



Farmington City Planning Commission

August 19, 2021



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

SHANE PACE
CITY MANAGER

PLANNING COMMISSION MEETING

Thursday August 19, 2021

Public Meeting - Farmington City Hall

160 S. Main Street, Farmington, Utah.

Study Session: 6:30 p.m.

Regular Session: 7:00 p.m.

Farmington City Planning Commission meetings, including this meeting, are open to the public. If you wish to view the regular session online, the link to the live hearings and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at crowe@farmington.utah.gov by 5 p.m. on the day listed above.

- 7:00 1. Minutes Approval (8/5/2021)
2. City Council Report
- 7:05 3. Farmington City – Applicant is requesting a recommendation regarding amendments to the Zoning Ordinance related to Internal Accessory Dwelling Units (IADUs) (ZT-15-21).

SUBDIVISION APPLICATION

- 7:25 4. Symphony Homes/Jared Schmidt – Applicant is requesting final plat and final PUD master plan approval for the Chestnut Farms Phase 5 Planned Unit Development (PUD) subdivision, located on 7.34 acres, at approximately 475 S 1350 W in the AE (Agricultural Estates) zone. (S-5-20)

ZONE TEXT AMENDMENT

- 7:45 5. Farmington City (Public Hearing) – Applicant is requesting consideration of a recommendation to enact a Water Efficient Landscape Ordinance (ZT-17-21)

OTHER BUSINESS

- 8:00 6. Miscellaneous, correspondence, etc.
a. Andrew Hiller/Preserve at Farmington Creek HOA (Public Hearing) – Applicant is requesting approval of a semi-private pool for the Preserve at Farmington Creek PUD subdivision HOA. The property is located at 90 West Hidden Hollow. (C-8-21)

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

Posted August 16, 2021

Carly Rowe, Planning/Recording Secretary

**FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA
TRUTH IN TAXATION PUBLIC HEARING**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, August 17, 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 TRUTH IN TAXATION – Regarding Resolution Adopting Final Tax Rates and Budgets

ADJOURN

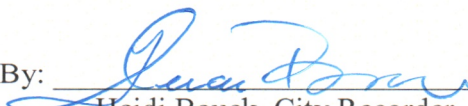
***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

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 August 12, 2021.

DATED this 12th day of August, 2021.

FARMINGTON CITY CORPORATION

By: 
Heidi Bouck, City Recorder

Posted August 12th 2021



Planning Commission Staff Report August 5, 2021

Item 3: Zone Text Amendment – Internal Accessory Dwelling Units

Public Hearing:	No
Application No.:	ZT-15-21
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Request: *Recommend changes to the zoning ordinance regarding Internal Accessory Dwelling Units (IADUs)*

Background Information:

Last year Farmington City amended the ordinance to combine the definition of secondary dwelling units (SDU) and detached accessory dwelling units (ADU). However, HB82 was adopted this year by the State, and by October 1, 2021, a municipality should review those zones that are primarily residential and adopt an ordinance permitting Internal Accessory Dwelling Units (IADU) which HB. 82 defines an Internal accessory dwelling unit as “an accessory dwelling unit created: (i) within a primary dwelling; (ii) within the footprint of the primary dwelling described in Subsection (1)(a)(i) at the time the internal accessory dwelling unit is created; and (iii) for the purpose of offering a long-term rental of 30 consecutive days or longer.” At this time, all primarily residential zones allow for accessory dwelling units by conditional use except the R Zone, but maybe it is time they are allowed as a permitted use in this zone as well.

Pursuant to HB 82, a municipality may:

- a) prohibit the installation of a separate utility meter for an internal accessory dwelling unit
- b) require that an internal accessory dwelling unit be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
- c) require a primary dwelling:
 - (i) to include one additional on-site parking space for an internal accessory dwelling unit, regardless of whether the primary dwelling is existing or new construction; and
 - (ii) to replace any parking spaces contained within a garage or carport if an internal accessory dwelling unit is created within the garage or carport.
- d) prohibit the creation of an internal accessory dwelling unit within a mobile home as defined in Section 57-16-3;

- e) require the owner of a primary dwelling to obtain a permit or license for renting an internal accessory dwelling unit.
- f) prohibit the creation of an internal accessory dwelling unit within a zoning district covering an area that is equivalent to:
 - (i) 25% or less of the total area in the municipality that is zoned primarily for residential use; or
 - (ii) 67% or less of the total area in the municipality that is zoned primarily for residential use, if the main campus of a state or private university with a student population of 10,000 or more is located within the municipality.
- g) prohibit the creation of an internal accessory dwelling unit if the primary dwelling is served by a failing septic tank.
- h) prohibit the creation of an internal accessory dwelling unit if the lot containing the primary dwelling is 6,000 square feet or less in size.
- i) prohibit the rental or offering the rental of an internal accessory dwelling unit for a period of less than 30 consecutive days.
- j) prohibit the rental of an internal accessory dwelling unit if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence.
- k) hold a lien against a property that contains an internal accessory dwelling unit in accordance with Subsection (5); and
- l) record a notice for an internal accessory dwelling unit.

The current Farmington City code already includes, or will include, standards in a), b), c), d), g), i), and j) set forth in the list above. Staff is proposing to discuss with the Planning Commission whether or not to include e), f), h), and k) as part of the new code. In the meantime, if the city fails to at least allow IADUs as a permitted use by the October 1 deadline they will automatically become so regardless.

For now, the enclosed proposed amendment helps ensure the City code meets state law by 1) updating our the ADU Definition to include IADUs, 2) showing IADUs as permitted uses in primarily residential zones and 3) modifying the general ADU standards where necessary in Section 11-28-200 of the Supplementary and Qualifying Regulations (Chapter 28) of the Zoning Ordinance.

Suggested Alternative Motions

- A. Move that the Planning Commission recommend the City Council approve the proposed amendment to the Zoning Ordinance as set forth in the staff report, subject to all applicable Farmington City ordinances and standards.

Findings:

1. Permitting Internal Accessory Dwelling units in all residential zones can provide new type of affordable housing option, which aligns with our Moderate-Income Housing plan.
2. This amendment still allows the Planning Commission to review all conditional use permits for detached accessory dwelling units.
3. ADUs can enhance family and community by helping families who want to live close together.
4. Internal Accessory Dwelling units allow for more density and affordable housing options.
5. For both Internal Accessory Dwelling Units and Detached Accessory Dwelling Units the owner must live on site and off-street parking is required.

