

Farmington City Planning Commission

June 17, 2021

FARMINGTON CITY
PLANNING COMMISSION
May 20, 2021
ELECTRONIC MEETING

STUDY SESSION

Present: *Chairman Alex Leeman; Vice Chair Rulon Homer; Commissioners Greg Wall, Larry Steinhorst, John David Mortensen (via Zoom), Mike Plaizier, and Erin Christensen.* ***Staff****: Community Development Director David Petersen and Planning/GIS Specialist Shannon Hansell, Associate Planner Meagan Booth & Planning Secretary Carly Rowe.* Affordable Housing Committee members in attendance included City Councilmembers Shawn Beus and Amy Shumway; Jake Young (via Zoom); and Kurt Peterson.

Affordable Housing Discussion

Community Development Director **David Petersen** addressed the Commission, directing their attention to the policy draft. The definition of "moderate income housing" is from state code. After meeting with the Planning Commission a few weeks ago and also in January 2021, the Staff is proposing requiring all subdivides with property and developers of dwelling units to set aside 10 percent of their units for affordable housing.

The proposed policy language is the following: "Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the subdivider provides: 1. Open space; or 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or 3. Some other public benefit; or 4. A combination of 1, 2, and 3 above."

The big exemption is that this would not apply to subdivisions with two or fewer lots. When Mayor **Jim Talbot** and City Manager **Shane Pace** reviewed this, they wanted to specifically call out that exemption.

Chapters 10 (agriculture zones), 11 (east side single-family residential zones), 13 (multiple-family residential zones), 17 (original townsite residential), 18 (mixed use districts), 19 (commercial mixed use), and 20 (neighborhood mixed use) are all chapters with residential uses, and each kind of repeats itself. The new policy language would be inserted into each.

The zoning ordinance in Farmington started in 1957, with a big update in 1999, when the City Council and Planning Commission down-zoned the entire City and encouraged applicants to set aside open space to get the pre-1999 densities. It was a risky thing that the City didn't get sued for. Now, trails and open space have been achieved and there needs to be a shift from open space to affordable housing instead. This is a big policy question. The Transfer of Development Rights (TDR) approach has lost favor with the Council because it is hard to treat people fair, but conservation subdivisions are still being adhered to in the right areas. This will affect lot width and setbacks, making them smaller and narrower. The flexibility increases in tight situations.

Petersen gave an example, saying an applicant of 20 lots would be required to set aside two lots for affordable housing. When the applicant complains and says that will eat into their profits, the City could offer alternative 10,000 square foot lots instead of 20,000 square foot lots. That is like an additional 13 to 15 more lots, which is significant. That is going back to pre-1999 numbers. It is a big "carrot" to dangle in front of applicants.

The average sale price for Farmington homes built in the last three years is $802,000, according to the Multiple Listing Service (MLS). That is for homes built from 2018 until March of 2021. That was sobering to the Affordable Housing Committee. In Davis County, 80 percent Area Median Income (AMI) for a five-person household is an income of $74,640. The standard is 30 percent of their income, or $22,392, should be spent for housing, according to Housing and Urban Development (HUD) figures. They can afford a $390,000 home with a 3 percent interest rate. That is a $412,000 gap in Farmington. For multi-family, the figure is 60 percent, or a rent of $1,347 for a $153,000 building cost of an apartment unit.

Kurt Peterson addressed the Commission, providing fee in lieu information. He began building affordable housing in 2002, starting a company in 2003. He has built 1,400 affordable housing units that he still owns and manages in Utah and Idaho. The 30 percent of income that can be spent on housing would include rent/mortgage, utilities, taxes and insurance. For those earning about $75,000, that would be $22,000 per year. Those making $75,000 a year usually have bad credit and get higher interest rates on home loans, which usually mortgages 90 percent or more of the home value. The annual payment with interest is $15,000. Estimated utilities in Davis County are $2,000 per year. Annual home owners' insurance is $585. Annual county taxes are $2,000. Considering all these figures, the person making $75,000 annually can only afford a $390,000 home. If interest rates go up, the amount for a house that people can afford will go down, and the difference between the cost of an average home in Farmington and one that they can afford will grow.

Commissioner **Greg Wall** understands these concepts, figures and formulas, and wants them to be repeatable every year. Private mortgage insurance (PMI) was shown at 100 percent of the mortgage amount, and he would like to know if the formula could allow for a down payment.

Petersen said there may be a table put in for the fee in lieu section, with affordable housing factors and tables that should be updated annually. The City will have the City Manager or a housing expert get into the tweaks and minutia of the policy.

Peterson said it will cost $1,000 to $2,000 annually to have a broker update this. The developer can decide whether to sell homes at the $390,000 level (or the updated figure), or to pay a fee instead. A deed would be drafted that governs that piece of property so that the next person who buys that home is still an 80 percent qualifying home buyer. The first home owner can sell the house for an amount determined by the City's newly updated affordable housing figure, potentially gaining equity. The deed restriction makes the City the winner, keeping the school teachers, city employees and firemen living in their communities. The City could take that money and buy a home for use as affordable housing, or offset building permit fees for affordable housing projects.

Petersen said the developer would be getting a huge reward for setting aside affordable housing, which in this case would be a 67 percent increase in the number of lots. If the Council and Commission approve this policy, **Peterson** said it would be revolutionary.

Councilman **Alex Leeman** asked if there would be a separate ordinance addressing where to put the money from the fee in lieu and how it can be spent, which the City does not have yet. He also asked if people would be asked to qualify as 80 percent of AMI only upon initial purchase of the home. If their income increases dramatically afterward, they could not be thrown out of the house, and the amount the home could sell for would still be capped with a deed restriction. **Petersen** said it also must be owner-occupied. This could be in the deed.

Peterson said the Olene Walker Housing Loan Fund, a state-run agency, would consider taking a look at this policy. The previous director, who has now retired, told **Peterson** said he would consider the policy and also consider serving as the governing authority for Farmington City. As such, this agency could check on if the buyer qualifies and is sticking to the deed requirements. If there is a transaction (such as a change in ownership), this agency would have to approve it. They would also check on the home each year, to ensure that it is owner-occupied. There would be an annual certification. The Davis Housing Authority may be another option, and is interested. **Peterson** said Olene Walker Housing would be better able to enforce things. Those who apply would have to bring in W2s, bank statements, etc.

Peterson addressed renting affordable housing. While buying a home was at 80 percent AMI, renting is figured at 60 percent AMI. The figures show that a 60 percent qualifier could afford $1,347 a month for rent. The County says it is about $100 a month for utilities a three-bedroom unit. Also, $80 goes to the Homeowner's Association (HOA). This leaves $1,167 for rent, after paying for utilities and HOA. The average monthly rent for a three-bedroom new unit is $1,800 in Farmington. The difference is $633 monthly. Annualized that is $7,596 that they can't make up. The City takes that and puts it out 30 years at an interest rate 3 of percent to figure out the fee in lieu.

Leeman asked for the policy to include verbiage that in an apartment or owned condo project, there are a set number of units set aside for affordable housing, but that those units can vary instead of always being units 1 and 2, for example. That way, it would be difficult to identify who the 60 percent qualifying people are.

Petersen said the affordable housing policy for rentals would predominantly be in mixed use areas north of Park Lane and by Cabela's, governed by Chapter 18. The City does not have that unique 1999 downzone in those areas. The proposed language is: "Minimum Requirement: Developers must provide or set aside dwelling units equal in number to ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developers provides: 1. Open space; or 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or 3. Some other public benefit; or 4. A combination of 1, 2, and 3 above.6 B. Exemption: Developments resulting in two or fewer additional dwelling units are exempt from the minimum moderate-income housing requirements of this Section. C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing." **Petersen** said the additional dwelling units in C is the kicker. Prior, this is where the open space tables were. Now, this is where negotiations can start.

Leeman wants more definition in "some other public benefit." **Petersen** said making a park more usable, land swaps, etc. at the developer's cost could qualify for public benefit. While providing open space is still an option for developers to get additional density, that would only be at the discretion of the City. The City may prefer the affordable housing option instead of open space. **Leeman** understands that **Pace** didn't like the TDR ordinance, although the Commission does. There is now a way to "pay" for moderate income housing with the fee in lieu, but is there a way to "pay" for open space anymore? There are 70 lots in a "bank" of TDRs. How does the City "cash out" those TDRs that had been earmarked for parks and open space?

An option was suggested that no more TDRs are given to the bank, but that the remaining 70 TDRs can be purchased from the bank. **Leeman** said the purpose for the TDRs is because Public Works didn't want a lot of neighborhood pocket parks, but would rather consolidate those small open spaces into a large open space of some kind, like a large regional park. Perhaps developers would want to "purchase" TDRs from the bank in exchange for being allowed to increase density in their project. The policy doesn't address that. **Petersen** wants to look at that. **Leeman** doesn't want to forget about the City's TDR bank.

Peterson said to determine who gets to buy the affordable housing, the City needs to say that income will be verified, but then leave that verification up to the agency governing the program. The housing authority maintains ques and waiting lists.

