



Farmington City Planning Commission

February 04, 2021



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

SHANE PACE
CITY MANAGER

PLANNING COMMISSION MEETING

February 04, 2021

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

Study Session: 6:30 p.m.

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. The link to view the hearings 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 crowe@farmington.utah.gov by 5 p.m. on the day of.

- 7:00 1. Minutes
 2. City Council Report

SUBDIVISION APPLICATIONS

- 7:05 3. Teton Investment Holdings LLC / CW Home – Applicant is requesting preliminary plat approval for The Rose Planned Unit Development (PUD) consisting of 50 lots on 10.17 acres located at approximately 850 N Lagoon Drive in the R (Residential) and LR (Large Residential) zones. S-12-20).
- 7:15 4. E & H Land / Adam J. Watts (Public Hearing) – Request to consider schematic Subdivision and Site Plan application(s) for the proposed Farmington OrthoStar medical offices, located at Clark Lane/Park Lane (1.72 acres) in the GMU (General Mixed Use) zone. (S-1-21 & SP-1-21)

ZONE TEXT AMENDMENTS

- 7:40 5. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the zoning ordinance to require developers of multi-family and attached dwelling units to set aside a certain percentage of their developments as affordable housing, or to pay a fee in lieu. (ZT-1-21) [Note: Information regarding this agenda item will be presented at the meeting].

OTHER BUSINESS

- 8:30 6. Miscellaneous, Correspondence, etc.

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.

FARMINGTON CITY
PLANNING COMMISSION
January 21, 2021
ELECTRONIC MEETING

STUDY SESSION

Present: Chairman Alex Leeman; Vice Chair Rulon Homer; Commissioners Greg Wall, Larry Steinhorst, John David Mortensen, Mike Plaizier, and Erin Christensen. **Staff:** Community Development Director David Petersen, Planning/GIS Specialist Shannon Hansell, and Planning/Recording Secretary Carly Rowe.

Kameron with Brighton presented their The Bri at Station Park project, a premiere active adult (55+) community to be built on Park Lane. The project includes 170 residential units with a third of the units being one bedroom, another third being one bedroom/one den, and the last third being two bedrooms. In other similar projects across the country, they have found that single residents are a majority of those who sign leases, mostly single females.

It will be five stories in height, with the first level being mostly parking. The second level will contain the amenity space and some residential units. Stories three through five will be residential units. There will be a total of 16,000 square feet of outdoor amenity space; 9,000 square feet of indoor amenity space on the second level; and 2,000 square feet of amenity space on the third level. In the parking garage, there are 230 enclosed parking spaces and 11 surface spaces outside the leasing area. The outdoor amenity space on the second level is divided into two courtyards: one for active use and one for quiet use. The north courtyard has an outdoor pool, hot tub, kitchen, and fitness deck. The south courtyard has gardens and raised planters, fireplaces, seating places, and pet area. Indoor amenities include a demonstration kitchen, fitness area, golf simulator, grab and go, and leasing area. The third level has a reception area, pet wash, bike storage, and locker system. Level two interior amenities include a demonstration kitchen, game area, fitness center, media room, golf simulator, conference room, formal and private dining areas, and business center. These are for-rent units, in the \$1,400 a month range, which is 50 percent below what independent living communities nearby are charging.

Alex Leeman said he likes the south corner of the building at the roundabout and how it matches the finishes at Station Park. The north face of the building is lacking, he said. He would like to push for a change to the design of the northwest corner so it is something besides a 90 degree angle. He said it is a disappointment tax wise since this is one of the most valuable pieces of ground left in the city, and the structure will be taxed at a 50 percent discount. However, since its occupancy is age-based, it will not produce a lot of burden on the local school system. However, there may not be anything the Commission can do about it.

This still has to go through the Development Review Committee (DRC) to make sure that utilities can service the project, and also to check height and set back requirements, and other standards, as called for in the Development Agreement. This is in a tax increment area, an older Redevelopment Area (RDA) with Station Park that hit its budget in six years, said Community Development **David Petersen**. It is one of the most successful RDAs in the state as far as meeting its thresholds. There are two more Community Reinvestment Areas (CRAs) in the area with the possibility of one more in the future.

Greg Wall wanted to know the parking ratio on site. The developer responded that it is 1.4 parking spaces for every unit, which is ample according to a study. In addition, access to FrontRunner is a draw for this project. **Petersen** said a multi-story office building would generate much more traffic than this project. He has recommended a pickle ball court to the developers, but there is not room in the project. There are elevators in the project, as it is higher than three stories. The developer did this same model in Meridian, Idaho. **Petersen** said the City approved this Development Agreement in 2007. They would like to break ground in March.

REGULAR SESSION

Present: Chairman Alex Leeman; Vice Chair Rulon Homer; Commissioners Greg Wall, Larry Steinhorst, John David Mortensen, Mike Plaizier, and Erin Christensen. **Staff:** Community Development Director David Petersen, Planning/GIS Specialist Shannon Hansell, and Planning/Recording Secretary Carly Rowe.

Alex Leeman opened the meeting at 7:03 PM

Item #1 Minutes

Greg Wall had a comment regarding page 2 of the January 7, 2021, minutes. He asked to change the “may” in his comments to the residences to the west “would not be” affected. With that correction, **Greg Wall** made a motion to approve the minutes. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Community Development Director **Dave Petersen** addressed the Council regarding the January 19, 2020, City Council meeting. Four new members were appointed to the Historic Preservation Committee, so now that active committee is full with nine members. The miscellaneous zone and sign text changes were approved. An applicant wants to put a barn in the city-owned drainage easement in Farmington Creek Estates by Glover Lane. Because it is a permitted use and the city engineer approved, the City Council approved the application. The biggest news not immediately evident was **Brian Palmer’s** Accessory Dwelling Unit (ADU) previously approved by the Planning Commission was appealed to the City Council. This will be heard by the City Council on February 2, 2021. The only thing appealed was the flat roof. **Petersen** asked the City Manager if it could be reconsidered by the Planning Commission at the February 4, 2021, meeting.

CONDITIONAL USE APPLICATIONS

Item #3 Mary Robbins (Public Hearing) – Request for a conditional use permit for an accessory dwelling unit (ADU) located at 408 S 150 W in the BP (Business Park) zone. (C-14-20)

Planning/GIS Specialist **Shannon Hansell** presented this agenda item to the Commission. The applicant is requesting a conditional use permit to use an upstairs apartment as an ADU, and as such, receive a separate address designation. The main dwelling, which is located in the Brookside Hollow Subdivision, was built with a separate apartment and has separate gas and electric meters, with separate entrance and garage. The ADU also has an extra fire barrier between it and the main dwelling. The applicant plans to have it owner occupied, but they wanted to get the conditional use permit in case they choose to rent it out in the future.

Lynn Robbins (368 S. Brookside Drive, Farmington, Utah) addressed the Commission. Applicant **Mary Robbins** owns the house, and her brother, Will, plans to live in the ADU. It is a new home not yet occupied. There is a separate independent, single-car garage dedicated to the ADU. Two entrances include one to the north side of the house and one through the garage. The ADU is 841 square feet and includes one bedroom.

Alex Leeman opened and closed the Public Hearing at 7:13 PM due to no comments received.

Greg Wall, Mike Plaizier and **Erin Christensen** all praised the use of the space and the dedicated garage for the ADU. This will be beneficial to addressing affordable housing in the city.

MOTION

Rulon Homer made a motion that the Planning Commission grant approval for the Robbins ADU, subject to all applicable Farmington City ordinances and development standards, including Findings for Approval 1 through 3, as well as supplemental information 1 and 2 (vicinity map, site plan and elevations).

Findings for Approval

1. The addition provides more housing opportunity in Farmington.
2. The conditional use permit complies with Farmington City's General Plan and Zoning Ordinance.
3. The ADU is already prepared and integrated with the main building.