6. The amendment would support consistency between Farmington zoning ordinance and State Law.

- OR -

- B. Move that the Planning Commission table the agenda item to allow staff time to update the proposed amendments to include any remaining items in HB82 that the Commission recommends should be in City Ordinance.

Supplemental Information

1. Proposed Accessory Dwelling Unit Amendments

Proposed Accessory Dwelling Unit Amendments

CHAPTER 2

DEFINITIONS

11-2-020: DEFINITIONS OF WORDS AND TERMS

DWELLING UNIT ACCESSORY, DETACHED OR ATTACHED (OR INTERNAL):

A **detached dwelling** unit within an accessory building, which is subordinate to a single-family dwelling located on the same lot. Or, **an attached internal accessory dwelling unit (IADU)** ~~a second dwelling unit within a~~ **the footprint of a** single-family dwelling ~~which is accessory to the single-family dwelling and which is~~ **with both, a detached dwelling unit or an attached IADU, as** an architectural and integral part ~~thereof. of a single-family dwelling.~~ A maximum of one (1) accessory dwelling unit **whether detached or an IADU** shall be allowed per home, and the owner shall live on-site.

CHAPTER 10

AGRICULTURAL ZONES

11-10-020: SCHEDULE OF USES:

Use	Agricultural Zones		
	AA	A	AE
Accessory dwellings (Detached)	C	C	C
Accessory dwellings (Internal)	P	P	P
Accessory living quarters	C	X	X
Agriculture	P	P	P
Boarding kennel	X	C	X
Class A animals (small animals)	P	P	P
Class B animals (large animals)	P	P	P
Class C animals (commercial farming)	P	P	C
Class D animals (dangerous animals)	X	X	X
Commercial outdoor recreation, minor (i.e., family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.)	C	C	C
Daycare, preschool	X	C	C
Fruit and vegetable stands for sale of produce grown on the premises	P	P	P
Greenhouse/garden center (retail or wholesale) less than 5 acres	C	C	C

Home occupations complying with provisions of the home occupation chapter of this title, except as specified in section 11-35-040 of this title	P	P	P
Home occupations specified in section 11-35-040 of this title	C	C	C
Private school, public school or hospital	X	C	C
Public uses	X	C	C
Public utility installations (not including lines and rights-of-way)	C	C	C
Quasi-public uses	X	C	C
Radio, television and telephone transmission and relay towers and facilities, except as specified in section 11-28-190 of this title	C	C	C
Residential facilities for the elderly	X	C	C
Residential facilities for the disabled	P	P	P
Signs complying with title 15 of this Code	P	P	P
Single-family dwelling	P	P	P
Sportsman's kennel (3 to 5 dogs for noncommercial use)	C	C	C
Trails and parks	C	C	C
Uses customarily accessory to a listed conditional use	C	C	C
Uses customarily accessory to a listed permitted use	P	P	P
Veterinary clinic	C	C	C

CHAPTER 11

SINGLE-FAMILY RESIDENTIAL ZONES

11-11-020: **PERMITTED USES:**

The following are permitted uses in all single-family residential zones. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Agriculture.

Accessory Dwelling Unit (Internal)

Class A animals.

Class B animals (except in the R Zone).

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-11-030](#) of this chapter.

Residential facilities for the disabled.

Signs complying with title 15 of this Code.

Single-family residential dwellings.

Uses customarily accessory to a listed permitted use. (Ord. 2017-13, 5-16-2017)

11-11-030: CONDITIONAL USES:

The following are conditional uses in all single-family residential zones. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

~~Dwelling, accessory (except in the R-Zone)~~

Accessory Dwelling Unit (Detached)

Home occupations as identified in section [11-35-040](#) of this title.

Private school or hospital.

Public uses.

Public utility installations (except lines and rights-of-way).

Quasi-public uses.

Residential facilities for the elderly. (Ord. 2017-13, 5-16-2017; amd. Ord. 2020-07, 5-5-2020)

CHAPTER 13

MULTIPLE-FAMILY RESIDENTIAL ZONES

11-13-020: PERMITTED USES:

The following are permitted uses in multiple-family residential zones. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Agriculture.

Accessory Dwelling Unit (**Internal**)

Class A animals.

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-13-030](#) of this chapter.

Residential facilities for the disabled.

Signs complying with title 15 of this Code.

Single-family dwellings.

Two-family dwellings.

Uses customarily accessory to a listed permitted use. (Ord. 2018-18, 5-15-2018; amd. Ord. 2020-07, 5-5-2020)

11-13-030: CONDITIONAL USES:

The following are conditional uses in multiple-family residential zones. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Apartment dwelling group.

Class B animals.

Class D animals.

Daycare center.

Dwelling, accessory (**Detached**) (only in the R-2 Zone).

Dwellings, five- to eight-family in R-8 Zone only (may exceed density standard established by section [11-13-040](#) of this chapter as approved by the Planning Commission up to a maximum density of 15 dwelling units per acre).

Dwellings, four-family (R-4 and R-8 Zones only).

Dwellings, three-family (R-4 and R-8 Zones only).

Greenhouses, private with no retail sales.

Home occupations, as identified in section [11-35-040](#) of this title.

Private school or hospital.

Professional offices (except in R-2 Zones).

Public uses.

Public utility installations (except lines and rights-of- way).

Quasi-public uses.

Residential facilities for the elderly.

Temporary uses. (Ord. 2018-18, 5-15-2018)

CHAPTER 14

BUSINESS PARK ZONE (BP)

11-14-030: CONDITIONAL USES:

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Any development which includes multiple buildings or is proposed on a site which is over one acre in size.

Athletic or tennis club.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Dwelling, Accessory **Detached** (in conjunction only with detached single-family dwellings in a Planned Unit Development (PUD)).

~~Dwelling, Secondary (in conjunction only with detached single family dwellings in a Planned Unit Development (PUD)).~~

Financial institutions.

Light manufacturing uses (fabrication, assembly, treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials).

Outside storage.

Public and quasi-public uses, other than administrative offices, developed on an undeveloped site (excluding those not specifically listed as a permitted or conditional use) and material additions or modifications on a developed site.

Public utility substations, wireless transmission towers, except as specified in section [11-28-190](#) of this title, generating plants, pumping stations and buildings.

Restaurants (traditional sit down only).

Storage/warehousing, as an accessory use, as necessary to maintain a principal use.

Temporary uses.

Uses customarily accessory to a listed conditional use. (Ord. 2014-07, 3-4-2014; amd. Ord. 2019-30, 10-29-2019)

CHAPTER 17

ORIGINAL TOWNSITE RESIDENTIAL ZONE (OTR)

11-17-020: **PERMITTED USES:**

The following are permitted uses in the OTR Zone. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Agriculture.

