



HISTORIC BEGINNINGS • 1847

**Farmington City Planning Commission**

**April 17, 2014**



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## AGENDA PLANNING COMMISSION MEETING April 17, 2014

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

**Study Session:** 6:00 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)  
6:30 p.m. Minute Motion Adjourning to Closed Session for Litigation  
**Regular Session:** 7:00 p.m. – City Council Chambers (2<sup>nd</sup> Floor)

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)*

1. Minutes
2. City Council Report

### SUBDIVISION APPLICATION

3. James Wheatley/Symphony Homes (Public Hearing) -Applicant is requesting a recommendation for Schematic Plan approval for the proposed Eastridge Cove Conservation Subdivision consisting of 13 lots on 4.785 acres located at approximately 1470 South and 200 East in an LR Zone. (S-3-14)

### ZONE CHANGE, ZONE TEXT CHANGE, AND PROJECT MASTER PLAN APPLICATION

4. Scott Harwood/The Haws Companies (Public Hearing) – Applicant is requesting a recommendation to rezone 16.19 acres north of Burke Lane and west of the Union Pacific R.R. right-of-way from A (Agriculture) to OMU (Office Mixed Use) (Z-5-13) and to rezone 21.56 acres west of Station Parkway and north Park Lane from A (Agriculture) to GMU (General Mixed Use) (Z-6-13); a recommendation to approve a PMP/development agreement for “Park Lane Commons” (approximately 46 acres in area); and a zone text change to amend the Regulating Plan consistent with the proposed PMP.

### ZONE TEXT CHANGES

5. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 12 regarding Conservation Subdivisions. (ZT-3-14)
6. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Subdivision Ordinance by modifying the definition of flag lots. (ZT-4-14)

**OTHER BUSINESS**

7. Miscellaneous, correspondence, etc.
  - a. Other
8. Motion to Adjourn

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

Posted April 11, 2014

  
Eric Anderson  
Associate City Planner

**FARMINGTON CITY  
PLANNING COMMISSION MEETING**

March 19, 2014

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**WORK SESSION**

***Present:** Chairman Brett Anderson, Commissioners Kent Hinckley, Kris Kaufman, Mack McDonald and Rebecca Wayment, Alternate Commissioner, Community Development Director David Petersen, [A city council meeting was also scheduled at the same time, so Mr. Petersen divided his time at both meetings]. Associate City Planner Eric Anderson and Deputy Recorder Heidi Gordon. Commissioners Heather Barnum and Brad Dutson and Alternate Commissioners Karolyn Lehn and Michael Nilson were excused.*

**#3 – Jason Harris/Fieldstone Homes (Public Hearing) – A request for Schematic Plan approval for the proposed Farmington Park Conservation Subdivision consisting of 83 lots on 39.75 acres located at approximately 1100 W and Glover Lane in an AE zone (S-4-14)**

Eric Anderson said the average lot size in this plan is 10,725 sq ft or ¼ acre. A major component of the plan is a land swap with the Davis School District (DSD); they plan to build an elementary school on 11 acres in the NW corner of the property. The swap will benefit both parties and provide better access to the school, a major collector (1100 W), and open space in the SW corner. The 11-acre site will be used jointly between the City and DSD. Details of the yield plan were discussed and **Kent Hinckley** commented that the applicant does not meet the TDR requirements, but the TDR is a discretionary item which is decided by the City Council, and if the TDR was denied, the other lots would become larger. **Kris Kaufman** asked if the City has received any complaints regarding high density, and **Eric Anderson** said they received some negative comments about the developer.

**#4 – Norm Frost/Ovation Homes (Public Hearing) – Applicant is requesting Preliminary Plat approval for the proposed Farmington Hollow Conservation Subdivision consisting of 67 lots on 23.5 acres located at approximately 1350 W and 1800 N (A-2-13; S-18-13)**

Eric Anderson said although Ovation Homes is the applicant, Ivory Homes will build the majority of the homes. He highlighted several details in the staff report, including the compensation that will be required, detention basin, street alignment, sidewalks, landscape buffer, location of the gas lines, setbacks, and a pocket park. Staff is comfortable with the efforts made by the developers. There was a brief discussion of several issues.

**#5 – Amending the Planning Commission By-Laws regarding the public notice process to include posting property signs**

This issue will be discussed during the regular session.

**REGULAR SESSION**

***Present:** Chairman Brett Anderson, Commissioners Kent Hinckley, Kris Kaufman, Mack McDonald and Rebecca Wayment, Alternate Commissioner, Community Development Director David Petersen [A city council meeting was also scheduled at the same time, so Mr. Petersen*

divided his time at both meetings], Associate City Planner Eric Anderson and Deputy Recorder Heidi Gordon. Commissioners Heather Barnum and Brad Dutson and Alternate Commissioners Karolyn Lehn and Michael Nilson were excused.

### **#1 – Minutes of the March 6, 2014 Planning Commission Meeting**

**Kent Hinckley** asked that the word “not” be changed to “now” in the last paragraph on page 6.

#### **Motion:**

**Kent Hinckley** made a motion to approve the Minutes with one amendment on page 6. The motion was seconded by **Mack McDonald** and unanimously approved.

### **#2 – City Council Report**

**Eric Anderson** reported that on March 4, 2014 the City Council approved the Meadow View Plat Amendment, Minor Plat Approval and Development Agreement. Several amendments to Chapter 18 were also approved.

#### **SUBDIVISION APPLICATION:**

### **#3 – Jason Harris/Fieldstone Homes (Public Hearing) – A request for Schematic Plan approval for the proposed Farmington Park Conservation Subdivision consisting of 83 lots on 39.75 acres located at approximately 1100 W and Glover Lane in an AE zone (S-4-14)**

**Eric Anderson** said the yield plan shows 62 lots on 37.13 acres so the applicant was required to set aside 11.14 acres of open space (30%) to receive an additional 12 lots (20% of 62) making a lot count of 74. He also requested a transfer of development rights (TDR) as set forth in Section 11-12-110 which would send open space via a cash payment to the regional park in exchange for 9 additional lots in the subdivision, making a total lot count of 83. The Schematic Plan meets the lot size requirements.

**Jason Harris**, 4423 Country Wood Drive, Lehi, with Fieldstone Homes, said they are excited to begin this Subdivision, and they worked with the Davis School District to obtain a better location for the school.

#### **Public Hearing:**

The Public Hearing was opened at 7:15 p.m.

**Jon Shurtliff**, 891 Country Lane, did not receive notice of this hearing. The yield plan looks great, but he does not want all of the open space in the corner. The proposed lot sizes are too small. He is concerned about a future freeway and having the park taken over by UDOT. Other concerns include flood zones, creeks, wetlands, and increased traffic on Country Lane.

**Ben Barrus**, 872 Country Lane, asked Fieldstone to define “a very nice home” and to state the average price of the homes. He said they should use high quality materials. If the City profits from the TDR lots, they are directly competing against private developers. He asked

when the 1100 W overpass would be finished and advised the City to impose a condition to require Fieldstone to finish the improvements prior to building the homes.

**Katie Biesinger**, 864 W Country Lane, is concerned about the size of the lots and asked why smaller lots are okay now. She would like the school and the park to be on the east bordering the million dollar homes that were built there because they wanted open space behind them. She feels that the school would have better access from Glovers Lane. Fieldstone typically uses lower quality materials, and she wants fewer roads and larger lots.

**Nate Nixon**, 917 W Country Lane, agreed with the previous comments and said the WDC will cut right through the corner of this field so the City needs to take the long-term view. He would rather leave the school where it is currently planned and have larger lots and nicer homes that will fit in with and add value to the existing homes.

**Bernie Johnston**, 803 Country Lane, asked why the applicant would be given a waiver of an 80-foot buffer. The zoning ordinances were designed to create consistency in residential areas, but lots on the north, east, and west of this subdivision range from 1/3 acre to 1 acre, and he asked why the rules do not apply to this proposal.

**Scott Behunin**, 836 S Country Lane, supported the comments of his neighbors. He would like the building materials to be high quality so they could withstand 80-100 m.p.h. east winds.

**Dave Reeder**, 991 Country Lane, lives in Farmington Creek Estates—a mobile home community. He prefers having the school where it is currently planned because 1100 W would be a through street from Clark Lane to Glover Lane. Other concerns include a dangerous cement ditch, the high water table, drainage issues, wind, the WDC, and completion of the bridge.

**Jared Schetselaar**, 1060 S 650 W, does not live in this area and suggested that the school be moved further to the north, rotating it to create more open space for the existing lots. The open space could then be a longer, narrower strip down the east side which would be positive for both the current and new residents.

**Bryce Huff**, 780 E 1475 S, Kaysville, said according to 11-12-80 there should be a sensitive area designation plan because of a creek and flood plain on the property. Also, section “c” in 11-12-100 states that the view of the house lots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation or additional landscaping, and section “e” states that at least half of the lots shall directly abut conservation land or face conservation land across the street.

**Diane Crook**, 624 S 1025 W, asked if the property is in a flood plain. Homes behind her home have been allowed to be extremely elevated, and it appalls her that Fieldstone would be allowed to build homes on such small lots because they will downgrade the existing homes.