Mike Plaizier seconded the motion, which was unanimously approved.

Item #4 Realty One/Spring Bengtzen (Public Hearing) – Request for a conditional use permit for a second story and expansion at an already existing office building located at 1173 Shepard Creek Parkway in the R-4 zone. (C-1-21)

Hansell presented this agenda item. The applicant is requesting a conditional use permit to build an addition to their realty office, which exceeds the height of the existing building. The existing building is 21.5 feet tall, and the new expansion would be approximately 28 feet. This conditional use permit does not cover additional height in main buildings, and the City does not make exceptions to zoning height standards. In this case, the expansion needs to be no more than 27 feet in the R-4 zone. This is the old Utah First Credit Union building and the addition is proposed to have a flat roof. It meets the parking requirements. **Petersen** said there are no drainage issues and the overall site will not change much.

Applicant **Spring Bengtzen** (1173 Shepard Creek Parkway, Farmington, Utah) addressed the Commission. She owns the Realty One franchise at Farmington Station and put this new location under contract about eight months ago. The intention of the building is for a realty firm, real estate technology company, and title company. The footprint will not change, but an addition will be in place of the drive thrus. The current building is 1,500 square feet. Nothing will be subleased. She said 20 parking spaces will be plenty, as the building will mostly be used for closings. Only 10 to 12 employees will be in the office at any one time.

Alex Leeman opened the Public Hearing at 7:25 PM.

Annette Matthews, with Challenger School (1089 Shepard Creek Parkway, Farmington, Utah) owns both the school and the open property next door. She wants to ensure that she and the applicant share contact information so that traffic will not be impeded, especially when parents enter and exit her property.

Alex Leeman closed the Public Hearing at 7:26 PM.

MOTION

Greg Wall made a motion that the Planning Commission grant approval for the Realty One expansion with additional height, subject to all applicable Farmington City ordinances and development standards. In addition, the condition that the building must be within 27 feet in height; as well as findings for approval 1-2, and supplemental information 1-2 (vicinity map, site plan and elevation).

Findings for Approval

1. The expansion is part of a previously-approved conditional use in the R-4 zone.
2. With adherence to conditions, it is reasonable to assume that this expansion will not be a detriment to surrounding homes and businesses.

Rulon Homer seconded the motion, which was unanimously approved.

OTHER BUSINESS

Item #5 Miscellaneous, correspondence, etc.

- a. **Farmington Bay Storage phase 3 Office Request**

Dave Petersen presented this item to the Commission. He said about 1,600 to 1,700 square feet for use as office space would be added to what was already approved. The ordinance is old and does not allow Staff authority to approve this. It does allow the Planning Commission to approve it, or to delegate approval to Staff. It is an approved use. There is parking on site that meets requirements. **Brad Pack**, who owns Farmington Bay Storage, is the applicant. **Leeman** would like to delegate approval of all future permitted uses to Staff, the professionals in public office. **Petersen** said a public hearing would be held in the future to change the ordinance to allow Staff to approve future permitted uses.

Greg Wall made a motion that the Planning Commission delegate approval authority for Farmington Bay Storage Phase 3 to Farmington City Staff. **Rulon Homer** seconded the motion, which was unanimously approved.

- b. February 2, 2021, the annual Utah Risk Management Agency (URMA) ethics/risk management training with City Council and Planning Commission will be at 6 PM via Zoom.
- c. The February 4, 2021, Planning Commission meeting will address affordable housing.

ADJOURNMENT

Rulon Homer made a motion to adjourn at 7:35 PM. **Larry Steinhorst** seconded the motion, which was unanimously approved.

Alex Leeman, Chairman

ELECTRONIC WORK SESSION: An electronic work session will be held at 6:00 p.m. in Farmington City Hall, 160 South Main Street. The public is welcome to attend electronically. The agenda for the work session will be as follows:

1. Questions or concerns the City Council may have on agenda items.
2. City Council & Planning Commission - Training on Open & Public Meetings Act and Ethics

ELECTRONIC 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, February 02, 2021, at 7:00 p.m.** The meeting will be held electronically through Zoom, 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. 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

NEW BUSINESS:

7:05 Parks & Recreation New Fees & Adjusted Fees to Consolidated Fee Schedule

PUBLIC HEARING:

7:10 Appeal – Accessory Dwelling Unit Conditional Use

OLD BUSINESS:

7:40 Farmington Station Parkway Townhomes Road and Box Culvert Agreement

SUMMARY ACTION:

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

7:50 Minute Motion Approving Summary Action List

1. Improvements Agreement for Flatrock Estates

GOVERNING BODY REPORTS:

7:55 City Manager Report

8:00 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 January 29, 2021.

DATED this 29th day of January, 2021.

FARMINGTON CITY CORPORATION

By: 
Heidi Bouck, City Recorder



Planning Commission Staff Report February 4, 2021

Item 3: Preliminary Plat – 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: *Approval of Preliminary Plat for The Rose Planned Unit Development (PUD).*

Background Information

The project is part of the East Park Lane Small Area Master Plan, which was approved by the City Council in 2018. The master plan includes commercial and office mixed use development, with residential aspects. A TDR Agreement to move all residential to the east side of Lagoon Drive is in the process of being recorded, and applicable zoning for the area was approved in 2019. In February 2020, the East Park Lane Phase II subdivision was approved for the commercial site. The East Park Lane Phase III subdivision was introduced in 2018 and included 70 dwelling units. In response, the Planning Commission and City Council suggested a lower density residential units, and The Rose PUD was introduced. The Rose PUD is a residential development of 50 single-family homes. During Schematic and Preliminary PUD processes, the Rose PUD lowered the density, removed dead-end streets and provides open space, future trail connections, and accommodations for neighboring property owners (with conditions provided today). The Preliminary PUD Master Plan and Subdivision Schematic Plan for The Rose PUD was approved on November 5, 2020 by the City Council

Suggested Motion

Move the Planning Commission approve the Preliminary Plat for TheRose PUD, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Open Space between Lots 304 and 305 should be access easement/future private street to Wood property
2. Shift this access easement to east to accommodate better development on Wood property
3. Utilities should be stubbed to the Wood property

4. Triangle piece south of Lot 301, abutting Lagoon Dr., should be fee title (access easement already), if necessary, to Wood property
5. Curb return should be clearly shown for future through-road at cul-de-sac on Evelyn Street
6. Flip Open Space sidewalk by Lot 310 and 309 to South to connect to current sidewalk and to help with snow storage, could jog the sidewalk to avoid property at 837 N Main Street
7. Must follow all conditions of schematic and preliminary master plan approval
8. Must meet all requirements of the DRC, including the City Engineer

Findings for Approval:

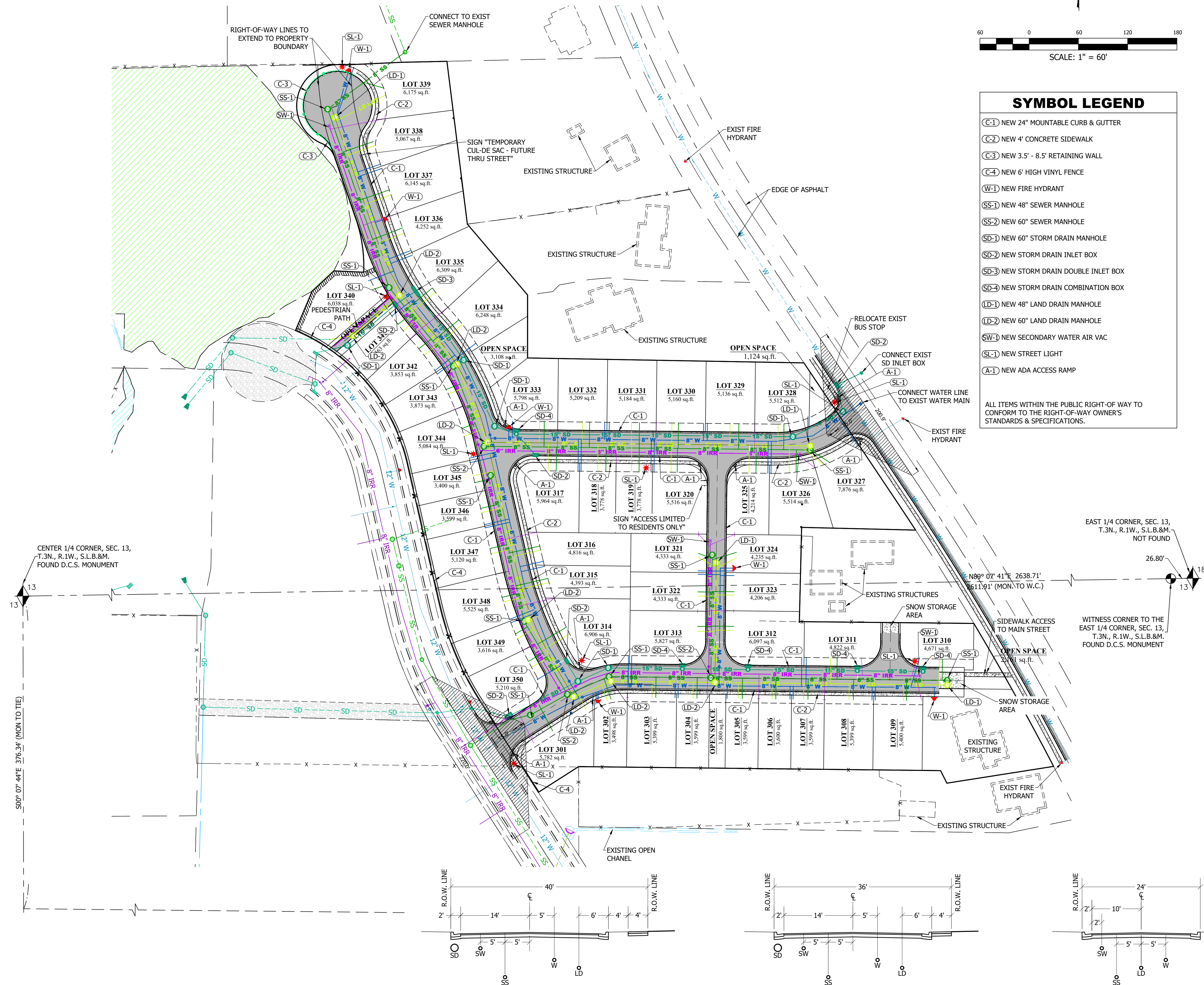
1. With adherence to conditions from DRC, the Rose PUD offers helpful accommodations to neighboring property owners for future development.
2. The Rose PUD Preliminary Plat follows the Schematic Plan and Preliminary PUD Master Plan, and agrees with all findings attached to those plans.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat



PRELIMINARY PLAT
NOT TO BE RECORDED



TYPICAL ROADWAY SECTION

850 NORTH STREET SECTION

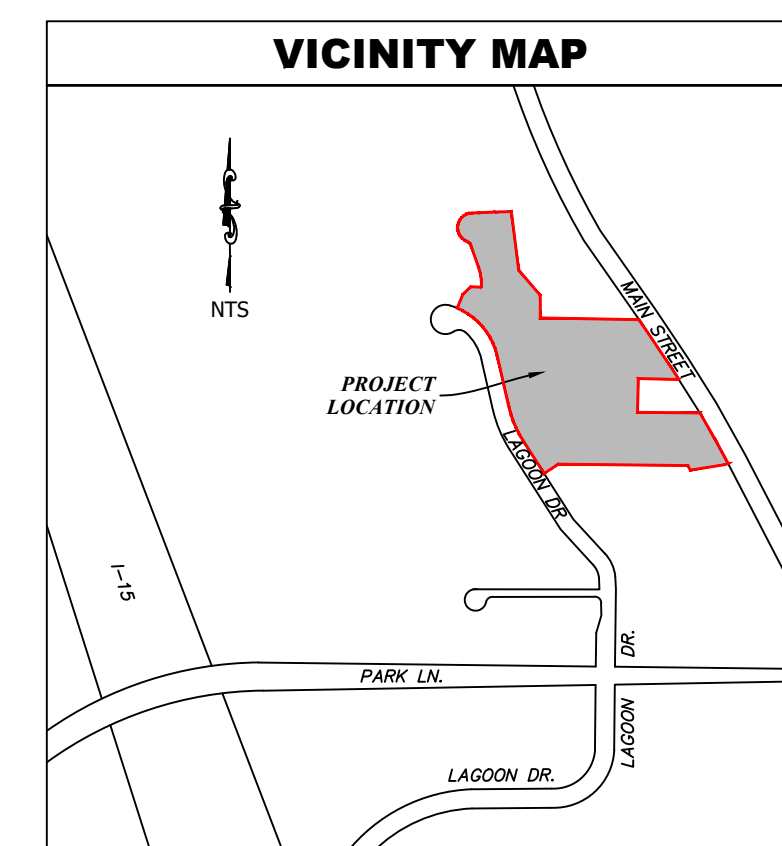
**WOOD ROSE LANE &
PENELOPE COURT SECTION**

BOUNDARY DESCRIPTION

COMPOSITE DESCRIPTION

BEGINNING AT A POINT S10TH 00°07'44" EAST 376.34 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 118.87 FEET AND NORTH 32°34'47" WEST 185.53 FEET 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; 2) THENCE SOUTHEASTERLY 42.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°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°53'73" WEST 212.23 FEET; THENCE NORTH 22°56'53" EAST 51.90 FEET; THENCE NORTH 46°51'41" EAST 36.36 FEET; THENCE SOUTH 89°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 81°14'33" WEST 65.66 FEET; THENCE NORTH 18°15'42" WEST 102.15 FEET TO A POINT ON A 176.00-FOOT-RADIUS 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 PENCE; THENCE ALONG SAID PENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 22.84 FEET; 2) NORTH 89°18'01" EAST 55.40 FEET; 3) NORTH 88°48'58" EAST 55.45 FEET, BEING ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO RODNEY AND PATRICIA HEEB, AS DESCRIBED IN A CERTAIN DEED TO RODNEY AND PATRICIA HEEB, DATED 01/15/2015, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE SOUTHWESTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY 114.90 FEET TO A POINT ON A REVERSE 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 42.11 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 199.45 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 40°42'31", CHORD BEARS SOUTH 32°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED DATED 02/21/2012, RECORDED IN DEEDS BOOK 105, PAGE 10, DAVIS COUNTY, UTAH; THENCE ALONG SAID NORTH 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 340.87-FOOT-RADIUS CURVE TO

CONTAINS 8.113 ACRES.