Accessory Dwelling Unit (Internal)

Class A animals.

Class B animals (as provided herein).

Home occupations complying with the provisions of section [11-35-030](#) of this title.

Residential facility for the disabled.

Single-family dwellings. (Ord. 2017-13, 5-16-2017)

11-17-030: **CONDITIONAL USES:**

The following are conditional uses in the OTR Zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Class D animals.

Daycare center.

~~Dwelling, accessory.~~ **Accessory Dwelling Unit (Detached)**

Greenhouses, private with no retail sales.

Home occupations requiring a conditional use permit under section [11-35-040](#) of this title.

Private school.

Public uses (as provided herein).

Public utility installations, except lines and rights-of-way (as provided herein).

Quasi-public uses (as provided herein).

Residential facilities for the elderly. (Ord. 2017-13, 5-16-2017)

CHAPTER 28

SUPPLEMENTARY AND QUALIFYING REGULATIONS

11-28-200: ACCESSORY DWELLING UNITS:

Accessory Dwelling Units, **detached or attached (Internal Accessory Dwelling Units (IADUs))** may be allowed as a permitted or conditional use in various zones as designated in this title.

- A. Purpose: The purposes of this section and any rules, regulations, standards, and specifications adopted pursuant hereto are:
 1. Minimal Impacts: To accommodate such housing in residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion and compatible scale and appearance of residential buildings.
 2. Decline In Quality: To prevent the proliferation of rental dwellings, absentee ownership, property disinvestment, Building Code violations and associated decline in quality of residential neighborhoods.
 3. Terms And Conditions: To set forth standardized terms and conditions for secondary dwellings and procedures for review and approval of the same.
- B. Conditional Use Permit: Accessory dwellings may be permitted as a conditional or a permitted use as designated by the underlying zone found in this title. In those zones where an accessory dwelling unit requires conditional use permit approval, applications for an accessory dwelling shall be submitted and reviewed as a conditional use permit in accordance with chapter 8 of this title.
- C. Standards: The following standards and conditions shall apply to all accessory dwellings, **detached or attached (IADU)**, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process:
 1. Location: A ~~detached, or attached (IADU)~~, accessory dwelling **unit** shall only be allowed as part of a single-family dwelling and **detached accessory dwelling units** shall be subordinate to such single-family dwelling.

2. Number: A maximum of one accessory dwelling, **whether detached or attached (IADU)** shall be allowed per single-family home. Accessory dwellings shall contain no more than one dwelling unit.
 3. Parking: At least one off street parking stall shall be provided for the accessory dwelling. Such parking stall shall be in addition to all off street parking requirements for the primary single-family dwelling on the lot and shall conform with the City parking standards specified in this title.
 4. Design And Character: The accessory dwelling shall be clearly incidental to the single-family dwelling, there should be no significant alteration to the exterior of the single-family dwelling to accommodate the accessory dwelling and such accessory dwelling shall not adversely affect the residential character of the surrounding neighborhood. An accessory dwelling shall be designed in such a way that neighbors or passersby would not, under normal circumstances, be aware of its existence.
 5. Size: ~~The~~ A **detached** accessory dwelling **unit** shall be equal to or subordinate in floor area to the ~~remaining~~ floor area occupied by the single-family dwelling.
 6. Construction Codes: The accessory dwelling shall comply with all Construction, Housing and Building Codes in effect at the time the secondary dwelling is constructed and shall comply with all procedures and requirements of the City building regulations.
 7. Occupants: The accessory dwelling shall be occupied exclusively by one family.
 8. Ownership: Either the single-family dwelling or accessory dwelling shall be owner occupied.
 9. Absentee Owner: Temporary absentee property ownership may be allowed due to unforeseen circumstances, such as military assignments, employment commitments, family obligations and quasi-public service. Notwithstanding the foregoing, the maximum time period allowed for absentee property ownership shall not exceed four (4) years. In the event such absentee property ownership occurs, the property owner may rent both the accessory dwelling and the primary dwelling.
- D. Site Development: Upon approval of a **permitted use, or a** conditional use permit for an accessory dwelling, an application for site development shall be submitted in accordance with the provisions of chapter 7 of this title. (Ord. 2018-18, 5-15-2018; amd. Ord. 2020-07, 5-5-2020)



Planning Commission Staff Report August 19, 2021

Item 4: Final Plat and Final Planned Unit Development (PUD) Master Plan– Chestnut Farms Phase 5 PUD

Public Hearing:	No
Application No.:	S-5-20
Property Address:	Approximately 475 S 1350 W
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (PUD)
Area:	10.27 acres
Number of Lots:	25
Property Owner:	Symphony Homes LLC
Applicant:	Jared Schmidt

Request: *Applicant is seeking final plat and final PUD master plan approval for Chestnut Phase 5 PUD.*