Petersen said according to the state, Farmington is short 220 low to moderate income housing units. There is a desire to create some equity in owner-occupied housing. The chances of making a big dent in the moderate income housing crunch by focusing on the "donut" of available space is not going to be hugely significant, and it will be expensive. The "donut" is everything outside of the 500-acre mixed use area north of Park Lane. The "hole" is primarily multi-family while the "donut" is primarily single-family. However, with multifamily projects by Castle Creek, McCandless, and Wasatch coming in the near future, some developers are getting interested in providing moderate income housing in exchange for incentives. Wasatch is interested in doing a project on their site with a parking garage, interspersing all 220 moderate income housing units throughout the development, with 440 market-rate units. In one year, Farmington could meet all affordable housing goals imposed by the state. He doesn't think the City will have any problems hitting the state gap.

In an effort to find out what developers may think of this new policy, **Petersen** recently talked with Symphony and Garbett Homes. They both liked it, but had some input. **Jacob Ballstaedt** told **Petersen** that the 30 townhomes at Fiore

for sale for $375,000 may help. **Peterson** noted that it is not met by just the sales price, but by the qualifying buyer and the deed restriction. The cap needs to be in place. A developer asked if townhome units could be blended in with single-family home projects to satisfy affordable housing. **Petersen** said that is an interesting concept. **Petersen** said in Summit County, they require deed restricted Accessory Dwelling Units (ADUs) with separate entrances from the main dwelling. That is another way to look at this.

Peterson said in a recent conversation with one of the largest multifamily builders in the state, it was suggested that ADUs are not very valuable because the underlying mortgage sits with the bigger house. Therefore, the person in the ADU didn't benefit from any equity. How can the City ensure that that ADU stays affordable? It gets messy. They are not an effective tool, although they sound good. The idea is sound, but the practicality is not there. There could be a lawsuit around enforcement issues. The banks and what they would lend for is an issue also.

Wall suggested using the funds from the fee in lieu to help people when they build a new house offset the extra expense for separate heaters or utility meters needed for an ADU. If costs were mitigated, the market rate of the ADU would be affordable for the 80 percent qualifier.

Peterson said all their kids are going to need moderate income housing. The developers will come in and build. To make an impact and be a well-rounded community, this policy is a big opportunity. It will make a difference in peoples' lives for a long time. He hopes the Council and Commission can be behind that. It is not hurting anyone, if developers get additional density. This will be monumental in the state and become the first of many to follow.

City Councilman **Shawn Beus** said even forming a housing committee is a big deal. Farmington should be willing to go over the state's goal and do what is best for the community. **Petersen** said the policy can be tweaked after the fact because some things can't be forseen until a policy is enacted. City Councilwoman **Amy Shumway** likes that it is leftup to Council discretion, so they can pick between open space and affordable housing.

Peterson said the condo market went away due to litigation. If there is a problem in the condo unit, owners (in an HOA) can go back and sue the developer for up to 10 years. Usually single-family home owners don't sue their home builder 10 years later. Therefore, insurance for condos is four to five times higher than it is for single-family homes.

Wall said he is not opposed to rental units in the donut, but because of the opportunity to create equity and having the owner on site, he would like to see a push for three-bedroom units that a family could live in, rather than studios or one-bedroom units. He wants the single-bedroom units to be a lower-than-average percentage. Also, it would be helpful for developers to see a GIS map pointing out moderate income housing elements.

Petersen said tonight there are three agenda items, and one public hearing for a temporary produce stand. He would like to finish off the regular Commission meeting with more talk about affordable housing.

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 and Planning/GIS Specialist Shannon Hansell, Associate Planner Meagan Booth & Planning Secretary Carly Rowe.*

Alex Leeman opened the meeting at 7:27 PM.

Item #1 Minutes

Rulon Homer made a motion to approve the minutes from April 22, April 30 (special meeting), and May 6, 2021. **Mike Plaizier** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Community Development Director **Dave Petersen** reported on the May 18, 2021, City Council meeting, saying it was light on planning issues, as the Council focused on the budget. The council approved shifting conditional uses to special exceptions. They need more time with the modified Maker Way cross section, and showed a dislike for the "Maker Way" name. The City has final say on street names.

SUBDIVISION APPLICATION

Item #3 Lonnie Bullard – Applicant is requesting final plat approval for Oakwood Estates Phase 10, located at 539 W Oakwood Place in the LR-F (Large Residential Foothill) zone. (S-10-21)

Petersen presented this agenda item. Years ago, four persons including Lonnie Bullard got together to do this project. All had horses and lived in the area of 1400 North. They wanted to do subdivision with many lots. Over the years they have been platting and selling lots per the original Development Agreement. Staff is recommending approval.

The applicant, Lonnie Bullard, is requesting final plat approval for Oak Wood Estates Phase 10, which is located at 539 W. Oakwood Place. The proposed one-lot subdivision is already defined, and all of the improvements have been completed in earlier phases of the Oakwood Estates/Bray Subdivision. Additionally, the preliminary plat, which acted as a Master Plan for the entirety of the Oakwood Estates Subdivision, has been approved. This is largely a simple exercise in platting this lot according to the ordinance.

Commissioner **Greg Wall** knows the Bullard's well, and they are good people. He said the plat looks good.

MOTION

Greg Wall made a motion that the Planning Commission approve the proposed final plat for Oakwood Estates Phase 10 subject to all applicable Farmington City ordinances and development standards, and supplemental information 1 and 2 (including vicinity map and final plat).

Rulon Homer seconded the motion, which was unanimously approved.

CONDITIONAL USE APPLICATION

Item #4 Jami McFarland (Public Hearing) – Applicant is requesting approval for a temporary produce stand, located on a small portion of the parking lot at 1284 N 1075 W, in the C (Commercial) zone. (TU-1-21)

Planning/GIS Specialist **Shannon Hansell** presented this agenda item. The McFarland Fruit Stand is at the southern end of the Extra Space Storage (the old K-Mart building) parking lot. The applicant has a lease agreement with Landvisions, LLC, who owns the property. The agreement extends from July 7, 2021, to September 7, 2021. The shaved ice stand will be there, and this will be next to it. The application says they don't need any utilities. **Petersen** said there is plenty of parking available there.

Jami McFarland (owner of McFarland Family Farms in West Weber, Utah, west of Ogden on 12th Street) addressed the Council. This is to sell freshly harvested fruits and vegetables, especially the best sweet corn. It will be serviced by an 18-foot box truck with a lift gate to lower the bins, and a pallet jack will move the bins into location for display. She would like the City to call her directly if there are any concerns. It will have a nonpermanent, stable 10-feet-by-20-feet wooden structure brought onto location.

Alex Leeman opened and closed the public hearing due to no comment at 7:39 PM.

MOTION

Erin Christensen made a motion that the Planning Commission approve the temporary use subject to all applicable Farmington City ordinances and development standards, supplemental information 1-2 (including vicinity map and various attachments from applicant), and the following conditions:

1. The use begins no earlier than July 7, 2021, and terminates no later than September 7, 2021.
2. The applicant must obtain all other applicable permits for the operation of the temporary use including but not limited to a business license from Farmington City, all health department regulations, and all applicable building codes.

Findings for Approval 1-6:

1. The proposed use of the particular location is necessary and desirable, and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

Greg Wall seconded the motion, which was unanimously approved.

ZONE TEXT AMENDMENT

Item #5 Farmington City (Public Hearing) – Applicant is requesting a recommendation to consider amendments to the blight sub-paragraph 3 of Section 11-3-045 A. of Title 11 (the Zoning Ordinance) to modify/remove the TDR requirement. (ZT-15-21)

Petersen presented this agenda item. Applicant Farmington City is requesting a recommendation to amend Section 11-3-045 A. 3. of the Zoning Ordinance to remove the TDR language for Special Exceptions for additional lots related to blight. **Petersen** said this had been used a few times in the City's history: Sydney Corner's used to be the Makin property with dilapidated homes. A house fire burnt the house down, and a modular home was later brought in. The parents passed away, and a family member was still living there. Incentives were sought to help clean up this property. TDRs were sold to help clean this up. Sanchez across the street didn't look as bad as the Makins, but there were significant code violations that concerned the building official. The City Council said if it is blight, it's blight, and they have police powers to mitigate it. They contemplated then removing this TDR language for blight.

Alex Leeman opened and closed the public hearing due to no comment at 7:51 PM.

MOTION

Larry Steinhorst made a motion that the Planning Commission recommend that the City Council amend Section 11-3-045 A. of the Zoning Ordinance as follows:

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district.
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title.
3. ~~A transfer of development right (TDR), or rights, established because of blight, which results in a~~n additional lot, or lots, or a dwelling unit, or units as an incentive to eliminate blight, subject to written agreement by the City at the sole discretion of the City Council.
4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or
5. Additional dwelling units to provide housing for moderate-income households, subject to written agreement by the city at the sole discretion of the City Council.

A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

Findings for Approval 1-2:

1. An objective to eliminate blight is consistent with the goals and policies of the City's General Plan and Zoning Ordinance and advances the public health, safety, and welfare of citizens in the community.
2. Under the right circumstances, approval of additional dwelling units to remove blight may be an appropriate use of the City's police power; and if the City Council determines that this is the case, it is counterproductive for a property owner to pay for an incentive---as now required under the current TDR language.

Mike Plaizier seconded the motion, which was unanimously approved.