**Eric Anderson** said it may be several years before the 1100 W. bridge is completed. The waiver is so the developer will not be required to do an 80-foot buffer. It is standard in a conservation subdivision.

The Public Hearing was closed at 7:45 p.m.

**Kris Kaufman** said the TDR may be misapplied in this case, and he is not in favor of it because it is not meant to decrease lot sizes. **Kent Hinckley** does not want development in this location until the WDC alignment is known, and this proposal does not seem to fit a conservation subdivision because of numerous waivers. **Chairman Anderson** expressed concern about the number of waivers and asked if it was right to squeeze lots into this development so that the City can have a larger regional park. **Rebecca Wayment** would like to know how the proposed density compares to the surrounding area. There were several comments/questions related to the yield plan, open space, lot sizes, and the shape of the property.

**David Petersen** said the City cannot stop developers from submitting applications. Moving the school is a positive step for the neighborhood that will lessen the impact on local streets. The 10 acres involved in this TDR is a good use of public dollars. The bridge is a system improvement that will be paid from impact fees—it may likely happen next year.

Motion:

**Kent Hinckley** made a motion to table action on this item to allow additional time to study the proposal and ensure that it meets the conservation subdivision and TDR standards and to see what the project would look like if the waivers were not granted and/or if the TDR was not granted. The motion was seconded by **Mack McDonald** and unanimously approved.

**#4 – Norm Frost/Ovation Homes (Public Hearing) – Applicant is requesting Preliminary Plat approval for the proposed Farmington Hollow Conservation Subdivision consisting of 67 lots on 23.5 acres located at approximately 1350 W and 1800 N (A-2-13; S-18-13)**

**Eric Anderson** reported that the City Council approved the Schematic Plan on Feb. 4, 2014 with one additional condition requiring the developer to establish a trail. The final alignment of the trail will be decided by the applicant, City staff and the Trails Committee. The compensation in condition #1 is still being negotiated, and details regarding the detention basin still need to be resolved. The placement of the gas lines was inaccurate on the first survey, so several lots were shifted and some lot sizes changed on the east side of the property. **David Petersen** reviewed the proposed street/sidewalk measurements, buffers and setbacks in greater detail.

**Norm Frost** said they are excited to begin this project. The width of the streets has always been an issue because of the topography of the west side, but they have worked out a compromise. They will do a small park (10,000 sq ft) and will purchase an additional ½ acre from Davis County for the detention basin. The wider the setbacks the smaller the house becomes in a conservation zone, and they feel this is a reasonable request.

**Kyle Honeycutt**, land acquisitions manager for Ivory Homes, said this will be a higher end subdivision and consistent setbacks are important. Ramblers are popular but wide and

deep and generally have depth issues. They are requesting setbacks of 5 feet in the front and back and 2 feet on the side; 50-70% of the third car garages would not be possible without additional setbacks.

Public Hearing:

The Public Hearing was opened at 8:30 p.m.

**George Chipman**, 433 S 10 W, Chairman of the Farmington Trails Committee (FTC) commended the Commission for their patience and attention to detail and the developer for being willing to listen to input from the neighbors. The nature trail across the back of six lots will be beneficial to all residents.

**Darleen Elggren**, 1198 Rigby Road, thanked the developer for designing a nice subdivision. She asked if it would be possible to include speed bumps on Rigby Road. She is concerned about a dangerous area of sidewalk and does not want the trail in that same area.

**Chris Roybal**, 1267 W 1875 N, appreciated the City Council's decision to leave the curb and work out a buffer on the north side. It is a meandering road anyway, and he is fine with the extra buffer area. He asked the developers to take extra care with the quality of the architecture along the buffer line.

**Bryce Huff**, 780 E 1475 S, Kaysville, is frustrated because the boundary lines of the trail are as far against Kaysville as possible. The development meets PUD requirements for (a) more pleasant; and (b) no detriment to the community; but it does not meet (c) more efficient use of the land; and (d) greater amenities. A dirt trail and a small, basic park are not "amenities". Since an open space waiver is going to be granted, the amenities should be clearly defined.

**Cindy Roybal**, 1267 W 1875 N, lives across the street and wants to see more ramblers. She thanked the developer for respecting the front yards and asked when the public could review the landscape plan. She dislikes the straight sidewalk on Shepard Lane and the trail is awkward because it does not have a great connection.

**Steve Burton**, 1387 S Haight Creek Drive, sent he sent a letter to the Commission. His home is adjacent to the deep ravine where the trail (which he opposes) will be located.

**Ron Robinson**, 92 N Country Bend Road, is a member of the FTC and feels it is important to preserve the hollow where the trail is located. They plan to work closely with the developer to make the area a safe place for residents to enjoy.

The public hearing was closed at 9:00 p.m.

**David Petersen** answered various questions and said a condition could be added to obtain feedback from the City Traffic Engineer regarding speed bumps. The City Manager works directly with the developer to determine a dollar amount for the open space. A landscaping plan must be submitted with the Final Plat, and the no-build line is still in place. The proposed street widths fit in with the surrounding area.

The Commission discussed street sizing, sidewalk widths, buffer, setback, waivers and open space requirements, curb and gutter, flashing traffic signs, and the waiver. **Chairman Anderson** said the street layout issue and buffers cannot be blamed on anyone. The waiver is being granted on good cause based on specific special circumstances. The gas line is a special circumstance which affects the depth of the lots.

*Motion:*

**Mack McDonald** made a motion to approve the Preliminary Plat for the Farmington Hollow Conservation Subdivision subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant must obtain a partial waiver of the open space requirement pursuant to Section 11-12-065 and pay the City just compensation as determined by the City Manager prior to Final Plat approval;
2. The plan must be updated to show a detention basin and if it is on, or partially on, Davis County property, the developer must acquire the property or obtain an easement prior to Final Plat approval. In the event this does not occur, the detention basin must be located on site. The applicant understands that this may result in the loss of 1-3 lots;
3. Applicant will obtain a dedicated trail easement from Davis County for that portion of the trail that crosses County property;
4. The landscape buffer and side treatments along 1800 North and the pocket park shall be maintained by an HOA. The overall width of the landscape buffer and sidewalk along 1800 N shall be as shown on the plat;
5. The applicant shall prepare a landscape plan for review and approval by the City at Final Plat review;
6. Improvement drawings for the project shall be reviewed and approved by each member of the Farmington Development Review Committee (DRC);
7. The location of the trail and the adjacent westerly lot lines shall be staked, reviewed, and approved by the Planning Commission prior to final plat approval;
8. Staff will work with affected property owners with the landscape plan being proposed by the developer prior to final plat approval;
9. Staff will work with the City Traffic Engineer regarding the addition of speed bumps or other traffic calming measures if at all possible;
10. Ivory Homes sideyard setbacks will be a minimum of 8 feet and a total of 18 feet, and Ovation Homes sideyard setbacks will be a minimum of 5 feet and a total of 13 feet;
11. City staff will consider striping a pedestrian lane on the north side of the pavement.

The motion was seconded by **Rebecca Wayment** and unanimously approved.

Findings for Approval:

1. The proposed development meets all of the standards and requirements of a conservation subdivision in the LR zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development is at a density of 2.85 units per acre, which is consistent with the adjacent neighborhoods and the LDR General Plan designation of 4 units per acre.
3. The road layout will mitigate through traffic and be prohibitive to high speeds.
4. 1800 North Street shall be landscaped and retain its rural character.
5. Larger lots shall be situated on the periphery of the project providing an acceptable transition to adjacent neighborhoods.
6. The overall layout follows the low density residential objectives of the General Plan.
7. In spite of the realization that the pipelines were in a different location than originally thought, the applicant provided an updated yield plan and was able to obtain the 67 lot threshold.
8. The Haight Creek Draw is shown on the Master Trails Map as a future trail corridor; the current plan has this trail shown.
9. The waiver is being made due to the location of gas lines on the property.

**OTHER BUSINESS:**

**#5 – Amending the Planning Commission By-Laws regarding the public notice process to include posting property signs**

**David Petersen** said the City Council would like to post signs as part of the City’s public notice process. The City Attorney has reviewed and approved the proposed addition, so the City will now post an on-site notice (in addition to the mailings) of the public hearing for a schematic subdivision plan, a conditional use approval, and a re-zone application. He mentioned the addition of a clause that states: “the Zoning Administrator, with the concurrence of the PC Chairman, may provide additional notice of any application as necessary.” **Kris Kaufman** said that because the rights vested at preliminary plat approval, property owners should be noticed at both levels. **David Petersen** said they would support having preliminary plat be a mandatory public hearing, but it would need to be changed in the Subdivision Ordinance.

Motion:

**Kent Hinckley** made a motion to approve paragraphs 6 and 7 as listed in the staff report and to direct staff to make a change to the Subdivision Ordinance stating that there will be a public hearing at both the schematic plan and preliminary plat levels. The motion was seconded by **Rebecca Wayment** and unanimously approved.

## **ADJOURNMENT**

### *Motion:*

**Mack McDonald** made a motion to adjourn the meeting, and it was unanimously approved. The meeting was adjourned at 10:30 p.m.