Suggested Motion

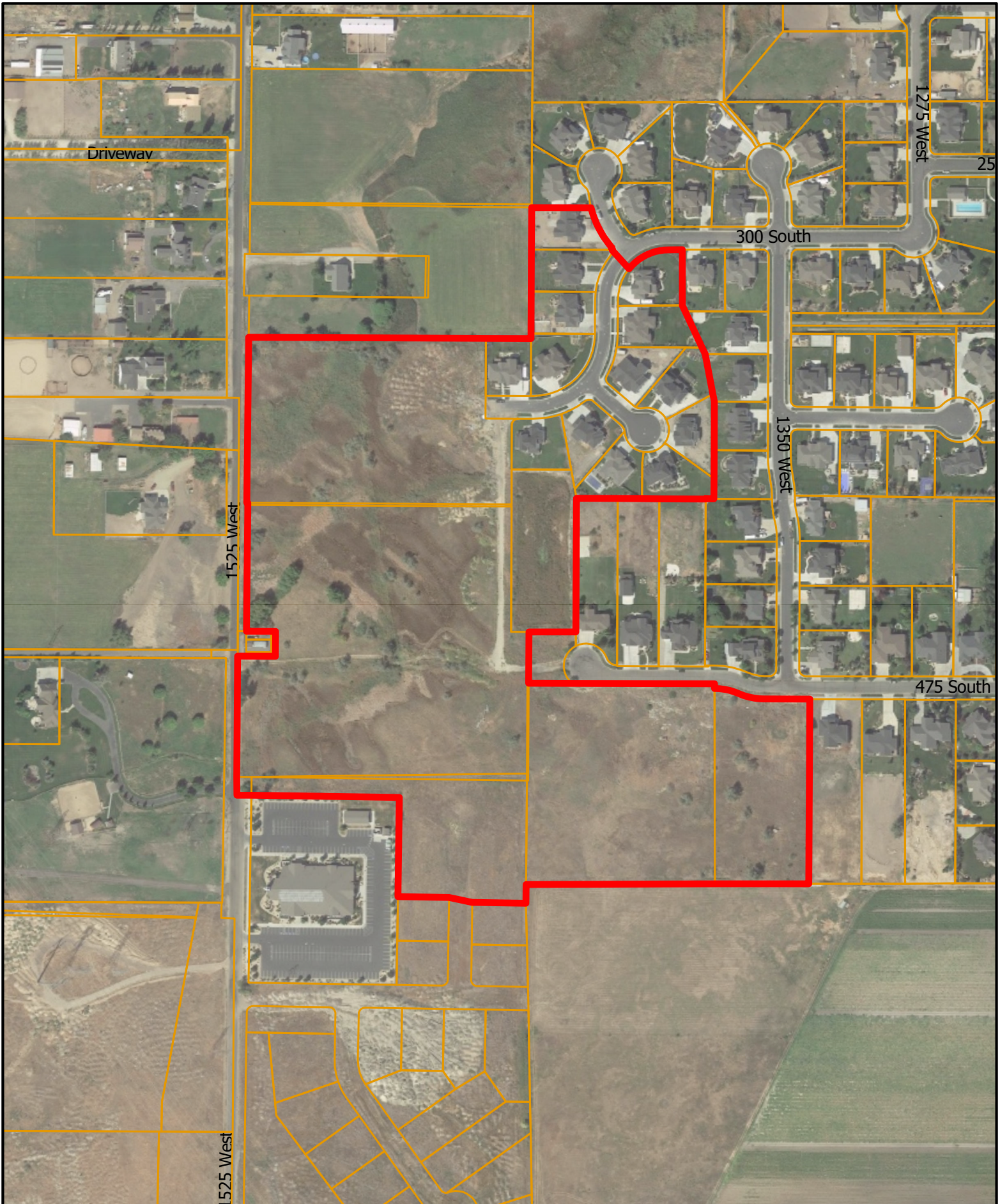
Move the Planning Commission approve the Chestnut Farms Phase 5 PUD final plat and related final PUD Master Plan, , subject to all applicable Farmington City ordinances and development standards. With the condition that the final plat follows the Preliminary (PUD) Master Plan and schematic subdivision plan, and preliminary plat.

Findings for Approval:

1. The schematic subdivision plan, rezone, preliminary PUD Master plan and amendment were approved by the City Council on April 6, 2021. The preliminary plat was approved by the Planning Commission on June 3, 2021. The proposed final plat meets applicable City ordinances and is consistent with prior approvals.

Supplemental Information

1. Vicinity Map
2. Final plat and Final PUD Master Plan



 FARMINGTON	VICINITY MAP Chestnut Farms Phase 3, 5, 6 Date: 10/20/22	0 150 300 450 600 Feet 0 25 50 75 100 Meters		Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.
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FARMINGTON CITY, DAVIS COUNTY, UTAH
JULY, 2021



= SECTION CORNER
 = SET STREET MONUMENT
 = SET 5/8" REBAR AND PLASTIC CAP
 STAMPED "REEVE & ASSOCIATES"
 = BOUNDARY LINE
 = LOT LINE
 = ADJOINING PROPERTY
 = 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
 = SECTION TIE LINE

80 0 80 160 240

Scale: 1" = 80'

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°46'42"W

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND PUBLIC STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°07'43"E 168.98 FEET AND N89°29'13"W 56.50 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE S89°29'13"E 304.73 FEET; THENCE S00°30'47"W 6.61 FEET; THENCE S89°29'13"E 149.50 FEET; THENCE N73°45'12"E 58.48 FEET; THENCE S89°29'13"E 133.23 FEET; THENCE N00°09'33"E 106.83 FEET; THENCE N89°46'38"E 442.80 FEET; THENCE S00°08'25" 11.50 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 61.10 FEET, A DELTA ANGLE OF 23°20'21", A CHORD BEARING OF S78°20'07"E, AND A CHORD LENGTH OF 60.68 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 61.67 FEET, A DELTA ANGLE OF 23°33'15", A CHORD BEARING OF S78°26'38"E, AND A CHORD LENGTH OF 61.23 FEET; THENCE N89°46'38"E 108.22 FEET; THENCE S00°09'19"W 441.98 FEET; THENCE S89°46'39"W 678.58 FEET; THENCE S01°10'19"E 50.54 FEET TO THE NORTHERLY LINE OF CHESTNUT FARMS P.U.D. SUBDIVISION PHASE 4; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) CURVES: (1) N89°29'14"W 129.02 FEET; (2) N78°13'34"W 57.10 FEET; AND (3) N89°29'13"W 122.87 FEET; THENCE N00°30'46"E 239.01 FEET; THENCE N89°29'13"W 331.36 FEET; THENCE N00°30'47"E 161.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 495,215 SQUARE FEET OR 11.369 ACRES MORE OR LESS.

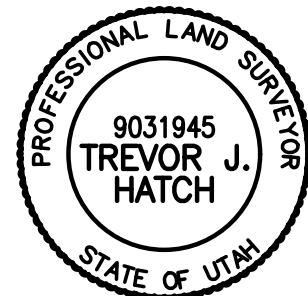
SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF CHESTNUT FARMS P.U.D. SUBDIVISION — PHASE 5 IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20__

9031945

UTAH LICENSE NUMBER



WE, THE UNDERSIGNED, OWNERS OF THE HEROEON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND **CHESTNUT FARMS P.U.D. SUBDIVISION – PHASE 5**, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY TO MAINTAIN THE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO DEDICATE PARCEL A TO THE HOME OWNERS ASSOCIATION TO BE USED AS OPEN SPACE.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____

BY _____ FOR: CHESTNUT FARMS 2012 LLC

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
_____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME
HE/SHE IS THE _____ OF SAID CHESTNUT FARMS 2012
LLC AND THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION AND
CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE
PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION NO. _____ PRINTED FULL NAME OF NOTARY _____

- SOILS REPORT PREPARED BY GSH ON DECEMBER 17, 2014 FOR SYMPHONY HOMES AND IS ON FILE AT FARMINGTON CITY.
- A PRIVATE DRAIN SYSTEM WILL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- 10% OPEN SPACE IS REQUIRE FOR THIS PHASE. PARCEL A MEETS THIS REQUIREMENT.

