-090: AMENDMENT OR MODIFICATIONS:

A. Request: Modifications to an approved site plan approval may be granted when it can be determined that such changes or modifications are necessary or desirable to accommodate special circumstances related to the location, siting or implementation of the approved development. The request for amendment shall be made in writing and documented on the site plan of the project. Where, after favorable review by the city engineer, building inspector and planning staff, the staff finds such modifications are so insignificant and minor as not to measurably change the approved site plan approval or the intent of conditions that may have been imposed, the city planner shall review and approve the modifications. Modifications so approved by the city planner shall be reported at the next planning commission meeting. Amendments which are determined to constitute a significant change to the site plan, or where there is not unanimous staff approval, shall be heard by the planning commission.

B. Record: Once revisions are approved, they shall be clearly marked and dated on the approved site plan and kept on file in the office of the planning department. (Ord. 1991-27, 7-17-1991)



SITE PLAN
SCALE 1: 40 (11X17)

1 SD101

NORTH

0 10 20 40

CITY REVIEW

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

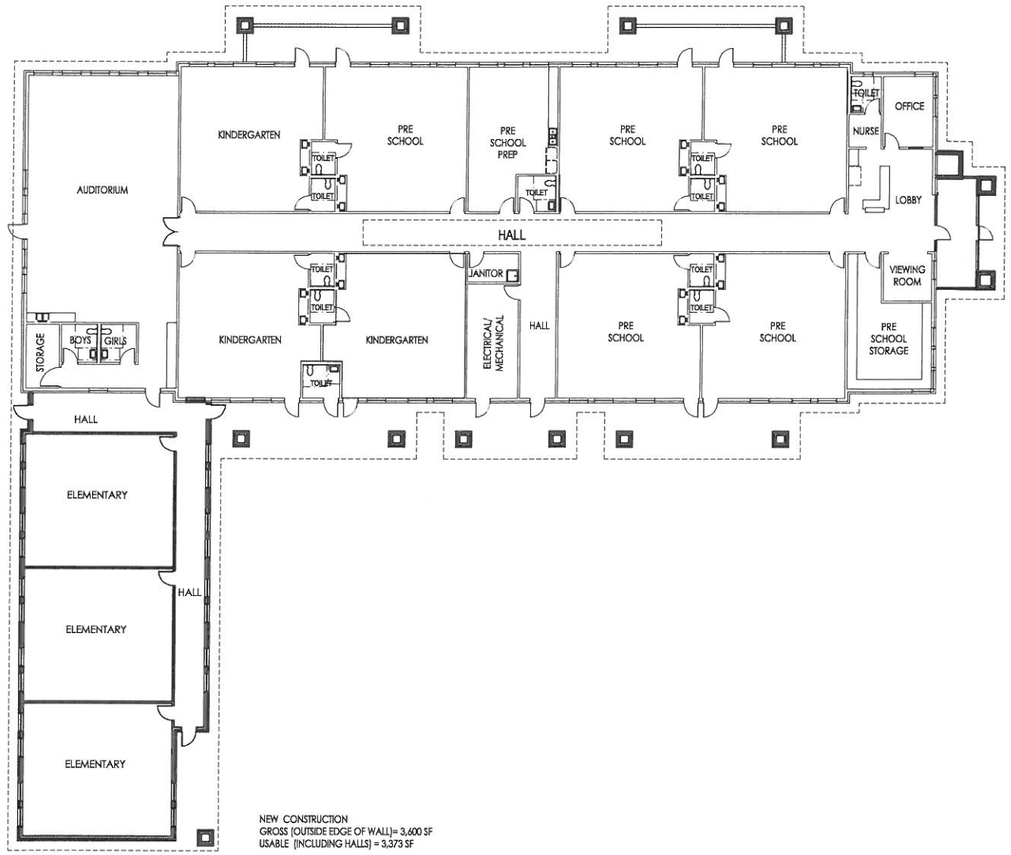
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CHALLENGER SCHOOL
FARMINGTON - ADDITION
1089 NORTH SHEPARD CREEK PARKWAY
FARMINGTON, UT 84025