LEGEND

PROPERTY LINE _____

ADJACENT PROPERTY _____

ROAD CENTERLINE _____

SECTION LINE _____

TIE TO MONUMENT _____

EASEMENT LINE _____

EDGE OF PAVEMENT _____

CURB, GUTTER, SIDEWALK _____

FENCE LINE _____ x _____ x _____

WALL 

RECORD CALLS ()

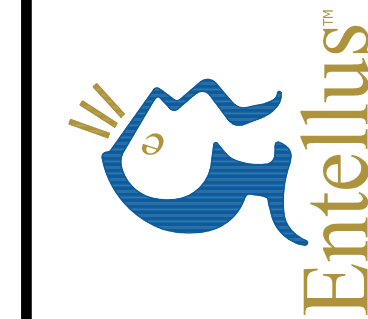
SET 5/8" REBAR WITH H&A ENTELLUS 
CAP, LS #166385, AT CORNER
(UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER 
(AS NOTED)

LAND USE TABLE

TOTAL PROJECT AREA	353419 sq/ft
ACRES	8.113 acres
TOTAL LOT AREA	271906 sq/ft
PERCENTAGE	64%
AVERAGE PER 50 LOTS	5438 sq/ft
MINIMUM AREA (Lot 345)	3400 sq/ft
TOTAL BUILDING UNITS	50
30'x50'	19
30'x55'	8
46'x50'	6
50'x50'	17
TOTAL AREA	98000 sq/ft
RATIO (LOT AREA:UNIT AREA)	2.77:1
TOTAL OPEN GREEN SPACE	55429 sq/ft
DEDICATED OPEN SPACE	11037 sq/ft
FRONT YARDS (EXCLUDING 20' DRIVEWAYS)	44392 sq/ft
PERCENTAGE	15.7%
IMPROVEMENTS	70476 sq/ft
PERCENTAGE	20%

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



Client: CW Land Co.
Contact: Jeff Allen
Phone #: (801)673-8664
Address: 1222 W Legacy Crossing Blvd
Centerville, UT 84014
Email: jeff@builtbycw.com

THE ROSE SUBDIVISION

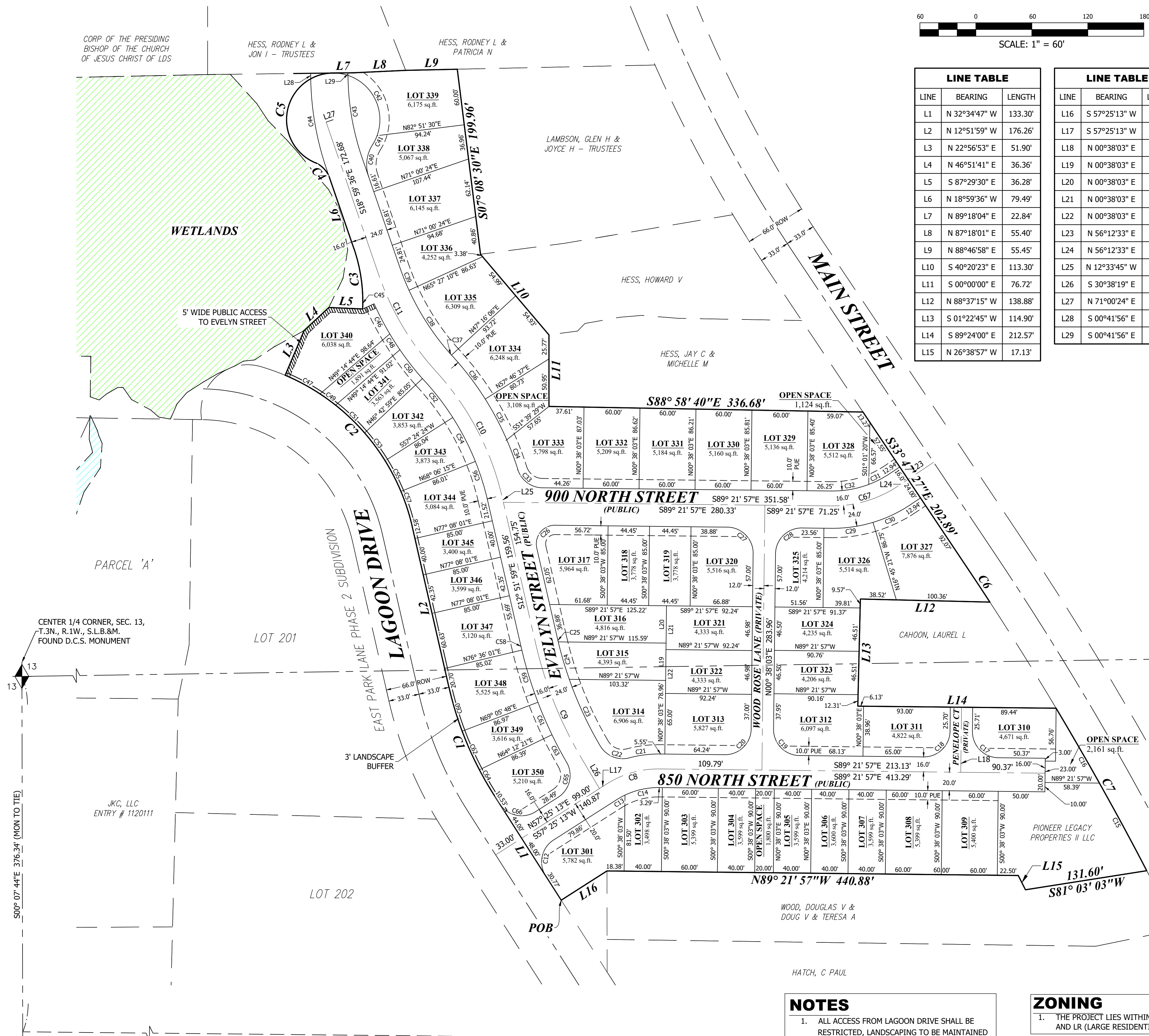
LAGOON DRIVE & MAIN STREET

LOCATED IN THE EAST HALF OF SECTION 13, T.3 N., R.1 E.,
FARMINGTON CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE
DRAWN: RNH		
APPROVED: STA - 1/7/2021		
PROJECT #: 1416003		
PLAT PH 3 1416003		