25' FRONT YARD
8'-10' SIDE YARD
20' SIDE CORNER YARD
30' REAR YARD

SYMPHONY HOMES
111 S. FRONTAGE RD.
CENTERVILLE, UT 84014
(801) 298-8555

LINE	BEARING	DISTANCE
L1	S00°08'25"E	11.50'
L2	S01°10'19"E	50.54'
L3	N78°13'34"W	57.10'
L4	S88°26'25"E	37.74'
L5	S66°16'24"E	83.78'
L6	N89°50'27"W	25.44'
L7	S74°59'50"W	93.67'

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	150.00'	61.10'	60.68'	30.98'	S78°20'07"E	23°20'21"
C2	150.00'	61.67'	61.23'	31.27'	S78°26'38"E	23°33'15"
C3	53.50'	23.07'	22.89'	11.22'	S64°17'30"W	24°42'15"
C4	25.00'	33.51'	32.86'	19.82'	S38°14'32"E	7°46'48"0"
C5	15.00'	23.46'	21.14'	14.90'	N44°58'06"E	89°37'05"
C6	150.00'	20.18'	20.16'	10.10'	S86°09'05"E	7°42'25"
C7	150.00'	40.93'	40.80'	20.59'	S74°28'55"E	15°37'56"
C8	150.00'	1.83'	1.83'	0.92'	S67°01'01"E	0°42'01"
C9	150.00'	45.78'	45.61'	23.07'	S76°06'40"E	17°29'17"
C10	150.00'	14.05'	14.04'	7.03'	S87°32'17"E	5°21'58"
C11	25.00'	20.74'	20.15'	11.01'	S23°55'34"W	47°32'01"
C12	53.50'	32.35'	31.86'	16.69'	S30°22'17"W	34°38'33"
C13	53.50'	64.36'	60.55'	36.72'	S21°24'49"E	68°55'40"
C14	53.50'	57.71'	54.95'	32.02'	S86°15'23"E	61°18'47"
C15	53.50'	57.22'	54.53'	31.69'	N32°12'02"E	61°16'53"
C16	53.50'	45.69'	44.32'	24.34'	N22°54'26"W	48°56'03"
C17	25.00'	20.74'	20.15'	11.01'	N23°36'27"W	47°32'01"
C18	15.00'	21.59'	19.77'	13.14'	S41°04'10"E	82°27'26"
C19	15.00'	24.87'	22.12'	16.37'	S47°39'07"E	94°59'08"

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

FARMINGTON CITY MAYOR

ATTEST: _____
CITY RECORDER

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

CENTRAL DAVIS SEWER DISTRICT

APPROVED BY WEBER BASIN WATER THIS _____ DAY OF _____, 20____

WEBER BASIN WATER CONSERVANCY DISTRICT

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

FARMINGTON CITY ATTORNEY

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

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

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

FARMINGTON CITY ENGINEER DATE

Surveyor:	T. HATCH	Project Name:	CHESTNUT FARMS P.U.D. PHASE 5
Designer:	N. ANDERSON	Number:	1864-61
Begin Date:	05-04-2021	Scale:	1"=60'
		Revision:	
		Checked:	

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

 RECORDED FOR: _____





Planning Commission Staff Report August 19, 2021

Item 5: Zone Text Amendment – Water Efficient Landscape Ordinance

Public Hearing:	Yes
Application No.:	ZT-17-21
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Applicant:	Farmington City

Request: *Recommendation to enact a Water Efficient Landscape Ordinance.*

Background Information:

Farmington City's Water Conservation Plan recognizes the importance of decreasing water usage and implementing conservation practices as city policies. Recently, Weber Basin adopted a Flip your Strip program. In order for residents to participate and be eligible for the rebate program, the City must adopt a Water Efficient Landscape Ordinance which is acceptable to Weber Basin. City staff used the template recommended by Weber Basin to prepare the proposed attached chapter 43 of the Zoning Ordinance; however, "redlined" portions of this draft were incorporated from the Layton City ordinance, which ordinance was approved by Weber Basin.

Recommendation:

- A. Move that the Planning Commission recommend the City Council enact the Water Efficient Landscape Ordinance as Chapter 43 the Zoning Ordinance as set forth in the staff report and the following changes to Section 11-7-070 (Standards for Construction of Multiple-Family Residential, Commercial, Commercial Recreation or Industrial Conditional Uses, or Permitted Uses on an Undeveloped Site) of Chapter 7--Site Development Standards, subparagraph D.

Findings

- 1. This ordinance is designed to prevent water from being wasted on irrigated landscapes.
- 2. Once the City Council and Weber Basin Water approve the ordinance, residents will be eligible to participate in the Flip your Strip program.

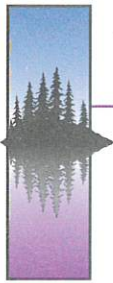
- D. Landscaping Plan: A landscaping plan shall be submitted which illustrates proposed landscaping and fencing in enough detail that the screening and aesthetic qualities of the landscaping can be effectively reviewed by the planning commission. All required landscape plans shall include:
1. Percent of site to be landscaped. A minimum of forty percent (40%) of a multiple-family residential site, fifteen percent (15%) of a commercial site and five percent (5%) of an industrial site shall be landscaped. Upon a request by the applicant, landscaping percentages may be reduced if the planning commission finds that, due to the size of the parcel, the amount of landscaping required is unreasonable and cannot be located in useful locations. The planning commission may also require an increase in landscaping as a requirement for conditional use approval if it is determined that such an increase is necessary to help mitigate some aspect of a proposed use;
 2. A plant legend specifying the total number of each type of plant, each plant's common name and size of plants at time of installation;
 3. Location of individual trees, shrubs, ground covers and other planting areas showing approximate distances from roadways, sidewalks and buildings. The retention of healthy existing trees and other vegetation is strongly encouraged;
 4. Description and location of any proposed ornamental landscaping elements (colored and crushed rock, gravel, large boulders, etc.);
 5. Description, location and dimensions of fences and landscaping protective devices;
 6. All landscaped areas shall be provided with an automatic irrigation system that will maintain the living material in a good and healthy condition.
 7. The property owner and/or developer shall follow all standards set forth in Chapter 43 of the Title.

- OR -

- B. Move that the Planning Commission table the agenda item to allow staff time to provide a more in-depth draft ordinance to include input from the commercial development community, and to incorporate any items that the Commission recommends.

