

Farmington City Planning Commission

November 5, 2020

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA
PLANNING COMMISSION MEETING
November 5, 2020

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah.
Study Session: 6:00 p.m. / The Romney Project proposal (discussion only).
Regular Session: 7:00 p.m.

Farmington City Planning Commission meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, if necessary, members of the public wishing to attend this meeting are encouraged to view the meeting online. In the event this occurs, the link to view the hearings live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. In-person attendance is also an alternative, but any in-person attendance/gathering will meet the latest governmental restrictions related to the COVID-19 virus. If you wish to email a comment for any of the listed public hearings, you may do so at crowe@farmington.utah.gov by 5 p.m. on the day of.

7:00 1. Minutes
2. City Council Report

SUBDIVISION/PROJECT MASTER PLAN APPLICATIONS

7:05 3. Teton Investment Holdings LLC/CW Home – Applicant is requesting a recommendation for Preliminary PUD Master Plan approval and Subdivision Schematic Plan for The Rose Planned Unit Development (PUD) consisting of 50 lots on 10.17 acres of property located in the R (Residential) and LR (Large Residential) zones at approximately 850 N Lagoon Drive. (S-12-20)

7:15 4. Foxhunter/Phil Holland (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Fox Hunter Subdivision consisting of 3 lots on 1.04 acres of property located in the AE (Agriculture Estates) zone at approximately 927 N Foxhunter Drive. (S-23-20)

ZONE TEXT AMENDMENT

7:35 5. Farmington City (Public Hearing) – Applicant is requesting a recommendation to repeal Section 11-13-080 of the Zoning Ordinance titled "Apartment Dwelling Groups." (ZT-19-20)

OTHER BUSINESS

7:40 6. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted October 30, 2020

Carly Rowe
Planning/Recording Secretary

FARMINGTON CITY
PLANNING COMMISSION
October 08, 2020
ELECTRONIC AND IN PERSON MEETING

STUDY SESSION

Present: *Chairman Roger Child, Vice Chairman Alex Leeman, Commissioners Greg Wall, Larry Steinhorst, and Inger Erickson.* ***Staff****: Community Development Director David Petersen, Planning/Recording Secretary Carly Rowe and Planning/GIS Specialist Shannon Hansell.* ***Excused****: Commissioners Rulon Homer and Mike Plaizier and Associate City Planner Meagan Booth.*

REGULAR SESSION

Present*: Chairman Roger Child, Vice Chairman Alex Leeman, Commissioners Greg Wall, Larry Steinhorst, and Inger Erickson.* ***Staff****: Community Development Director David Petersen, Planning/Recording Secretary Carly Rowe and Planning/GIS Specialist Shannon Hansell.* ***Excused****: Commissioners Rulon Homer and Mike Plaizier and Associate City Planner Meagan Booth.*

Roger Child opened the meeting at 7:04 PM.

Item #1 Minutes

Greg Wall had one change to the minutes from September 03, 2020. On Page 4, he noticed a misspelling of "Debi" where it should be noted as "Devi." With the correction, **Wall** motioned to approve the minutes from September 03, 2020, and September 17, 2020. **Alex Leeman** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen addressed the Commission. A new trails committee member and two new police officers were presented to the City Council. The Station Planned Unit Development (PUD) was reviewed and the Council wants to see a buffer along Lagoon Drive. This will come back to the Commission on October 22, 2020. It has been renamed "The Rose," which it will be denoted as on City records going forward. Amending driveway widths are no longer a conditional use, and are now at the Planning Commission's discretion as a special exception. The reciprocal access easement was approved as well. He said some City Councilmembers were around for past reciprocal access issues between Goldenwest Credit Union and Hampton Inn. The Council didn't like the Fiore Townhomes building elevations, saying they were too modern. The Council also discussed an affordable housing element for the Fiore project.

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATIONS

Item 3. Josh Cummings/Phil Holland – Applicant is requesting a recommendation for Schematic Plan and Preliminary PUD Master Plan approval for the proposed Park and Main subdivision, consisting of 6 residential lots and 1 office building lot on 3.1 acres of property located at approximately 744 N Main St in the BP (Business Park) and LR-F (Large Residential-Foothill) zones. (S-6-20)

Planning/GIS Specialist **Shannon Hansell** addressed the Commission. This property, zoned Business Park – Foothill (BP-F) and Large Residential - Foothill (LR-F), contains 3.32 acres of land. The BP-F zone (12 percent of the project) is limited to the extreme southern tip of the site. The property is located at the bottom of a steep slope adjacent to Compton Bench Road, making this slope section of the parcel undevelopable. The current concept plan shows five residential lots at roughly 6,534 square feet, the remainder residential lot (Lot 1) is 30,927 square feet, most of which is too steep for development, save two flatter areas. The applicant is considering the possibility of adding one more single-family

dwelling here. The PUD overlay for this area was recommended for approval by the Planning Commission on August 6, 2020.

The approximate 1/3-acre existing office area is quite small, fitting only a petite office building. At the project's previous Planning Commission meeting on August 6, 2020, the Commission suggested they would like a rework of the office building elevations, downsizing the parking lot, and a home behind a home scenario on Lot 1. Moreover, the Commission tabled action to allow time for the City Council to hold a public hearing and to receive their input as well as provide time for a review by the City's Site Plan and Architectural Review Committee (SPARC).

The plan was reworked. The landscape plan is included with today's packet, as well as new architectural elevations of the office building.

Applicant **Phil Holland** (Kaysville, UT) addressed the Commission about the four items the developer has adjusted. There were 72 parking spaces originally. Now there are 52 spaces, which is a 30 percent decrease. Islands within that lot are now included to break up the asphalt. A buffer zone with open space is also included. As for Lot 1, **Holland** presented some renderings of what the south-facing home could look like in the worst case scenario, including a story and a half elevation. It would be a traditional house, and need hillside retention on the east side. Farmington Rock will be included in the development.

Commissioner **Inger Erickson** said she would like to see a berm rather than a detention basin for the landscaping near the parking lot. She said the building seems too close to the corner, and she would like to push it back a bit, even if it sacrifices a few more parking spaces. She questioned fire truck access on Lot 1.

Petersen said the fire marshal and fire chief have reviewed this twice and had no comments. Detention is a new EPA requirement. **Wall** said detention can be underground and associated with pipe width, and a hedge would look nice in that buffer. He mentioned the narrow, mirrored windows may cause the office building to look institutional, although he does like the pitched roof. **Holland** said the architecture is more Scandinavian and cutting edge. **Leeman** wants the developer to add windows to the gable, but feels that micromanaging architecture is not the Planning Commission's role. It is difficult to define "Farmington style" when the community has not had consistent architecture for its 150 years.

Wall suggested the developer check with Utah Department of Transportation (UDOT) for the width of the access and its alignment with the Ascent business across the street. He suggested on the south end to make the planter wider, to 8 feet wide. Take four parking spots on the east and west and add more landscaping peninsulas. He would like to see shade trees cooling the parking lot. He would like to see five trees instead of two in the detention basin along Main Street, as well as a hedge acting as a landscape berm along the parking spots. He would like wider windows on the gables. A dumpster needs to be added for the City Council to see. While he likes Lot 1, if it digs into the hillside too much, an engineered retaining wall would have to be added. He would rather see lap siding than stucco. He said underground water retention would be too expensive

MOTION

Greg Wall made a motion to move that the Planning Commission recommend approval for the Preliminary PUD Master Plan and approve the Schematic Plan for the Park and Main (PUD) subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. UDOT approval will be needed during future stages of development.
2. A shared parking arrangement must be created between residential and office tenants.
3. A mitigation plan for the hillside springs must be approved by the Development Review Committee (DRC).
4. Storm water mitigation plan tailored to low impact development standards must be submitted.

5. The Preliminary PUD Master Plan must be updated to include all requirements from 11-27-060.
6. All remaining DRC comments must be addressed.
7. The residential area be rezoned as OTR following approval and recordation of the final plat.
8. The office building is still subject to site plan requirements as per the Zoning Ordinance.

In addition, **Wall** suggested the following recommendations for the Council and developer to consider: widen the windows on all elevations of the building to match the width of the windows on the west side; add windows to the gable ends on the north and south side; update the elevations labeled with Main Street running north and south; create a rendering with those updates; add lap siding on the white portion of the building rather than stucco; add the dumpster and ADA parking spots to the site plan; screen mechanical equipment; have five trees along Main Street in the detention basin instead of two; include three- to four-foot tall shrubs/bushes to the west of the parking lot on the east side of the detention basin; add four peninsula planter areas aligning with the two center planters on the east and west side; make the southern planter wider; and require the trees to be over story trees to shade the parking lot.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

1. With adherence to DRC comment and UDOT approval, it is reasonable to assume that hazards will not be unreasonably increased in developing this area.
2. With adherence to DRC comment, the land in this PUD would be used more efficiently than that of the underlying zone.
3. In consideration of adjacent property, the development has chosen to create single-family dwellings fitting local character.
4. This project agrees with Farmington City's General Land Use Plan.
5. As compensation for increased density, this development ensures that the slope will be protected. Whereas in a traditional subdivision, there would be no assurance that the slope be sufficiently protected and stabilized.
6. Additional compensation for increased density (a singular additional lot) is provided by:
    a. The mitigation of the natural hillside springs
    b. Access point limited to just one, instead of four potential access points off Main Street
    c. Approved design guidelines
    d. All improvements will be completed at one time, reducing inconvenience and aesthetic inconsistency on Main Street
    e. Visitor parking for residents via shared parking agreement [note: the parking lot for the office use consists of ~75 stalls and exceeds the three stalls per 1,000 sf city standard for the proposed ~14,700 sf office building.
7. The residential area use on the north side of the site will help prevent commerical creep northward on Main Street.
8. The developer has met with, and applied solutions, from the joint PC-CC-SPARC committee concerning architecture.

MASTER PLAN/ZONING AMENDMENTS

Item 4. E & H Land/Jim and Tana Besendorfer (Public Hearing) – Applicant is requesting recommendation for Project Master Plan/Development Agreement approval and approve a schematic plan for the proposed Auto Spa Car Wash, located at approximately 1200 W/Park Lane (1.72 acres) in the GMU (General Mixed Use) zone. (PMP-4-20)

Petersen addressed the Commission. This is an awkward lot with frontage on two major streets: Clark and Park Lane.

When the City Council discussed this on Tuesday, they expressed that they do not want a car wash included in the GMU zone and particularly in that area of the City. He would like to ask the Planning Commission the same question: would they like to amend the GMU zone to allow car washes? A car wash is not an allowed use in the GMU zone. They have been an allowed use in the Commercial Zone and Commercial Highway Zone. There used to be a car wash where the school district building is. There is one in the General Commercial Zone by Smith's. As far as tax base, car washes do not enhance the City's tax base because there is no sales tax gathered.

However, the applicant is requesting that the City permit such a use pursuant to Section 11-18-140 of the Zoning Ordinance. This type of decision is analogous to a legislative act and is at the sole discretion of the City—it is a policy question. The PMP/Schematic plan process is just beginning and some direction is sought now as to whether or not the City might, or is even willing to, favorably consider a car wash at this location. The owners provided information of the proposed use to help the Planning Commission formulate a recommendation to the City Council. **Petersen** said they are nice brick buildings, and presented photos of a location in Heber.

[Note: Owners of land involving at least 25 acres in the mixed-use zones identified in Chapter 18 of the Zoning Ordinance may elect to use the alternative approval process set forth in Section 11-18-140, but the applicant's site does not meet this threshold. However, E & H Land LTD, which owns this property and some 62+ acres north of Park Lane, entered into an agreement (including an accompanying "global" PMP) with the City on June 9, 2020, which allows the City to consider applications through Section 11-18-140 for property less than the 25 acres in size.]

Zach Hartman (395 Parley Road, Park City, Utah) addressed the Commission. This is the only piece of land in the Evans property that will be sold. There will need to be mass grading on this property, which the Evans family can't afford to do upfront.

Applicant **Tana Besendorfer** (Heber City, Utah) addressed the Commission. She said she knows she is fighting an uphill battle, and she understands the City's concerns. She said a tunnel wash will be in high demand in Farmington considering the number of cars in the area. Multiple applicants have considered this odd piece of property, and she feels she can make her 190-foot tunnel off of Park Lane work and meet the needs of the community. The proposed building is a high-end product that would not detract from Station Park and will be a natural deterrent to other car washes, since hers will fill the demand. It is a family-owned business, not a franchise or investment. She has two car washes in Heber City, one a tunnel and one a stand-alone, self-serve one.

Leeman agrees that there is a demand for car washes, but he feels there needs to be an appropriate location. He worries that dryers and vacuums will be too loud for the residential area across the street. **Besendorfer** replied that the noisy dryers would be set inside the tunnel 25 to 30 feet. The vacuums will be provided by a pre-fab concrete wall. Also, the hours would be 7:30 a.m. to 7 p.m. Monday-Saturday, as it will not be a 24-hour business.

Roger Child opened the Public Hearing at 8:37 PM.

Nancy (Heber City) said she goes to the Heber City car wash at least once a week.

Holly Abel (1163 Henry Avenue, Farmington, Utah) also representing Ray and Linda Seely (Jackson Ave) and Matthew Seely (Clark Lane). She said she lives across the street from the proposed site, and she doesn't want to have a car wash there.

Hillary Hallows (1190 W. Clark Lane, Farmington, Utah) lives on Clark Lane. She is concerned about the noise pollution from the vacuums, as well as traffic coming and going.

Bryson Wilding (1186 Clark Lane, Farmington, Utah) lives across the street from the proposed car wash. This is a popular place for pedestrian access to Station Park, and a car wash would interfere with the walkability.

Roger Child closed the Public Hearing at 8:43 PM. **Child** reminded the Commissioners to focus on the use, not the specific site.

Wall said there is demand. However, he does not want to change the ordinance for the GMU zone to allow a permitted or conditional use for a car wash. There are many variables, especially with the noise, that make him feel uncomfortable with it being close to residential. **Leeman** said the noise is concerning to him in this spot. He is concerned with a use that has industrial fans so near residential. **Erickson** said the location is not ideal, although she likes the kind of business **Besendorfer** could bring to Farmington. **Larry Steinhorst** agreed, saying he is sensitive of the transition from residential to commercial in that area. He worries about the precedence it would set for other car washes. **Child** said he would love to have that company in the City, but this is the wrong place for it. He would never change the zoning to allow a use that would not be friendly to the neighbors next door. It cannot be treated as a permissible use, but should be governed with a development agreement with constraints.

Besendorfer said she would not be opposed to an alternate location somewhere else in Farmington, but she hasn't been able to find land for sale with 1.5 acres minimum.