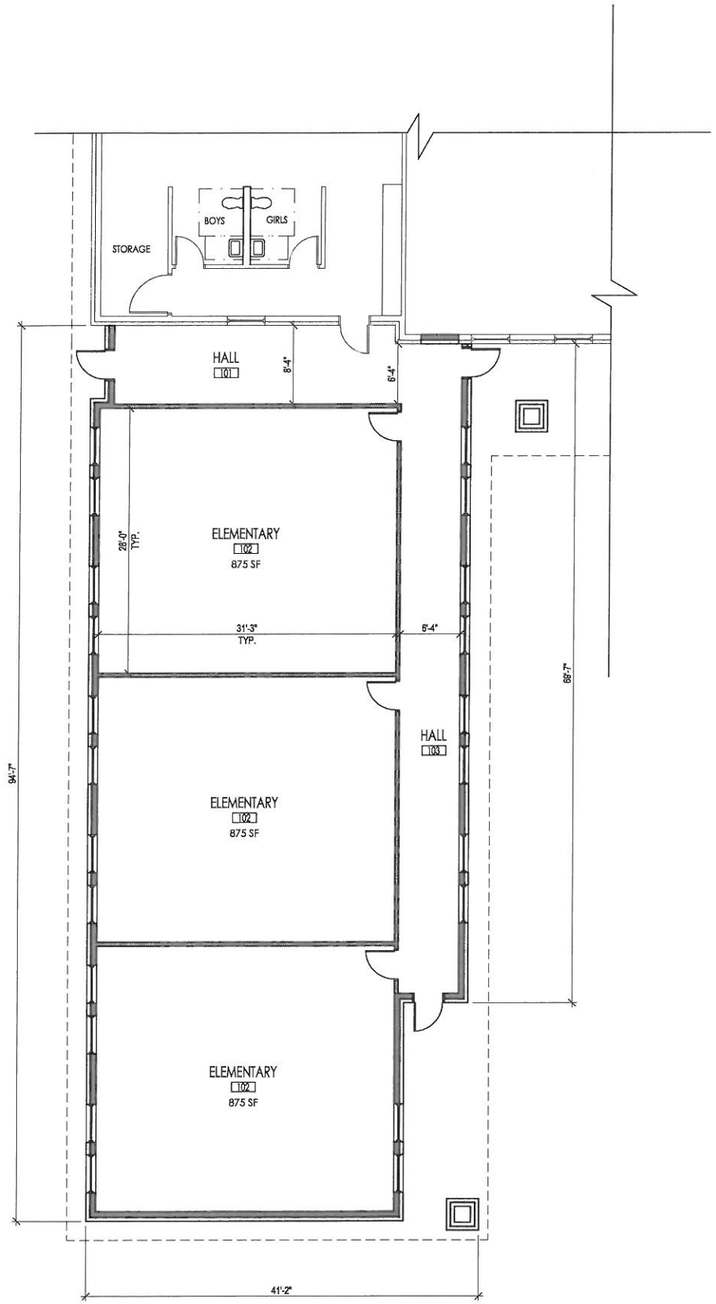
PROJECT NO. 19027
DATE: MAR. 13, 2019
REVISIONS:

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
SD101
FARMINGTON



FIRST FLOOR PLAN — 1 / A101
SCALE: 1/32" = 1'-0" (11X17)

NORTH



ENLARGED FIRST FLOOR PLAN — 2 / A101
SCALE: 1/16" = 1'-0" (11X17)

NORTH

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Construction Management

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Salt Lake City, UT 84117
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CHALLENGER SCHOOL
FARMINGTON - ADDITION
1089 NORTH SHEPARD CREEK PARKWAY
FARMINGTON, UT 84025

PROJECT NO. 19027
DATE: MAR. 13, 2019
REVISIONS:

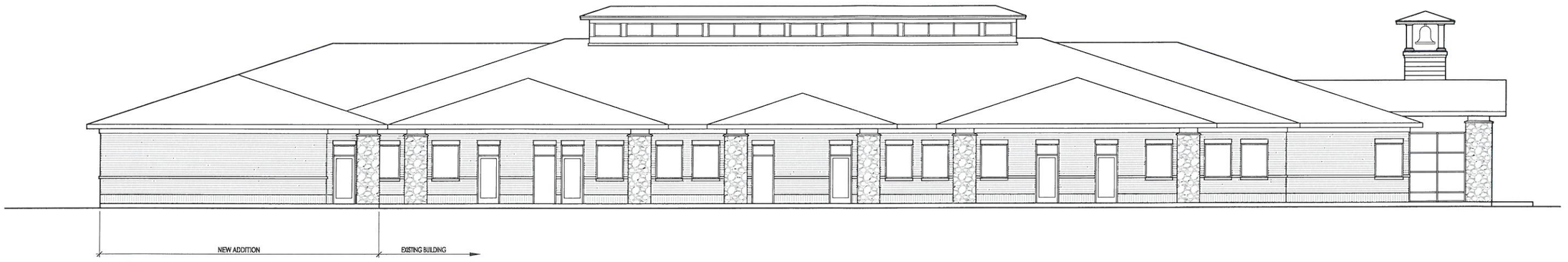
CITY REVIEW

SHEET TITLE:
FLOOR PLAN
SHEET NUMBER:
A101
FARMINGTON



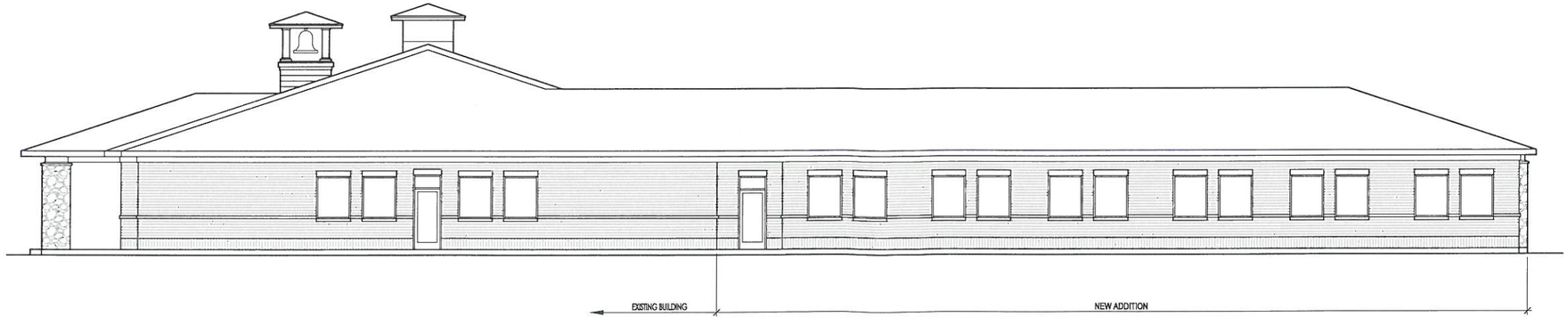
EAST ELEVATION
SCALE: 1/16" = 1'-0" (11 X 17)

1
A201



SOUTH ELEVATION
SCALE: 1/16" = 1'-0" (11 X 17)

2
A201



WEST ELEVATION
SCALE: 1/16" = 1'-0" (11 X 17)

3
A201

Think
Architecture

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CHALLENGER SCHOOL
FARMINGTON - ADDITION
1089 NORTH SHEPARD CREEK PARKWAY
FARMINGTON, UT 84025

PROJECT NO. 19027
DATE: MAR. 13, 2019
REVISIONS:

CITY REVIEW

SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NUMBER:
A201
FARMINGTON



New Addition | Existing Building

East Elevation



New Addition | Existing Building

South Elevation

Think Architecture

Challenger School - Farmington

Building Addition

1089 Shepard Creek Parkway, Farmington, Ut. 84025

March 12, 2019

TheGoodSpray

Car Washes
1358 N. Highway 89, Farmington
336 North Main Street, Kaysville
Sydney King, Owner
(801) 232-8476
sydhking@msn.com

March 24, 2019

Farmington Planning Department

The Good Spray location in Farmington had a site plan approved in August for demolition and re-construction of a new express car wash tunnel on the same site.

We are submitting a changed site plan with small changes made to the layout. These changes were necessary to accommodate the flow of traffic on the west and south sides. By changing the width of the traffic island on the west side, we can now accommodate two-way traffic. On the south side, we have changed two-way traffic to one-way traffic, going the same direction as the parking heading east to avoid a confusion of traffic and guiding exiting vehicles from the wash with directional curbing. Vehicles exiting the Smith's complex will move west through the next aisle to the south, or north on the two-way aisle between the wash and the Lee's stores.