Supplemental Information

1. Weber Basin Water Conservancy Announcement
2. Chapter 43 Water Efficient Landscape Ordinance



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 EAST HIGHWAY 193 • LAYTON, UTAH • PHONE (801)771-1677 • SLC (801) 359-4494 • FAX (801) 544-0103

FOR IMMEDIATE RELEASE

July 28, 2021

MEDIA CONTACT

Jon Parry

jparry@weberbasin.com

801-771-1677

Tage I. Flint
General Manager/CEO

Board of Trustees:

Dee Alan Waldron
President
Morgan County

Kym O. Buttschardt
Weber County

Randy B. Elliott
Davis County

Scott K. Jenkins
Weber County

Marlin K. Jensen
Weber County

P. Bret Millburn
Davis County

Angie Osguthorpe
Weber County

Paul C. Summers
Davis County

Dave Ure
Summit County

Weber Basin Water Conservancy District Announces New Conservation Incentive Program Availability: Flip Your Strip

Layton, Utah – Weber Basin Water Conservancy District is excited to announce the availability of the Flip Your Strip water conservation incentive program to certain communities within its service area. Water conservation and sustainable landscapes are critical to meeting the future water demands of northern Utah. This program, when coupled with water wise landscape ordinances, will be a major resource to promote and ensure sustainable and climate appropriate landscapes now and into the future. This program will be available to residents in communities located anywhere within the District's 2,500 square mile service area that have adopted the District's water wise landscape ordinance requirements.

Sustainable landscapes tailored to northern Utah's unique climate are critical to ensuring a resilient water supply, capable of maintaining the high quality of life and robust economy Utahns enjoy. Programs such as the Flip Your Strip help to create functional, attractive, and more easily maintained landscapes for our climate. We look forward to continued collaboration with our communities to promote water conservation.

The Flip Your Strip program incentivizes the removal of lawn from park strips and its replacement with water-efficient plants and drip irrigation systems. This program ensures the installation of water-wise and sustainable landscapes that can be irrigated efficiently while simultaneously creating greater curb appeal. This program has been demonstrated to save an estimated 5,000-8,000 gallons of water each year—and homeowners can now get cash for doing it. Participants may be eligible for up to \$1.25 per square foot of lawn converted to a water-wise landscape. Visit weberbasin.com/conservation/rebates for program details.

Applications can be filled out and submitted by homeowners by visiting utahwatersavers.com or visiting weberbasin.com/conservation/rebates.

ABOUT WEBER BASIN WATER CONSERVANCY DISTRICT: The Weber Basin Water Conservancy District was created on June 26, 1950 as the regional water supplier within the Ogden and Weber River drainages. The District delivers treated wholesale municipal water, wholesale and retail agricultural irrigation water, wholesale and retail secondary irrigation water, treated and untreated industrial water, and replacement water. Over 700,000 residents within Davis, Weber, Morgan, Summit, and Box Elder counties receive water from District sources. The District operates eight large storage reservoirs, three hydro-power generation plants, 21 wells, four water treatment plants, and hundreds of miles of canals, tunnels, aqueducts, and pipelines.

DRAFT

[Note: City staff used the template recommended by Weber Basin to prepare this proposed chapter; however, “redlined” portions of this draft were incorporated from the Layton City ordinance, which ordinance was approved by Weber Basin].

Chapter 43

Water Efficient Landscape Ordinance

SECTION:

- 11-43-010: Purpose
- 11-43-020: Definitions
- 11-43-030: Applicability of Water Efficient Landscape Ordinance
- 11-43-040: Plant Material Specification and Installation
- 11-43-050: Irrigation Design Standards
- 11-43-060: Landscapes in New Single-family Residential Developments
- 11-43-070: Prohibition on Restrictive Covenants Requiring Uniform Plant Material Irrigated with Spray Irrigation
- 11-43-080: Landscapes in Commercial, Industrial, and Institutional Developments
- 11-43-090: Documentation for Commercial, Industrial, and Institutional Projects
- 11-43-100: Plan Review, Construction Inspection, and Post-Construction Monitoring for Commercial, Industrial, and Institutional Projects
- 11-43-110: Prohibited Watering Practices
- 11-43-120: Enforcement, Penalty for Violations

11-43-010: **Purpose**

It is in the public interest to conserve the public's water resources and to promote water efficient landscaping. The purpose of this ordinance is to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, reduce water waste and establish a structure for designing, installing and maintaining water efficient landscapes throughout the City.

11-43-020: **Definitions**

The following definitions shall apply to this ordinance:

Applied Water: The portion of water supplied by the irrigation system to the landscape.

Bubbler: An irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

Check Valve: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe

through gravity flow. Used to prevent pollution or contamination of the water supply due to the reverse flow of water from the secondary irrigation system.

Drip Emitter: Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

Effective Precipitation: The portion of total precipitation which becomes available for plant growth.

Established Landscape: The point at which plants in the landscape have developed significant root growth into the soil.

Establishment Period: the first year after installing the plant in the landscape.

Evapotranspiration (ET): The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time, expressed in inches per day, month or year.

Grading Plan: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

Ground Cover: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.

Hardscape: Patios, decks and paths. Does not include driveways and sidewalks.

Irrigation System Audit: an in-depth evaluation of the performance of an irrigation system that includes, but is not limited to, inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

Irrigation Landscaped Area: All portions of a development site to be improved with plantings and irrigation. Natural open space areas shall not be included in the irrigated landscape area.

Irrigation Efficiency: the measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

Irrigation Plan: The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Landscape Architect: A person who holds a certificate to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.

Landscape Education Package: A package that is intended to inform and educate water users in the City about water efficient landscapes. This package should include a listing of water conserving plants, certified landscape designers, landscape architects, certified irrigation designers, and certified irrigation

contractors. Information regarding the City's water rates, billing format for water use and commitment to water conservation may also be included.

Landscape Plan Documentation Package: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, and a Grading Plan.

Landscape Zone: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.

Landscaping: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.

Localscapes®: A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.Localscapes.com).

Maximum Applied Water Allowance (MAWA): the upper limit of annual applied water for the established landscaped area as specified in Section 8. It is based upon the area's reference evapotranspiration, a plant adjustment factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the MAWA.

Microclimate: The climate of a very small restricted area that is different from the surrounding area. These areas include shade areas, sun areas, and areas protected by surrounding structures.