C200
PRELIMINARY PLAT

PRELIMINARY PLAT
NOT TO BE RECORDED



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	126.27'	367.00'	019°42'48"	N 22°43'23" W	125.65'
C2	220.35'	233.00'	054°11'08"	N 39°57'33" W	212.23'
C3	66.05'	176.00'	021°30'07"	N 08°14'33" W	65.66'
C4	23.55'	280.00'	048°11'23"	N 43°05'18" W	22.86'
C5	136.56'	50.00'	156°29'04"	N 11°03'33" E	97.90'
C6	42.11'	3,404.87'	000°42'31"	S 33°26'12" E	42.11'
C7	199.45'	3,404.87'	003°21'22"	S 29°08'53" E	199.42'
C8	59.99'	103.50'	033°12'25"	S 74°01'51" W	59.15'
C9	133.38'	430.00'	017°46'20"	S 21°45'09" E	132.84'
C10	158.53'	300.00'	030°16'35"	N 28°00'17" W	156.69'
C11	138.19'	311.66'	025°24'17"	S 28°36'43" E	137.06'
C12	43.98'	280.00'	090°00'00"	S 12°25'13" W	39.60'
C13	10.40'	83.50'	007°08'10"	S 60°59'18" W	10.39'
C14	38.00'	83.50'	026°04'40"	S 77°35'43" W	37.68'
C15	106.70'	3,404.87'	001°47'44"	N 28°22'03" W	106.69'
C16	92.75'	3,404.87'	001°33'39"	N 30°02'45" W	92.75'
C17	43.98'	280.00'	090°00'00"	S 44°21'57" E	39.60'
C18	43.98'	280.00'	090°00'00"	N 45°38'03" E	39.60'
C19	43.98'	280.00'	090°00'00"	S 44°21'57" E	39.60'
C20	43.98'	280.00'	090°00'00"	N 45°38'03" E	39.60'
C21	32.70'	125.86'	014°53'05"	S 82°47'35" W	32.61'
C22	36.44'	280.00'	074°33'39"	S 67°46'04" E	33.92'
C23	78.74'	406.00'	011°06'45"	S 24°55'52" E	78.62'
C24	41.86'	406.00'	005°54'26"	S 16°25'16" E	41.84'
C25	4.26'	406.00'	000°36'04"	S 13°10'01" E	4.26'
C26	36.13'	20.00'	103°30'02"	S 38°53'02" W	31.41'
C27	43.98'	280.00'	090°00'00"	N 44°21'57" W	39.60'
C28	43.98'	280.00'	090°00'00"	S 45°38'03" W	39.60'
C29	45.53'	150.00'	017°23'24"	N 81°56'21" E	45.35'
C30	44.60'	150.00'	017°02'06"	N 64°43'36" E	44.43'
C31	25.29'	100.00'	013°10'19"	N 62°47'42" E	25.23'
C32	40.80'	110.00'	021°15'11"	N 80°00'27" E	40.57'
C33	34.45'	280.00'	070°29'33"	S 52°41'35" E	32.32'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C34	34.01'	324.00'	006°00'53"	N 20°28'22" W	34.00'
C35	49.44'	324.00'	008°44'35"	N 27°51'06" W	49.39'
C36	59.42'	324.00'	010°30'31"	N 27°38'39" W	59.34'
C37	1.97'	324.00'	000°20'56"	N 42°54'22" W	1.97'
C38	81.46'	276.00'	016°54'39"	S 33°00'10" E	81.17'
C39	26.75'	276.00'	005°33'14"	S 21°46'13" E	26.74'
C40	35.97'	40.00'	051°31'17"	S 06°46'02" W	34.77'
C41	10.84'	50.00'	012°25'17"	N 26°19'02" E	10.82'
C42	96.70'	50.00'	110°48'19"	N 35°17'46" W	82.32'
C43	88.13'	276.00'	018°17'40"	S 09°50'46" E	87.75'
C44	100.90'	316.00'	018°17'40"	S 09°50'46" E	100.47'
C45	66.05'	176.00'	021°30'07"	N 08°14'33" W	65.66'
C46	36.35'	316.00'	006°35'28"	S 27°25'01" E	36.33'
C47	42.49'	233.00'	010°26'54"	N 61°49'40" W	42.43'
C48	20.21'	316.00'	003°39'52"	S 32°32'41" E	20.21'
C49	20.56'	233.00'	005°03'21"	N 54°04'32" W	20.55'
C50	39.18'	316.00'	007°06'14"	S 37°55'44" E	39.15'
C51	43.12'	233.00'	010°36'12"	N 46°14'46" W	43.06'
C52	52.51'	284.00'	010°35'38"	N 37°53'25" W	52.44'
C53	37.03'	233.00'	009°06'19"	N 36°23'31" W	36.99'
C54	53.02'	284.00'	010°41'50"	N 27°14'40" W	52.95'
C55	36.95'	233.00'	009°05'08"	N 27°17'47" W	36.91'
C56	44.76'	284.00'	009°01'46"	N 17°22'52" W	44.71'
C57	40.21'	233.00'	009°53'14"	N 17°48'36" W	40.16'
C58	4.15'	446.00'	000°32'00"	S 13°07'59" E	4.15'
C59	58.53'	446.00'	007°31'11"	S 17°09'34" E	58.49'
C60	49.14'	367.00'	007°40'20"	S 16°42'09" E	49.11'
C61	37.95'	446.00'	004°52'30"	S 23°21'24" E	37.94'
C62	45.36'	367.00'	007°04'56"	S 24°04'47" E	45.34'
C63	33.38'	446.00'	004°17'18"	S 27°56'18" E	33.37'
C64	31.76'	367.00'	004°57'31"	S 30°06'01" E	31.75'
C65	42.76'	28.00'	087°30'10"	N 13°40'08" E	38.73'
C66	43.98'	28.00'	090°00'00"	S 77°34'47" E	39.60'

LEGEND

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

BOUNDARY DESCRIPTION

COMPOSITE DESCRIPTION

BEGINNING AT A POINT SOUTH 00°44' EAST 376.34 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1187.87 FEET SOUTH 32°34'44" WEST 185.53 FEET 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 11°03'33" EAST 176.26 FEET TO A POINT ON A 176.00-FOOT-RADIUS CURVE TO THE LEFT; 2) NORTH 22°56'53" EAST 51.90 FEET TO A POINT ON A 176.00-FOOT-RADIUS CURVE TO THE LEFT; 3) THENCE NORTH 22°56'53" EAST 176.26 FEET TO A POINT ON A 223.00-FOOT-RADIUS CURVE TO THE LEFT; 4) THENCE ALONG SAID CURVE 220.35 FEET THROUGH A CENTRAL ANGLE OF 54°10'08", 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 84°14'33" WEST 65.66 FEET; THENCE SOUTH 87°29'30" EAST 36.28 FEET TO A POINT ON A 176.00-FOOT-RADIUS CURVE TO THE LEFT; 5) THENCE ALONG SAID CURVE 176.26 FEET THROUGH A CENTRAL ANGLE OF 48°11'23", CHORD BEARING NORTH 43°05'10" 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 HACE, AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AS ENTRY 192917878, DAVIS COUNTY RECORDER; THENCE SOUTH 07°08'30" EAST 199.96 FEET; THENCE SOUTH 49°40'22" EAST 113.30 FEET; THENCE SOUTH 00°00'00" EAST 76.72 FEET; THENCE SOUTH 88°58'04" EAST 336.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106); THENCE SOUTH 33°47'22" 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 NORTHERN LINE OF THAT PROPERTY CONVEYED TO MARK AND MARLEE CAHOON IN A WARRANTY DEED RECORDED AS ENTRY 192917878, DAVIS COUNTY RECORDER; THENCE ALONG SAID NORTHERN LINE OF THAT PROPERTY CONVEYED TO MARK AND MARLEE CAHOON 114.90 FEET TO A 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 NORTHERN LINE OF THE WOOD PARCEL, BEING THE WESTERLY LINE OF SAID PARCEL; THENCE ALONG SAID NORTHERN LINE OF THE WOOD PARCEL 114.90 FEET TO A 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 NORTHERN LINE OF THE WOOD PARCEL, BEING THE WESTERLY LINE OF SAID PARCEL; THENCE ALONG SAID NORTHERN LINE OF THE WOOD PARCEL 114.90 FEET TO A 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 NORTHERN LINE OF THE WOOD PARCEL, BEING THE WESTERLY LINE OF SAID PARCEL; THENCE ALONG THE WOOD LINE THE FOLLOWING THREE COURSES: 1) SOUTH 81°03'03" WEST 131.66 FEET; 2) NORTH 81°03'03" WEST 131.66 FEET; 3) NORTH 89°21'57" EAST 140.88 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.

NOTES

1. ALL ACCESS FROM LAGOON DRIVE SHALL BE RESTRICTED, LANDSCAPING TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
2. OPEN SPACE LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
3. LOT 301 SHALL BE ACCESSED FROM THE NORTH EASTERN SIDE OF THE LOT

ZONING

1. THE PROJECT LIES WITHIN ZONES A (AGRICULTURE) AND LR (LARGE RESIDENTIAL)

[illegible]



Planning Commission Staff Report February 4, 2021

Item 3: Schematic Subdivision and Site Plan – Farmington OrthoStar Subdivision

Public Hearing:	Yes
Application No.:	S-1-21 and SP-1-21
Property Address:	Park Lane and Clark Lane (Parcel 080720021)
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	2.59
Number of Lots:	2
Property Owner:	E&H Land and UP, A Utah Corporation
Agent:	Adam Watts – Northstar Builders

Request: *Schematic Site Plan approval and a recommendation for Schematic Subdivision Plan for Farmington OrthoStar Subdivision*

Background Information

The Farmington OrthoStar Subdivision is a proposal for two small office buildings on a triangular parcel at the convergence of Park Lane and Clark Lane. Earlier proposals for this site include car washes, which the Planning Commission and City Council, supported by public comment, determined were not the best use for Farmington's mixed use areas. Now, the developer proposes office space, and has chosen to follow Chapter 18 ordinance on Mixed Use Development.