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**Brett Anderson, Chairman**  
**Farmington City Planning Commission**

**FARMINGTON CITY  
PLANNING COMMISSION MEETING**

April 3, 2014

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**WORK SESSION**

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman, and Mack McDonald, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Cynthia DeCoursey. Commissioner Rebecca Wayment and Alternate Commissioner Michael Nilson were excused.*

**#3 – Chris Ensign – Final Plat approval for the Farmington Bungalows Subdivision**

**Eric Anderson** reported that the applicant has resolved most of the outstanding issues.

**#4 – Jerod Jeppson/Norm Dahle – Preliminary Plat approval for the Silverleaf Subdivision**

The developers have decided to create Parcel A, resulting in a total of 9 lots. The detention basin is adequate for a 10-year event, but the City's requirement is for a 100-year storm event. The Haight Creek draw (managed by Davis County) runs along the southern portion of the property and is deep enough to handle a severe event.

**#5 – Nick Mingo/Ivory Development – Final Plat approval for the Westwood Cove Conservation Subdivision (7 lots)**

The applicant is providing a regional detention basin in lieu of a waiver of open space, and the actual right of way location needs to be resolved.

**#6 – Nick Mingo/Ivory Development – (Public Hearing) – Preliminary Plat approval for the Brentwood Estates Subdivision (24 lots)**

Ivory's new plan is to build a 10-foot retaining wall and create a 100-foot landing area (5-7% slope) which will allow 5-6 cars at a time to safely queue. The City Traffic Engineer confirmed that the site distances are adequate, the traffic impact will be minimal, and the existing and planned roadways will be able to accommodate the additional traffic.

**#7 – James Wheatley/Symphony Homes (Public Hearing) – Schematic Plan approval for the Pheasant Hollow Conservation Subdivision**

Staff received several emails from residents in this area who are concerned about the quality of the soil on this property and say it will not support the homes. They claim that several homes in Glynhill Court have settled significantly. **Kris Kaufman** suggested a condition to require a geotech report.

**#8 – Jason Harris/Fieldstone Homes (Public Hearing) – Schematic Plan approval for the Farmington Park Conservation Subdivision**

The Commission discussed the proposed elementary school location, open space waivers, the 80-foot buffer zone, and TDR. The DRC strongly recommended that the open space be consolidated into one large space. Residents have complained about the smaller lots and are worried that the UDOT will use the park to build the WDC.

**REGULAR SESSION**

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman, and Mack McDonald, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Cynthia DeCoursey. Commissioner Rebecca Wayment and Alternate Commissioner Michael Nilson were excused.*

**#1 – Minutes of the March 19, 2014 Planning Commission Meeting**

The Minutes will be considered during the April 17, 2014 meeting.

**#2 – City Council Report**

**Eric Anderson** reported that the Council approved the Kestrel Bay Estates Final PUD Master Plan, and the building height/setback amendments in the BP Zone were approved.

**SUBDIVISION APPLICATIONS**

**#3 – Chris Ensign – Applicant is requesting a recommendation for Final Plat approval for the Farmington Bungalows Subdivision (10 lots) on 3.2 acres located at approximately 50 S 300 W in an OTR Zone (S-15-13)**

**Eric Anderson** said the City allows some flexibility in the OTR Zone—the minimum lot standards can be reduced by no more than 15 feet. Several of these lots will be 70’ to 80’ (as opposed to the 85’ standard).

**Chris Ensign**, 4468 Zarahemla Drive, Salt Lake City, said he recently received a letter from UDOT authorizing the use of the storm drainage facilities on their property.

**Motion:**

**Kris Kaufman** made a motion to recommend Final Plat approval for the Farmington Bungalows subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Final improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the Fire, Planning, and Public Works Departments,

the City Engineer and Storm Water Official, and by the Central Davis Sewer and Benchland Water Districts.

2. Prior to consideration of Final Plat approval by the City Council, the applicant shall address any outstanding issues with regard to the proposed storm drain into the UDOT ROW by obtaining a letter of approval from UDOT and must obtain drainage easements in favor of Farmington City from UDOT, and these easements must be on the recorded plat;
3. If the applicant replaces the existing home on State Street, the proposed dwelling on State Street shall receive a recommendation for approval from an ad hoc architectural review committee as established by the City Council or the Farmington City Historic Preservation Committee.

The motion was seconded by **Mack McDonald** and unanimously approved.

*Findings:*

1. The property is identified as Low Density Residential on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The General Plan also states that the City should “recognize and preserve Farmington’s heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.” The property is in the Clark Lane Historic District, and the applicant will receive a Certificate of Appropriateness before demolition of the existing home takes place.
3. The applicant has been in negotiations with UDOT and is confident that he will have all necessary letters, approvals and easements prior to City Council review of Final Plat.
4. Specific to the final plat only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements and other appropriate regulations.
5. Staff will ensure that the homes fit in with the historic character of the underlying Clark Lane District.

**#4 – Jerod Jeppson/Norm Dahle – Applicant is requesting Preliminary Plat approval for the Silverleaf Subdivision (9 lots) on 3.74 acres located at approximately 1505 N 1500 W in an LR Zone (S-16-13)**

**Eric Anderson** reported that this property is being annexed into Farmington City and will become an LR (Large Residential) zone. The applicants will be required to address several issues raised by the DRC and the City Engineer prior to Final Plat approval.

**Norm Dahle**, 2675 E Melanie Drive, Salt Lake City, and **Jared Jeppson**, 1505 N 1500 W, said much of this area is in a flood plain, and they will continue to work on related issues.

When asked what the “good cause” is for implementing a waiver on this property, **David Petersen** explained that a waiver is a discretionary item, and the amount of open space in this case is very small.

*Motion:*

**Kent Hinckley** made a motion to approve the Preliminary Plat of the Silverleaf Conservation Subdivision as shown, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Applicant shall designate 10% of the total land as conservation land *or* obtain a waiver through approval of the City Council;
2. The Final Plat must show a 56-foot road cross section, a detention basin designed to hold a 100-year storm event and a storm drain easement that is at least 20-feet wide, unless otherwise dictated by Davis County;
3. Applicant must provide a sensitive area designation plan prior to Final Plat pursuant to Section 11-12-080;
4. Applicant must provide a soils report prior to Final Plat;
5. Final improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the Fire, Planning, and Public Works Departments, the City Engineer and Storm Water Official, and by the Central Davis Sewer and Benchland Water Districts.

**Karolyn Lehn** seconded the motion which was unanimously approved.

*Findings:*

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units per acre. The proposed subdivision is at approximately 3 dwelling units per acre and is consistent with the General Plan threshold.
2. The project is consistent with the Conservation Subdivision standards for an R zone.
3. The applicant has agreed to work through the issues raised by the DRC and address these issues prior to Final Plat.
4. An open space requirement of .37 acres is of no value to the City and the money for the waiver would be better spent on open space elsewhere in the City.

**#5 – Nick Mingo/Ivory Development – Applicant is requesting a recommendation for Final Plat approval for the Westwood Cove Conservation Subdivision (7 lots) on 4.057 acres located on the NW corner of 650 W and Glover Lane in an AE Zone (S-3-13)**

**Eric Anderson** said pipeline easements run across the property, but there is adequate buildable area. The applicant is providing a regional detention basin in lieu of a waiver

**Nick Mingo**, 978 E Wood Oak Lane, convinced Questar to bury the gas line valves and facilities so the sidewalk will not be affected.

*Motion:*

**Heather Barnum** made a motion to approve the Preliminary Plat for the Westwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager determines what just compensation is for the waiver of 34,203 square feet of open space, and the City Council approved the waiver prior to Final Plat approval;
2. The City Council approves the waiver of Sections 11-12-100 (b) and (d) of the Farmington City Zoning Ordinance;
3. The applicant must dedicate an expansion of the width of Glover Lane by 7 feet, taking the total ROW to 80 feet;
4. Final improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the City's Community Development, Fire, Planning, and Public Works Departments, the City Engineer, Storm Water Official, and the Central Davis Sewer and Benchland Water Districts.

The motion was seconded by **Mack McDonald** and unanimously approved.

*Findings:*

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-10-040.
2. The proposed Final Plat shows a dedicated right of way expansion of Glover Lane by 7 feet and has street cross sections for both Glover Lane and 650 W that conform to the City's Development Standards.
3. The open space requirement is of no value to the City and the applicant has provided a regional detention basin which will be used by other applicants as this area is developed.

**#6 – Nick Mingo/Ivory Development – (Public Hearing) – Applicant is requesting Preliminary Plat approval for the Brentwood Estates Subdivision (24 lots) on 13.816 acres located at approximately 437 W 1400 N in an LR-F Zone (S-20-13)**

**Eric Anderson** said the underlying zone allows smaller lot sizes with an open space provision. Much of the property has steep slopes which exceed 30%, and these lot sizes are larger than the minimum requirement. **David Petersen** pointed out that the detention basin will handle north Compton Road, the Welling property east of the development, and this project.