Mulch: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Plant Adjustment Factor: A reference evapotranspiration factor, also referred to as a crop coefficient which is a value to indicate water needs of various plant types for optimum growth or yield. It is a factor to provide acceptable appearance and function of the plant.

Planting Plan: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

Pop-up Spray Head: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Pressure Compensating: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

Rehabilitated Landscaping: Altering, repairing, or adding to a landscape to make possible a

compatible use, increase curb appeal, decrease maintenance, etc.

Rotor Spray Head: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

Smart Automatic Irrigation Controller: An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

Special Landscape Area: (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

Spray Sprinkler: An irrigation head that sprays water through a nozzle.

Stream Sprinkler: An irrigation head that projects water through a gear rotor in single or multiple streams.

Turf: A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.

Waste of Water: shall include, but not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.
2. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

11-43-030: Applicability of Water Efficient Landscape Ordinance

The provisions of this ordinance shall apply to all new and rehabilitated landscaping for public agency projects, private commercial and industrial development projects, **and developer-installed landscaping in multi-family and single-family residential projects, and homeowner provided landscape improvements within the front, side, and rear yards of single and two family dwellings, including all new such construction on vacant parcels, expansions of existing uses, exterior remodeling, enlargement, or change of land use; however, the following shall be exempt from the standards of this chapter: agriculture structures associated with a bona fide agriculture use, and Minor improvements or repairs to existing development that do not result in an increase in floor area.**

11-43-040: **Plant Material Specification and Installation**

1. Plant Selection.
 - a. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally-adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.
 - b. Areas with slopes greater than 25% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
 - c. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water-conserving plants, that do not a mass planting of any type of plant material requiring uniform overhead spray irrigation.

Note: Please see Exhibit A for a list of recommended plants for various landscape situations and conditions (not a comprehensive list).

2. Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.
3. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soil conditions.
4. Tree Selection. Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:
 - a. Broad canopy trees shall be selected where shade or screening of tall objects is desired;
 - b. Low-growing trees shall be selected for spaces under utility wires;
 - c. Select trees from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;
 - d. Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;
 - e. Street trees shall be planted within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles; and
 - f. Trees less than a two-inch caliper shall be double-staked until the trees mature to a two-inch caliper.

11-43-050: Irrigation Design Standards

1. Smart Automatic Irrigation Controller. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and shall be setup to operate in “smart” mode.
2. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
3. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site.
4. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.
5. Sprinklers shall have matched precipitation rates with each control valve circuit.
6. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
7. Check valves shall be required where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
8. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.
9. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.
10. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation or other environmental conditions not suitable for irrigation.
11. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.
12. Meter Installation: Meters shall be specified by Farmington City for the particular installation and shall report instantaneous flow in gallons per minute (gpm) and totalized flow in gallons via encoded register output. <DEFINE INSTALLATION REQUIREMENTS INCLUDING METER MANUFACTURER AND ENCLOSURE DEPTHS ETC>
13. AMR Transmitters: Each meter shall be fitted with an AMR transmitter with integral connector. <DEFINE AMR TRANSMITTER AND INSTALLATION REQUIREMENTS>

Each new development or rehabilitated landscape that uses primary potable water for landscape irrigation must provide a water budget calculation to demonstrate a Maximum Applied Water Allowance (MAWA) for the new landscape or development. For parcels using secondary water, the MAWA is determined by the secondary water provider based on parcel size and is referred to as an allocation.

The Maximum Applied Water Allowance shall be calculated using the following equation:

$$\text{MAWA} = (\text{ETo}) (0.62)(1.15)[(0.8 \times \text{LA}) + (0.3 \times \text{SLA})]$$

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year) as calculated from weather data at the closest available weather station.

0.62 = Conversion Factor (to gallons)

1.15 = Delivery Inefficiency Factor (sprinkler system uniformity etc.)

0.8 = ET Adjustment Factor (ETAF), plant factor or crop coefficient (.8 standard for cool season turf)

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

ETo values can be obtained directly from the USU Climate Center where a data base of weather data from local stations is collected, analyzed, and stored. If you cannot find the ET data you need, please contact the City.

Additional details and examples of calculations are found in Appendix A

11-43-060: Landscapes in New Single-family Residential Developments

1. Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall provide water-efficient landscaping to prospective home buyers, such as the Locascapes design style when the landscape is installed by the homebuilder/developer. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed 35% of the total landscaped area.
2. Homebuilders and/or developers who construct model homes for a designated subdivision shall install water-efficient landscaping, such as the Locascapes design style. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed 35% of the total landscaped area.
3. New Construction homes **set forth in sub-paragraphs 1 and 2 of this section** shall have landscaping and irrigation plans approved by the City Planning Department prior to issuance of building permits, for which no variance may be granted, and which meet the aforementioned requirements.
4. Model homes shall include an informational brochure on water-efficient landscaping or Locascapes. Locascapes brochures can be obtained from the City Planning Department.
5. **It is highly recommended, but not required, that single-family residential properties install water-wise landscape using the standards set forth in this chapter.** ~~When buyers or owners are installing their own landscaping on new home construction, a time frame for landscaping to be completed shall be 18 months from the time of occupancy to complete the front yard and no more than three years to complete the total landscape.~~

11-43-070: Prohibition on Restrictive Covenants Requiring Uniform Plant Material Irrigated with Spray Irrigation

1. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:
 - a. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 40% of the landscaped area; or
 - b. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
 - c. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.

11-43-080: Landscapes in Commercial, Industrial, and Institutional Developments

Commercial, industrial and institutional landscapes shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.

11-43-090: Documentation for Commercial, Industrial, and Institutional Projects

Landscape Plan Documentation Package. A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the City prior to the issue of any permit. A copy of the approved Landscape Plan Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Plan Documentation Package shall be prepared by a registered landscape architect and shall consist of the following items:

1. Project Data Sheet. The Project Data Sheet shall contain the following:
 - a. Project name and address;
 - b. Applicant or applicant agent's name, address, phone number, and email address;
 - c. Landscape architect's name, address, phone number, and email address; and
 - d. Landscape contractor's name, address, phone number and email address, if available at this time.
2. Planting Plan. A detailed planting plan shall be drawn at a scale that clearly identifies the following:
 - a. Location of all plant materials, a legend with botanical and common names, and size of plant materials;
 - b. Property lines and street names;
 - c. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 - d. Existing trees and plant materials to be removed or retained;

- e. Scale: graphic and written;
 - f. Date of Design;
 - g. Designation of a landscape zone, and
 - h. Details and specifications for tree staking, soil preparation, and other planting work.
3. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
 - a. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
 - b. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 - c. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers, and
 - d. Installation details for irrigation components.
 4. Grading Plan. A Grading Plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:
 - a. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and
 - b. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

11-43-100: Plan Review, Construction Inspection, and Post-Construction Monitoring for Commercial, Industrial, and Institutional Projects

1. As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for review and approval before construction begins.
2. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
3. During construction, site inspection of the landscaping may be performed by the City Building Inspection Department.
4. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Building Inspection Department to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, contractor or landscape architect and submitted to the City.
5. The City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

11-43-110: **Prohibited Watering Practices**

Regardless of the age of a development (commercial, industrial, office, or residential), water shall be properly used. Waste of water is prohibited.