MISCELLANOUS, CORRESPONDENCE, ETC.

Item #6 Other

The Commission continued the moderate-income housing discussion from the study session. **Petersen** suggested working townhomes into single-family developments to provide moderate-income housing. The policy says "dwelling units," so it may be possible. **Leeman** wants affordable units that are mixed in, so nobody knows which is which. He does not want to create an enclave in Farmington where the poor people live. He is concerned about knowing how to sunset the affordable housing aspect.

Peterson said Utah Housing Corporation (UHC) had 99 years on the deed restriction, which was too long. They started out with 30 years. Therefore, it should be somewhere between 30 and 99 years. He has seen qualifiers improve the house such as finishing the basement or adding a bedroom, even if the sale price would be capped. It is about if they want to stay. Another option is to get improvements approved prior, so that they can be included in a future sales price.

Those present want a table in Chapter 28. **Wall** would like a base table for a base year with actual numbers. He also wants a separate table that mentions the source of where future numbers should come from. It should be the same source every year, and everyone should know where the data is coming from.

Leeman is concerned with Part C being too broad and becoming a free-for-all. That language is: "Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an

incentive to a developer to provide moderate income housing." Could there be a limit? **Petersen** answered up to the limit to yield to 10,000 square foot lots. That is a good comment that needs to be addressed.

Commissioner **Erin Christensen** asked where the 10 percent came from. **Petersen** answered that we will talk about this at our next meeting.

Wall said there are not a lot of developers like Cowboy Partners that specialize in moderate income housing because it is hard to do and has a huge learning curve. It may be hard for developers to follow this new policy in Farmington, so the City may consider sharing some resources such as examples of deed restrictions.

Peterson said a sample deed needs to be attached to the ordinance for everyone to follow, one for a single-family and one for a multi-family unit. Olene Walker Housing governs it every time it sells, because the title company will call Olene Walker Housing. Many of property management companies do this, as it is in their wheel house. It gets tricky with the federal tax credit; that is the huge learning curve. But this is not about tax credits. If this gets approved, this will start a wave across the state. He reminded the Commission that they cannot deny on the premise of if a project is for-sale or for-rent, or affordability. The amount of tax credits that a developer can get are finite. Therefore, Farmington will not get a lot of moderate income housing projects in the near future. There will not be increased crime or problems with proper management and tenant background checks.

Petersen said this is not really giving more density. It is actually giving pre-1999 numbers back.

ADJOURNMENT

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

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Alex Leeman, Chairman

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

1. Wasatch Properties Presentation
2. Questions or concerns the City Council may have on agenda items.
3. Closed Session for Property Acquisition.

FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, June 15, 2021, at 7:00 p.m.** The meeting will be held at the Farmington City Hall & electronically over Zoom for the public, 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. 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 HEARING:

7:05 Amended Municipal Budget for Fiscal Year Ending June 30, 2021

7:15 Adopt Municipal Budget for Fiscal Year Ending June 20, 2022

Minute motion adjourning to the Redevelopment Agency meeting.
(See RDA Agenda)

Minute motion to reconvene the City Council Meeting.

NEW BUSINESS:

7:45 Interagency Cooperative Agreement – UTA Bus Stop Upgrade Project

7:50 Award Bid for Garbage Collection

8:00 Consider Addendum Approval from Horrocks Engineers for Additional Design Work for the 950 N Street Project

8:05 Approval of Kilgore Companies to Construct the FY22 Road Maintenance 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. Fiore' Investments LLC Improvements Agreement
2. Davis County Dispatch Agreement
3. Approval of Minutes from May 4, 2021
4. Approval of Minutes from June 1, 2021

GOVERNING BODY REPORTS:

8:15 City Manager Report

1. Building Activity Report May

8:20 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, 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 June 10, 2021.

DATED this 10th day of June, 2021.

FARMINGTON CITY CORPORATION

By: _____
Heidi Bouck, City Recorder

Posted June 10th 2021

Planning Commission Staff Report
June 18, 2021

Item 3: Farmington Orthostar Subdivision – Final Plat

Public Hearing:	No
Application No.:	S-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 acres
Number of Lots:	2
Property Owner:	E & H Land LTD and UP, A Utah Corportation
Applicant:	Adam Watts – North Star Builders

Request*: Applicant is requesting final plat approval 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. The developer has followed the Chapter 18 ordinance on Mixed Use Development. The schematic subdivision plan was approved by the City Council on March 2, 2021. The preliminary plat was approved by the Planning Commission on March 18, 2021.

Suggested Motion

Move the Planning Commission approve the Final Plat for the Farmington OrthoStar Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Address any remaining conditions from schematic subdivision plan and preliminary plat approval
2. Address any remaining DRC comments

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. Final Plat

Applicable ordinances

11-18 Mixed Use Districts

12-6-090 - 150 Final Plat



FARMINGTON

VICINITY MAP

Parcel 08-072-0021

0 50 100 150 200 Feet

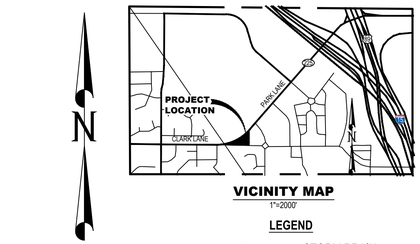
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N W FC E S

FARMINGTON ORTHOSTAR SUBDIVISION

CITY OF FARMINGTON, UTAH

LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



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 ORTHOSTAR SUBDIVISION. THE 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 DESIGNED 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 2. THE OFFICE BUILDING FOR LOT 2 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.

LAND USE IS CURRENTLY VACANT LAND.

SEWER EASEMENT:

A TWENTY (20) FOOT EASEMENT TO BENEFIT THE CENTRAL DAVIS SEWER DISTRICT LOCATED ON LOT 2 AS SHOWN HEREON THIS PLAT. SAID EASEMENT BEING DESCRIBED AS FOLLOWS. TO WIT:
BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 2 WHICH IS LOCATED N00°07'41"E, A DISTANCE OF 228.79 FEET, ALONG SAID EASTERLY LINE, TO THE TRUE POINT OF BEGINNING; THENCE S46°08'40"W, A DISTANCE OF 86.90 FEET.
THE SIDE LINES OF THE ABOVE DESCRIBED CENTERLINE DESCRIPTION ARE INTENDED TO EXTEND FIVE (5) FEET BEYOND THE PROPOSED SEWER MANHOLE AND TERMINATE AT THE EASTERLY LINE OF LOT 2 AND BE EIGHT (8) FEET NORTHERLY AND TWELVE (12) FEET SOUTHERLY OF THE DESCRIBE CENTERLINE.
THE ABOVE DESCRIBED EASEMENT CONTAINING 4,163 SQUARE FEET OF AREA OR 0.096 ACRES, MORE OR LESS.

FIRELINE EASEMENT:

A TWENTY (20) FOOT EASEMENT TO BENEFIT THE FARMINGTON CITY CORPORATION LOCATED ON LOTS 1 & 2 AS SHOWN HEREON THIS PLAT. SAID EASEMENT BEING DESCRIBED AS FOLLOWS. TO WIT:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 2 WHICH IS LOCATED N089°26'48"W, A DISTANCE OF 112.95 FEET, ALONG SAID SOUTHERLY LINE, TO THE TRUE POINT OF BEGINNING; THENCE N00°00'00"W, A DISTANCE OF 181.36 FEET; THENCE N90°00'00"E, A DISTANCE OF 26.92 FEET.
THE SIDE LINES OF THE ABOVE DESCRIBED CENTERLINE DESCRIPTION ARE INTENDED TO EXTEND EIGHT (8) FEET BEYOND THE PROPOSED HYDRANT AND TERMINATE AT THE SOUTHERLY LINE OF LOT 1AND BE TEN (10) FEET EITHER SIDE OF THE DESCRIBED CENTERLINE.
THE ABOVE DESCRIBED EASEMENT CONTAINING 1,699 SQUARE FEET OF AREA OR 0.039 ACRES, MORE OR LESS.