MOTION

Alex Leeman made a motion that the Planning Commission recommend that the City Council not allow a car wash at the site proposed by the applicant, and table consideration of a Project Master Plan (PMP)/Development Agreement and Schematic Plan until a decision is made regarding this policy question by the Council.

Greg Wall seconded the motion, which was unanimously approved.

Findings for Approval:

It is proposed that the Planning Commission express reasons to not allow a car wash at this site, then City staff will organize these findings in writing for their final review/approval at the next Commission meeting.

Item 5. E & H Land/Bryce Thurgood (Public Hearing) – Applicant is requesting recommendation for Project Master Plan/Development Agreement and schematic plan approval for the proposed Everly Apartments, located at approximately 250 N 1300 W, consisting of dwelling units on 13.18 acres in the GMU (General Mixed Use) and RMU (Residential Mixed Use) zones. (PMP-5-20)

Petersen presented this agenda item. Commerce Drive is anticipated to be its eastern edge, with the Denver Rio Grande Trail on the west. The area by Park Lane would be available for non-residential uses. The proposed elevations are three stories. The underlying zone without Section 140 allows two stories. Three-story apartment buildings are not permitted in the Residential Mixed Use (RMU) zone. However, the applicant is requesting that the City permit such a use pursuant to Section 11-18-140 of the Zoning Ordinance. This type of decision is analogous to a legislative act and is at the sole discretion of the City—it is a policy question. The PMP/Schematic plan process is just beginning and some direction is sought now as to whether or not the City might, or is even willing to, favorably consider three-story apartment buildings at this location. The owners provided information of the proposed use to help the Planning Commission formulate a recommendation to the City Council.

[Note: Owners of land involving at least 25 acres in the mixed-use zones identified in Chapter 18 of the Zoning

Ordinance may elect to use the alternative approval process set forth in Section 11-18-140, but the applicant's site does not meet this threshold. However, E & H Land LTD, which owns this property and the rest of the 62+ acres north of Park Lane, entered into an agreement (including an accompanying "global" PMP) with the City on June 9, 2020, which allows the City to consider applications through Section 11-18-140 for property less than the 25 acres in size.]

Zach Hartman (Kaysville, Utah) said 20 years ago he began working for the Boyer Company when they started the Business Depot Ogden project. He later represented Ken Taylor with Texas Roadhouse at Parrish Crossing. **Hartman** helped with the original Adobe purchase, land work, equity and debt. He also assisted with the Kennecott Daybreak project. The Evans hired him to help with this project in Farmington. The Evans family has owned this property since the 1800s. The family does not intend to sell the land, but hold on to the developments as a legacy asset. On the other side, they hope for 250,000 square feet of office space to create jobs. He had 90 different offers from car washes, and they chose Auto Spa among all of those because it is a family business.

Bryce Thurgood (Perry, Utah) addressed the Commission. Over the past nine years, he has helped build over 25,000 units. Project amenities include splash pad, swimming pool, hot tub, pavilions, bbq areas, sports courts, trail, playground, bark park, club house, pop machines, and fitness center. This project is 352 units with attached tandem garages, some detached garages, and covered parking. The attached garages are for parking only, not for storage. Tenants will get notices if they use garages for storage. Visitor parking will be designated after it is built.

Thurgood said the developer will come back with a landscape plan which will include screening for air conditioning units. They are proposing four four-story buildings (across from the five- and six-story office buildings) and the rest three-story buildings. There will be a 300-foot buffer to the west. The three-story buildings are 35 feet high. All units have nine-foot interior ceilings. There is a mix of one-, two-, and three-bedroom units with between 800 to 1,150 square feet. They built Avanti apartments, which they still retain ownership of.

Leeman has a hard time approving three-story buildings in RMU right up against residential. He would rather have two-story units. The proposed buildings are 39.5 foot high going to the top.

Roger Child opened the Public Hearing at 9:38 PM.

Hillary Hallows (1190 W. Clark Lane, Farmington, Utah) asked why the specific amendment for RMU next to rural is not applicable here. **Petersen** said this proposal is coming in under a different section, or section 140. The other section was given to the Commission as a comparison.

Holly Abel (1163 Henry Avenue, Farmington, Utah) is concerned that this may need to be rezoned to allow three stories. She is worried about density in the area, and the burden it will have on the City's infrastructure and traffic. **Petersen** said it is a rezone essentially, a legislative act, to allow three stories. The difference in density is not significant, but if the project will be successful is a factor. If Commerce Drive is not built, the Park Lane interchange will fail, leading to traffic congestion on Park Lane. The Park Lane interchange is near failure now. This was forseen years ago and could affect Station Park being a destination. By 2024, there will be a new freeway interchange. It is already fully funded at $22 million and will help west side traffic. Commerce Drive will preserve the neighborhood roads from increased congestion. Collecting the tax increment from Community Redevelopment Areas will help Farmington build Commerce Drive. Allowing three stories instead of two will help the City fund the needed roads. The City is currently attempting to form a third CRA with this property owner.

Roger Child closed the Public Hearing at 9:51 PM.

Hartman said the phasing would start in early spring of 2021 and take 30 months for build out.

Greg Wall would like better transition from three-story to the residential. He would like the three western most buildings to be two-story. **Hartman** would like to over-landscape the area by the trail, and they should bring the complete landscape plan to the Commission in the future. **Leeman** said he likes the Avanti Apartments. He would like to see shorter units on the western side, with a step up in size. Anytime there is residential next to a proposed project, he said he leans toward the existing residents. They are expecting two-story units maximum, and they don't always understand the Section 140 issues.

MOTION

Alex Leeman made a motion that the Planning Commission table this agenda item until October 22, 2020.

Larry Steinhorst seconded the motion, which was unanimously approved.

Leeman said if there are substantial changes to the proposal, the public hearing may have to be re-opened.

OTHER BUSINESS

Item 6. Miscellaneous, correspondence, etc.

a. Station Park Center Cal/Scott Arrington (Public Hearing) – Applicant is requesting site plan approval and recommendation to amend a development agreement to allow consideration of a Quick Quack Car Wash, located on the northern portion of property (5.74 acres) at 1052 W Park Lane, in the GMU (General Mixed Use) zone. (SP-2-20). **THIS ITEM WAS PULLED FROM THE AGENDA PER THE APPLICANT**

b. Remaining 2020 Schedule
   - November 5, 2020. All Commissioners said they could attend a meeting that day, although it was not on the original annual calendar.

c. Other
   - Schedule discussion.
   - **Petersen** said he has had someone approach him about doing a charrette to seek Planning Commission input on developing 300 acres of Farmington's east side into Centerville. Recording Secretary **Carly Rowe** said a survey monkey could be created in order to determine available hours for Staff, Planning Commissioners, trails committee, etc.

ADJOURNMENT

Alex Leeman made a motion to adjourn; **Larry Steinhorst** seconded the motion, which was unanimously approved.

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Roger Child, Planning Commission Chair

FARMINGTON CITY
PLANNING COMMISSION
October 22, 2020
ELECTRONIC AND IN PERSON MEETING

STUDY SESSION

Present: *Vice Chairman Alex Leeman, Commissioners Greg Wall, Larry Steinhorst, and Rulon Homer.* ***Staff****: Community Development Director David Petersen, Planning/Recording Secretary Carly Rowe, Associate City Planner Meagan Booth, and Planning/GIS Specialist Shannon Hansell.* ***Excused****: Chairman Roger Child, Commissioners Inger Erickson and Mike Plaizier.*

REGULAR SESSION

Present*: Vice Chairman Alex Leeman, Commissioners Greg Wall, Larry Steinhorst, and Rulon Homer.* ***Staff****: Community Development Director David Petersen, Planning/Recording Secretary Carly Rowe, Associate City Planner Meagan Booth, and Planning/GIS Specialist Shannon Hansell.* ***Excused****: Chairman Roger Child, Commissioners Inger Erickson and Mike Plaizier.*

Alex Leeman opened the meeting at 7:00 PM.

Item #1 City Council Report

Dave Petersen presented items discussed during the City Council meeting, including concessions STACK and the City made for the North Farmington Station project. STACK wanted the City to guarantee that the remote transit hub would go in. However, since the City is not the Utah Transit Authority (UTA), the City could not guarantee that. STACK had to acquiesce on that. He said STACK has not acquired all the land they wanted to from the Frontrunner station to the transit hub. The City can try to help, which may require negotiations.

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATIONS

Item #2 Clark Skeen/Quantronix, Inc. (Public Hearing) – Applicant is requesting a metes and bounds subdivision (lot split) creating two parcels on approximately 1.92 acres of property located at 380 S 200 W in the BP (Business Park) zone. (S-20-20)

Commissioner **Greg Wall** made a disclosure about his wife being employed with Quantronix. However, the request is minor and there is no conflict of interest.

Planning/GIS Specialist **Shannon Hansell** presented this item. The applicant, Quantronix Inc., is requesting to subdivide their property by metes and bounds, splitting one lot into two. Currently, there are two existing structures on the site, an office building and a warehouse. Access to the new lot will be provided from an existing access point on 200 West. To gain access to a second parcel from a single access point, an easement from the existing point will need a recommendation for a special exception. In this special exception would be included another access easement from a second existing access point to the north. The area of the new westerly lot will be 0.90 acres (minimum is 0.50). At its narrowest point, this lot will be 204.27 feet in width (minimum is 100 feet).

Brad Baker, corporate counsel for Quantronix Inc., addressed the Commission. He was not aware of an easement needed on the north side, but it should not be a problem. There is a drain easement to the south side of the 380 building that has been added, while the other easements are surface easements.

Alex Leeman opened the Public Hearing at 7:10 PM

Shaun Young, engineer for this project with AWA Engineering (2010 Redwood Road, Salt Lake City, Utah) said there are existing sewer and water easements. A storm drain will be added. The main access they don't have ownership in, but they do for the 314 South building. Davis Health Department is the one purchasing the 380 building, and they have a deadline due to funding. **Petersen** said he thought that the easements had been discussed when they got site plan approval. He would like to encourage the applicant to use best efforts to negotiate that easement access.

Alex Leeman closed the Public Hearing at 7:14 PM.

MOTION

Greg Wall moved that the Planning Commission approve the Quantronix Inc. Metes and Bounds subdivision subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall provide reciprocal access easements to the westerly lot across two parcels now identified by the following Davis County Tax ID #'s: 08-087-0135 and 08-087-0173.
2. The applicant utilize best efforts to contact the property owner to the north to attain a cross access easement to building 360 and 380 South.

Findings for Approval:

1. The area to be divided is immediately adjacent to existing streets and utilities and will not require any extensions.
2. There are no mapped lines for proposed streets and will not require dedication of any land for street or public purposes.
3. The proposed lot conforms to the City's zoning and general plan designations.
4. No remnant parcels will be created in the lot split.
5. No land immediately adjacent has been subdivided by metes and bounds within the last five years.
6. The subdivision will not create any non-conforming setbacks or building height issues for either of the two buildings that currently occupy the site.

Rulon Homer seconded the motion, which was unanimously approved.

CONDITIONAL USE PERMIT

Item #3 Robert and Melissa Butler (Public Hearing) – Applicant is a requesting a conditional use permit to increase the height of a proposed detached garage from 15' to approximately 19', located at 136 South Bonanza Road in the AE (Agricultural Estates) zone, and to establish a home occupation office in this building. (C-8-20)

Hansell presented this agenda item. The applicant plans to build a two-story detached garage on their property at 136 S. Bonanza Road. This would include, among other things, miscellaneous/gathering space with office, storage, and bathroom. The applicants are home-based business owners. Working from home is more common now and contributes to slowing the spread of COVID-19. There are two reasons the applicant is requesting a conditional use permit.

1. The garage is located in the side yard, and as such, cannot exceed15' in height without conditional use approval by the Planning Commission. The applicant is proposing a building approximately 19 feet in height (Section 11-10-040 H).
2. The applicant is proposing to expand their home occupation from their dwelling to include a portion of the garage and cannot do so without approval from the Planning Commission (Section 11-35-040)

Leeman questioned if the garage could be pushed back so it was even or behind the front of the home. The applicant was fine with it being even with the house, but is trying to satisfy the City. **Petersen** said the Commission could also grant a special exception that the building take up more than 33 percent of the side yard (in this case approximately 37 percent). **Hansell** said Staff asked the applicant to keep the driveway width at 16 feet.

Applicant **Robert Butler** (136 S. Bonanza Road, Farmington, Utah) addressed the Commission. He said he has two businesses, and he doesn't have room to conduct these businesses with his children in the kitchen doing home school at the same time. **Leeman** said this is for a home business, but not a separate dwelling unit. As such, the bathroom should be a half bathroom, not a bathroom with a tub or shower. The permit for a dwelling unit is a different process, and an apartment for rent above the garage is not allowed. **Butler** said the bathroom would be in his office and he would use the upstairs to work out as a health coach. He would like to have a shower for this reason. **Leeman** said nothing prohibits him from having a shower in the bathroom. **Butler** said he has talked with his neighbor, **Justin Browning**, about the wall that will be 10 feet from the property line, and he is totally fine with it. This is a dead-end street and all neighbors are fine with this. There are plans for a swimming pool between the garage and the house.

Alex Leeman opened and closed the Public Hearing at 7:29 PM due to no comments received.

MOTION

Greg Wall made a motion that the Planning Commission grant conditional approval to increase the building height and for a home occupation office as requested, subject to all applicable Farmington City ordinances and development standards. He added an additional condition that the Planning Commission approve a special exception to the 33 percent coverage in a side yard to allow the detached garage to be shifted to the rear of the lot, or westward, so that the front, or east, wall of the detached garage aligns with east wall of the home on the same lot as submitted in the site plan with that size of building.

Findings for Approval:

1. The rear yard of the applicant's property is only in depth and cannot accommodate the proposed garage, otherwise no request is necessary for a building 19 feet in height in the AE zone. The maximum height for accessory building located in the rear yard is 25 feet.
2. Working from home would decrease emissions during daily commutes and is seen as an adaptation to support efforts to slow COVID-19.

Rulon Homer seconded the motion, which was unanimously approved.

Larry Steinhorst made a motion to rearrange the order of hearings to hear item 7a before item 4, to allow the applicant to not wait. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #7a Miscellaneous, correspondence, etc. Kevin and Patricia Tanis (Public Hearing) – Applicant is requesting a special exception for a driveway width expansion at their home located at 397 South Buffalo Ranch Road (2065 West) in the AA (Agricultural Very Low Density) zone. (M-8-20)

Hansell presented this agenda item. The applicant has requested a special exception for driveway width. The driveway in question has been poured and is approximately 44 feet in width. The applicant is now requesting to increase the curb cut to the full width of the driveway, an additional ~10 feet. There are concerns about pulling their RV over the curb, and the damage it could cause to private and public property. She said a permit is not needed to pour concrete for a wider driveway.