11-43-120: **Enforcement, Penalty for Violations**

The **Community Development Director and/or Public Works-Utilities** Director and other employees of the **Community Development and/or Public Works-Utilities** Department are authorized to enforce all provisions of this Ordinance.

Any consumer who violates any provisions of this Ordinance shall be issued a written notice of violation. This notice shall be affixed to the property where the violation occurred. The notice will describe the violation and order that it be corrected, cured or abated immediately or within times specified by the City. Failure to receive a notice shall not invalidate further actions by the City. If the order is not complied with, the City may terminate water service to the customer and/or issue a citation.

Appendix A

The Maximum Applied Water Allowance shall be calculated using the equation:

$$\text{MAWA} = (\text{ETo}) (0.62) (1.15) [(0.8 \times \text{LA}) + (0.3 \times \text{SLA})]$$

The example calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing and/or planned landscape project. The ETo values used in these calculations are examples only but are real ETo values from Weber Basin's weather station and should be substituted for actual ETo values for your specific city. For actual irrigation scheduling, automatic smart irrigation controllers are required and shall use current reference evapotranspiration data (most of which is part of each controller company's supporting weather network) or soil moisture sensor data.

(1) Example MAWA calculation: a hypothetical landscape project in Layton Utah with an irrigated landscape area of 20,000 square feet without any Special Landscape Area (SLA= 0, no edible plants, or recreational areas). To calculate MAWA, the annual reference evapotranspiration value for Layton is 32.8 inches as documented from the Weber Basin weather station data.

$$\text{MAWA} = (\text{ETo}) (0.62) (1.15) [(0.8 \times \text{LA}) + (0.3 \times \text{SLA})]$$

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

1.15= Delivery Inefficiency Factor (sprinkler system uniformity etc.)

0.8 = ET Adjustment Factor (ETAF) typical for cool season turf

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

MAWA = (32.8 inches) (0.62) (1.15) [(0.8 x 20,000 square feet) + (0.3 x 0)] = **374,182 gallons per year**
(or 1.15 AF/yr)

(2) In this next hypothetical example, the landscape project in Ogden Utah has the same ETo value of 32.8 inches and a total landscape area of 15,000 square feet. Within the 15,000 square foot project, there is now a 2,000 square foot area planted with edible plants. This 2,000 square foot area is considered to be a Special Landscape Area.

MAWA = (ETo) (0.62) (1.15) [(0.8 x LA) + (0.3 x SLA)]

MAWA = (32.8 inches) (0.62) (1.15) [(0.8 x 15,000 square feet) + (0.3 x 2,000 square feet)]

= 20.34 x [12,000 + 600] gallons per year = **280,696.8 gallons per year** (or .86 AF/year)



Planning Commission Staff Report August 19, 2021

Item 6a: Semi-Private Pool – Preserve at Farmington Creek

Public Hearing:	Yes
Application No.:	C-8-21
Property Address:	90 West 675 North
General Plan Designation:	PPR (Public Private Recreation Open Space)
Zoning Designation:	LDR (Low Density Residential)
Area:	5.18 acres
Number of Lots:	11
Property Owner:	The Preserve at Farmington Creek HOA
Applicant:	Andrew Hiller

Request: *Applicant is seeking approval for a semi-private pool for the Preserve at Farmington Creek HOA.*

Background

The Preserve at Farmington Creek is an 11 lot subdivision in the LDR zone. The Final Plat was approved by the Planning Commission on March 5, 2020. The plans included a semi-private swimming pool for use by members of the HOA. Title 11-28-060 B of the Zoning Ordinance states that the planning commission must review a detailed site plan of the pool area. The applicant submitted a building permit application for the pool to the Planning Department on July 22, 2021. Listed in the conditions are the requirements of semi-private pools from 11-28-060 B.

Suggested Motion

Move the Planning Commission approve the semi-private pool for the Preserve at Farmington Creek HOA, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The pool shall be owned and maintained by the members of a swimming club; and a minimum of seventy five percent (75%) of the membership must be residents of the neighborhood in which the facility is to be located.
2. The lot to be used for the pool must be of sufficient size to meet the setback requirements of a private pool. The planning commission may require off street parking, where appropriate. The required front, side and rear yards must be landscaped and maintained.
3. A solid wall or substantial fence of at least six feet (6') in height shall be required around the entire pool.

4. Under no condition can any charge be made for the use of the pool.
5. Under no condition may any type of retail or business facilities, including vending machines, be permitted.

Findings for Approval:

1. The semi-private pool was part of The Preserve at Farmington Creek's approved final plat.

Supplemental Information

1. Vicinity Map
2. Semi private pool site plan
3. Section 11-28-060 B of the Zoning Ordinance

11-28-060: LOCATION OF RECREATIONAL POOLS AND TENNIS COURTS:

B. Semiprivate Recreational Pool: The planning commission may permit the use of land in any district for semiprivate pools; providing, that the following conditions are met:

1. The pool shall be owned and maintained by the members of a swimming club; and a minimum of seventy five percent (75%) of the membership must be residents of the neighborhood in which the facility is to be located.
2. The lot to be used for the pool must be of sufficient size to meet the setback requirements of a private pool. The planning commission may require off street parking, where appropriate. The required front, side and rear yards must be landscaped and maintained.
3. A solid wall or substantial fence of at least six feet (6') in height shall be required around the entire pool.
4. Under no condition can any charge be made for the use of the pool.
5. Under no condition may any type of retail or business facilities, including vending machines, be permitted.
6. Before authorization of the semiprivate pool facility, a detailed site plan of the area must be submitted to the planning commission, along with proof of notification of all property owners within a radius of three hundred feet (300') of said proposed pool.
7. The planning commission may require a bond by the owners to guarantee performance of these regulations and any conditions placed upon the development by the planning commission deemed necessary to protect the character of the district.