We feel that traffic control is essential to happy and safe customers to the shopping area.

The bank has given us the go-ahead to move on to the construction plans. As soon as we get the planning department and council's approval for these revised site plans, we can get moving on this and will be able to work with our contractor in submitting the next version to the city.

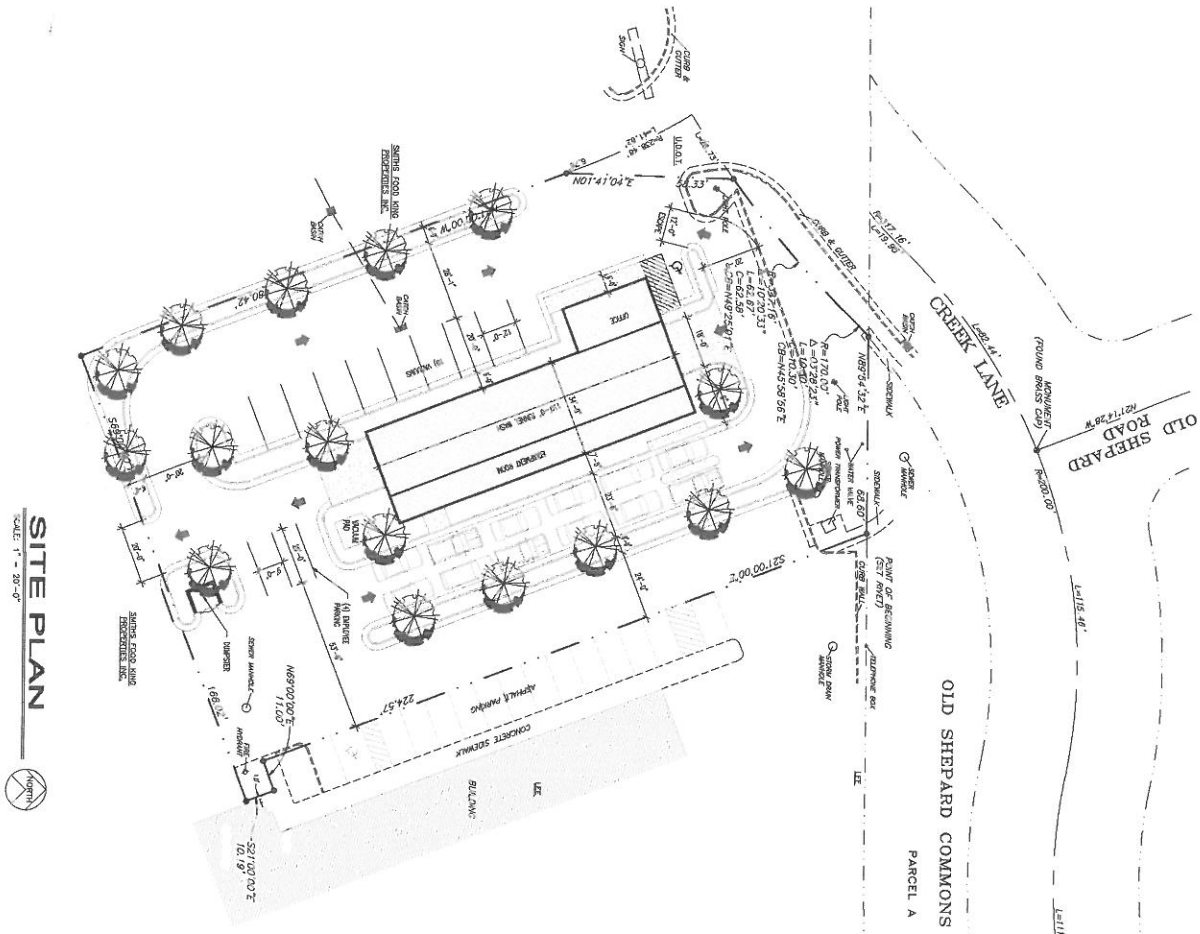