Applicant **Kevin Tanis** (397 S. Buffalo Ranch Road, Farmington, Utah), addressed the Commission. He said the request was so he could more easily park his RV.

Alex Leeman opened and closed the Public Hearing at 7:38 PM due to no comments received. **Leeman** said this is wider than he normally likes to see, but the lots in that area are very wide.

MOTION

Rulon Homer made a motion that the Planning Commission approve the Tanis Driveway Special Exception subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The curb cut addition could limit damage to the existing curb and to the applicant's property.
2. The driveway has been poured already.
3. The curb cut will not create additional traffic hazards.
4. The curb cut is located on a site of sufficient size to accommodate the extra width.

Larry Steinhorst seconded the motion, which was unanimously approved.

ZONE TEXT AMENDMENTS

Item #4 Farmington City (Public Hearing) – Applicant is requesting an amendment on clarification regarding density standards for Apartment Dwelling Groups (Section 11-13-080) and modifying the definition of Planned Dwelling Group (Section 11-2-020). (ZT-16-20)

Applicant Farmington City is requesting zone text amendments to sections 11-13-080 (Apartment Dwelling Groups) and 11-2-020 (Planned Dwelling Groups). **Petersen** said a definition is needed, even though this has not been used in 40 years. The Staff instead prefers to repeal this section because the Planned Unit Development (PUD) process set forth in Chapter 27 of the Zoning Ordinance enables similar discretionary developments. There are very few remaining parcels zoned that this would cover. **Leeman** said the PUD is a better tool, and obsolete ways of doing things should be removed.

Alex Leeman opened and closed the Public Hearing at 7:45 PM due to no comments received.

MOTION

Greg Wall made a motion that the Planning Commission recommend that Staff add this item to the next agenda and publicly notice it as intent to repeal section 11-13-080 regarding Apartment Dwelling Groups.

Rulon Homer seconded the motion, which was unanimously approved.

Item #5 Farmington City (Public Hearing) – Applicant is requesting an amendment regarding lot width standards in the OMU zone (Section 11-18-060 B). (ZT-17-20)

Applicant is requesting an amendment to lot width standards in the OMU zone (Section 11-18-060 B). **Petersen** said the OMU Zones in the City are basically all covered by Project Master Plans (PMPs) that have been approved. Because the nature of that area has changed to more similar to the Transit Mixed Use (TMU) and General Mixed Use (GMU), the lot size width should be reduced from 300 feet to 200 feet, and the minimum from 50 feet to 25 feet, commensurate with the TMU Zone. Preference is to stick with 200 and delete 300 from nonresidential.

Alex Leeman opened and closed the Public Hearing at 7:51 PM due to no comments received.

MOTION

Greg Wall made a motion that the Planning Commission recommend approval to amend lot width standards as follows to better encourage mixed-use development in the OMU zone:

Section 11-18-060

	Lot Width (In Feet)			
	Local Roads		Collector/Arterial Roads	
	Minimum	Maximum	Minimum	Maximum
RMU	32	120	32	200 (300 for nonresidential)
GMU	25	150 (250 for nonresidential)	50	200 (300 for nonresidential)
OMU	25	~~300~~ 200	~~50~~ 25	~~No maximum~~ 200
TMU	25	200	25	300
OS	25	No maximum	25	No maximum

Larry Steinhorst seconded the motion, which was unanimously approved.

Item #6 Farmington City (Public Hearing) – Applicant is requesting amendments to Section 11-18-040 of the Zoning Ordinance, and other sections, regarding regulating plan standards (ZT-18-20).

Petersen presented this agenda item. Applicant (Farmington City) is requesting amendments to regulating plan standards and other sections in the Zoning Ordinance. Previously the primary use in the Office Mixed Use (OMU) zone was office. Now with the adoption/consideration of recent Project Master Plans (PMPs), including a possible future remote transit hub, the character of OMU area may change to a more SMART (Sustainable, Mixed Use, Attractive, Realistic, Transit-Oriented) community. The block perimeter and block face lengths in such nationally and internationally recognized areas can be as small as 800 and 200 feet respectively. Meanwhile, the existing antiquated OMU block perimeter and block face lengths (2,800 and 700 feet) are obsolete for SMART developments and the evolving OMU zone. Moreover, it is not yet understood how the proposed/approved realignment of "Commerce Drive" and the addition of "Digital Drive" will dictate the block size of the local street network. This will help the area be a more walkable transit mixed-use area.

Alex Leeman opened and closed the Public Hearing at 7:59 PM due to no comments received.

MOTION

Larry Steinhorst made a motion that the Planning Commission recommend approval to amend the block face standards from 2,800 feet perimeter and 700 feet face to 800 feet perimeter and 200 feet face to better encourage mixed use development in the OMU Zone.

Rulon Homer seconded the motion, which was unanimously approved.

OTHER BUSINESS

Item #7 Miscellaneous, correspondence, etc.

a. Item 7a was motioned to move to go before item 4.

a. Planning Staff presented the findings for The Everly and Auto Spa Car Wash; both items were heard on October 8, 2020, without the findings.
   - The Everly:
     i. **Greg Wall** made a motion to recommend to the City Council to adopt the findings 1-4, additional items 5 and 6, to encourage implementation of the landscape buffer requirements near the DR&G Trail to the development in accordance with non-Section 40 ordinance for The Everly, PMP-5-20. **Rulon Homer** seconded the motion, which was unanimously approved.
   - Auto Spa Car Wash
     i. **Larry Steinhorst** made a motion to recommend to adopt the findings for the City Council to add to the report for the Auto Spa Car Wash, PMP-4-20. **Rulon Homer** seconded the motion, which was unanimously approved.

ADJOURNMENT

Greg Wall made a motion to adjourn at 8:20 PM. **Rulon Homer** seconded the motion, which was unanimously approved.

_____

Alex Leeman, Planning Commission Vice chair

CLOSED SESSION: A closed session will be held at 6:00 p.m. for Litigation

WORK SESSION: A work session will be held at 6:20 p.m. in Community Room, First Floor, of the Farmington City Hall, 160 South Main Street. The public is welcome to attend.
The agenda for the work session will be as follows:

1. Questions or concerns the City Council may have on agenda items.

ELECTRONIC AND IN-PERSON FARMINGTON CITY COUNCIL MEETING
AMEMDED NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 27, 2020, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. In-person attendance is also an alternative, but any in-person attendance/gathering will meet the latest governmental restrictions related to the COVID virus. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at hbouck@farmington.utah.gov.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PUBLIC HEARINGS:

7:05 Auto Spa Carwash Project Master Plan/Development Agreement and Schematic Plan

7:15 The Everly Apartment Project Master Plan/Development Agreement and Schematic Plan

7:25 Zone Text Amendment – Lot Width Standards in the OMU Zone (ZT-17-20)

OLD BUSINESS:

7:35 Park & Main Preliminary PUD Master Plan and Schematic Plan

7:45 Preliminary PUD Master Plan, Subdivision Schematic Plan, and Zone Change – Fiore Townhomes (S-12-20 and Z-10-20)

8:00 Agreement with Dan Black for Phase 1 of The Farm Bike Park Project

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

8:10 Minute Motion Approving Summary Action List

1. Approval of Minutes for September 1st
2. Improvements Agreement with Updwell Development LLC – Sydney's Corner Phase 2 development
3. Improvements Agreement with Craig North – North Cottonwood Creek PUD development
4. Improvements Agreement with Station Park Townhomes LLC - Cook Lane Right-of-way
5. Burke Lane Agreement Changes
6. Agreement for Development of Land (ADL) with Stack Real Estate LLC

GOVERNING BODY REPORTS:

8:20 City Manager Report

8:30 Mayor Talbot & City Council Reports

ADJOURN

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

***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 due to a disability, please contact Heidi Bouck, Deputy City Recorder at 801-939-9209, at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on October 26, 2020.

DATED this 26th day of October, 2020.

FARMINGTON CITY CORPORATION

By: _____
Heidi Bouck, Deputy City Recorder

Planning Commission Staff Report
November 5, 2020

Item 3: Preliminary PUD Master Plan and Subdivision Schematic Plan—The Rose PUD

Public Hearing:	No
Application No.:	S-12-20
Property Address:	Approx. 850 N. Lagoon Dr
General Plan Designation:	CMU (Commercial Mixed Use) and LDR (Low Density Residential)
Zoning Designation:	R (Residential) and LR (Large Residential)
Area:	10.17 Acres
Number of Lots:	50
Property Owner:	Teton Investment Holdings LLC
Agent:	CW Home

Request: *Recommendation for Preliminary PUD Master Plan and Subdivision Schematic Plan for The Rose Planned Unit Development (PUD).*

Background Information

On September 3, 2020, the Planning Commission reviewed The Rose PUD (formerly known as The Station PUD) and compared the major elements of the schematic plan with the larger East Park Lane Phase III Small Area Master Plan. At that time, the PC tabled consideration of the Preliminary Plan/Subdivision Schematic Plan to receive public comment and City Council recommendation of the same. On September 17 the Site Plan and Architectural Review Committee (SPARC) discussed aspects of The Station PUD and recommended changes. The City Council heard public comment and considered updates to the plan on October 6. It was found that The Rose PUD was consistent with the East Park Lane Phase III plan. Now, the Planning Commission again considers The Rose PUD and the changes made after the SPARC and City Council meetings.

Timeline—Before The Station PUD (Previous Actions by the City)			
Application/Request	Result	By	Date
General Plan Amendment Map and Text (MP-3-03)	○ Recommendation by Planning Commission ○ Approved by City Council	PC CC	5/13/04 7/7/04
Chapter 19 (CMU) of the Zoning Ordinance enacted (ZT-6-04)	○ Recommendation by Planning Commission ○ Approved by City Council	PC CC	11/11/04 12/1/04

East Park Lane Small Area Master Plan (MP-1-18)	○ Recommendation by the Planning Commission ○ Approved by City Council	PC CC	3/8/18 4/17/18
East Park Lane Phase II [and III] Rezone and Schematic Plan (Z-10-18 and S-26-18)	○ East side of Lagoon Dr rezoned to R ○ West side of Lagoon Dr rezoned to CMU ○ Land adjacent to SR 106 remains LR ○ Arrange a TDR to transfer residential density from the west to the east ○ Schematic Plan Approved	PC CC	Rec. 1/10/19 Approved 2/5/19
East Park Lane Phase II Subdivision (S-26-18)	○ Preliminary Plat Approved for 2 lots W of Lagoon Dr ○ Final Plat Approved for 2 lots W of Lagoon Dr	PC PC	4/18/19 2/20/20
The Rose PUD (fka The Station PUD) (S-12-20)	○ ?		

Schematic Plan Comparison Table											
Schematic Plan	Acres	DU*	DU/ Acre	Avg. Lot Size sf	Avg. Lot Width (feet)	Side-walks One Side of Street	Noncon-forming dead-end streets	Open Space	Set-Backs **	Connect-Ions to Main Street & to the north	
East Park Lane "Phase III" 2/5/19 (S-26-18)	10.17	70	6.9	4,918	56.0	Yes	7	Less	Same	1	0
The Station 9/3/20 (S-12-20)	10.17	50	4.9	4,892	57.6	Yes	0	More	Same	1	1
	* Note: A wetland delineation prepared after Feb. 2019 resulted in a loss of 20 lots on-site. ** Setbacks---Front: 20'; Side: 5'; Rear: 15'; Side Corner: 10'.										

Suggested Motion

Move the Planning Commission recommend the City Council approve the Preliminary PUD Master Plan and Subdivision Schematic Plan for the Rose PUD, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall enter into an agreement with the City shifting the residential development rights from East Park Lane Phase II to this project prior to, or concurrent

with, the City Council's consideration of the Preliminary PUD Master Plan and Subdivision Schematic Plan.

2. Any remaining comments from the DRC will be addressed prior to recordation.

Findings for Approval:

1. The Station PUD is consistent with Farmington City's General Land Use Plan
2. The Station PUD has participated and been advised by the SPARC
3. The layout of The Rose provides a pleasant and attractive living environment than that of conventional development in the R zone. This finding supported by increased connectivity, public open space amenities and an increase in units available to more people.
4. In consideration of adjacent property, the developer has chosen to build single family homes. Existing development in this area is mainly large single-family dwelling lots. Additionally, the development provides a buffer for these lots in consideration of nearby extant and proposed commercial development.
5. The development provides an efficient use of land with increased density provided by smaller lot sizes, while maintaining the look and feel of the underlying R zone.
6. As compensation for this increased density, the development provides open space, sidewalks, potential trail connections and opportunity for playgrounds and gathering areas open to future residents.
7. With adherence to conditions set here and by the DRC and with recommendation from the Joint SPARC committee, it is reasonable to assume that hazards will not be significantly increased.

Supplemental Information

1. Vicinity Map
2. General Land Use Plan map
3. East Park Lane Small Area Master Plan
4. Existing Zoning Map
5. The previously approved subdivision schematic plan for East Park Lane Phase III
6. Recently submitted schematic plan (with changes) (10/29/20) including:
    a. Letter detailing changes made after joint SPARC committee
    b. Preliminary PUD Master Plan and accompanying information from developer, including, among other things, side corner building elevations and increase buffer along Lagoon Drive.