**Chairman Anderson** asked Ivory Homes which plan they prefer, and **Nick Mingo** said they simply want to move the project forward. Initially, the cul de sac was the best option because it was more private, but now everyone is upset about this plan. They have not dealt with such a steep landscape before, but similar developments in Emigration Canyon have functioned well. Lessening the slope on 1400 N is not possible, and they have done everything possible in this situation; any other options would be much more expensive.

**Public Hearing:**

The Public Hearing was opened at 7:30 p.m.

**Tom Coleman**, 433 W Welling Way, is impressed with Ivory Homes because they take care of safety issues and traffic flow and are good neighbors.

**Cody Erickson**, 511 W 1400 N, lives near the proposed access point and submitted two petitions signed by 1400 N residents who oppose this Subdivision. Ivory Home's request for 8-10 homes was denied because it was too dangerous. Neighbors complained and now the City is considering 24 homes and an access onto 1400 N. She asked that construction vehicles be limited to 1300 N and for a sidewalk and permanent speed mitigation on 1400 N.

**Alicia Mansfield**, 1768 Grandview Drive, is opposed to the access onto 1400 N. She realizes that development in Farmington cannot be stopped, but the issues need to be shared by everyone, and it is only fair that Welling Way bear some of the traffic burden.

**Dan Pratt**, 1721 N Compton Road, discovered that Ivory Homes' plan violated several of the City's zoning codes. He lives at the top of 1400 N and is not opposed to the Subdivision, but this plan is more dangerous than the first proposal which met all of the City's guidelines. When the City built the new reservoir, empty trucks drove up 1400 N but used another route with a load. The real problem is the 14% grade on 1400 N and no safe landing area near Main Street.

**Lois Mulholland**, 434 Welling Way, moved to this area 28 years ago and understood that the original plan included an access to 1400 N. People above 1400 N have more than one access road, but residents in the Orchards had only one access until Cherry Blossom was built.

**Erwin Zundel**, 298 W Grandview Court, said 1400 N was a dirt road when he built his house, and the City was against having only one access only on 1400 N and now they are allowing it. The safest route to take is the Compton Bench road. This seems like a good project, but there will be accidents—especially in the winter.

**David Mulholland**, 434 Welling Way, said it seems strange that everyone wants to live on a hill but they do not want any neighbors. 1300 N is also very steep, and there will always be problems. Residents should be able to choose.

The Public Hearing was closed at 8:02 p.m.

The Commission discussed safety concerns, and **David Petersen** shared background information regarding streets in this area and said this option will be much safer than the Cherry Blossom connection. **Kris Kaufman** disagreed and said the merge is the real problem and although Ivory Homes has done what they can to make the new road feasible it does not mean it is safe. The 10-foot retaining wall will also be problematic because cross traffic on Main Street cannot be seen with only a 3-foot retaining wall. The desire for connecting streets should not outweigh these significant safety concerns. **Chairman Anderson** asked if it is worth the risk to place another insertion point onto a dangerous street.

**Kent Hinckley** said the engineer's assessment is that the access will be safe, and the City Council voted for it unanimously, so he does not want to send it back to them. **David Petersen** said the applicant will appeal if this application is denied, and residents from both sides may

appeal likely if their favorite plan is not chosen. He read from Chapter 4 of the Zoning Ordinance: The Commission makes the final decision on Preliminary Plats unless there is an appeal.

**Nick Mingo** said the retaining wall is only on the east property line and begins 20-25 feet from the existing curb and gutter. The access has been reviewed by half a dozen engineers and it meets the City's standards. If approval is not granted, Ivory Homes will appeal—they have invested a significant amount of time and money into this proposal. **Kris Kaufman** said he did not understand why they would not go back to the cul de sac plan, and **Nick Mingo** said it was because the City Council already denied that plan.

Motion:

**Kent Hinckley** made a motion to approve the Preliminary Plat for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards. There was no second to the motion and it died.

**Kris Kaufman** made a motion to grant preliminary plat approved consistent with the Schematic Plan which was presented to the Planning Commission in November 2013 subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval as part of the improvement drawings;
2. The applicant pays the agreed upon open space waiver as determined through negotiations with the City Manager prior to Final Plat;
3. The applicant will establish a truck route and require all construction trucks to use 1300 N to access the site prior to Final Plat approval;
4. The applicant must continue to work with the Trails Committee to determine the ultimate and final route of the trail connection to N Compton Road prior to Final Plat;
5. Any outstanding issues raised by the DRC at Preliminary Plat shall be addressed prior to Final Plat approval;
6. The houses located on 1400 N must face the cul de sac;
7. The applicant will provide a pedestrian access to 1400 N.

**Heather Barnum** seconded the motion which was approved by Commissioners **Anderson, Barnum, Kaufman, Lehn, and McDonald**. Commissioner **Hinckley** did not approve the motion.

Findings:

1. The proposed Preliminary Plat submittal is consistent with all necessary requirements for as found in Chapter 6 of the City's Subdivision Ordinance.
2. The proposed Preliminary Plat meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.

3. The outstanding issues raised by the DRC are minor revisions and can be addressed by Final plat.
4. The density of the proposed subdivision matches the surrounding neighborhoods and conforms to the City's General Land Use Plan which designates this parcel as LDR (Low Density Residential) or 4 units per acre. Because the yield plan (attached) used lot sizes greater than 10,000 square feet, the development meets the required threshold as determined by the City's General Land Use Plan.
5. The applicant has negotiated a price for the open space waiver with the City Manager and has agreed to pay this amount.
6. The applicant is providing a detention basin that will service lots on N Compton Road in addition to the Brentwood Estates lots.
7. The applicant has worked with the Trails Committee to provide a trail connection from this development east to Compton Road, expanding connectivity for the development.

**#7 – James Wheatley/Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the proposed Pheasant Hollow Conservation Subdivision consisting of 12 lots on 4.55 acres located at approximately 700 S 50 E in an R Zone (S-2-14)**

**Eric Anderson** said this project will bridge the gap between 200 E and 50 W by creating a local road connection. Wetlands cover a large portion of the property, and the Commission will need to decide if the flag lot meets the approval criteria.

**James Wheatley**, 526 N 500 W, said they hired Earthtec to do a geotech study. **Kent Hinckley** asked if they considered a different layout that did not include the flag lot, and **Mr. Wheatley** replied that they were unable to create a workable plan without the flag lot.

Public Hearing:

The Public Hearing was opened at 9:05 p.m.

**Justin Card**, 642 S 100 E, has lived in this area for 5 years and his home is fine, but other homes have settled, and he does not know if the soil is stable enough for homes.

**Howard Dygert**, 676 S 100 E, has lived on Lot 17F on the east side of this property for 35 years and is opposed to this project because the soil and water conditions are incompatible with residential or any other type of construction. The soil is a sandy, fine silt loam which is saturated to the surface, and nearly all of the homes in Glynhill Court have had problems.

**Daniel Larson**, 599 Glynhill Court, does not know much about soil conditions, but four out of the ten homes have settled. His 15-year-old home settled several inches in the first 10 years. He spent \$9,000 to shore up one side of his garage and may have to spend up to \$20,000 more to remedy the problem.

**Dallas Bradbury**, 692 S 100 E, agreed with all of the previous concerns and added that there is standing water to the west of his fence year round. He has lived in the area for 5 years and cars drive into the circle thinking it is a through street.

**Kimberly Farley**, 77 E 620 S, is the original owner of her home, and both decks have dropped 18 inches and are in danger of falling off her home. She does not want other families to go through the same ordeal as the residents in Glynhill Court. They moved here from Seattle and had no idea their home was built on wetlands.

**Jeff Holman**, 22 Virginia Circle, lives near the flag lot and the need for a paved access to a manhole does not justify the flag lot. The reason for the flag lot is economic. He lives just west of this development and loves the wetlands, but the irrigation water will drain to the west near his home. He asked that the flag lot be denied.

**Jim Feichko**, 620 S 36 E, said a large amount of fill was brought into the area so it is nice and dry, but there are two springs that run year round—they never dry out. His home was built up but it still has water problems.

**Lorraine Flood**, 524 S Glynhill Court, said her home was the last one built in the area. The contractor dug an 18-foot hole and filled it with 8 feet of gravel, and they have not had problems. Obviously, the standards for some of the homes were not adequate, and she hopes the new development will be done right.

**Rita Bodily**, 98 E 700 S, said they were told that 700 S would never be a through road, and she is concerned about the speed of traffic. **Jerry Preston** built the homes in Rice Farms on a marshy, muddy bog, and there is a spring which never dries up under the house on Continental Drive and 100 E.

**Linda Hite**, 28 W 750 S, said **Jerry Preston** built her home and a neighbor's home has a spring in their yard which they are draining into the road, resulting in mossy standing water.

The Public Hearing was closed at 9:35 p.m.

**David Petersen** said the building official and City engineer will follow the soils report to determine the standards that should be implemented on a lot-by-lot basis. Core samples will be taken to determine how the footings should be poured. The Commission has the authority to deny the proposal if the issues are not solved.