Suggested Motion

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

1. Reciprocal access to parcels east of this is necessary.
2. A bike lane should be added on Clark Lane.
3. To meet the siting requirements of Chapter 18, the lot line must shift to the west.
4. Any remaining DRC comments, including the City Engineer, must be addressed.
5. Parking along Park and Clark Lanes is not explicitly denied, however the current parking area is sufficient to meet the requirements of the code. The City strongly suggests removing

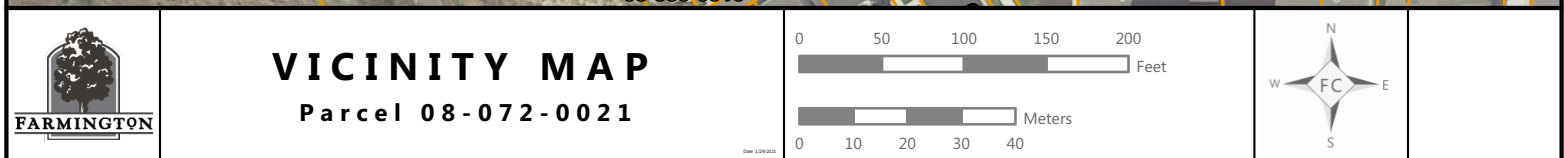
street parking from the Subdivision Schematic and Site Plan prior to Preliminary Plat and Design Development Review.

Findings for Approval:

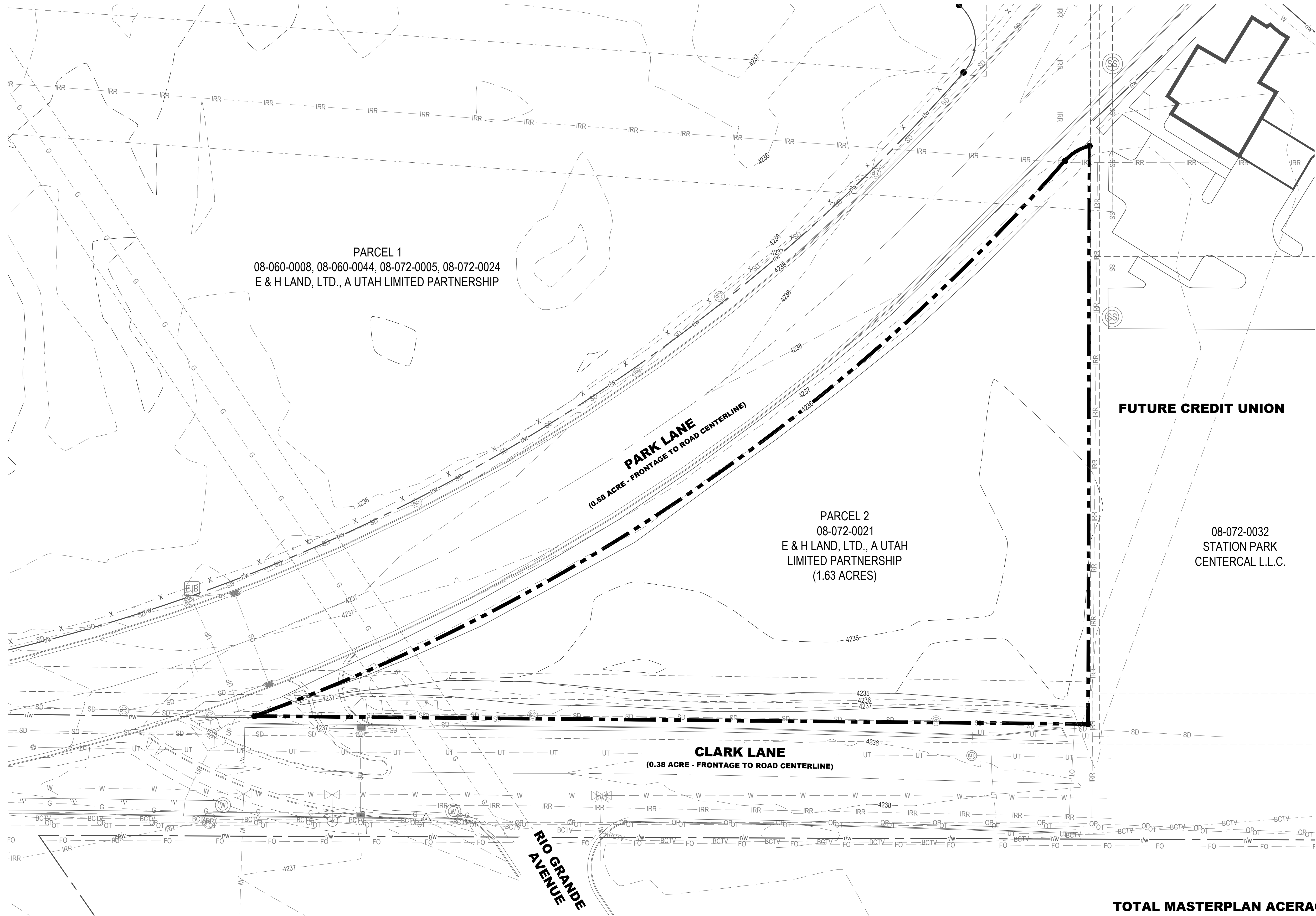
1. The use of office and professional space in the mixed use zones supports the goals of the GMU zone, promoting higher density, walkability and economic stability.
2. The OrthoStar subdivision is consistent with the General Plan because it provides an attractive, healthy, and pleasant living environment.
3. The office use would not be detrimental to neighboring residential uses, as there would be very little noise and light pollution.
4. Because the buildings front Park Lane, traffic would be less likely to leak over to Clark Lane, which currently experiences less traffic.
5. The subdivision provides the City with an opportunity to construct an increasingly necessary connection from Park Lane to Clark Lane.
6. The development allows for pedestrian usability as it provides a connection from Park Lane to Clark Lane, with sidewalks to be installed along both frontages.
7. The site plan follows the Chapter 18 Mixed Use ordinance, thereby removing the need for a “sub”-PMP as part of the larger North Station Master Plan.

Supplemental Information

1. Vicinity Map
2. Subdivision Schematic Plan and Site Plan



File Path: P:\2020\0582 Northstar Farmington Orthostar Subdivision\Drawings\Sheets\CS101 EXISTING CONDITIONS.dwg Jan 08, 2021 1:29pm



LEGEND

	CONTROL POINT
	SURVEY MONUMENT
	EX. UTILITY MANHOLE
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. CATCH BASIN
	EX. LIGHT POLE / POWER POLE
	EX. ELECTRIC TRANSFORMER / JUNCTION BOX
	EX. IRRIGATION VALVE BOX
	EX. BOLLARD
	EX. ROAD SIGN
	EX. GAS METER
	EX. TREE
	EX. GAS LINE
	EX. UNDERGROUND UTILITY
	EX. OVERHEAD POWER
	EX. UNDERGROUND POWER
	EX. BURIED CABLE TV
	EX. STORM DRAIN
	EX. SANITARY SEWER
	EX. CULINARY WATER LINE
	EX. EDGE OF ASPHALT
	EX. CHAIN LINK FENCE
	FUTURE ROAD EXTENTION
	PROPERTY BOUNDARY
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	ROAD CENTERLINE
	ADJACENT PROPERTY BOUNDARY
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	EX. BUILDING

RECORD OF REVISIONS		

0 1 2

IF THE ABOVE SCALE BAR DOES NOT MEASURE 1-INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF CRS ENGINEERS AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH CRS ENGINEERS.