FARMINGTON

VICINITY MAP

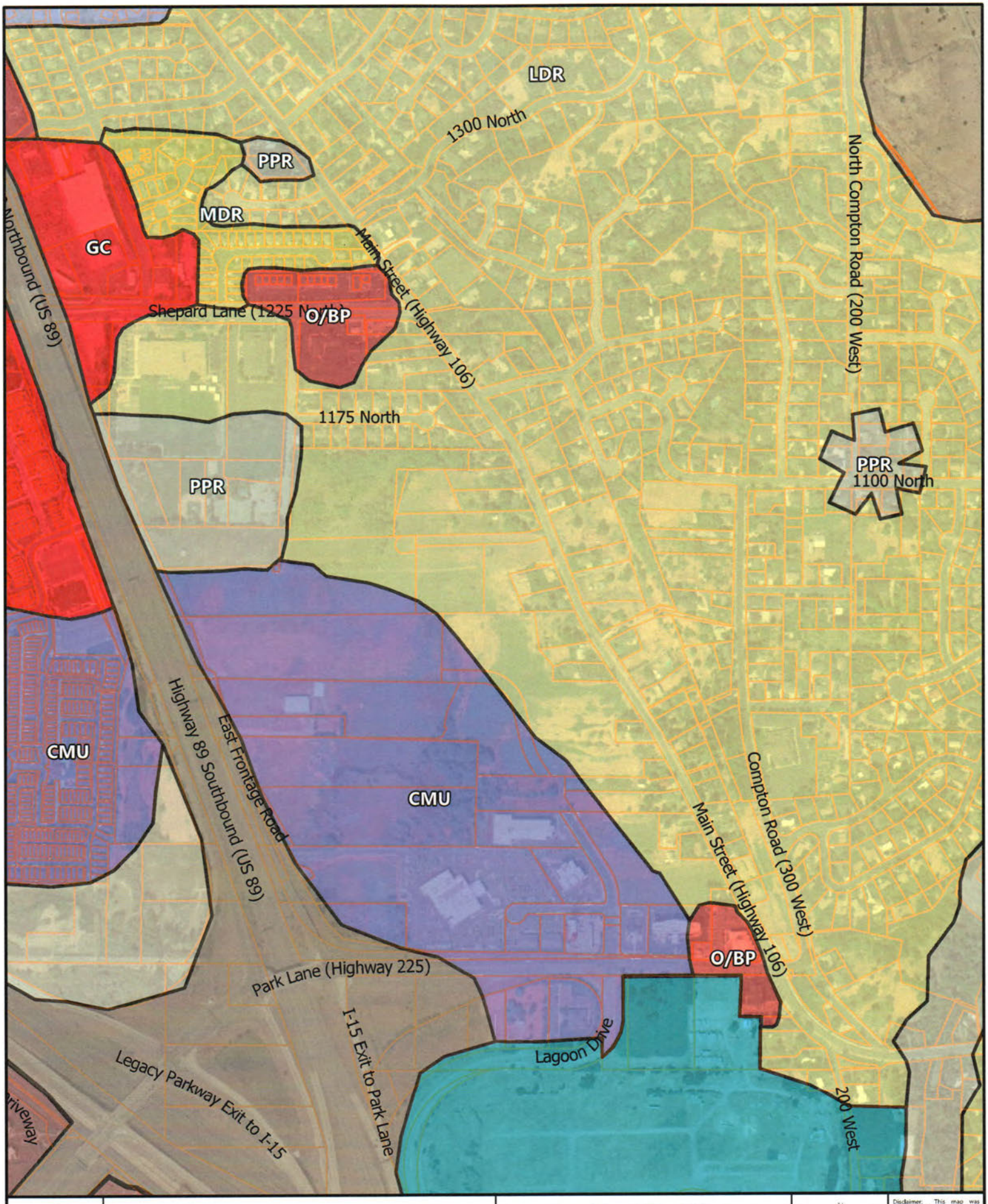
The Station PUD

0 50 100 150 200 Feet

0 10 20 30 40 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.



FARMINGTON

VICINITY MAP

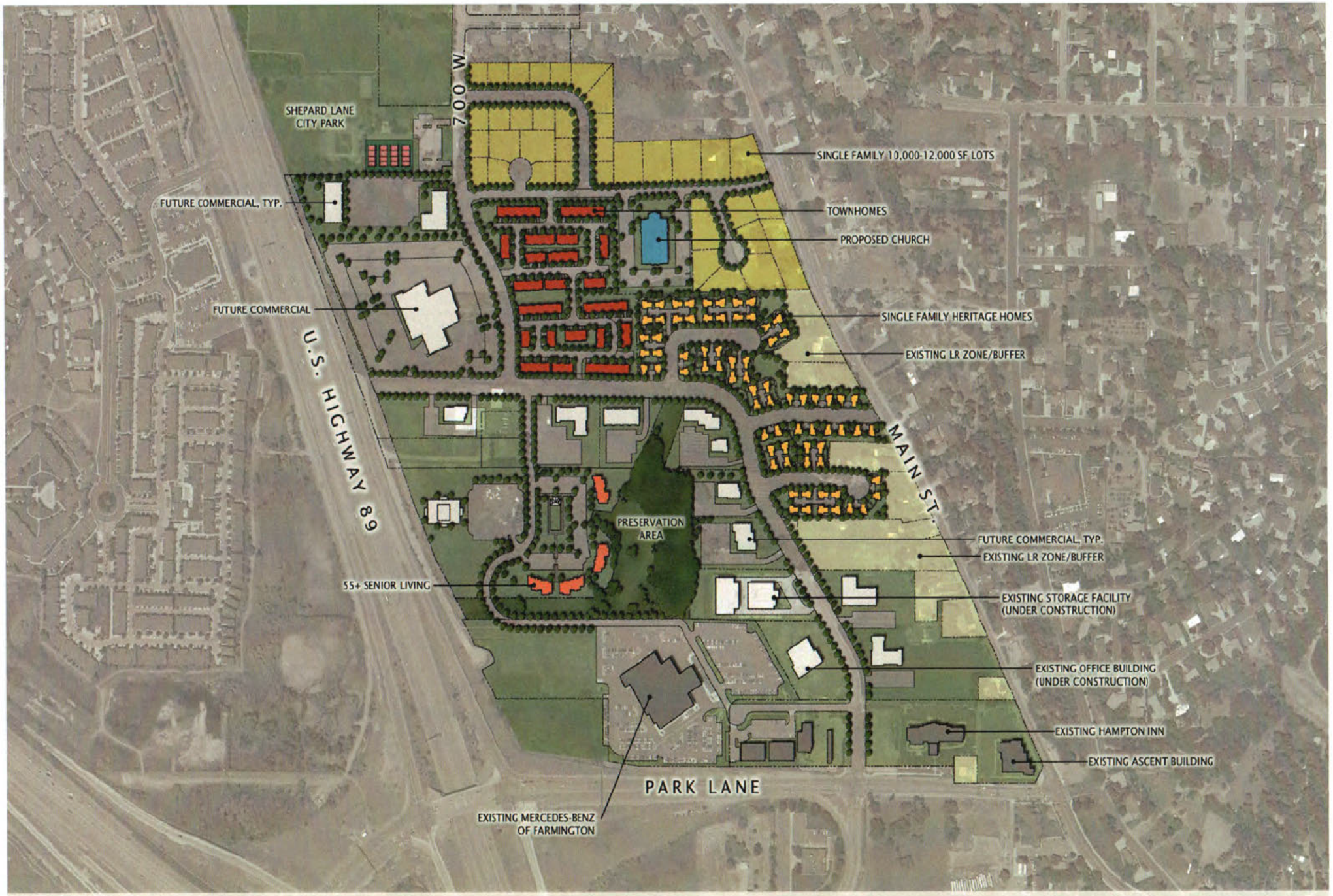
Farmington General Plan

0 250 500 750 1,000 Feet

0 100 200 300 400 Meters

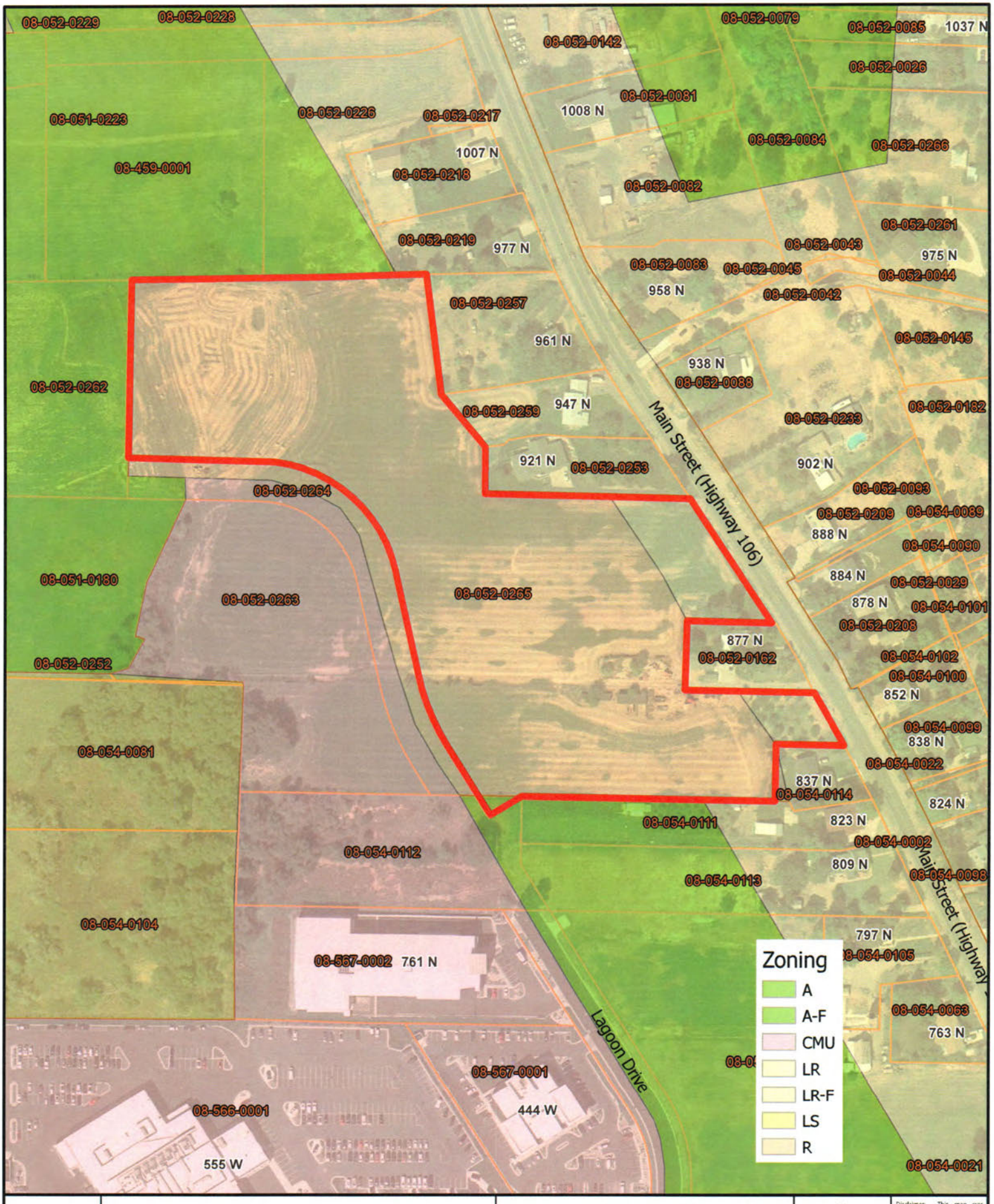
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small area master plan (uses) East Park Lane [redacted]

Nov. 8, 2017



FARMINGTON

VICINITY MAP

The Station PUD

0 100 200 300 400 Feet

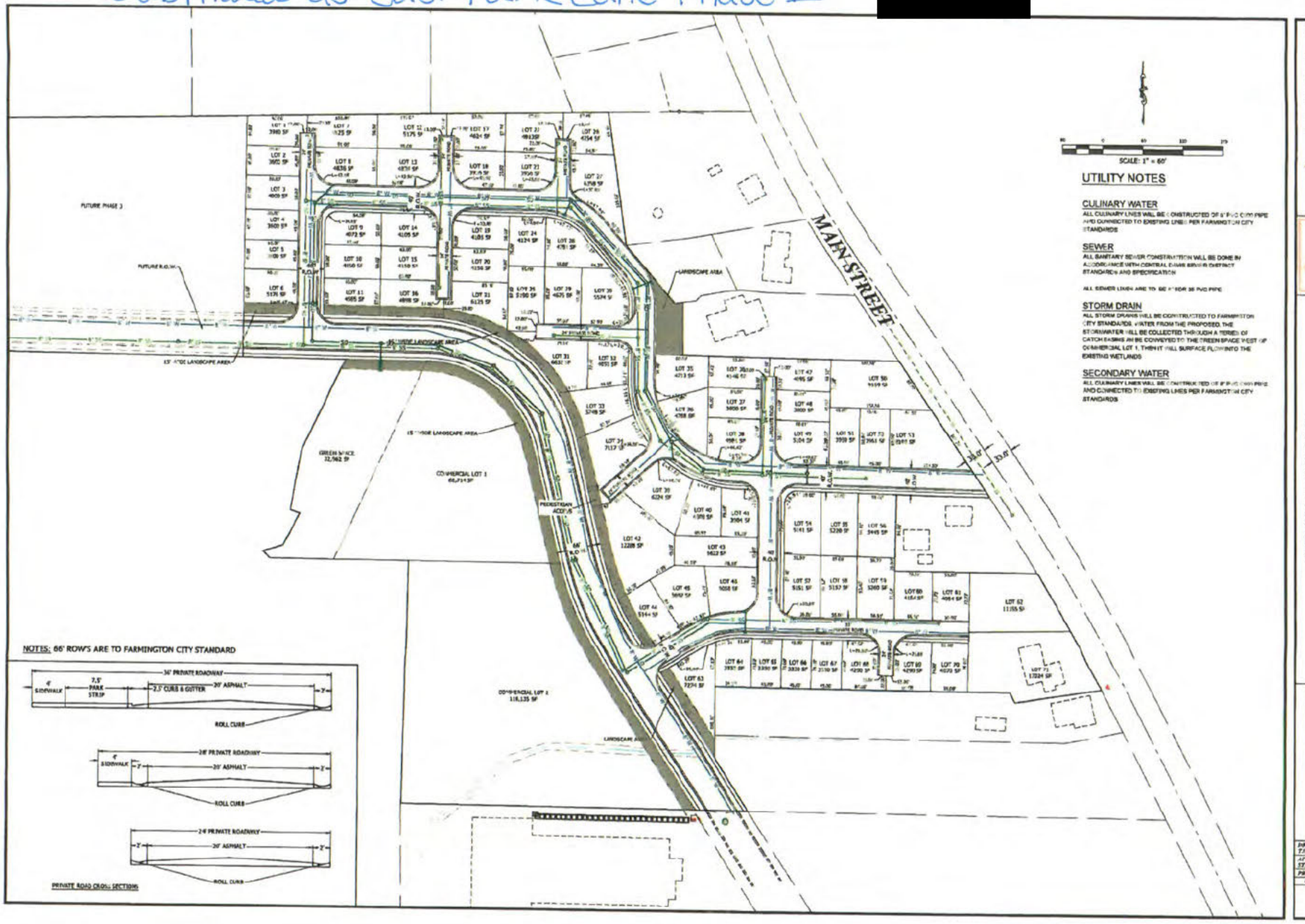
0 25 50 75 100 Meters

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Submitted as East Park Lane Phase III

[redacted]



181 North 2150 West, Suite #1
Bountiful, UT 84010
(Desk) 801 298 2236
www.Entellus.com
Entellus

WRIGHT DEVELOPMENT

EAST PARK LANE PH. III & 2
MULTIPLE PARCELS AT APPROXIMATELY 850 880 NORTH MAIN STREET
LOCATED IN SECTION 33, T.4N., R.1W., S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

DRAWN TJS 11/2018
ATTESTED STA 11/2018
PROJECT 18-067

C403
YIELD PLAN

C.W.
URBAN

After receiving thoughtful comments from neighbors, SPARC Committee, Planning Commission, and multiple iterations with staff, we have incorporated the following updates to our project The Rose:

- Renamed the community "The Rose" from "The Station"
  - Farmington City was known for a time as the City of Roses
  - In 1910, Robert Miller of Farmington established Miller Floral what became Utah's largest wholesale floral company. Miller Floral specialized in growing cut flowers, especially roses..." Utah Centennial County History Series - Davis County 1999 p244
- Updated street names to species of Roses to enhance the community's historical theme.