**Bruce Robinson**, owner of Symphony Homes, said they use a subsurface drain. He has built hundreds of homes along this same quadrant, and if a proper drain is installed there will be no issues. There is a fairly large area where no buildings will be allowed, and they will rely on the wetlands report and dig as deep as necessary until the soil is stable. Each home was built to the standards of soil and structural engineers, but standards frequently change. Homeowners can purchase a 210 warranty which is independent of the builder and involves a third party. The flag lot will provide access for the sewer company and allows the homes to be lower.

**Heather Barnum** asked if there was a dead-end sign on this street and why the road is planned to go through. **David Petersen** said it may have been removed for some reason and they will install another sign. The road has been on the City's master plan for many years and will help alleviate traffic on 620 S.

Motion:

**Kent Hinckley** made a motion to recommend that the City Council approve the proposed Schematic Plan for the Pheasant Hollow Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager will determine what just compensation is for the waiver of 36,590 square feet of open space, and the City Council will approve the waiver prior to Preliminary Plat;
2. The City Council will approve the waiver of Section 11-12-100 (d) and (e) of the Farmington City Zoning Ordinance;
3. The applicant must either remove the flag lot, adjust the location of the home, or agree to fire sprinkle the home;
4. The applicant must submit a geotech report and a lot-by-lot soils report prior to Preliminary Plat approval;
5. The soils engineer will be on site during excavation.

The motion was seconded by **Kris Kaufman** and unanimously approved.

Findings:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. The proposed Schematic Plan creates a needed east-west connection from 200 E to Frontage Road.
3. The open space requirement is of no value to the City and will be of more value elsewhere in the City.

**#8 – Jason Harris/Fieldstone Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the proposed Farmington Park Conservation Subdivision consisting of 83 lots on 39.75 acres located at approximately 1100 W Glover Lane in an AE Zone (S-4-14)**

**Eric Anderson** said that the project will set aside 11 acres of open space for a park and that the applicant is working on a land swap to trade land owned by the Davis School District totaling 11 acres in the northeast corner and move it to the northwest. The elementary school and the park will share use and facilities. The applicant was able to get 74 lots for a Conservation Subdivision and will be requesting an additional 9 lots for a TDR, taking the total to 83.

**Jason Harris**, Fieldstone Homes, said the consolidated open space is meant to benefit the City as a whole. The land swap made sense because there will be two roads for dropping off and picking up students, and the park (and a potential gym) could be shared. No one knows if the WDC will happen, but residents in the area would rather have a park taken out than homes. He showed a plan with the 80-foot buffer and no TDR lots and another plan with a waiver but no buffer so the lots near the existing neighborhood are slightly larger.

Public Hearing:

The Public Hearing was opened at 10:20 p.m.

**Chase Rogers**, DSD's Operational Planner, said their original plan to build in the NE corner was not great, but it was the best they could do at the time. They considered this land trade because there was no extra cost and they would not be disadvantaged.

**Neil Miller**, Parks & Recreation Director, said the City is in need of park space. DSD has been generous and have allowed the City to use a portion of the property for soccer fields. The dual usage of the park/school will be great for everyone.

**John Shurtliff**, 821 Country Lane, likes the revisions. He opposes the TDR which will lower property values in his neighborhood and the 80-foot buffer. An overpass in the WDC would take out several homes in this plan, and there are drainage issues in the area.

**Bruce Dickamore**, 1983 Ridgewood Way, Bountiful, has a client who owns 4½ acres west of 1100 W on Shirley Rae Drive and plans to develop at some point. They would like the City to consider how the improvements on 1100 W will be paid for and who will be responsible.

**Nate Nixon**, 917 Country Lane, prefers the plan without the TDR because the lots are larger. The TDR perception is that the City is in cahoots with the developer. There has been very little public input, but the City is already married to the idea. He prefers the divided open space.

Public Hearing:

The Public Hearing was closed at 10:55 p.m.

**David Petersen** Emphasized that the plan is conceptual and the City has followed each step of the process; the Council does not even know about this TDR. The Commission discussed the pros and cons of the TDR and most agreed with the location of the school to the west.

Motion:

**Kent Hinckley** made a motion to recommend Schematic Plan approval for Plan #2 without the TDR for the Farmington Park Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must obtain waivers of the design requirements pursuant to Sections 11-12-100(b) (c) (e) and (f) of the Zoning Ordinance through a vote of not less than four (4) members of the City Council prior to or concurrent with Schematic Plan approval;
2. The plan must be updated at the Preliminary Plat to show how storm water is to be detained and treated;
3. The applicant will obtain a wetland delineation and have it approved by the US Army Corps of Engineers;
4. If the Army Corps requires mitigation of the wetlands, the applicant will need to design such mitigation at Preliminary Plat;
5. The applicant will receive Davis School District approval for the land swap prior to Preliminary Plat.

**Mack McDonald** seconded the motion which was unanimously approved.

*Findings:*

1. The proposed development meets all of the standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development has a density of 1.99 units per acre which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The interior road layout will mitigate through traffic and be prohibitive to high speeds.
4. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
5. The overall layout follows the low density residential objectives of the General Plan.
6. Moving the future elementary school to the northwest corner will be advantageous to all parties, including the City.

**#9 – Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying the definition of adaptive reuse to include certain commercial uses (ZT-2-14)**

**David Petersen** said in 2011 the owner of the windshield repair shop on Main Street requested a text change to allow a U-Haul business in the BR Zone, but the City Council denied the request. The owner sued the City, and recently the Mayor asked staff to explore a possible solution. Staff suggested that it be allowed as a special exception in the BR Zone. Following a brief discussion, the Commission decided to continue the public hearing.

Motion:

**Mack McDonald** made a motion to continue the public hearing until the May 8, 2014 meeting to allow additional time for staff to answer questions. **Karolyn Lehn** seconded the motion which was unanimously approved.

**ADJOURNMENT**

Motion:

**Heather Barnum** made a motion to adjourn the meeting, and it was unanimously approved. The meeting was adjourned at 11:35 p.m.

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**Brett Anderson, Chairman**  
**Farmington City Planning Commission**

**WORK SESSION:** The City Council will be taking a tour of City projects at 4:00 p.m. A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to answer any questions the City Council may have on agenda items. The public is welcome to attend.

## **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, April 15, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

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

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS**

7:05 Executive Summary for Planning Commission held April 3, 2014

7:10 Recognition of Rich Taylor for his work with the Junior Jazz

7:15 Presentation of the Theme, Logo and Grand Marshal Nominees for Festival Days

### **NEW BUSINESS:**

7:25 Resolution Declaring Certain Land as Conservation, Recreation, Wildlife and Waterfowl Refuge and Park

7:35 Funding Plan for Park and Gym on 650 West Street

7:50 Transfer of \$350,000 for 650 West Street Improvements

8:00 Marketing Feasibility Study for the Office Park

### **PUBLIC HEARINGS:**

8:10 Local Consent for SteelFist Fight Night LLC Event Permit "Temporary Beer"

8:15 Farmington Park Conservation Subdivision Schematic Plan Approval

**PRESENTATION OF PETITIONS AND REQUESTS:**

- 9:00 Facility Use Agreement with Farmington Area Baseball League (FABL)
- 9:10 Farmington Bungalows Final Plat Approval
- 9:20 Brentwood Estates Waiver Approvals for Road, Storm Drain and Trail Improvements
- 9:35 Cottages at Rigby Road Open Space Waiver Valuation
- 9:50 Posting of Signs on Property for Public Hearings

**SUMMARY ACTION:**

10:00 Minute Motion Approving Summary Action List

1. Approval of Minutes from March 1, 2014
2. Approval of Minutes from March 4, 2014
3. Approval of Minutes from March 19, 2014
4. Tanner Annexation
5. Powder Coat Signal Poles at 200 East and State Street
6. Westwood Cove Conservation Subdivision Final Plat Approval
7. Chestnut Farms Phase 3 Improvements Agreement

**GOVERNING BODY REPORTS:**

10:05 City Manager Report

1. Police Monthly Activity Report for March

10:10 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

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

DATED this 10th day of April, 2014.

**FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

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

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*



## Planning Commission Staff Report April 17, 2014

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### Item 3: Schematic Plan for the Eastridge Estates Conservation Subdivision

Public Hearing:	Yes
Application No.:	S-3-14
Property Address:	Approximately 1470 South 200 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR (Large Residential)
Area:	4.785 acres
Number of Lots:	13
Property Owner:	Symphony Homes
Agent:	James Wheatley

Request: *Applicant is requesting a recommendation for Schematic Plan approval for the Eastridge Estates Conservation Subdivision.*

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#### **Background Information**

The applicant, Symphony Homes, is requesting a recommendation for Schematic Plan approval for a 13-lot subdivision on property located at approximately 1470 South and 200 East. The subdivision as proposed would consist of thirteen lots on 4.785 acres of property. The underlying zone for this property is an LR zone, on which Symphony Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

The applicant has provided a master plan for the entire development, which includes Eastridge Estates Phases 1 and 2. However, the application under review tonight is solely for Phase 1. The master plan provided is to illustrate the planned build out, and is conceptual at this point in time. However, there are delineated wetlands over a significant portion of Phase 2 of the property, but not Phase 1. The yield plan shows that 13 lots can be constructed for Phase 1 and the LR zone requires a minimum lot size of 10,000 s.f. in the yield plan.