RECIPROCAL UTILITY EASEMENT:

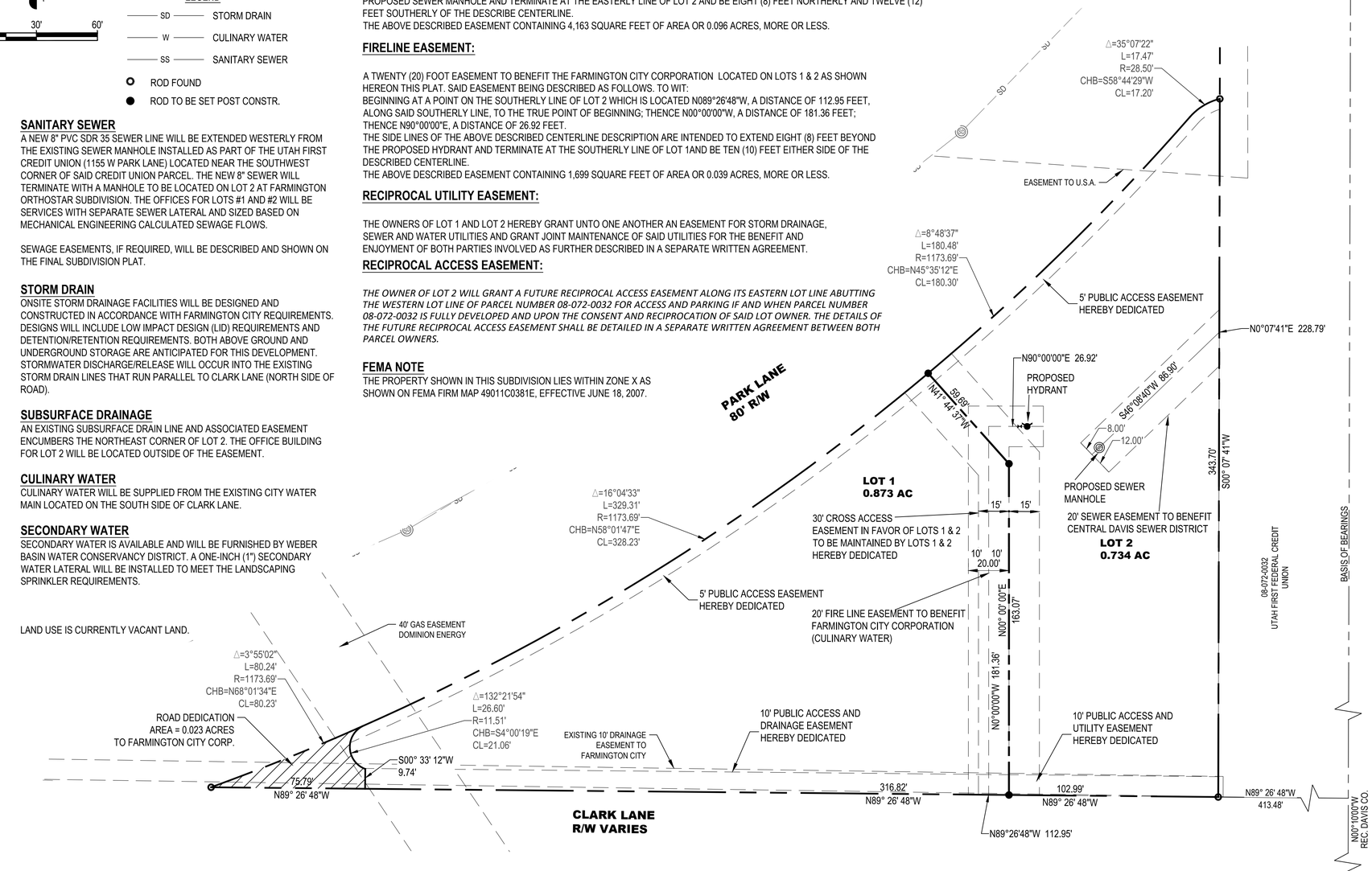
THE OWNERS OF LOT 1 AND LOT 2 HEREBY GRANT UNTO ONE ANOTHER AN EASEMENT FOR STORM DRAINAGE, SEWER AND WATER UTILITIES AND GRANT JOINT MAINTENANCE OF SAID UTILITIES FOR THE BENEFIT AND ENJOYMENT OF BOTH PARTIES INVOLVED AS FURTHER DESCRIBED IN A SEPARATE WRITTEN AGREEMENT.

RECIPROCAL ACCESS EASEMENT:

THE OWNER OF LOT 2 WILL GRANT A FUTURE RECIPROCAL ACCESS EASEMENT ALONG ITS EASTERN LOT LINE ABUTTING THE WESTERN LOT LINE OF PARCEL NUMBER 08-072-0032 FOR ACCESS AND PARKING IF AND WHEN PARCEL NUMBER 08-072-0032 IS FULLY DEVELOPED AND UPON THE CONSENT AND RECIPROCATION OF SAID LOT OWNER. THE DETAILS OF THE FUTURE RECIPROCAL ACCESS EASEMENT SHALL BE DETAILED IN A SEPARATE WRITTEN AGREEMENT BETWEEN BOTH PARCEL OWNERS.

FEMA NOTE

THE PROPERTY SHOWN IN THIS SUBDIVISION LIES WITHIN ZONE X AS SHOWN ON FEMA FIRM MAP 49011C0381E, EFFECTIVE JUNE 18, 2007.



WATER DISTRICT:	CENTRAL DAVIS SEWER DISTRICT APPROVAL:	FARMINGTON CITY PLANNING COMMISSION APPROVAL:
APPROVED BY THE WEBER BASIN WATER CONSERVANCY DISTRICT ON THIS _____DAY OF _____, 2021. _____ SIGNATURE	APPROVED BY THE CENTRAL DAVIS SEWER DISTRICT ON THIS _____DAY OF _____, 2021. _____ SIGNATURE	APPROVED BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION ON THIS _____DAY OF _____, 2021. _____ CHAIRPERSON
FARMINGTON CITY ENGINEER'S APPROVAL:	**FARMINGTON CITY ATTORNEY'S APPROVAL:**	**FARMINGTON CITY COUNCIL APPROVAL:**
APPROVED BY THE FARMINGTON CITY ENGINEER ON THIS _____DAY OF _____, 2021. _____ SIGNATURE	APPROVED BY THE FARMINGTON CITY ATTORNEY ON THIS _____DAY OF _____, 2021. _____ SIGNATURE	THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION IF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AT FARMINGTON CITY, UTAH ON THIS _____DAY OF _____, 2021. ATTEST: _____ TITLE: _____ MAYOR: _____

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SURVEY NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF NORTHSTAR BUILDERS FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY INTO TWO PARCELED LOTS FOR FURTHER DEVELOPMENT.

THE BASIS OF BEARING FOR LINES SHOWN ON THIS SURVEY IS NORTH 0°09'52" EAST, AS MEASURED BETWEEN THE FOUND EAST QUARTER CORNER MONUMENT AND THE NORTHEAST CORNER MONUMENT OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. MONUMENTS FOUND AND USED IN THE COURSE OF THIS SURVEY WERE AS SHOWN ON THIS MAP.

TO CONVERT BEARINGS SHOWN HEREON TO DAVIS COUNTY BEARINGS, ROTATE SAID BEARINGS BY -0°19'52".

SURVEYOR'S CERTIFICATE:

I, JON BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 290669 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.I HAVE PLACED MONUMENTS AS PRESENTED ON THE PLAT.

_____ DATE OF PLAT OR MAP: JUNE 1, 2021

OWNERS DEDICATION:

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT FARMINGTON ORTHOSTAR SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, THOSE CERTAIN STRIPS AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, SEWER, DRAINAGE AND ACCESS PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FARMINGTON CITY, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS DESIGNATED AS CULINARY WATERLINE EASEMENTS (FIRE LINE)FOR CULINARY WATER PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF CULINARY WATERLINES AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO DEDICATE TO WEBER BASIN CONSERVANCY DISTRICT THOSE CERTAIN STRIPS DESIGNATED AS SECONDARY WATERLINE EASEMENTS FOR SECONDARY WATER PURPOSES AS SHOWN HEREON AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENTS FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, A.D. 20_____

_____
E&H LAND, LLP, A UTAH LIMITED LIABILITY PARTNERSHIP
LANCE L. EVANS, PARTNER

ACKNOWLEDGEMENT:

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. 20_____, _____PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE IS THE PARTNER OF E&H LAND, LLP, DID EXECUTE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ _____

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF CLARK LANE, SAID POINT BEING NORTH 00°09'52" EAST 753.13 FEET ALONG THE SECTION LINE AND NORTH 89°26'48" WEST 413.48 FEET, AND RUNNING THENCE NORTH 89°26'48" WEST 495.59 FEET ALONG NORTH LINE TO A POINT ON A NON-TANGENT CURVE TO THE LEFT WITH A 1173.69 FOOT RADIUS, SAID POINT BEING ON THE SOUTH LINE OF THE PARCEL CONVEYED IN THE SPECIAL WARRANTY DEED RECORDED AS ENTRY No. 2580452, BOOK 5194, PAGES 122-123; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHEASTERLY ALONG SAID CURVE 590.03 FEET THROUGH A CENTRAL ANGLE OF 28°48'12", CHORD BEARS NORTH 55°34'59" EAST 583.84 FEET TO A POINT OF REVERSE CURVATURE WITH A 28.50 FOOT RADIUS CURVE TO THE RIGHT; (2) EASTERLY ALONG SAID CURVE 17.47 FEET THROUGH A CENTRAL ANGLE OF 35°07'22", CHORD BEARS NORTH 58°44'29" EAST 17.20 FEET; THENCE SOUTH 00°07'41" EAST 343.70 FEET TO THE POINT OF BEGINNING.