PROPOSED NAME	PRIOR NAME
Evelyn Street	Abbie Road
Wood Rose Lane	Devi Lane
Penelope Court	Brynlee Court

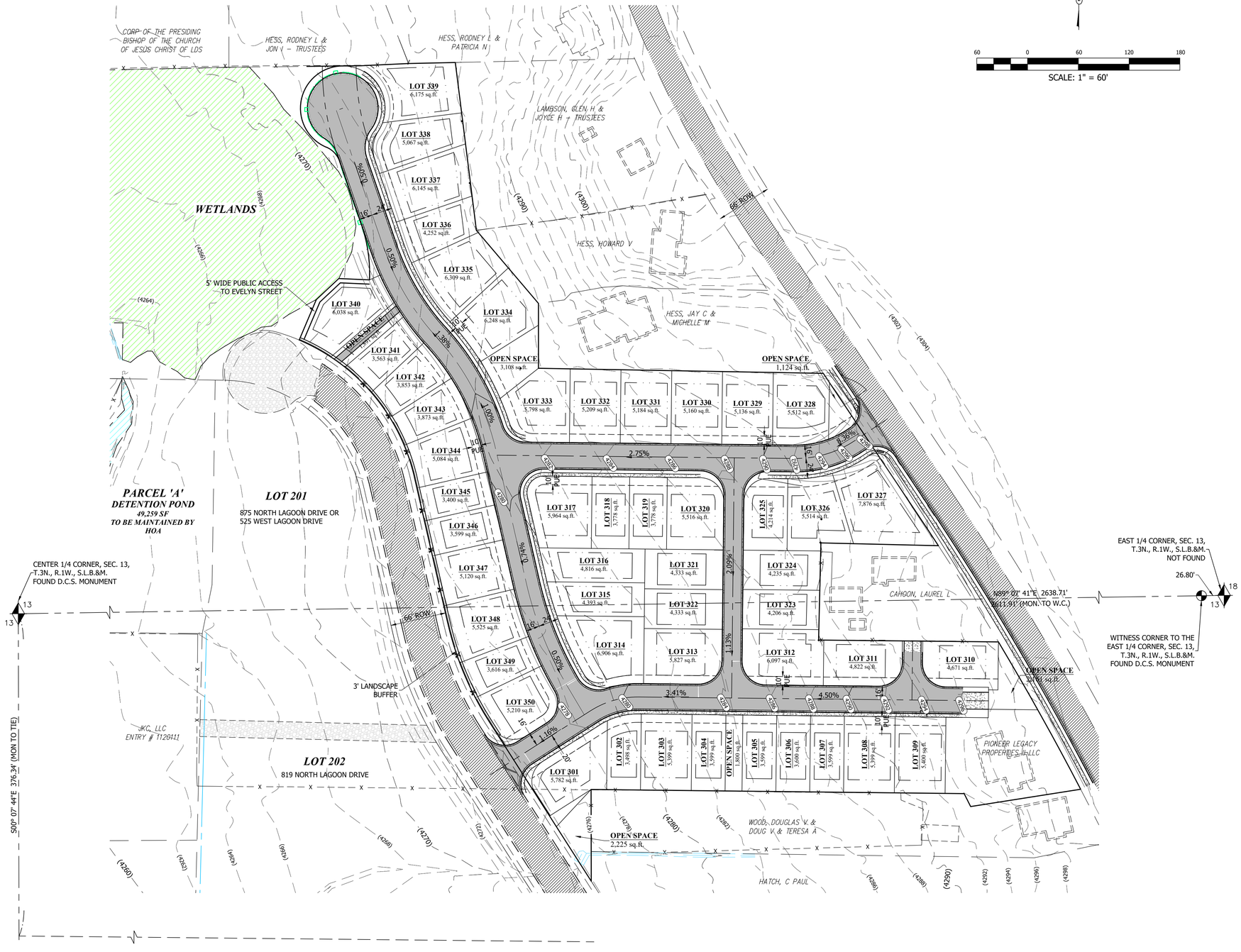
- Included a 5' public easement access north of lot 340 for a future trail.
- Reduced the lot count from 52 to 50 lots.
- Removed the hammerhead turnaround on Wood Rose Ln.
- Reduced the number of lots abutting Mr. Douglas Wood's property and added 20' of open space to serve as a future access point to Mr. Douglas Wood's property if/when he decides to subdivide his property. This will be defined in the communities' CC&R's or through a separate agreement with Mr. Douglas Wood.
- Intermixed the varying lot sizes throughout the community.
- Added a 2' landscape buffer on Lagoon drive and committed to installing a decorative fence with rock pillars every 50'. Lagoon Drive will now have a 7' park strip, 5' sidewalk and 2' landscape buffer. To achieve this, we reduced the front yard setback from 20' to 18' on lots 340-350 (all lots on the south side of Evelyn Street).
- Committed to incorporating landscape requirements into the CC&R's that define specific deadlines for front yard landscaping installation and requires specific instructions on tree types and planting locations to create a harmonious landscape plan throughout the community, while still allowing from some individual expression.
- Enhanced landscaping on Main Street and added decorative fence with rock pillars every 50' to maintain the historic charm of Farmington Main Street.
- Corner lots will have 2-sided architecture with the driveway positioned opposite of the street to promote a more appealing streetscape.

We feel that current plan for The Rose helps promote Farmington's unique characteristics and values, mitigates negative impacts upon adjacent neighbors, and provides housing that will contribute to the surrounding land values.

Sincerely,

Jeff Allen
Director of Land, CW Urban

PRELIMINARY PLAT
NOT TO BE RECORDED



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

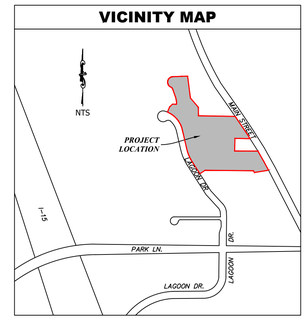
BOUNDARY DESCRIPTION

COMPOSITE DESCRIPTION

BEGINNING AT A POINT SOUTH 00°07'44 EAST 376.34 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1187.87 FEET AND NORTH 32°34'47" WEST 185.53 FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF LAGOON DRIVE AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1)NORTH 32°34'47" WEST 133.30 FEET TO A POINT ON A 367.00-FOOT RADIUS CURVE TO THE RIGHT; 2)THENCE ALONG SAID CURVE 126.27 FEET THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARING NORTH 22°43'23" WEST 125.65 FEET; 3)THENCE NORTH 12°51'59" WEST 176.26 FEET TO A POINT ON A 233.00-FOOT RADIUS CURVE TO THE LEFT; 4)THENCE ALONG SAID CURVE 220.35 FEET THROUGH A CENTRAL ANGLE OF 54°11'08", CHORD BEARING NORTH 39°57'33" WEST 212.23 FEET; THENCE NORTH 22°56'53" EAST 51.90 FEET; THENCE NORTH 46°51'41" EAST 36.36 FEET; THENCE SOUTH 87°29'30" EAST 36.28 FEET TO A POINT ON A 176.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 66.05 FEET THROUGH A CENTRAL ANGLE OF 21°30'07", CHORD BEARING NORTH 8°14'33" WEST 65.66 FEET; THENCE NORTH 18°59'36" WEST 79.49 FEET TO A POINT ON A 28.00-FOOT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.55 FEET THROUGH A CENTRAL ANGLE OF 48°11'23", CHORD BEARING NORTH 43°05'18" WEST 22.86 FEET TO A POINT ON A REVERSE 50.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 136.56 FEET THROUGH A CENTRAL ANGLE OF 156°29'04", CHORD BEARING NORTH 11°03'33" EAST 97.90 FEET TO AN OLD FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 22.84 FEET; 2)NORTH 87°18'01" EAST 55.40 FEET, 3) NORTH 88°46'58" EAST 55.45 FEET, BEING ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO RODNEY AND PATRICIA HESS, AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2309315, DAVIS COUNTY RECORDER; THENCE SOUTH 07°08'30" EAST 199.96 FEET; THENCE SOUTH 40°20'23" EAST 113.30 FEET; THENCE SOUTH 00°00'00" EAST 76.72 FEET; THENCE SOUTH 88°58'40" EAST 336.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106); THENCE SOUTH 33°47'27" EAST 202.89 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVATURE WITH A 3404.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°42'31", CHORD BEARS SOUTH 33°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED RECORDED AS ENTRY #2917878, DAVIS COUNTY RECORDER; THENCE NORTH 88°37'15" WEST 138.88 FEET ALONG SAID NORTH LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 01°22'45" WEST 114.90 FEET ALONG THE WEST LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 89°24'00" EAST 212.57 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF- WAY LINE OF MAIN STREET (STATE ROAD NO. 106) AND TO A NON-TANGENT POINT OF CURVATURE WITH A 3404.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 03°21'22", CHORD BEARS SOUTH 29°08'53" EAST 199.42 FEET TO THE NORTH LINE OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3008055, DAVIS COUNTY RECORDER; THENCE ALONG THE WOOD LINE THE FOLLOWING THREE (3) COURSES: 1)SOUTH 81°03'03" WEST 131.60 FEET, 2)NORTH 26°38'57" WEST 17.13 FEET, 3) NORTH 89°21'57" WEST 440.88 FEET TO A CORNER OF SAID WOOD PROPERTY; THENCE SOUTH 57°25'13" WEST 58.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.113 ACRES.

VICINITY MAP



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- FENCE LINE
- WALL
- RECORD CALLS ( )
- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus™

Client: CW Land Co.
Contact: Paul Burger
Phone #: (801)227-9794
Address: 1222 W Legacy Crossing Blvd Centerville, UT 84014
Email: paul@cw.land

THE ROSE SUBDIVISION

LAGOON DRIVE & MAIN STREET

LOCATED IN THE EAST HALF OF SECTION 13, T.3 N., R.1 W., S.L.B.&M. FARMINGTON CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: RNH
APPROVED: JRC
PROJECT #: 1416003
PLAT PH 3_1416003