In a conservation subdivision option 1 for the L R zone, there is a 10% open space provision. In the proposed subdivision there are no constrained or sensitive lands, so the applicant must provide a provision of open space for .4785 acres or 10% of the total land area. As the applicant is not providing any open space, he will need a full waiver of the open space provision. Staff determined that the additional open space that should be provided would not benefit the City as undeveloped open space. It is important to note that on the master plan for

this development which includes phases 1 and 2, the applicant will be providing open space, but that is solely for phase 2. The current application under review is for phase 1 alone, and therefore the open space provided on the master plan does not apply to the subdivision application that is under review tonight.

The Developer is also requesting a waiver of Section 11-12-100(b) which states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." 200 East is classified as a minor collector, therefore lots 106 and 107 will require this waiver by the City Council.

Additionally, the Developer is also asking for a waiver of Section 11-12-100(e) which creates a design standard whereby half of the lots shall directly abut conservation land or face conservation land across a street; this provision will need to be waived.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council, which will need to be obtained upon City Council approval. (See full waiver provision in the ordinance.)

The applicant is requesting flexibility on some of the setback requirements, specifically the side setbacks require a 10' minimum, but the applicant is requesting some side setbacks be reduced to 8'. Likewise, the applicant is proposing 15' front setbacks for lots 105-108, which aren't allowed in a conservation subdivision for zone LR. However, Section 11-12-090(f) specifies that "exceptions to the minimum setback requirements in a conservation subdivision may be approved by the City, in its sole discretion, during plat approval process when deemed appropriate..." Although the designation of "the City" in this case is unclear, a waiver of the setback requirements is not needed as it is approved through the normal subdivision approval process.

### **Suggested Motion**

Move that the Planning Commission recommend the proposed Schematic Plan for approval for the Eastridge Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager determines what just compensation is for the waiver of the .478 acres of open space, and the City Council approves the waiver prior to Preliminary Plat;
2. The City Council approves the waiver of Sections 11-12-100(b) and (e) of the Farmington City Zoning Ordinance.

### **Findings for Approval:**

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. Although the proposed Schematic Plan is requesting several waivers, at least two of these waivers will be disappearing when Chapter 12 is amended.
3. The open space requirement is of no value to the City and the open space will be of more value elsewhere in the City.

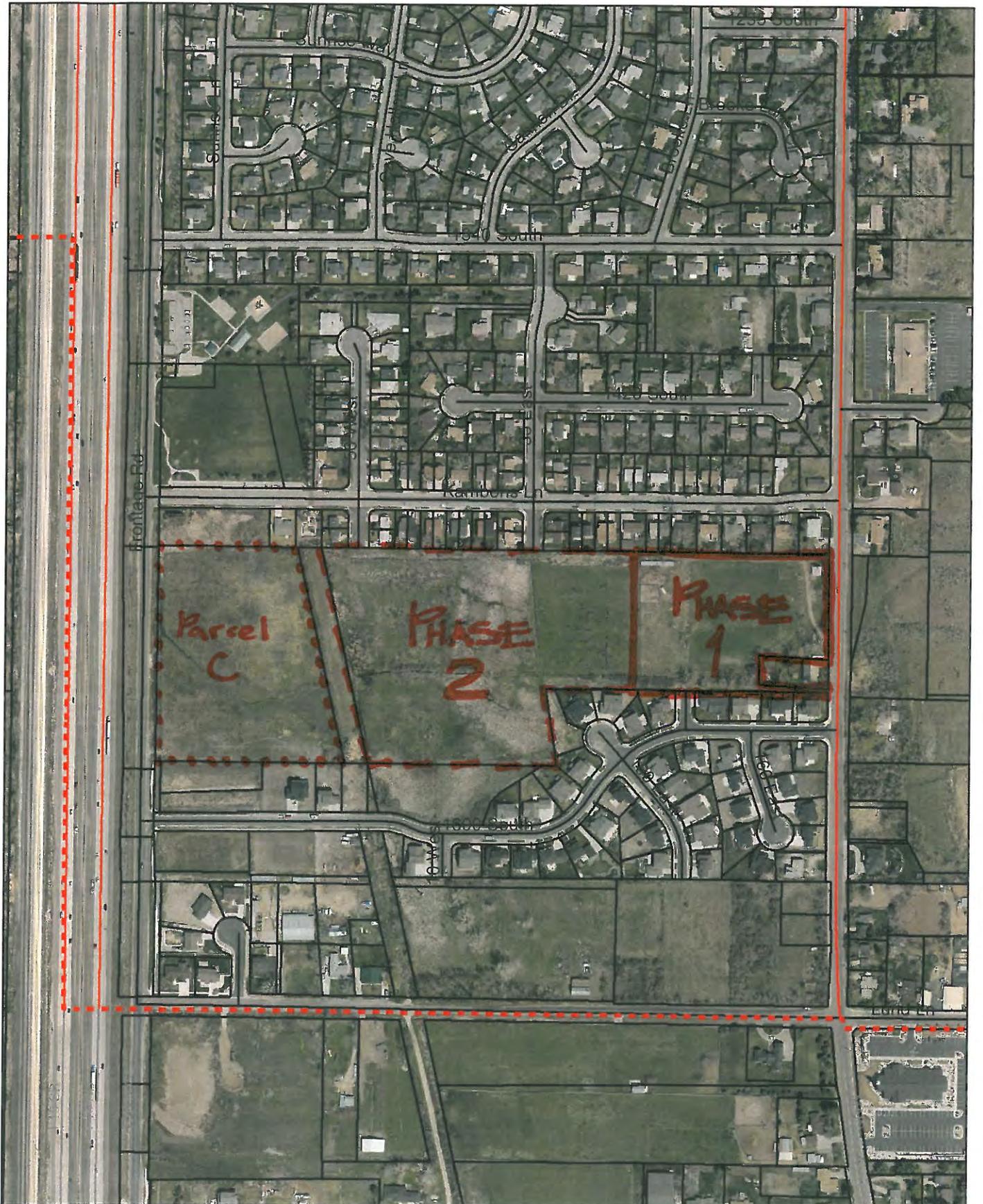
**Supplemental Information**

1. Vicinity Map
2. Eastridge Estates Schematic Plan
3. Yield Plan
4. Master Plan with Sensitive Area Designation Plan

**Applicable Ordinances**

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 11 – Single Family Residential Zones
5. Title 11, Chapter 12 – Conservation Subdivision Development Standards