PARCEL No.: 08-072-0021 PARCEL AREA: 1.63 ACRES

FARMINGTON ORTHOSTAR SUBDIVISION

CITY OF FARMINGTON, UTAH
LOCATED IN THE NE QUARTER OF SECTION 23, TOWNSHIP 3 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DAVIS COUNTY RECORDER:
ENTRY NO._____ FEE PAID _____
FILED FOR RECORD AND RECORDED_____ AT _____
IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____ . RECORDED FOR_____
_____
DAVIS COUNTY RECORDER
BY:_____
DEPUTY

File Path:P:\2020-0582 Northstar-Park Lane Medical Site Dsgn\Survey\SUBDIVISION\FARM ORTHO SUB.dwg Jun 01, 2021 - 11:44am

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2) CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED ABOVE AND WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES 5 DAYS PRIOR TO A PRE-CONSTRUCTION MEETING:

OWNER: NORTHSTAR BUILDERS
1059 EAST 900 SOUTH, SUITE 201
SALT LAKE CITY, UTAH 84105
PHONE: (801) 485-0535
CONTACT: TAYLOR MULCOCK

ENGINEER: CRS ENGINEERS
4246 SOUTH RIVERBOAT ROAD, SUITE 200
SALT LAKE CITY, UTAH 84123
PHONE: (801) 359-5565
FAX: (801) 359-4272
CONTACT: D. CROMAR

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
6) THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE, AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT, AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN CONSTRUCTION OF PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR SAFETY CONDITIONS, WHICH CONDITIONS COULD BE HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
8) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM FARMINGTON CITY AND UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
9) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.
10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
15) THE CONTRACTOR AGREES THAT:
    A) THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH DAY.
    B) THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
    C) THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
    D) THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
    E) THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.
16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE AND GROSS NEGLIGENCE OF THE OWNER OR THE ENGINEER.
17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF FARMINGTON CITY.
18) WHEN CONSTRUCTION STAKING IS REQUIRED THE CONTRACTOR SHALL NOTIFY THE ENGINEER/LAND SURVEYOR 1 WEEK IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, INCLUDING RE-STAKING WILL BE SUBJECT TO A CONTRACTOR CHANGE ORDER AND THE IMPACT COSTS OF WORK PERFORMED
19) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
20) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
21) IF EXISTING FEATURES NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FEATURES FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING FEATURES SHALL BE INCLUDED IN THE BID PRICE FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT.
22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL FACILITIES. AS-BUILT DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
23) WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHTS-OF-WAY.
24) NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
25) FURNISH, MAINTAIN, AND RESTORE ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
26) PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH CITY, COUNTY, AND STATE REGULATIONS FOR WORKING IN THE PUBLIC WAY.
27) FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
28) TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.
29) CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
30) ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
31) STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

GENERAL CLEARING AND GRADING NOTES:

1) CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH FARMINGTON CITY STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, RE-VEGETATION REQUIREMENTS, AND THE SWPP PLAN AS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY AND DIVISION OF AIR QUALITY.
3) THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS OUTLINED IN THE CONSTRUCTION STANDARDS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE GEOTECHNICAL REPORT
4) SEDIMENTATION BMP'S SHOWN ON THE EROSION CONTROL AND SEDIMENT CONTROL PLANS (STORM WATER POLLUTION PREVENTION PLAN) TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.
5) DUST CONTROL BMP'S ARE TO BE ON SITE AND IMPLEMENTED AS SOON AS LAND DISTURBANCE OCCURS.
6) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY CRS ENGINEERS. IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND CONTACT CRS ENGINEERS. WORK IS TO REMAIN STOPPED UNTIL THE ENGINEER PROVIDES A WRITTEN NOTICE TO RESUME WORK.
7) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, CHANNELS, DITCHES, AND SWALES FREE FROM DEBRIS, SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN OR VIOLATE ANY CITY, STATE, OR FEDERAL LAWS.
8) BMP'S ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM FARMINGTON CITY.
9) IF DISTURBANCE OCCURS OUTSIDE THE LIMITS OF DISTURBANCE, WORK WILL STOP AND REMAIN STOPPED UNTIL A WRITTEN RESPONSE IS RECEIVED FROM THE ENGINEER.
10) THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE.
11) NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER.

GENERAL UTILITY NOTES

1) THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
2) START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UPHILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
3) CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
4) STORM DRAIN - SEE FARMINGTON CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY AS SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY STANDARDS AND DETAILS.
5) ALL DIMENSIONS AND GRADES OF EXISTING STORM DRAIN PIPES, BOX CULVERTS, STRUCTURES, ETC. SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
6) THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.
7) VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
8) ALL DIMENSIONS, GRADES, AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9) NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10) ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ABBREVIATIONS

APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BF	BLIND FLANGE
BLDG	BUILDING
C	CHORD LENGTH
C TO C	CENTER TO CENTER
CB	CHORD BEARING
CI	CAST IRON
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
DI	DUCTILE IRON
DIM	DIMENSION
DTL	DETAIL
E	EAST
EA	EDGE OF ASPHALT
EG	EXISTING GRADE
EL	ELEVATION
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EW	EACH WAY
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FLG	FLANGE
FT.	FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IR	IRON ROD
IRR	IRRIGATION
LT	LEFT
L	LENGTH
LBS	POUNDS
L.F.	LINEAR FEET
LIN.	LINEAR
LP	LOW POINT
MAX	MAXIMUM
MEG	MATCH EXISTING GRADE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PE	PLAIN END
PG	PAGE
PI	POINT OF INTERSECTION
PJDI	PUSH-ON JOINT DUCTILE IRON
PSF	POUNDS PER FOOT
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R	RADIUS
RT	RIGHT
RJ	RESTRAINED JOINT
S	SOUTH
SEC	SECTION
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
T	TOP
TB	THRUST BLOCK
TBA	TO BE ABANDONED
TBC	TOP BACK CURB
TC	TOP OF CONCRETE
TYP	TYPICAL
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
VERT	VERTICAL
W	WATER
W	WEST
W/	WITH
WWF	WELDED WIRE FABRIC

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. EYRE, PE
PROJECT MANAGER: D. CROMAR, PE
CHECKED BY: K. BAILEY
DRAWN BY: C. RICH
DRAWING SCALE: NONE
ISSUE DATE: JUNE 1, 2021

CRS ENGINEERS
Answers to Infrastructure®
4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com

NORTHSTAR BUILDERS
FARMINGTON ORTHOSTAR SUBDIVISION
GENERAL NOTES & ABBREVIATIONS

PARK LANE AND CLARK LANE — FARMINGTON, UTAH

STAMP: REGISTERED PROFESSIONAL ENGINEER — No. 181656 — DOUGLAS CROMAR — STATE OF UTAH

PROJECT NUMBER: 2020-0582
SHEET: OF
SHEET NUMBER: G002

Planning Commission Staff Report
June 17, 2021

Item 4: Subdivision and Special Exception Request

Public Hearing:	No
Application No.:	M-1-21 & S-6-21
Property Address:	182 North 375 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	6.52 Acres
Number of Lots:	2
Property Owner:	Loomis Holdings, LLC
Agent:	Joseph Loomis

Applicant is requesting special exception to allow access to a proposed building lot over an adjacent building lot and a recommendation for subdivision approval related thereto (lot split).

Background Information

The applicant, Joe Loomis, is requesting that Farmington City approve the proposed subdivision "Residences at Farmington Hills Phase 1, Second Amended", by subdividing Lot 118 of the Residences of Farmington Hills into two lots. Originally the schematic plan and preliminary plat for the Residences of Farmington Hills showed two lots at this location, but the final plat did not. The final plat was recorded on January 9, 2018, and approvals for the schematic plan and preliminary plat have long since expired. As such, Mr. Loomis' request constitutes a new and separate subdivision application. "Development of individual residential lots located in an approved subdivision shall comply with conditions, standards and requirements established through the subdivision approval process". (first sentence, Section 11-30-030 D. of Chapter 30 of the Zoning Ordinance (Foothill Development Standards)).

It is proposed that both lots front Flag Rock Drive (375 East), but due to the steep topography it is not possible for the applicant to provide direct access to a public street for the southerly lot and not exceed the maximum 14% slope required by City ordinance for driveways (Section 11-30-050 G. 5.). However, as per Section 11-32-060 A. 5. of the Zoning Ordinance the applicant is requesting a special exception to the direct access standard. This section states:

> Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of section 11-3-045 of this title and the grant of a special exception, direct access for a building lot may include access over one

adjacent building lot, provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the city, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.

The Planning Commission reviewed this request in conjunction with a public hearing on April 22, 2021, and tabled consideration of the application "to allow time for the applicant to show the City if it is possible to resolve issues set forth in the findings of Motion "A" in the Staff Report, This includes Supplementary information 1-6: vicinity map; proposed subdivision—the Residences of Farmington Hills Amended; proposed residential site plan for the southerly lot; memo from GeoStrata, April 16, 2021; slope/contour information prepared by City staff; Section 11-3-045 of the Zoning Ordinance".

The following includes the findings in "Motion 'A'" referenced in the preceding paragraph. The text in red italics imbedded within these findings shows what the applicant has done to complete unresolved issues identified at the April 22nd Planning Commission meeting.

Findings *(1 through 4) from the April 22, 2021 Staff report*:

1. The applicant has not provided a study for the new subdivision to show the existing areas with slopes greater than 30%, and the usable area as well. [Note: a great deal of grading has already occurred on-site]. *The applicant prepared a study resulting in a map which shows slopes specific to the site/subdivision (see supplementary information).*

   Unless the applicant prepares a slope study acceptable to the city for the proposed subdivision, the City's existing contour map shows that although the usable land is large enough in area as per City ordinance (i.e. it exceeds 5,000 s.f. in area), which useable land also accommodates the driveway for the northerly lot, it is not configured in such a way to reasonably allow for the construction of a single family home without such construction encroaching into areas characterized by steep slopes in violation of the City's foothill standards (see attached site plan for a proposed single family home on the southerly lot).