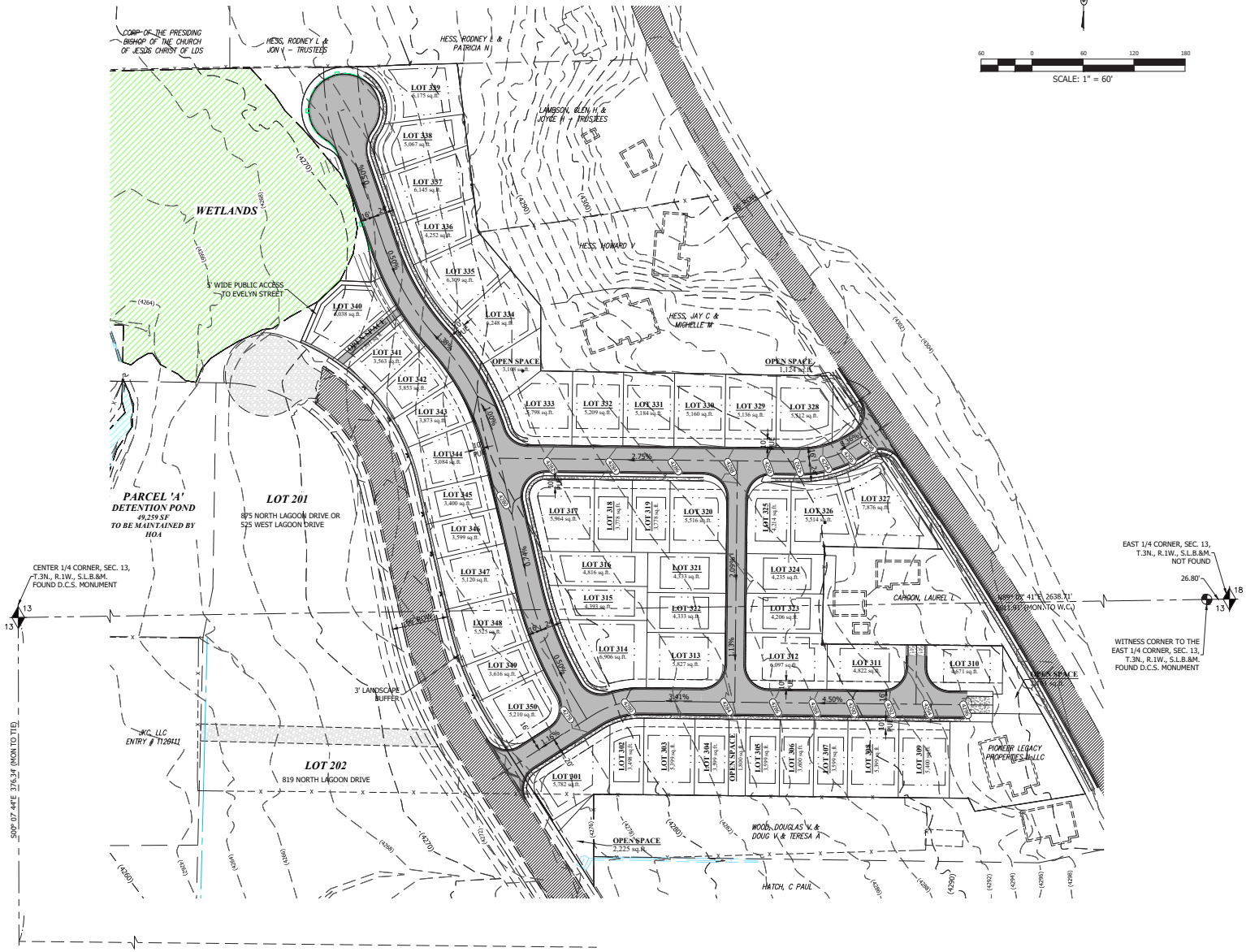
C201
PRELIMINARY PLAT

C.W.
URBAN

the ROSE

FARMINGTON, UTAH

PRELIMINARY PLAT
NOT TO BE RECORDED



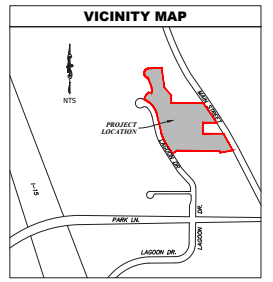
BOUNDARY DESCRIPTION

COMPOSITE DESCRIPTION

BEGINNING AT A POINT SOUTH 00°07'44 EAST 376.34 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1187.87 FEET AND NORTH 32°34'47" WEST 185.53 FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF LAGOON DRIVE AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1)NORTH 32°34'47" WEST 133.30 FEET TO A POINT ON A 367.00-FOOT RADIUS CURVE TO THE RIGHT; 2)THENCE ALONG SAID CURVE 126.27 FEET THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARING NORTH 22°43'23" WEST 125.65 FEET; 3)THENCE NORTH 12°51'59" WEST 176.26 FEET TO A POINT ON A 233.00-FOOT RADIUS CURVE TO THE LEFT; 4)THENCE ALONG SAID CURVE 220.35 FEET THROUGH A CENTRAL ANGLE OF 54°11'08", CHORD BEARING NORTH 39°57'33" WEST 212.23 FEET; THENCE NORTH 22°56'53" EAST 51.90 FEET; THENCE NORTH 46°51'41" EAST 36.36 FEET; THENCE SOUTH 87°29'30" EAST 36.28 FEET TO A POINT ON A 176.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 66.05 FEET THROUGH A CENTRAL ANGLE OF 21°30'07", CHORD BEARING NORTH 8°14'33" WEST 65.66 FEET; THENCE NORTH 18°59'36" WEST 79.49 FEET TO A POINT ON A 28.00-FOOT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.55 FEET THROUGH A CENTRAL ANGLE OF 48°11'23", CHORD BEARING NORTH 43°05'18" WEST 22.86 FEET TO A POINT ON A REVERSE 50.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 136.56 FEET THROUGH A CENTRAL ANGLE OF 156°29'04", CHORD BEARING NORTH 11°03'33" EAST 97.90 FEET TO AN OLD FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 22.84 FEET; 2)NORTH 87°18'01" EAST 55.40 FEET, 3) NORTH 88°46'58" EAST 55.45 FEET, BEING ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO RODNEY AND PATRICIA HESS, AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2309315, DAVIS COUNTY RECORDER; THENCE SOUTH 07°08'30" EAST 199.96 FEET; THENCE SOUTH 40°20'23" EAST 113.30 FEET; THENCE SOUTH 00°00'00" EAST 76.72 FEET; THENCE SOUTH 88°58'40" EAST 336.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106); THENCE SOUTH 33°47'27" EAST 202.89 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVATURE WITH A 3404.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°42'31", CHORD BEARS SOUTH 33°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED RECORDED AS ENTRY #2917878, DAVIS COUNTY RECORDER; THENCE NORTH 88°37'15" WEST 138.88 FEET ALONG SAID NORTH LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 01°22'45" WEST 114.90 FEET ALONG THE WEST LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 89°24'00" EAST 212.57 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF- WAY LINE OF MAIN STREET (STATE ROAD NO. 106) AND TO A NON-TANGENT POINT OF CURVATURE WITH A 3404.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 03°21'22", CHORD BEARS SOUTH 29°08'53" EAST 199.42 FEET TO THE NORTH LINE OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3008055, DAVIS COUNTY RECORDER; THENCE ALONG THE WOOD LINE THE FOLLOWING THREE (3) COURSES: 1)SOUTH 81°03'03" WEST 131.60 FEET, 2)NORTH 26°38'57" WEST 17.13 FEET, 3) NORTH 89°21'57" WEST 440.88 FEET TO A CORNER OF SAID WOOD PROPERTY; THENCE SOUTH 57°25'13" WEST 58.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.113 ACRES.

VICINITY MAP

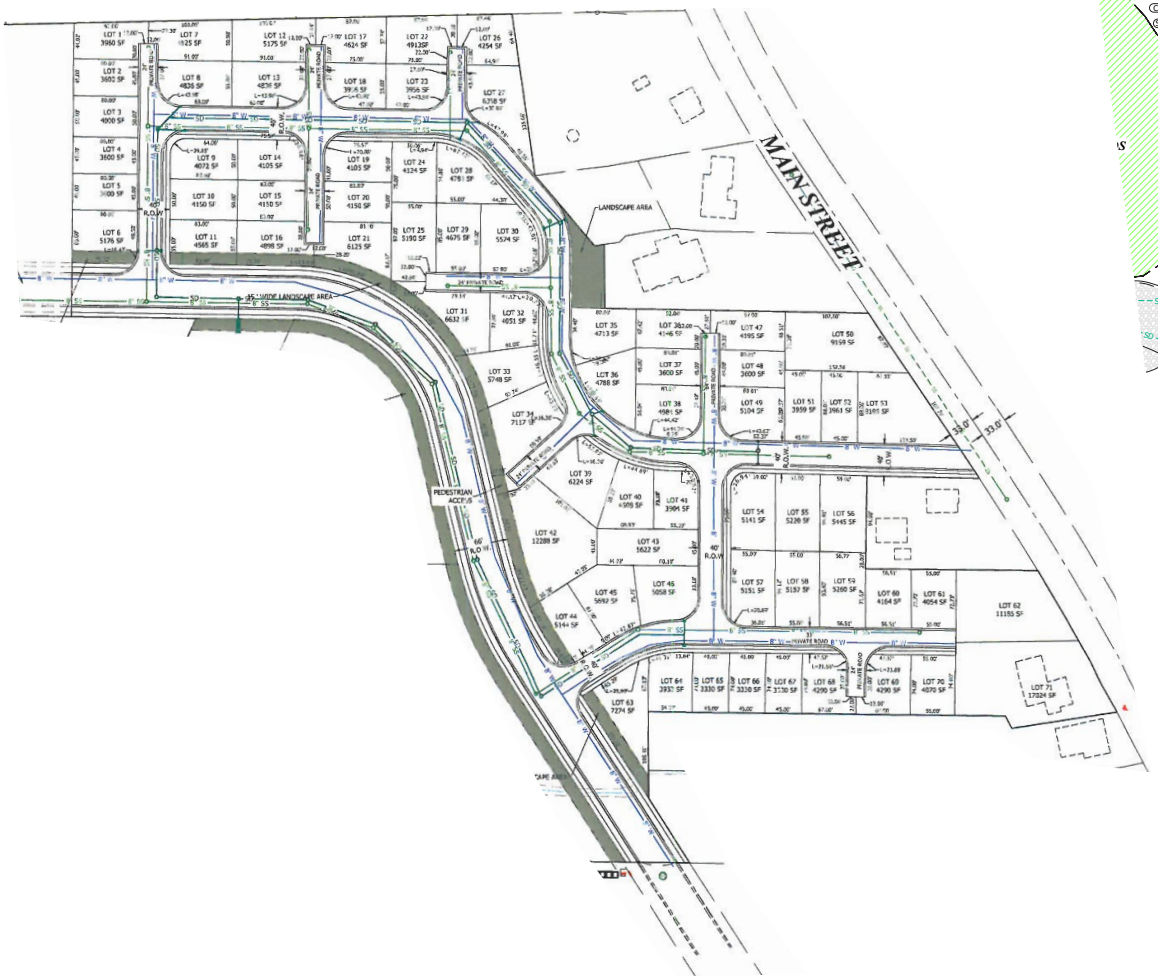


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- FENCE LINE
- WALL
- RECORD CALLS ( )
- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