# Farmington City

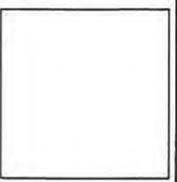






REVISIONS	DESCRIPTION
DATE	

**Eastridge Estates**  
 FARMINGTON CITY, DAVIS COUNTY, UTAH  
**Schematic Master Plan**

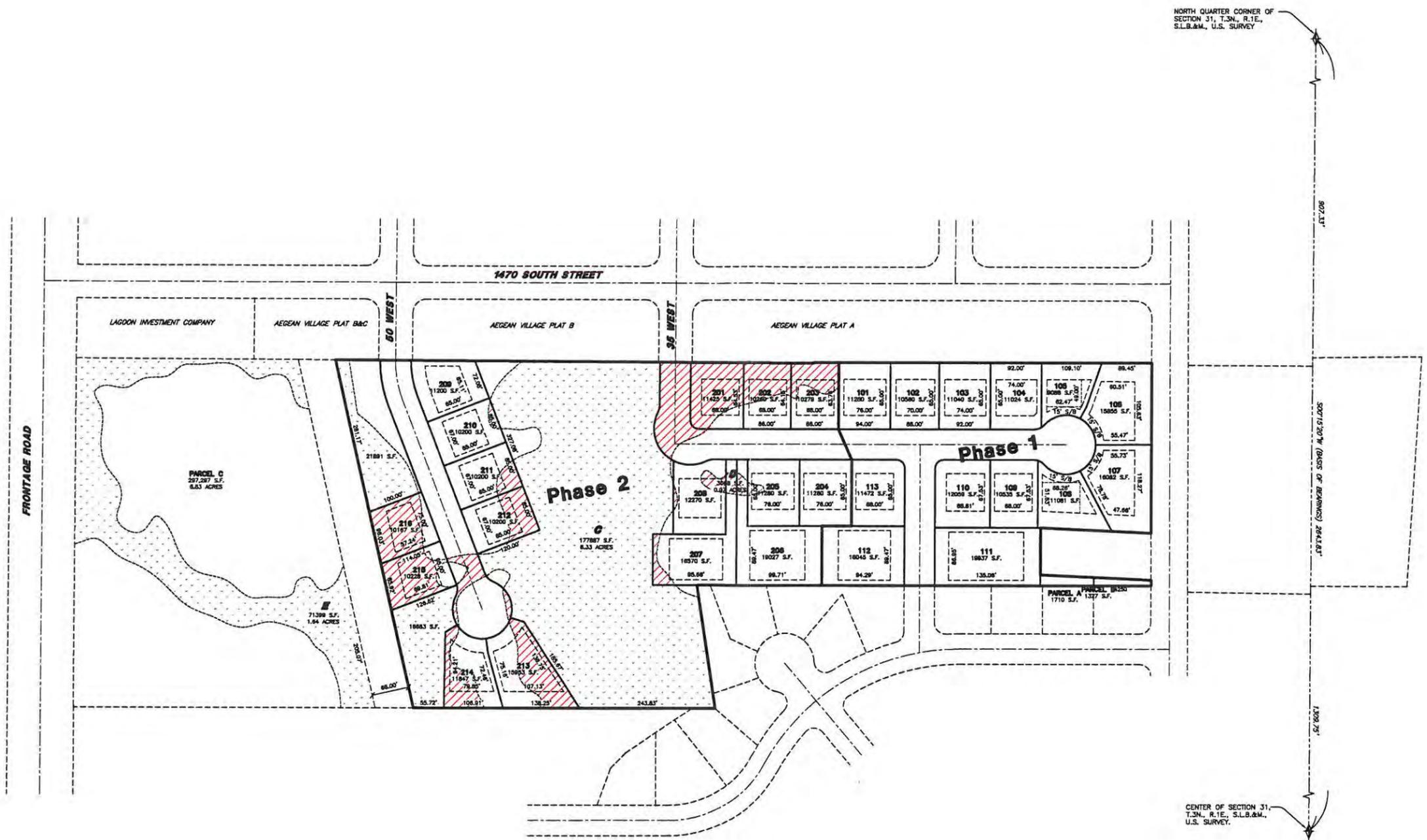


**Project Info.**

Engineer:	N. Reeve
Designer:	C. Cove
Begin Date:	June 4, 2012
Name:	Pacific Avenue Property
Number:	1864-41

Sheet	1
1	Sheets

Revised: Feb. 11, 2014



SCALE:  
1"=100'

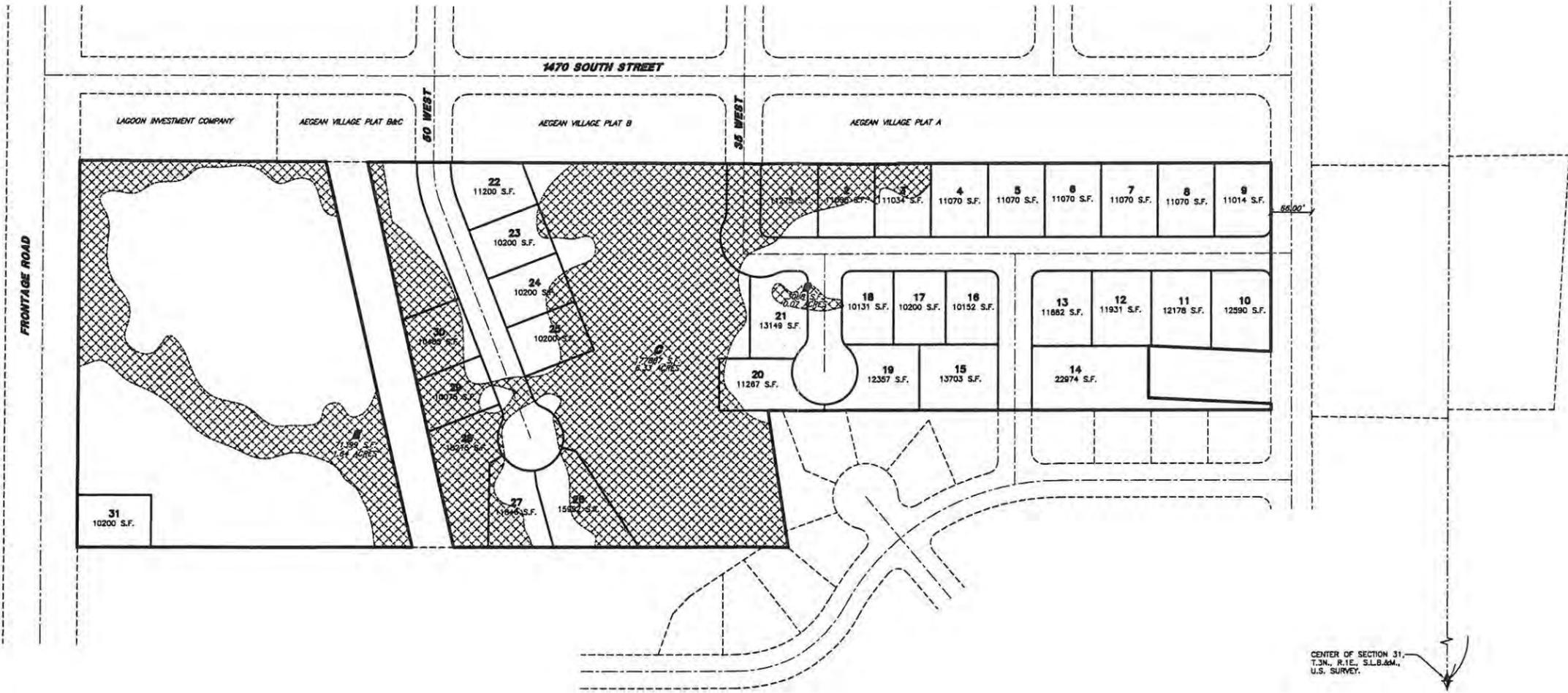
**Legend**

- = IMPACTED WETLAND AREA
- = PRESERVED WETLAND AREA

PHASE 2 MITIGATED WETLANDS.....2.10 ACRES (C2)  
 PHASE 2 WETLANDS (EAST OF RAIL AREA).....6.31 ACRES

**Eastridge Estates**

Farmington City, Davis County, Utah



# Eastridge Estates

Farmington City, Davis County, Utah

**Developer:**

Symphony Homes  
 John Wheatley  
 526 North 400 West  
 No. Salt Lake, UT. 84054  
 (801) 557-7297

**Revised: Feb. 11, 2014**

**Project Info.**

Engineer:	N. Reeve
Designer:	C. Cava
Begin Date:	August 21, 2013
Name:	Eastridge Estates
Number:	1864-41

Sheet	1
1	Sheets

REVISIONS	DATE	DESCRIPTION

**Eastridge Estates**  
 FARMINGTON CITY, DAVIS COUNTY, UTAH

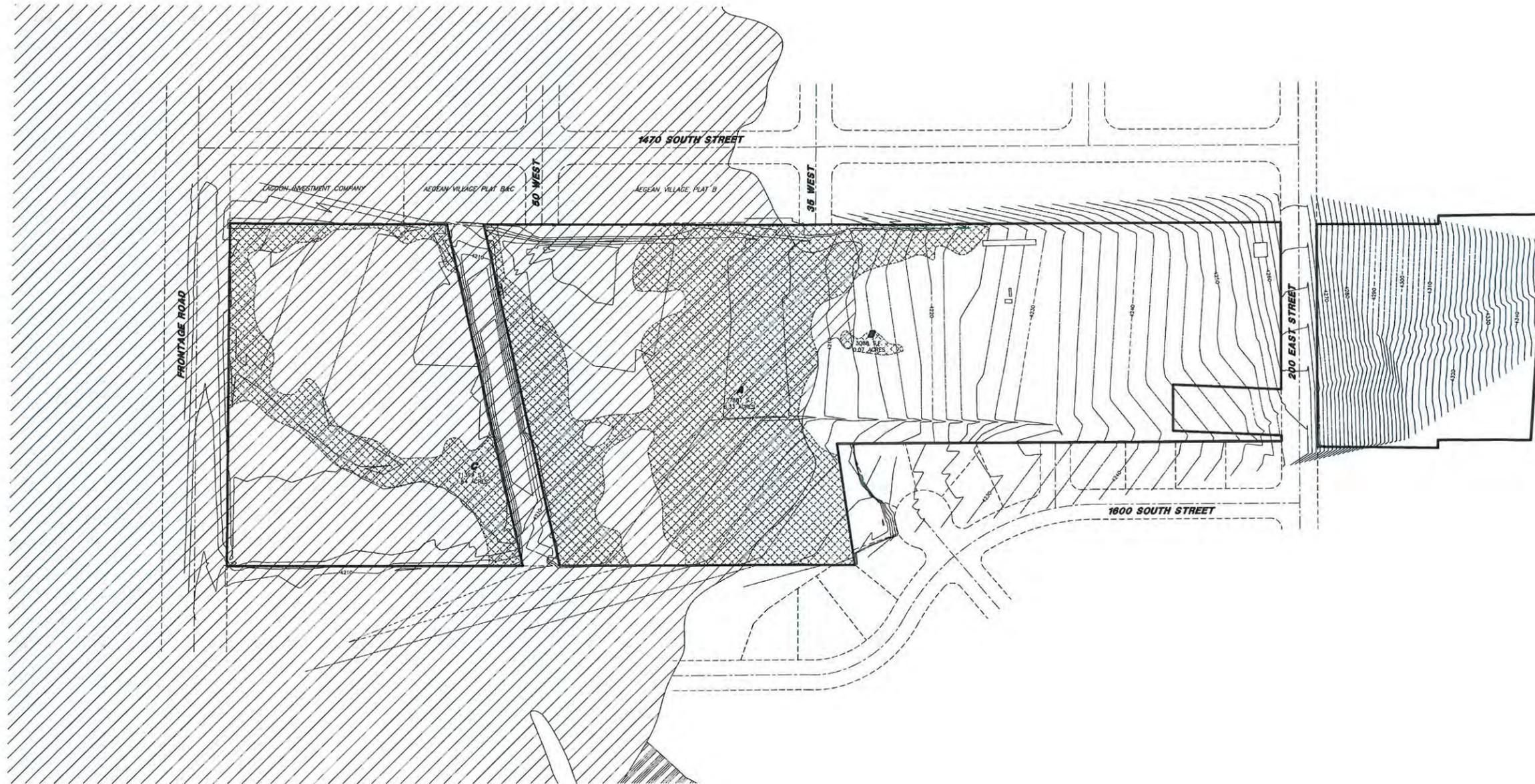
**Yield Plan**

**Reeve & Associates, Inc.**

**IRA**

220 Chambers Street, Suite 14, Ogden, Utah 84403  
 TEL: (801) 671-3100 FAX: (801) 671-3888  
 WWW: REEVE-ASSOCIATES.COM  
 LAGO INVESTMENT COMPANY • LAGO INVESTMENT COMPANY • LAGO INVESTMENT COMPANY