   Section 11-30-020
   USABLE LAND: Land included within a lot, no part of which has a slope exceeding thirty percent (30%).

   Section 11-30-040 F.1.
   Single-family dwelling structures shall be located only upon areas constituting usable land, which area shall be fully contiguous and shall be at least five thousand (5,000) square feet in size. The planning commission may require usable areas larger than five thousand (5,000) square feet to ensure that dwelling structures can be located acceptable distances from geological hazards.

   Section 11-2-045 E.2.c.
   The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
   c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

2. If approved, a special exception to provide access to the southerly lot to the public street to establish a building lot and enable the construction of a single-family dwelling is detrimental to the health, safety or general welfare of persons residing or working in the vicinity because it is not known if acceptable water flow is available at this time to ensure adequate fire protection to the proposed southerly lot. *See motion and findings below.*

Section 11-2-045 E.2.a.

The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

Section 11-30-050 F.1.
Fire Protection:

1. All developed areas shall have an approved water supply which meets minimum firefighting requirements.

3. The applicant did not provide acceptable reports and plans for review by the City required as set forth in Section 11-30-050 of the Zoning Ordinance. A summary is as follows:
See motion and findings below

A. Drainage and Erosion Control Plan
Issues still remain.

B. Grading Plan
The applicant did not submit a slope study. It is not known if the potential grading shown on the drawings encroaches into steep slope areas in violation of Section 11-30-040 F. of the Zoning Ordinance.

C. Revegetation Plan
Not submitted.

D. Geology Report
The applicant is relying on a geotechnical report prepared for another subdivision--The Residences of Farmington Hills (see attached memo dated April 16, 2021). However, his application is a new subdivision and existing conditions may have changed and due to the size of the report for another development, it may take a while before staff is prepared to provide a recommendation to the Planning Commission.

E. Soil Characteristics Report
The applicant is relying on a report prepared for another subdivision--The Residences of Farmington Hills (see "D" above).

F. Fire Protection
The City cannot provide water at this time as per comments received from Public Works. The City's consultant is now modeling water pressure to verify flows for service and fire protection. The applicant provided information for the City to do this as of the writing of this staff report.

G. Streets and Ways
Issues still remain.

H. On Site Development

Plan submitted, but proposed single-family dwelling may encroach into non-usable areas. Joe Loomis did not submit a slope study with the application.

4. Three of the seven members/entities of the City's Development Review Committee (DRC) cannot recommend approval of the application at this time---these include Public Works, the City Engineer, and Planning. *See motion and findings below.*

Recommendation

Move the Planning Commission approve a special exception to obtain direct access for a proposed building lot over one adjacent building lot and a recommendation to approve the Residences at Farmington Hills Phase 1, Second Amended subdivision subject to all applicable City ordinance and development standards and the following conditions:

1. The applicant shall:
   a. Update the slope study prepared by Ensign Engineering to i) show no retaining walls in areas with slopes greater that 30%, ii) reconfigure the private access to demonstrate that at no point shall the driveway exceed a slope greater than 14%, iii) show useable land acceptable to the City equal to or greater than 5,000 square feet in area for each lot, and iv) remove all hatched "buildable area" markings from "red" parts of the map, which red parts identify the areas characterized by slopes greater than 30%.
   b. Revise the final plat to show all areas with slopes greater than 30% to match the slope study prepared by Ensign Engineering and to identify this area as an open space easement and to classify it as "non-buildable".
   c. Agree to allow the City Public Works Department to install an FDC (Fire Department Connection) (i.e. standpipe) on Flag Rock Drive and replace the existing on-site private fire hydrant closer to the building sites with another FDC, which FDCs (both) shall be privately owned and maintained.
   d. Resolve all remaining issues related to the subdivision to the satisfaction and approval of the City's DRC (Development Review Committee).
2. The City's Fire Department must find acceptable water volumes (and pressure) for any FDC (and the location thereof), and turn around area for fire apparatus, as a requirement of approval, among other things, for any building permit issued in the subdivision.
3. The applicant must record a reciprocal access easement for the benefit of both future property owners, which easement will, among other things, also provide for the snow removal and the short/long term maintenance responsibilities of the joint use driveway.
4. The special exception for the access to both lots shall only become effective upon approval of the plat amendment and subdivision (lot split) by the City Council

Findings:
1. An updated slope study and required changes to the final plat will help the application meet requirements of Chapter 30—Foothill Development Standards of the Farmington City Zoning Ordinance.
2. The applicant's slope study demonstrates, as required by Section 11-2-045 E.2.c. of the Zoning Ordinance, that the lots are of sufficient size to accommodate the special exception.
3. If the Fire Department finds acceptable the water volumes (and pressure) for the project, the applicant is better able to show that the proposed subdivision is not detrimental to the

health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

4. Approval by the DRC of the necessary requirements set forth in the City's ordinance will help ensure that the property owner meets City standards.

Supplementary Information

1. Vicinity Map
2. Slope study map prepared by Ensign Engineering
3. Proposed subdivision—the Residences of Farmington Hills Amended
4. Memo from GeoStrata, April 16, 2021
5. Section 11-3-045 of the Zoning Ordinance

Applicable Ordinances

1. Title 11, Chapter 11 – Single-Family Residential Zones
2. Title 11, Chapter 30 – Foothill Development Standards



FARMINGTON

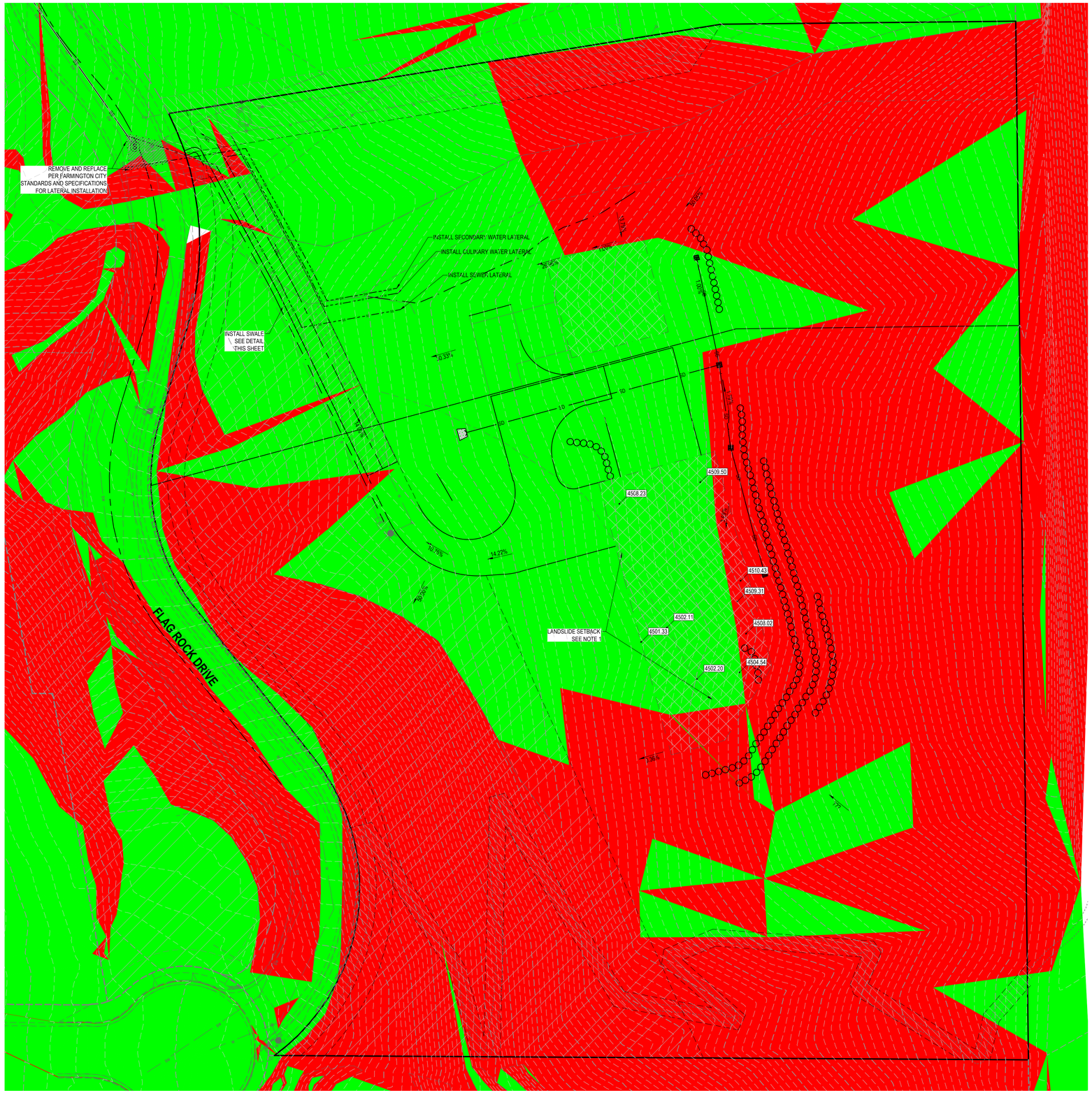
VICINITY MAP

182 N 375 E

0 50 100 150 200 Feet

0 10 20 30 40 Meters

N W FC E S



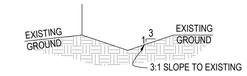
NOTES

1. **LANDSLIDE SETBACK PER REPORT 1039-002 DATED OCTOBER 15, 2015. SETBACKS CAN VARY BASED ON A DEPTH BASED ON DEPTH OF FOOTING. CURRENT ELEVATION WILL BE VERIFIED BY GEOTECHNICAL LETTER AND REVIEW.**

CUT/FILL ANALYSIS
CUT = 36,389 CY
FILL = 2,776 CY
NET (CUT) = 33,613 CY

LEGEND

- SD — PROPOSED STORM DRAIN LINE
- BUILDABLE AREA
- PROPOSED WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PUBLIC DRAINAGE EASEMENT
- LANDSLIDE EASEMENT- NO BUILD ZONE
- BUILDABLE AREA



NOTES:
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND /OR ROCK CHECK DAMS
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.