SHEET 2 OF 3

Approved Conceptual Site Plan



9/3 PC Submitted Plan





Lagoon Dr Renderings



Lagoon Dr Renderings



Main Street Renderings





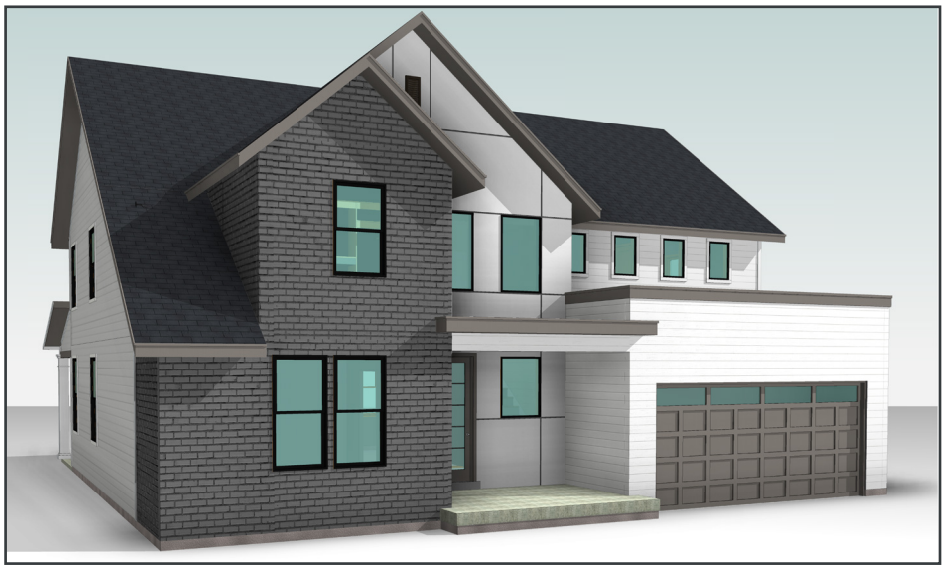


Corner Lot Renderings



Corner Lot Perspectives



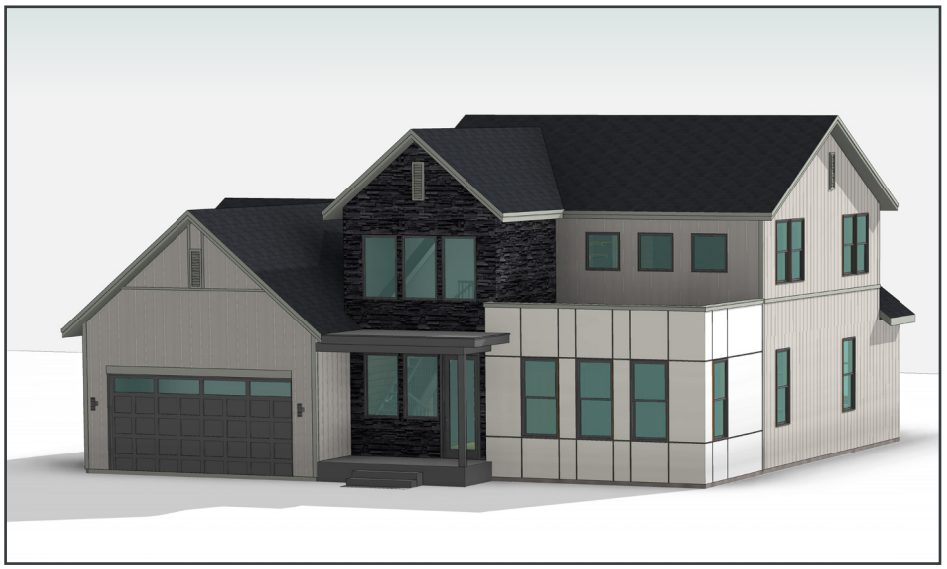


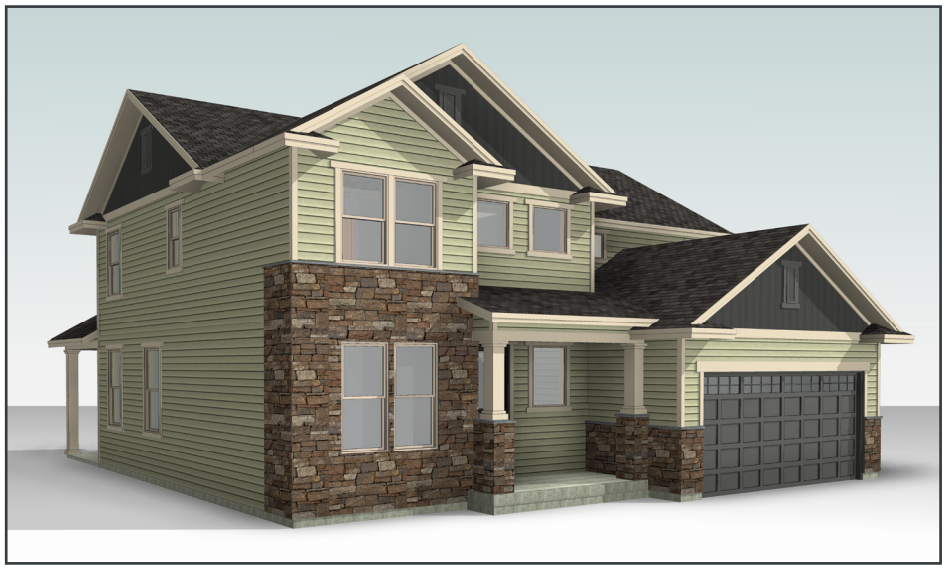




Corner Lot Perspectives

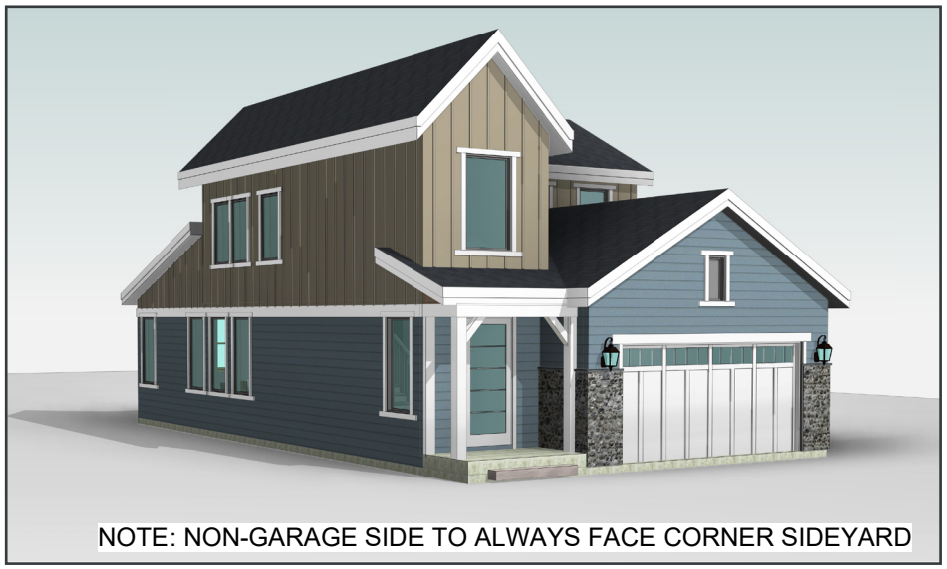






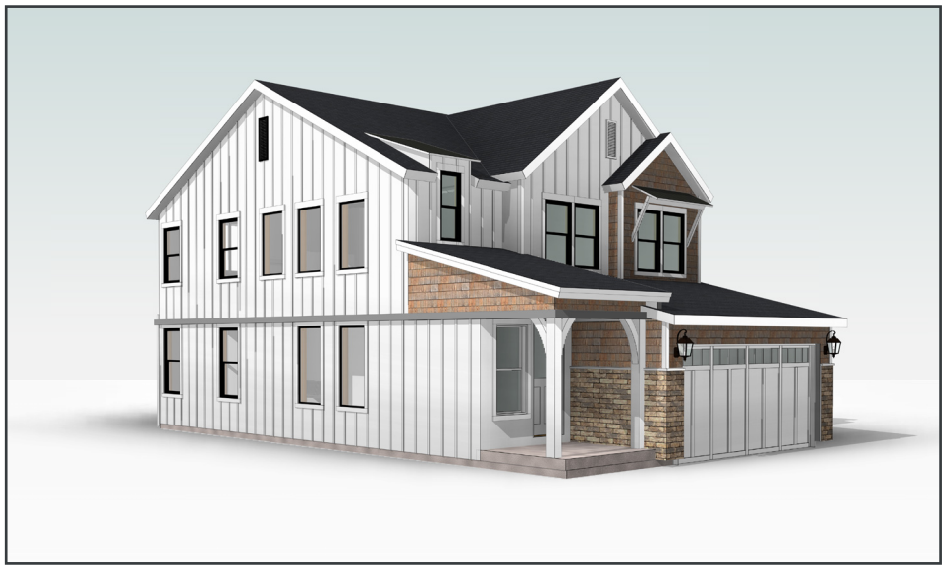


Corner Lot Perspectives



NOTE: NON-GARAGE SIDE TO ALWAYS FACE CORNER SIDEYARD







Corner Lot Perspectives



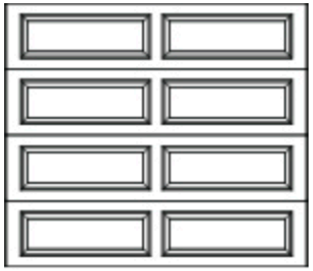


Garage Door Options

Wayne Dalton GARAGE DOORS

Base/Included
9100 Series

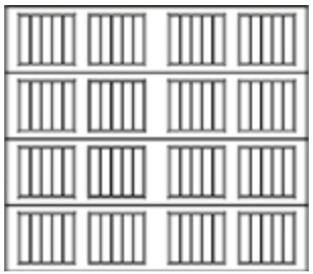
Design Options:



Ranch



Contemporary



Sonoma

Painted Finish Options:



White



Taupe



Terra Bronze



Clear II



Stockbridge*



Stockton III*



Wireless Keypad

Easy-to-program keypad mounts outside your door to give you convenient code access to your garage, which is great when you are outside without the remote control. Back-lit keypad lets you easily see the numbers & control up to 3 openers. Uses Auto-Seek Dual Frequency (315/390 MHz). Choose a color for the flip-up cover that best complements your home. White is standard, other colors sold separately.





1-Button Remote

Simple yet versatile one-button remote features auto-seek dual frequency. Can be used on a keychain or as a traditional visor style remote. Backward compatible with all Intellicode® equipped Genie garage door openers.



Wireless Wall Console

An attractive wall console that's completely wireless for flexible placement in the garage. Enjoy the optional pulsing back-light as well as delay button that gives ample time (up to 30 seconds) to exit the garage before the door begins moving. The work light button can turn just the opener's light on at any time. Compatible with most Genie Intellicode® openers made since 2013.



Garage Door Options

Wayne Dalton GARAGE DOORS

Option/Upgrade
8300 Series

Painted Finish Options:

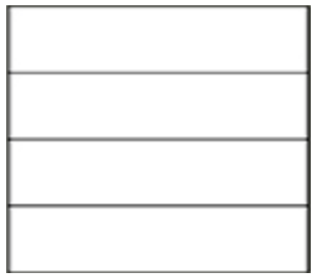

White

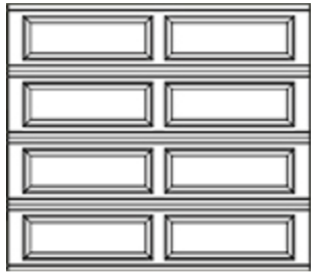

Taupe

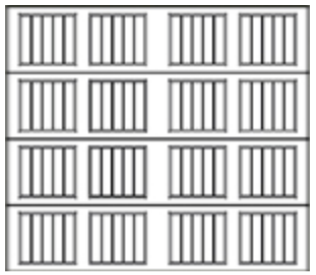

Terra Bronze


Black




Contemporary


Ranch


Sonoma

Window Options:


Stockbridge


Clear III


Stockton III




Clear (1/8" standard)


Satin Etched

Planning Commission Staff Report
November 5, 2020

Item 4: Subdivision Schematic Plan— Fox Hunter Subdivision

Public Hearing:	Yes
Application No.:	S-23-20
Property Address:	927 N Foxhunter Drive
General Plan Designation:	PPR (Pub/Priv Rec Open Space and/or Parks)
Zoning Designation:	AE (Agricultural Estates)
Area:	1.04
Number of Lots:	3
Property Owner:	Jared Scott
Agent:	Phil Holland

Request: R*ecommendation for Subdivision Schematic Plan for Fox Hunter Subdivision.*

Background Information

The proposed Fox Hunter Subdivision is a part of the Hunters Creek No 2 Lots 237 and 238 Amended Subdivision. The Hunters Creek plan yielded approximately 153 lots, but as a conservation subdivision with provisional open space, they were granted a 20% density bonus, resulting in the approximately 191 lots present today. At that point, Hunter Creeks had maxed out their density. Today, the proposed Fox Hunter Subdivision occupies the current Lot 237A (237). This lot was originally owned by the neighboring LDS church, who sold the lot, which is now owned by Jared Scott. Scott recently sold the smaller Lot 237B (238) to the City for use as future 950 N ROW.

To produce three more lots from the exhausted Hunters Creek plan, the applicant has agreed to purchase two TDRs. The proposed subdivision would have three lots accessible by an access easement off Foxhunter Drive, with additional frontage along the future 950 N.

Suggested Motion

Move the Planning Commission recommend the City Council approve the Subdivision Schematic Plan for the Fox Hunter Subdivision, subject to all applicable Farmington City ordinances and development standards and any remaining DRC comments, and the following conditions:

1. Frontage along 950 N for the third lot is guaranteed.
2. Any remaining drainage issues concerning the detention/retention basin on proposed Lot 3 be addressed prior to recordation.

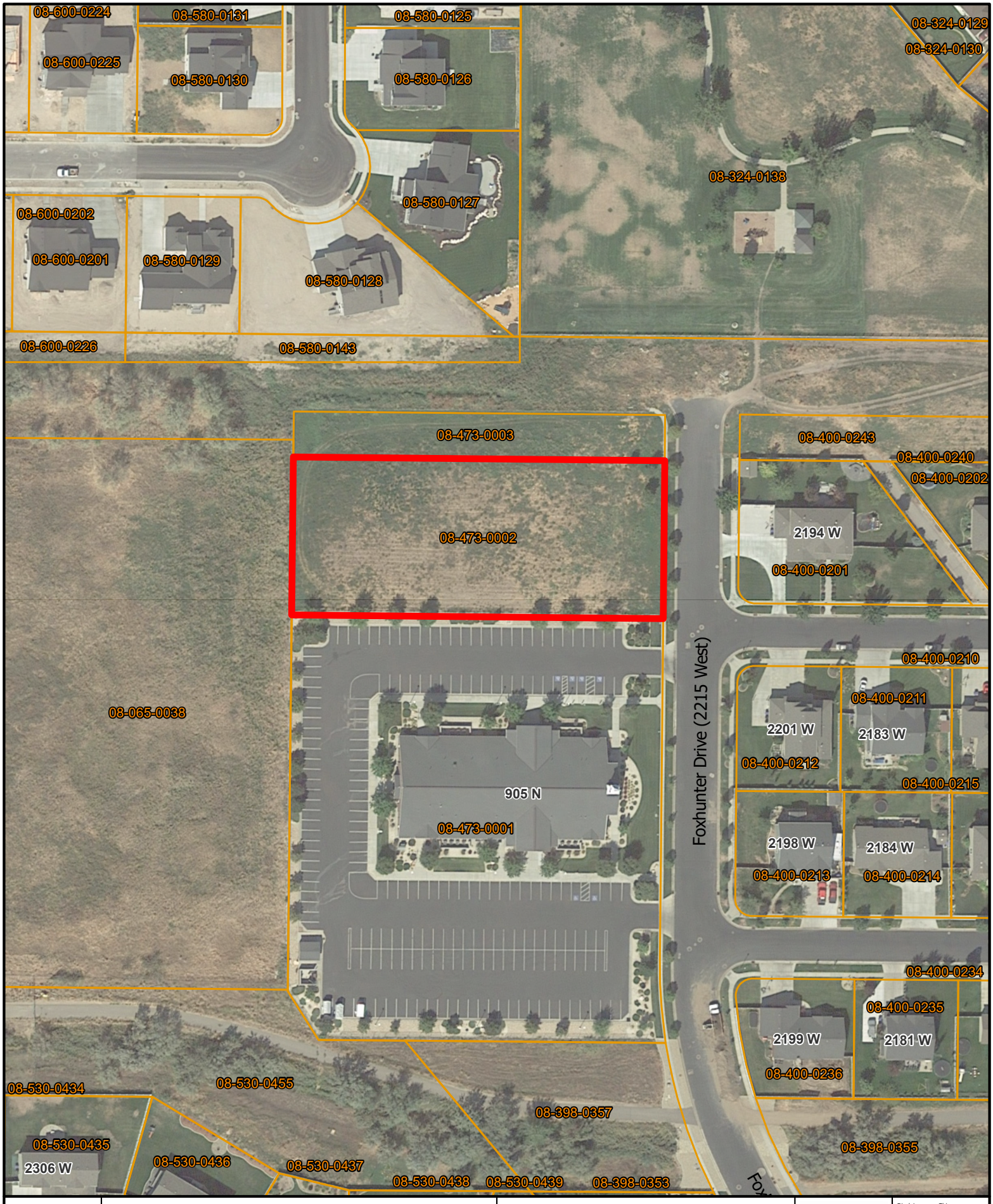
3. The applicant must enter into an agreement with the City Council, which should include the value of the two TDR lots, prior to the Planning Commission's decision regarding Final Plat.

Findings for Approval:

1. The Fox Hunter Subdivision is consistent with Farmington City's General Land Use Plan
2. The layout of the subdivision is an efficient use of land because it turns an otherwise empty lot into desirable housing adjacent to a future connection to the West Davis Corridor, Shepard Lane Interchange and the future North Station Business Park.
3. In consideration of adjacent property, the developer has chosen to build single family homes. Existing development in this area is mainly single-family dwelling lots.
4. As compensation for this increased density, the developer chooses to purchase TDRs, thereby funding the Regional Park and open space opportunity in Farmington.
5. With adherence to conditions set here and by the DRC and with recommendation from it is reasonable to assume that hazards will not be significantly increased.
6. Chapter 32 of the zoning ordinance allows access to Lot 3 via an adjustment parcel (Lot 2), so long as both lots front a street. Lot 3 fronts 950 North and Lot 2 fronts Foxhunter Drive via an access easement across Lot 1.

Supplemental Information

1. Vicinity Map
2. Site Plan
3. Hunters Creek No 2 Lots 237 and 238 Amended Final Plat



FARMINGTON

VICINITY MAP

Fox Hunter

Date: 10/23/2020

0 50 100 150 200 Feet

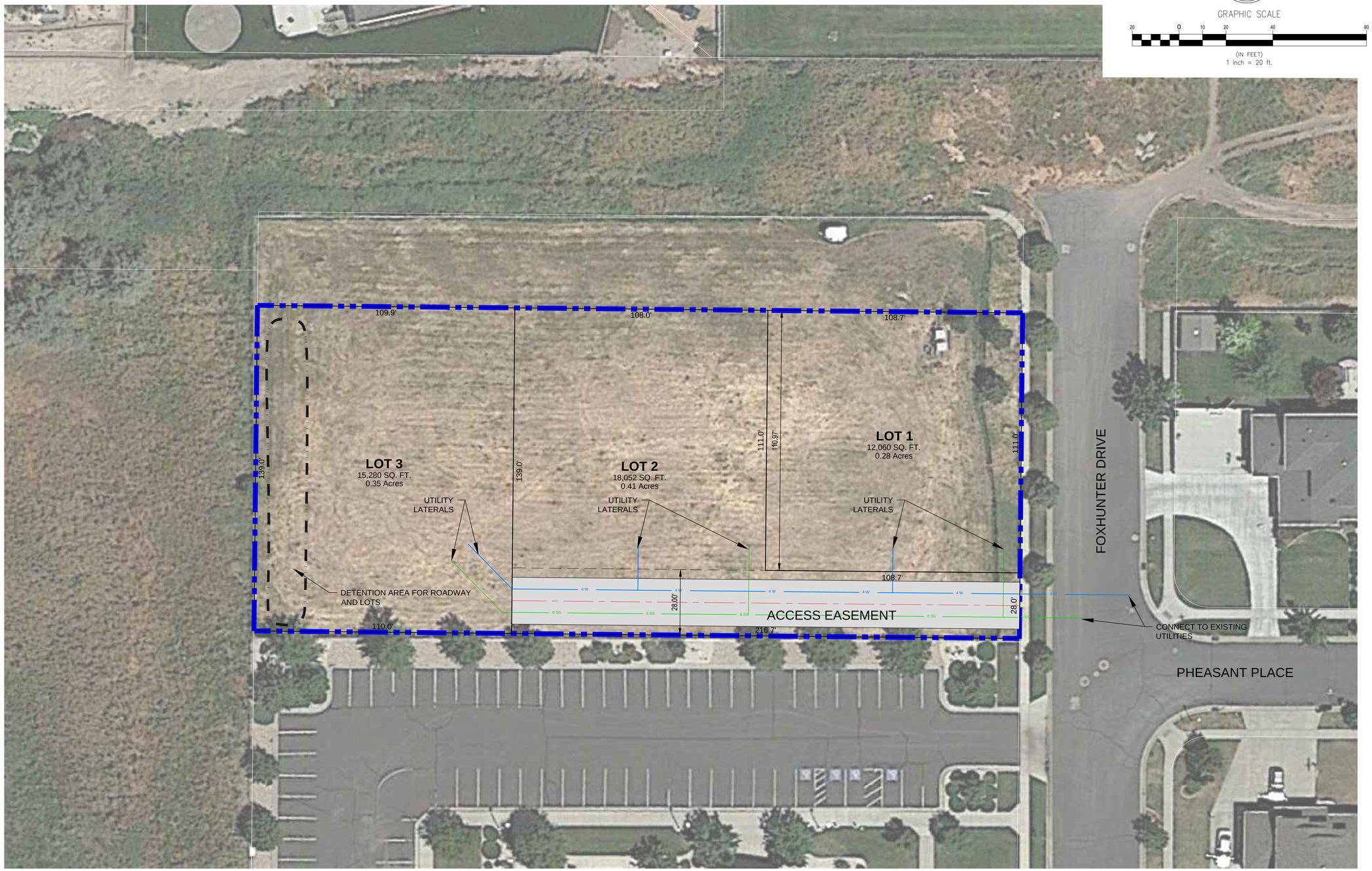
0 10 20 30 40 Meters

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.