PRINCIPAL
D. ANDERSON, P.E.
PROJECT MANAGER
G. NELSON, P.E.
CHECKED BY
D. CROMAR, P.E.
DRAWN BY
K. FOSTER
DRAWING SCALE
1" = 30'
ISSUE DATE
JANUARY 7, 2020

CRS ENGINEERS
Answers to Infrastructure®

4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com

NORTHSTAR
FARMINGTON ORTHOSTAR SUBDIVISION
EXISTING CONDITIONS & TOPOGRAPHIC SURVEY

PRELIMINARY SITE DESIGN

PARK LANE AND CLARK LANE

SALT LAKE CITY, UTAH 84109

PROJECT NUMBER 2020-0582	
SHEET 1	OF 2
SHEET NUMBER CS101	

SANITARY SEWER

A NEW 8" PVC SDR 35 SEWER LINE WILL BE EXTENDED WESTERLY FROM THE EXISTING SEWER MANHOLE INSTALLED AS PART OF THE UTAH FIRST CREDIT UNION (1155 W PARK LANE) LOCATED NEAR THE SOUTHWEST CORNER OF SAID CREDIT UNION PARCEL. THE NEW 8" SEWER WILL TERMINATE WITH A MANHOLE TO BE LOCATED ON LOT 2 AT FARMINGTON MEDICAL OFFICES SUBDIVISION. THE MEDICAL OFFICES FOR LOTS #1 AND #2 WILL BE SERVICES WITH SEPARATE SEWER LATERAL AND SIZED BASED ON MECHANICAL ENGINEERING CALCULATED SEWAGE FLOWS.

SEWAGE EASEMENTS, IF REQUIRED, WILL BE DESCRIBED AND SHOWN ON THE FINAL SUBDIVISION PLAT.

STORM DRAIN

ONSITE STORM DRAINAGE FACILITIES WILL BE DESIGN AND CONSTRUCTED IN ACCORDANCE WITH FARMINGTON CITY REQUIREMENTS. DESIGNS WILL INCLUDE LOW IMPACT DESIGN (LID) REQUIREMENTS AND DETENTION/RETENTION REQUIREMENTS. BOTH ABOVE GROUND AND UNDERGROUND STORAGE ARE ANTICIPATED FOR THIS DEVELOPMENT. STORMWATER DISCHARGE/RELEASE WILL OCCUR INTO THE EXISTING STORM DRAIN LINES THAT RUN PARALLEL TO CLARK LANE (NORTH SIDE OF ROAD).

SUBSURFACE DRAINAGE

AN EXISTING SUBSURFACE DRAIN LINE AND ASSOCIATED EASEMENT ENCUMBERS THE NORTHEAST CORNER OF LOT 1. THE MEDICAL BUILDING FOR LOT 1 WILL BE LOCATED OUTSIDE OF THE EASEMENT.

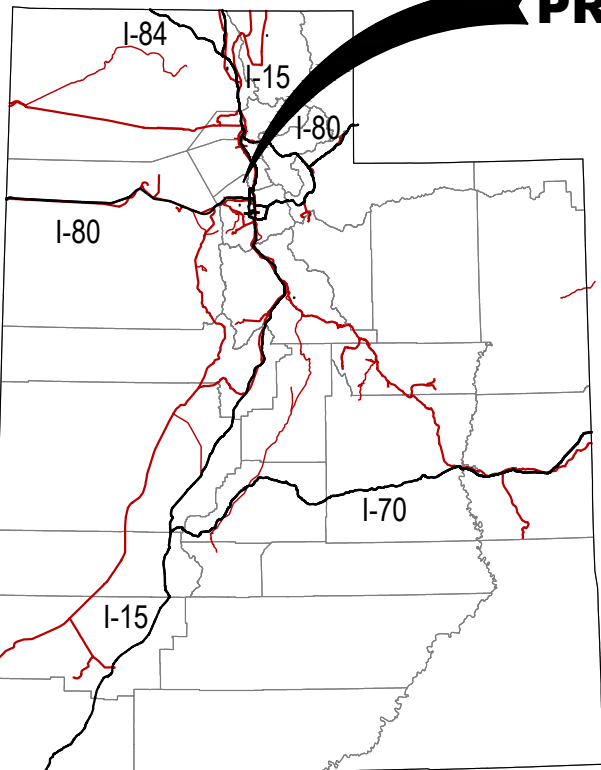
CULINARY WATER

CULINARY WATER WILL BE SUPPLIED FROM THE EXISTING CITY WATER MAIN LOCATED ON THE SOUTH SIDE OF CLARK LANE.

SECONDARY WATER

SECONDARY WATER IS AVAILABLE AND WILL BE FURNISHED BY WEBER BASIN WATER CONSERVANCY DISTRICT. A ONE-INCH (1") SECONDARY WATER LATERAL WILL BE INSTALLED TO MEET THE LANDSCAPING SPRINKLER REQUIREMENTS.

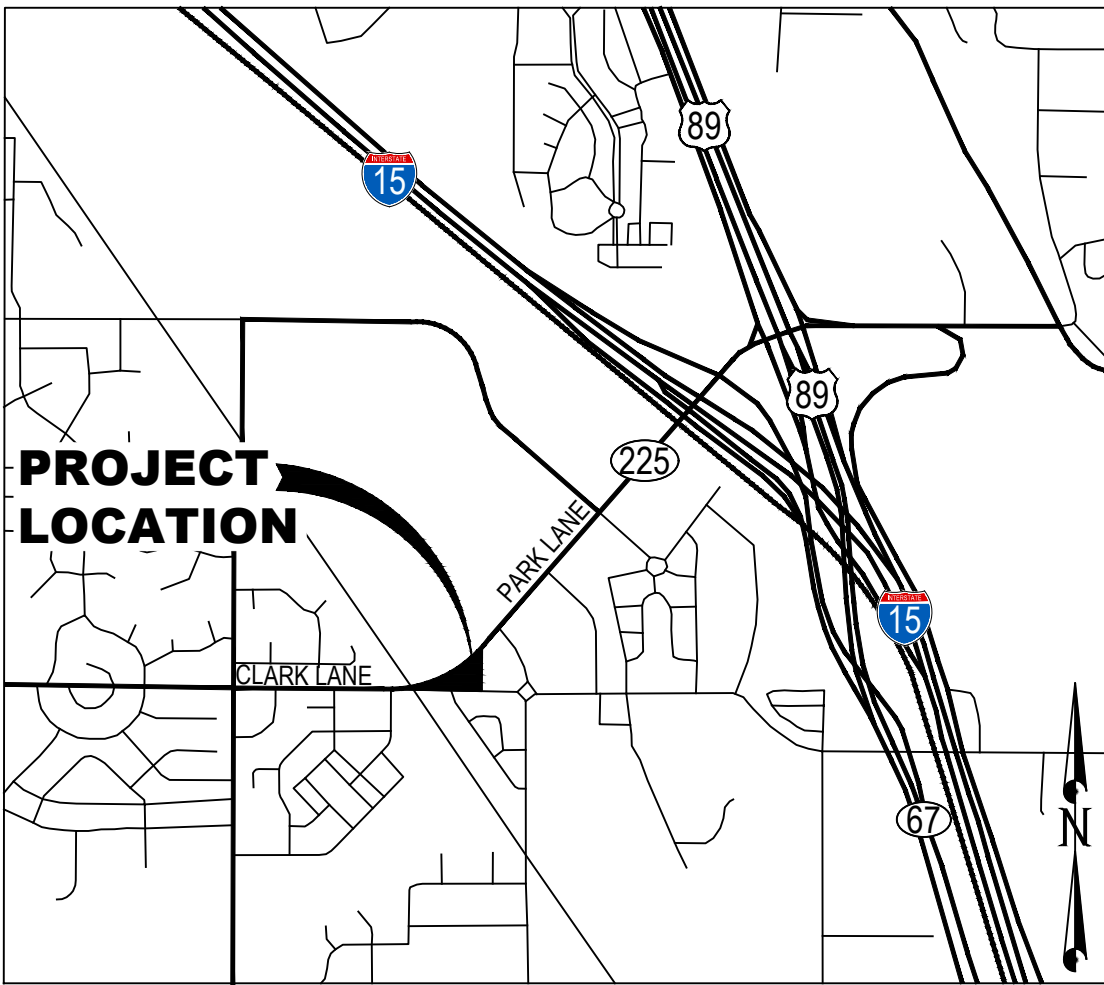
STATE OF UTAH



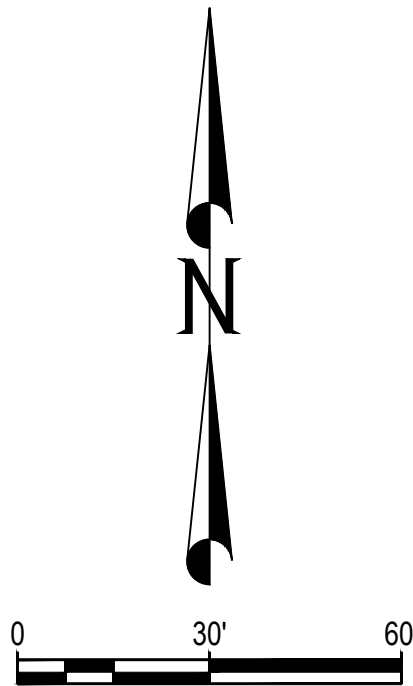
PROJECT LOCATION

LEGEND

- RAILROAD
- MAJOR HIGHWAY
- COUNTY LINE



VICINITY MAP
N.T.S.