1 DRAINAGE SWALE
SCALE: NONE

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:

CONTACT:

PHONE:

RESIDENCES AT FARMINGTON HILLS
LOT 119 & 120
182 NORTH FLAG ROCK DRIVE
FARMINGTON, UTAH

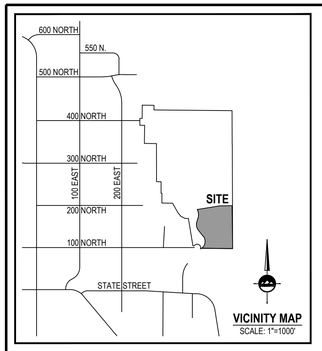
SITE GRADING PLAN

PROJECT NUMBER: L21162K
PRINT DATE: 5/26/21
DRAWN BY: C. WRIGHT
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-101

RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED
AMENDING LOT 118 RESIDENCES AT FARMINGTON HILLS PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 4 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
FEBRUARY 2021



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT ON INTERIOR LOTS AS SHOWN HEREON.
2. NO STORM WATER WILL BE ALLOWED TO DRAIN ACROSS PROPERTY LINES.
3. ALL DRIVEWAY TO INDIVIDUAL LOTS ARE TO BE 14% OR LESS.
4. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE SUBDIVISION. SEE REPORT PREPARED BY GEOSTRATA JOB NO 1039-002 DATED FEBRUARY 26, 2016.
5. A GEOLOGIC HAZARD ASSESSMENT REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE SUBDIVISION. SEE REPORT PREPARED BY GEOSTRATA JOB NO. 1039-002 DATED OCTOBER 15, 2015.
6. REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
7. LOTS 119 AND 120 ARE DESIGNED AS RESTRICTED. THESE LOTS ARE TO HAVE A SITE/GRADING PLAN TO BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER TO ENSURE APPROPRIATE SETBACKS ARE MET AS DEFINED BY GEOTECHNICAL AND GEOLOGIC HAZARD REPORTS.
8. THE RETAINING WALLS FOR THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE ADJACENT INDIVIDUAL LOT OWNERS.
9. i. PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES.

   ii. EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L301	S80°49'38"W	33.09'
L302	S28°36'27"E	103.96'
L303	N25°51'53"W	120.52'
L304	S25°50'47"E	29.05'
L305	S15°00'00"E	102.50'
L306	N75°00'00"E	26.00'
L307	S15°00'00"E	22.00'
L308	S75°00'00"W	16.00'
L309	S15°00'00"E	20.00'
L310	N75°00'00"E	16.00'
L311	S15°00'00"E	23.08'
L312	N25°50'47"W	29.05'
L313	N25°51'53"W	120.51'
L314	S28°36'27"E	70.01'
L315	N80°49'38"E	8.38'
L401	N40°12'41"E	30.72'
L402	N80°49'38"E	307.29'
L403	N80°49'38"E	339.08'
L404	S9°10'22"E	10.00'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C301	175.00'	42.81'	14°00'57"	S19°34'32"E	42.70'
C302	265.00'	12.68'	2°44'33"	N27°14'10"W	12.68'
C303	35.00'	30.03'	49°09'35"	S50°26'57"E	29.12'
C304	24.50'	45.76'	107°00'31"	N51°28'00"E	39.39'
C305	28.00'	6.33'	12°57'46"	N8°31'07"W	6.32'
C306	28.00'	43.98'	90°00'00"	S60°00'00"E	39.60'
C307	28.00'	43.98'	90°00'00"	S30°00'00"W	39.60'
C308	28.00'	27.17'	55°36'24"	N12°48'12"E	26.12'
C309	63.00'	46.30'	42°06'44"	N61°39'45"E	45.27'
C310	63.00'	78.55'	71°26'06"	N61°33'50"W	73.56'
C311	235.00'	11.25'	2°44'33"	N27°14'10"W	11.25'
C404	175.00'	31.21'	10°13'11"	S24°56'23"E	31.17'

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, parcels, and streets, hereafter to be known as RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED , and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

Surveyed Description

Lot 118, Residence at Farmington Hills Phase 1, located in the Northeast quarter of Section 19, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the easterly right-of-way-line of Flag Rock Road, said point being North 0°17'15" East 590.21 feet and East 1034.11 feet from the Found Street Monument at the intersection of State Street and 200 East Street (Basis of Bearings being South 0°17'15" West 2382.83 between the found street monuments at the intersections of 400 North and 200 East Street, and 200 East Street and State Street) and running:

thence northeasterly 125.00 feet along the arc of a 200.43 foot radius curve to the left (center bears North 36°28'30" West and long chord bears North 07°35'23" East 179.64 feet, with a central angle of 91°52'15") along the east line of Flag Rock Road;
thence North 38°20'45" West 114.18 feet along said road;
thence northwesterly 125.00 feet along the arc of a 119.99 foot radius curve to the right (center bears North 51°39'15" East and long chord bears North 10°50'46" West 115.44 feet, with a central angle of 54°59'58") along said road;
thence North 16°39'14" East 58.00 feet along said road;
thence northwesterly 132.06 feet along the arc of a 175.00 foot radius curve to the left, (center bears North 73°20'46" West and long chord bears North 4°57'53" West 128.95 feet, with a central angle of 43°14'14") along said street;
thence North 80°49'38" East 335.61 feet;
thence North 89°21'28" East 176.49 feet;
thence South 0°42'16" East 623.24 feet;
thence North 89°39'30" West 455.74 feet, back to the Point of Beginning.

Contains: 284,174 square feet or 6.52 acres.

Date

Trent R. Williams
License No. 8034679

OWNER'S DEDICATION

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

RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED

and do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use.

In witness whereof we have hereunto set our hands this_____day of_____A.D., 20_____.

_____.
Loomis Holdings LLC
By: Joseph Loomis
Its: Managing Member

LLC ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____, JOSEPH LOOMIS personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, who after being duly sworn, acknowledged to me that He is the Managing Member of Residences at Farmington Hills LLC, and signed the Owner's Dedication, one in number, freely and voluntarily for the purposes therein mentioned by authority for Residences of Farmington Hills, LLC.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
LOOMIS HOLDINGS LLC
JOSEPH LOOMIS
801-792-7988

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED AMENDING LOT 118 RESIDENCES OF FARMINGTON HILLS PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