Sincerely,

Sydney H. King

Sydney H. King

Approved by
DRC on
3/26/19
Meagan Booth

APPROVED 8/18



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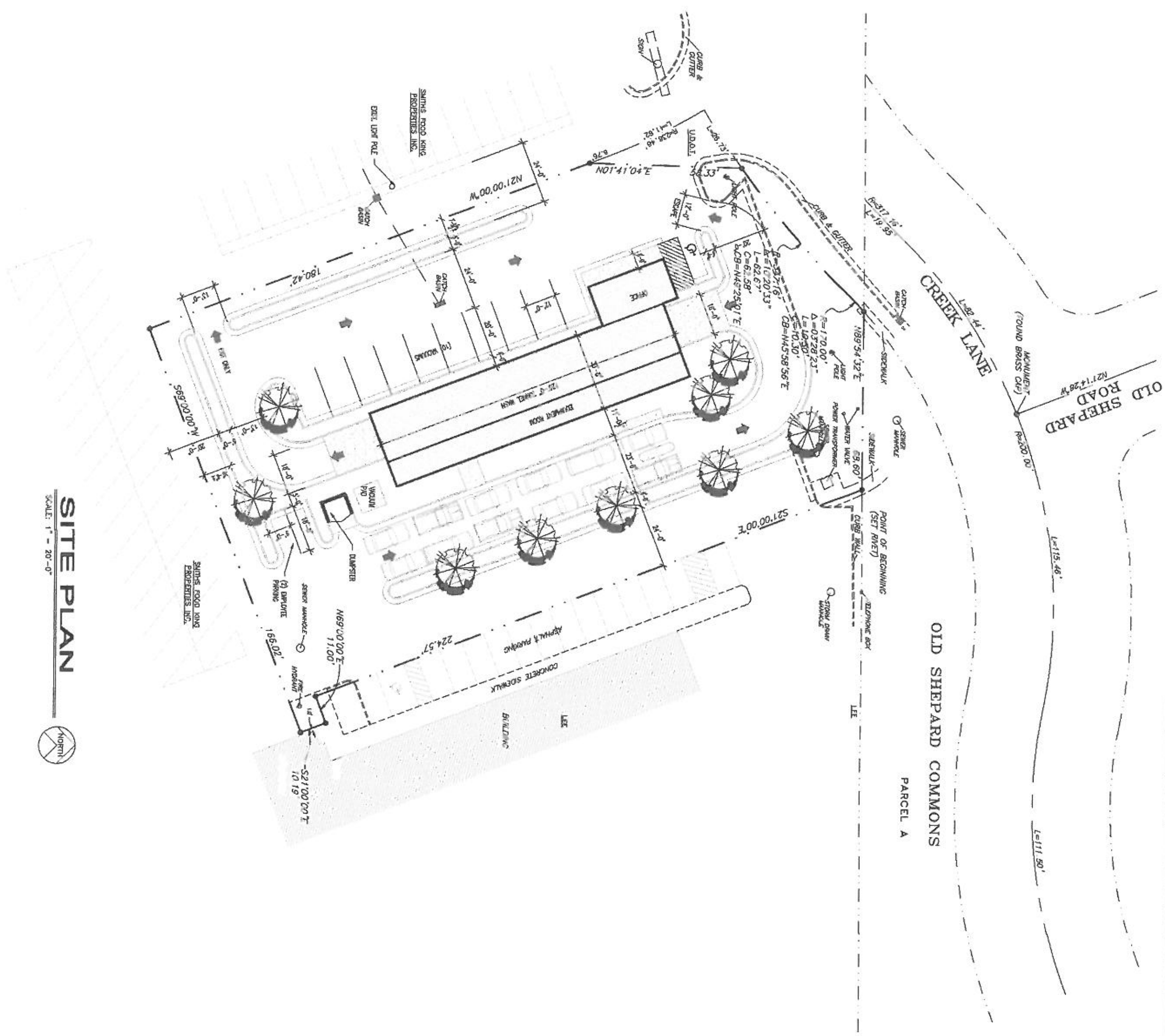
PROPOSED NEW TUNEL CAR WASH

THE GOOD SPRAY CAR WASH

1358 N HIGHWAY 89
FARMINGTON, UT

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2048

UPDATED 3/19



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