FOXHUNTER SUBDIVISION

SCHEMATIC PLAN



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1 INCH

0 1/2 1

SCHEMATIC PLAN

FOXHUNTER SUBDIVISION

FARMINGTON CITY, DAVIS COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
347 East 1375 South
Hayville, Utah 84037
801.726.6797 (W)
spmcf@yahoo.com

MEA
MCFARLAND ENGINEERING & ASSOCIATES, INC

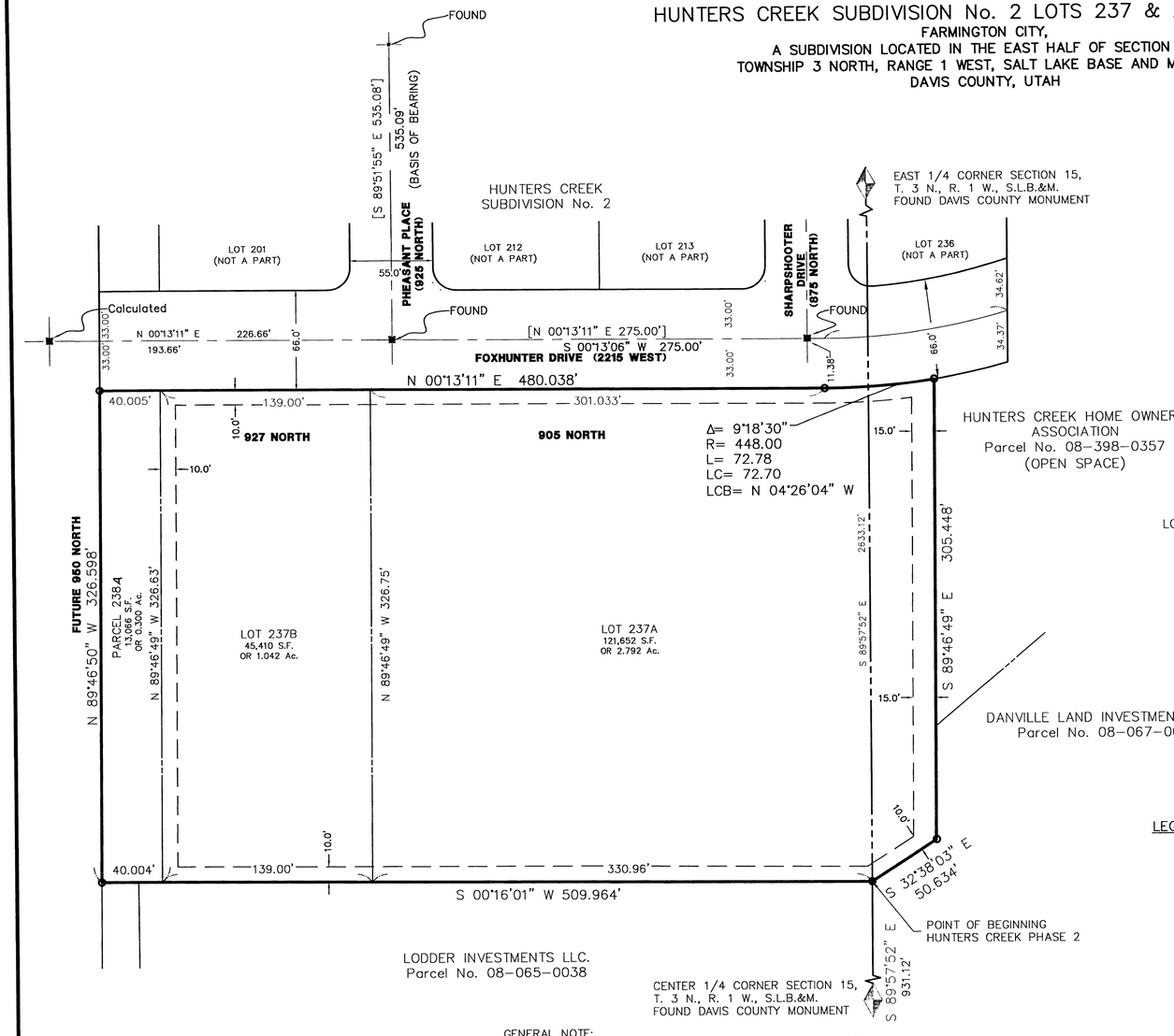
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DRAWN: SPM
CHECKED: SRM
DATE: 09-22-20

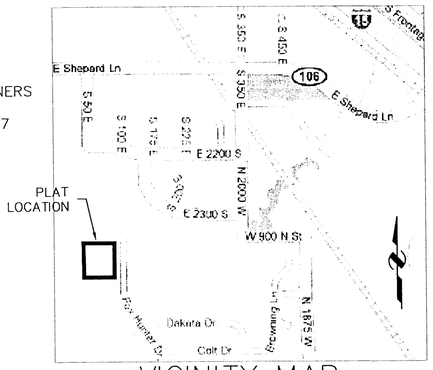
SHEET:
C1

C:\Users\Scott\Google Drive_Marketing\Phil Holland\FoxHunter Farmington\FoxHunter Conceptual Layout 2 2020.dwg Sep 30, 2020 - 2:33pm

HUNTERS CREEK SUBDIVISION No. 2 LOTS 237 & 238 AMENDED

FARMINGTON CITY,
A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
DAVIS COUNTY, UTAH





VICINITY MAP
N.T.S.

0 50 100 150
Scale in Feet

LEGEND:

- FOUND DAVIS COUNTY SECTION CORNER MONUMENTS (AS NOTED)
- STREET MONUMENT (FOUND)
- FOUND PROPERTY MONUMENT (AS NOTED)
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (PUE) 10' UNLESS OTHERWISE NOTED
- RECORD BEARING AND OR DISTANCE [XXXXXX]

GENERAL NOTE:

NO EASEMENTS HAVE BEEN CREATED OR VACATED BY THE SUBDIVIDING OF LOT 237.

Parcel 238 shall be a "non-conforming" Parcel that cannot be built upon. This Lot shall be retained by the Church Of Jesus Christ of Latter Day Saints, or future property owner, as an open space lot, and utililized as right-of-way when needed for the planned road extension.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 490 044 0381 E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED SEPT. 4, 2009 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

SURVEYOR'S CERTIFICATE

I, D. Gregg Meyers, a Professional Land Surveyor holding License No. 312770 as prescribed by the laws of the State of Utah, do hereby certify that by the authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots, hereafter to be known as Hunters Creek Subdivision No. 2 Lots 237 & 238 Amended that the same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

All of Lots 237 & 238, HUNTERS CREEK SUBDIVISION No. 2, according to the Official Plat thereof on file and of record in the Davis County Recorders Office. (In Book 4070 at Page 467) Contains 180,128 sq.ft. or 4.135 Ac.

Also described as follows: A parcel of land located in the Northeast Quarter and the Southeast Quarter of section 15, T.3N., R.1W., SLB&M, described as follows: Beginning at a point which lies S 89°57'52" E along the section line 931.12 from the Center Quarter Corner of said Section 15 and running thence S 32°38'03" E 50.634 feet; thence S 89°46'49" E 305.448 feet to the West line of Foxhunter Drive; thence along said line the following two (2) courses: Northerly along the arc of a 448.00 foot radius curve to the right (long chord bearing N 4°26'04" W and distance 72.70') through a central angle of 9°18'30" a distance of 72.78 feet and N 00°13'11" E 480.038 feet; thence N 89°46'50" W 326.598 feet; thence S 00°16'01" W 509.964 feet to the point of beginning.

Date: JUNE 11, 2010

D. Gregg Meyers
P.L.S. No. 312770

PROFESSIONAL LAND SURVEYOR LICENSE # 312770 D. GREGG MEYERS STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all by these presents that we the undersigned owners of the described tract of land, having caused the same to be subdivided into lots which adjoin and front upon a previously dedicated public street to hereafter be known as

HUNTERS CREEK SUBDIVISION No. 2 LOTS 237 & 238 AMENDED

and do further dedicate the easements as shown for the use by all suppliers of utility or other services. In witness whereof, we have hereunto set our hands this 14th day of June 2010.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A Utah Corporation sole participates in this plat to establish the boundaries of its parcels known as Lot 237A and Lot 237B and to dedicate to the public the parcels of land shown by the plat as intended for public use. Said corporation does not participate in this plat to the extent that it creates parcels other than Lot 237A and Lot 237B, nor has it participated in planning or engineering those portion of the plat.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, a Utah Corporation sole.

Terry F. Rudd KDW
Authorized Agent

CHURCH OF JESUS CHRIST CORPORATION OF THE SEAL

ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) :ss

On this 14TH day of JUNE 2010 personally appeared before me, TERRY F. RUDD personally known to me to be the Authorized Agent of the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation sole and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

Notary Public for the State of UTAH
My Commission Expires 09-06-12

Notary Seal

D. TODD EVANS
NOTARY PUBLIC - STATE OF UTAH
Commission # 575213
My Comm. Exp. 09/06/2012

Plat Prepared By:

BINGHAM ENGINEERING
5225 Wiley Post Way, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

Design:
Drawn: AKG
Checked: GM
Reviewed: JRL

Water District Approval	Central Davis Sewer District	Planning Commission Approval	City Attorney Approval	City Engineer Approval	City Council Approval	Davis County Recorder
Approved by Benchland Water District. This 29 day of JUNE AD, 2010	Approved by Authorized representative of the Central Davis Sewer District. This 29 day of June AD, 20 10 Jill S Houston	Approved this 24th day of June AD, 2010 by the Farmington City Planning and Zoning Commission Chairman	Approved this 1st day of July, AD, 20 10. by the Farmington City Attorney By	Approved this 13th day of JULY AD, 2010 by the Farmington City Engineer City Engineer	Approved this 15th day of June AD, 2010. by the Farmington City Council Farmington City Recorder Mayor Pro Tem	Entry No. 2542735 Fee Paid $ 33.00 Filed for record and recorded this 23RD day of AUGUST, 2010 at 12:58 PM in Book 5093 of Official Records Page 507 County Recorder By: Deputy Recorder

FARMINGTON CITY SEAL INCORPORATED NOV. 21, 1892 Davis County Utah

Date 4/13/10 | Proj. # 4963 | Sht 1 of 1

RP#282
Hunters Crk Ph. 2 (lots 237 & 238) "Amended

Planning Commission Staff Report
November 5, 2020

Item 5: Zone Text Amendment to Repeal Section 11-13-080--Apartment Dwelling Groups

Public Hearing:	Yes
Application No.:	ZT-19-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Property Owner:	NA
Applicant:	Farmington City

Applicant is requesting zone text amendment to Repeal Section 11-13-080 (Apartment Dwelling Groups).

Suggested Alternative Motions

Move that the Planning Commission recommend that the City Council repeal section 11-13-080 regarding Apartment Dwelling Groups because the PUD process set forth in Chapter 27 of the Zoning Ordinance enables the possibility of similar developments. The Apartment Dwelling Group standards are no longer necessary and it is not known when the City used this section, if ever, to approve a two-family or multi-family apartment dwelling group development.

~~**11-13-080: APARTMENT DWELLING GROUPS:**~~

~~The following provisions shall apply to the development of planned dwelling groups in the city:~~

~~A. Ownership: The dwelling group shall be owned by one person, partnership or legal entity and shall not be divided and sold as individual buildings.~~

~~B. Area: The development shall cover an area of not less than one acre.~~

~~C. Setbacks: The planned dwelling group shall maintain minimum setbacks from adjacent lots as specified in subsection 11-13-040A of this chapter. On corner lots, or in planned dwelling groups that have frontage on more than one public street, the front yard may be designated by the developer; except that a public street frontage that is less than one hundred feet (100') in width shall not be designated as a front yard.~~

~~D. Common Open Space: Common open space shall be provided in all planned dwelling groups. This open space shall comprise fifteen percent (15%) of the site, shall be accessible to all units, and shall be of such dimension as to provide adequate space for general recreational activities, such as playgrounds, picnicking, volleyball, etc. No streets, driveways, parking areas, minimum required setback areas or areas with slopes greater than thirty percent (30%) shall be included in the computation of common open space.~~

~~E. Off Street Parking: Private garages, attached or detached, or other off street parking space, shall not be constructed in any required open space.~~

~~F. Facing Rear Of Another Building Prohibited: No residential building shall face the rear of another building on the development site.~~

~~G. Separation Between Buildings: A separation of at least fifteen feet (15') shall be maintained between buildings which are located side by side.~~

~~H. Distance Between Building Fronts: The minimum distance between the fronts of buildings which face one another shall be thirty feet (30').~~

~~I. Number Of Units: No building shall contain more units than is specifically allowed in the zone.~~

~~J. Surfacing: All off street parking spaces, walkways and driveways shall be hard surfaced.~~

~~K. Sewer, Water Supply: All buildings shall be served by public sewer and public water supply.~~

~~L. Other Reasonable Conditions: The planning commission may impose other reasonable conditions as may be necessary to accomplish the purpose of this title. (Ord. 1992-14, 4-15-1992)~~