CENTRAL DAVIS SEWER DISTRICT

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

_____
ENGINEER, CENTRAL DAVIS SEWER DISTRICT

BENCHLAND WATER DISTRICT

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

_____
DIRECTOR, BENCHLAND WATER DISTRICT

CITY ATTORNEY'S APPROVAL

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

_____
FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

_____
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

_____
FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL

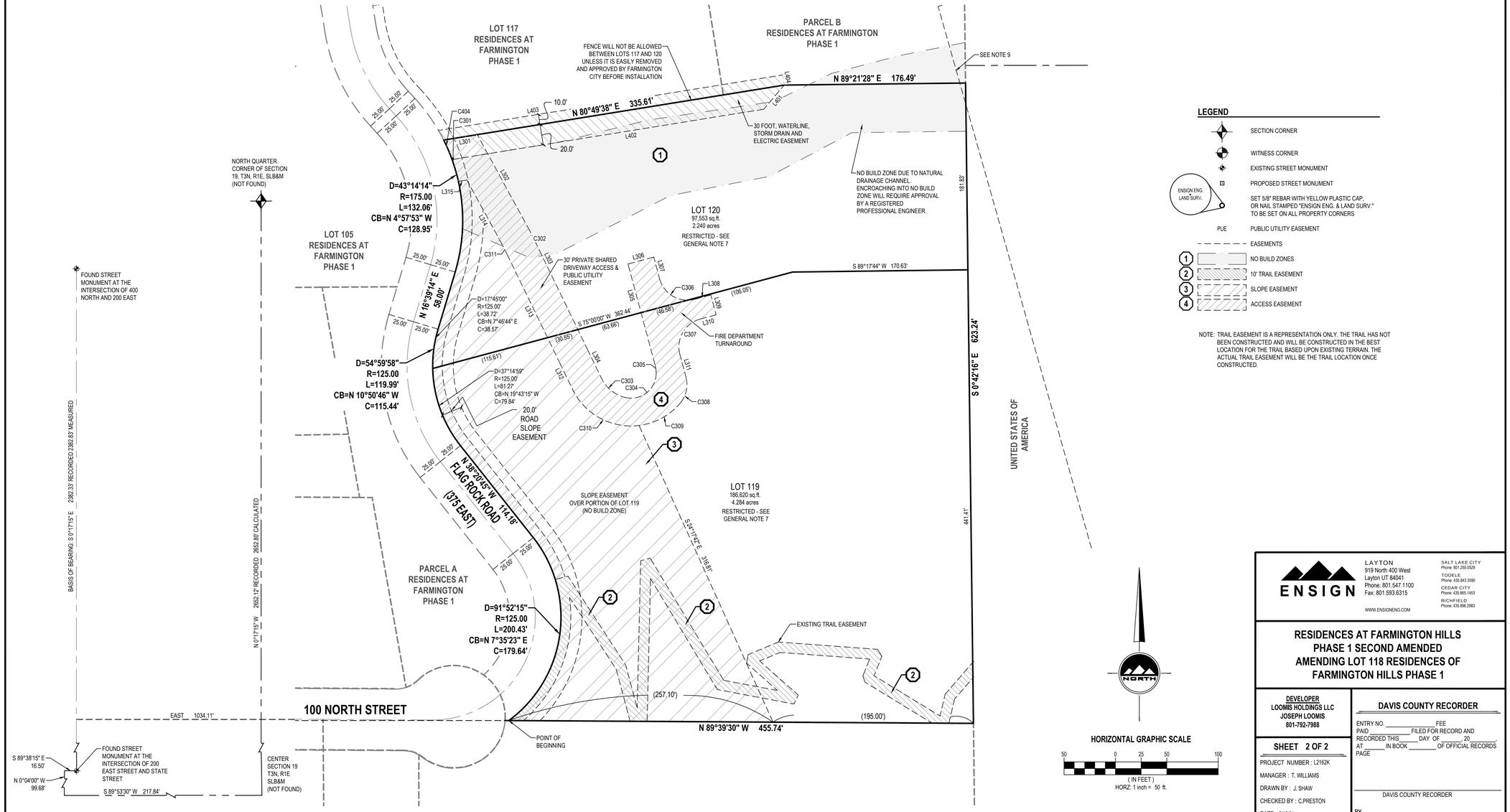
APPROVED THIS _____ DAY OF _____, 20_____,
BY THE FARMINGTON CITY COUNCIL

_____ _____
CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : L2162K
MANAGER : T. WILLIAMS
DRAWN BY : J. SHAW
CHECKED BY : C.PRESTON
DATE : 2/18/21

RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED
AMENDING LOT 118 RESIDENCES AT FARMINGTON HILLS PHASE 1



LEGEND

- SECTION CORNER
- WITNESS CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." TO BE SET ON ALL PROPERTY CORNERS (ENSIGN ENG. LAND SURV.)
- PUE — PUBLIC UTILITY EASEMENT
- EASEMENTS
- 1 — NO BUILD ZONES
- 2 — 10' TRAIL EASEMENT
- 3 — SLOPE EASEMENT
- 4 — ACCESS EASEMENT

NOTE: TRAIL EASEMENT IS A REPRESENTATION ONLY. THE TRAIL HAS NOT BEEN CONSTRUCTED AND WILL BE CONSTRUCTED IN THE BEST LOCATION FOR THE TRAIL BASED UPON EXISTING TERRAIN. THE ACTUAL TRAIL EASEMENT WILL BE THE TRAIL LOCATION ONCE CONSTRUCTED.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
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RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED AMENDING LOT 118 RESIDENCES OF FARMINGTON HILLS PHASE 1

DEVELOPER
LOOMIS HOLDINGS LLC
JOSEPH LOOMIS
801-792-7988

SHEET 2 OF 2

PROJECT NUMBER : L2162K
MANAGER : T. WILLIAMS
DRAWN BY : J. SHAW
CHECKED BY : C.PRESTON
DATE : 2/18/21

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

GeoStrata 14425 S. Center Point Way, Bluffdale, Utah 84065
T: (801) 501-0583 ~ info@geostrata-llc.com

MEMORANDUM

To: **Loomis Holdings, LLC**
Attention: Mr. Joseph Loomis
182 North Flag Rock Drive
Farmington, Utah



From: **J. Scott Seal, P.E.**
Associate Principal Engineer

Date: **April 16, 2021**

Subject: **Farmington Hills - Residential Building Lot 118**
182 North Flag Rock Drive
Farmington, Utah
GeoStrata Job No. 1619-001

This memorandum documents GeoStrata's review of the proposed site plans to separate Farmington Hills residential building lot 118 into two separate lots (119 and 120). GeoStrata previously completed a geotechnical investigation for the Farmington Hills development, the results of which are presented in a report titled "Revised Geotechnical Investigation, Farming Hills Development, Farmington, Utah" and dated February 26, 2016 (GeoStrata project No. 1039-002). GeoStrata also completed a subsequent slope stability analysis for the subject lot (at that time it was identified as Lot 110), the results of which are presented in a memorandum dated October 22, 2020.

Based on the proposed site plans available for the development at the time our geotechnical report was prepared, Lot 118 (later identified as Lot 110) originally consisted of a relatively large (approximately 6.5 acres) residential lot. However, based on plans provided by the Client titled "Residences at Farmington Hills, Phase 1, Second Amended Amending Lot 118 Residences at Farming Hills Phase 1" prepared by Ensign Engineering and dated February 18, 2021, we understand that it is now desired to split building lot 118 into Lot 119 (approximately 4.3 acres in size) and Lot 120 (approximately 2.2 acres in size). We understand that Farmington City has requested that GeoStrata review the available plans for compatibility with our recommendations provided in our geotechnical report as well as our subsequent slope stability memorandum. This memorandum has been prepared as a summary of our review of the updated site plans.

Based on our review of the proposed site plans, our geotechnical report, and our subsequent site-specific slope stability assessment, it is the opinion of GeoStrata that the proposed separation of residential building Lot 118 (also identified as Lot 110) is feasible provided that all recommendations made in our 2016 report as well as those made in our 2020 memorandum are incorporated into the design of the project. It was noted that a series of retaining walls have been incorporated into the proposed site layout for both lots, as well as additional cut and fill sections both upslope and downslope from the proposed building pads These updated site geometries may require localized slope stability modeling to assess what impacts (if any) that these modifications may have on the stability of the property once a final site plan is established. Any updated slope stability modeling, as well as the design and engineering of the proposed retaining walls (including internal and external

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stability), should be completed prior to any site work as part of the development of the lots

This memorandum was written for the exclusive use of Loomis Holdings, LLC and only for the proposed project described herein. It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this memorandum in its entirety. We are not responsible for the technical interpretations by others of the information described or documented in this memorandum. The use of information contained in this memorandum for bidding purposes should be done at the Contractor's option and risk.

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;

2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;

3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;

4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or

5. Additional dwelling units to provide housing for moderate-income households, subject to written agreement by the city at the sole discretion of the City Council.

A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section.

C. Initiation: A property owner, or the owner's agent, may request a special exception to the provisions of this title in accordance with the procedures set forth herein.

D. Procedure: An application for a special exception shall be considered and processed as follows:

1. A complete application shall be submitted to the Zoning Administrator in a form established by the City along with any fee established by the City's fee schedule. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the applicant's agent, if any.

b. The address and parcel identification of the subject property.

c. The zone, zone boundaries and present use of the subject property.

d. A complete description of the proposed special exception.

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

(4) Layout of existing and proposed buildings, parking, landscaping and utilities; and

(5) Adjoining property lines and uses within one hundred feet (100') of the subject property.

f. Such other and further information or documentation as the Zoning Administrator may deem necessary for a full and proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission. Notice of public hearings shall be given as required by law and according to policies established by the commission. The Planning Commission shall take action on the application within a reasonable time after the filing of a complete application.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator.

4. The Planning Commission shall hold a public hearing and thereafter shall approve, approve with conditions or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform to the special exception to approval standards.

5. After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all special exceptions shall be maintained in the Office of the Zoning Administrator. (Ord. 2018-11, 3-6-2018)

E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

b. Will not create unreasonable traffic hazards;

c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

F. Effect Of Approval: A special exception shall not authorize the establishment of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any approvals or permits that may be required by this title or other applicable provisions of this Code.

G. Amendments: The procedure for amending a special exception shall be the same as the original procedure set forth in this section.

H. Expiration: Subject to an extension of time, a special exception which is not exercised within one hundred eighty (180) days shall expire and have no further force or effect. (Ord. 2002-48, 12-11-2002; amd. Ord. 11-12-2019)

11-3-050: APPEALS:

Any interested person aggrieved of a final decision of the Planning Commission may appeal such decision in accordance with the procedures set forth in chapter 4 of this title regarding rights of appeal. (Ord. 1997-55, 11-19-1997)