LEGEND

- PAVEMENT MARKING
- TRUNCATED DOME
- EDGE OF CONCRETE
- PARKING STRIPING
- CURB AND GUTTER
- PROPERTY LINE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DETENTION / RETENTION BASIN
- SD STORM DRAIN
- W CULINARY WATER
- SS SANITARY SEWER
- LANDSCAPE AREA
- NEW BUILDING

PARKING COUNTS

BUILDING SQUARE FOOTAGE	12,000± & 11,804±
LOT 1 (INCLUDING 2 ADA)	55 STALLS (4.75 PER 1000 SF)
PROVIDED STALLS	49 STALLS
STREET PARKING	16 STALLS
LOT 2 (INCLUDING 2 ADA)	65 STALLS (5.40 PER 1000 SF)
PROVIDED STALLS	47 STALLS
STREET PARKING	8 STALLS

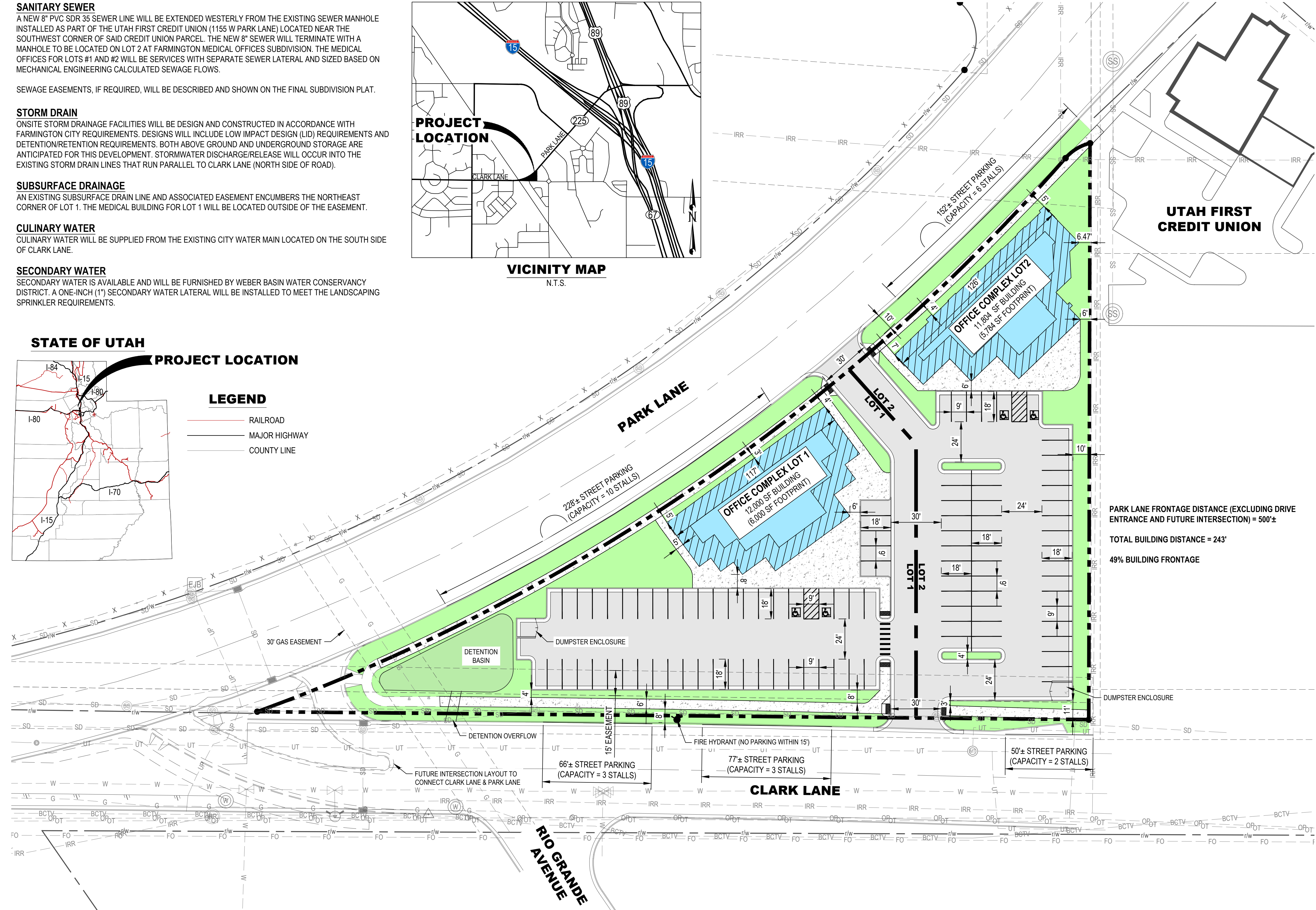
LOT SIZES (TOTAL AREA = 2.59 ACRES)

LOT 1	39,099 SF = 0.90 ACRES
PARK LANE FRONTAGE 1	0.39 ACRES
CLARK LANE FRONTAGE 1	0.30 ACRES
TOTAL LOT 1 AREA	1.59 ACRES
LOT 2	31,993 SF = 0.73 ACRES
PARK LANE FRONTAGE 2	0.19 ACRES
CLARK LANE FRONTAGE 2	0.08 ACRES
TOTAL LOT 2 AREA	1.00 ACRES

LANDSCAPING PERCENTAGES

LOT 1 LANDSCAPE AREA (INCLUDES FRONTAGE AREA)	0.31 ACRES (GREEN SPACE) 19% LANDSCAPE
LOT 2 LANDSCAPE AREA (INCLUDES FRONTAGE AREA)	0.19 ACRES (GREEN SPACE) 19% LANDSCAPE

NOTE: ROAD FRONTAGE AREA INCLUDES THE ROW ADJACENT TO THE LOT BOUNDARY TO THE ROAD CENTERLINE.



File Path: P:\2020-0582 Northstar-Park Lane Medical Site DsgnDrawings\SHEETS\CP101 SITE PLAN.dwg Jan 08, 2021 - 10:24am

RECORD OF REVISIONS

0 1 2
IF THE ABOVE SCALE BAR DOES NOT MEASURE 1-INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF CRS ENGINEERS AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH CRS ENGINEERS.

PRINCIPAL: D. ANDERSON, P.E.
PROJECT MANAGER: G. NELSON, P.E.
CHECKED BY: D. CROMAR, P.E.
DRAWN BY: K. FOSTER
DRAWING SCALE: 1" = 30'
ISSUE DATE: JANUARY 7, 2020

CRS

CRS ENGINEERS
Answers to Infrastructure®

4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com

NORTHSTAR
FARMINGTON ORTHOSTAR SUBDIVISION
SITE PLAN

PRELIMINARY SITE DESIGN

PARK LANE AND CLARK LANE

SALT LAKE CITY, UTAH 84109

PROJECT NUMBER	2020-0582
SHEET	2 OF 2
SHEET NUMBER	CP101