SCALE:  
1" = 100'



-  = FEMA FLOOD PLAIN, ZONE A
-  = FEMA FLOOD PLAIN, ZONE X
-  = WETLAND AREA

# Eastridge Estates

Farmington City, Davis County, Utah



**Reeve & Associates, Inc.**  
 920 Chambers Street, Ste. 14, OGDEN, UTAH 84403  
 TEL: (801) 621-3100 FAX: (801) 621-2555 www.reeve-associates.com  
 LAND SURVEYORS • CIVIL ENGINEERS • LAND SURVEYING  
 PLANNING • ARCHITECTURAL DESIGN • INTERIOR ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Eastridge Estates**  
 FARMINGTON CITY, DAVIS COUNTY, UTAH  
**Sensitive Area Designation Map**

**Project Info.**  
 Engineer: N. Reeve  
 Designer: C. Cove  
 Begin Date: March 5, 2014  
 Name: Eastridge Estates  
 Number: 1864-41

Sheet **1** of **1** Sheets



## Planning Commission Staff Report April 17, 2014

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### Item 4: Zone Change and Project Master Plan (PMP)/Development Agreement for Park Lane Commons

Public Hearing:	Yes
Application No's.:	Z-5-13, Z-6-13, PMP-03-13, ZT-5-14
Property Address (approx.):	Station Parkway and Burke Lane north of Park Lane and west of the UP Tracks
General Plan Designation:	TMU (Transportation Mixed Use) and CA/BP (Class A Business Park)
Zoning Designation:	A (Agriculture) and TMU (Transit Mixed Use)
Area:	72 acres less 26 acres
Number of Lots:	n/a
Property Owner:	Daufuskie Investments II, LC; Farmington Square, LLC;
Agent:	The Haws Companies/Scott Harwood

*Request: Applicant is requesting a recommendation to rezone 16.19 acres north of Burke Lane and west of the Union Pacific R.R. right-of-way from A (Agriculture) to OMU (Office Mixed Use) (Z-5-13) and to rezone 21.56 acres west of Station Parkway and north Park Lane from A (Agriculture) to GMU (General Mixed Use) (Z-6-13); a recommendation to approve a PMP/development agreement for "Park Lane Commons" (approximately 46 acres in area) (PMP-03-13); and a zone text change to amend the Regulating Plan consistent with the proposed PMP (ZT-5-14).*

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#### **Background Information**

##### **Zone Change**

The applicant is requesting that the City rezone the property from agriculture to mixed use designations as set forth above. This enables The Haws Companies to seek PMP approval for non-residential and higher density residential developments which are not allowed in the A zone. Nevertheless, a portion of the proposed PMP abuts Shepard Creek. This areas should be rezoned OS (Open Space) consistent with the Regulating Plan.

##### **PMP**

Pursuant to Section 11-18-108(a) of the Zoning Ordinance: "the intent of the project master plan (PMP) is to establish a framework for the development of large or phased projects. The issues that relate to the following areas shall be identified and a conceptual plan that addresses them provided as part of the PMP so that these issues are completely addressed as the development proceeds:

1. Transportation, Mobility, and Connectivity
2. Stormwater management, drainage and grading
3. Water quality systems
4. Major utilities
5. Open space and wetlands
6. Land use and the mixture of residential and non-residential uses

An approved PMP constitutes an approved master plan for guiding all future development within the area defined by the PMP”.

A PMP is required by ordinance for the reasons set forth in Sections 11-18-108 and 11-18-114 of the Zoning Ordinance (see enclosed). Specific to the THC application, a PMP is necessary because 1) part of the development is in the TMU zone (see attached vicinity map); 2) the developer is proposing a change in alignment of the regulating plan (see below); and 3) the applicant is requesting approval under Section 114 of Chapter 18 of the Zoning Ordinance.

The attached PMP for Planning Commission review includes a narrative and a graphic submittal as required by Section 11-18-108 (d) subparagraphs 1 and 2. Also, as per subparagraph 4 of this Section titled “Optional Submittals” the PMP includes a proposed master sign plan submitted by the applicant. Normally, the Planning Commission is the approval body for PMPs. However, the applicant is requesting consideration under Section 114 and as such the Commission provides a recommendation and the City Council determines whether or not to approve the PMP.

Prior to Planning Commission review, the PMP was also reviewed (as required by ordinance) by the City’s Development Review Committee (DRC) and the Site Plan Architectural Review Committee (SPARC). The DRC includes representatives from Public Works, the City Engineer, the Storm Water Official, Planning staff, the Fire Department, the Central Davis Sewer District (CDSD), secondary water providers, the Trails Committee, and others. The SPARC consists of a consultant landscape architect, one member each from the City Council and the Planning Commission, and Planning staff. Some of the recommendations from the DRC and SPARC are included as part of the suggested motion below.

#### Section 114 Alternative Development Standards/Development Agreement

THC is requesting approval of alternative development standards which is made possible under Section 11-18-114 of the Zoning Ordinance, and which standards may alter otherwise generally applicable standards set forth in Chapter 18 and possibly other City ordinances as well, and if approved must be memorialized by development agreement. The applicant is requesting the Commission’s recommendation related to eight standards (see supplementary information section). Specific recommendations from the DRC, SPARC and Planning staff regarding these eight standards are set forth in the motion below.

Section 11-18-114 (d) states in part: “ The criteria for review of a PMP and development agreement application by the Planning Commission and City Council shall consist of the following criteria:

- (1) Consistency with the Farmington City General Plan;
- (2) Compliance with applicable city codes, rules, regulations and standards applicable to the proposed PMP, except that Development Standards specifically included in the

development agreement may be different from Development Standards contained in the Farmington City Ordinances;

- (3) Consistency with any Development Standards determined by the City to be applicable to all development within the TOD mixed-use districts ;
- (4) Establishment of a mix of uses in locations that will promote and encourage the goals of the TOD mixed-use districts and be consistent with the objectives of Section 11-18-105 (Uses); and
- (5) Establishment of circulation and transportation features sufficient to meet the requirements of Section 11-18-104 (Regulating Plan), to coordinate with anticipated offsite circulation and transportation features and to further any applicable community-wide transportation objectives.

The eight alternative development standards must also be reviewed by the Commission. But because the City Council is the only body that may enter into agreements on behalf of the City, the Commission provides recommendations regarding the same (and the PMP) and the City Council grants approval of the development agreement in its final form (and the PMP).

### **Suggested Motions**

#### **I. Zone Change**

Move that the Planning Commission recommend that the City Council approve the zone change as requested, subject to the condition that the land along Shepard Creek shall be zoned OS (Open Space).

#### **Findings:**

1. The zone change is consistent with the Farmington City General Plan (future land use map and text) and will allow mixed use development recommended for the subject property.
2. The zone change matches the zone designations identified on the Farmington City Regulating plan for this area.

#### **II. PMP**

Move that the Planning Commission recommend that the City Council approve the PMP subject to all applicable Farmington City standards and ordinances and that the applicant complete and/or resolve the following:

1. The City approved a previous PMP (by development agreement under Section 114) also known as "Park Lane Commons". This first Park Lane Commons encompasses 33 acres east of Station Parkway between Burke Lane and Park Lane abutting the Union Pacific r.o.w. Will owners of properties within these 33 acres agree to share the PMP name? Or assume a different name? Will they agree to amend their development agreement if necessary?

2. The narrative notes that "Area Lot 101" is "Controlled by an existing PMP" and that Area D (also controlled by the same PMP) is "to have a separate PMP for developing this area". Should not the Area D reference be amended to also read "Controlled by an existing PMP"?
3. Areas B and A (comprising approximately 4 acres) are also "controlled" by the same existing PMP. Is an amendment necessary to the first PMP/agreement to include the 4 acres as part of the proposed PMP?
4. Graphic portions of the PMP must be updated to include buildings/footprints in any available space along Grand Avenue depicting a build out scenario (not just dashed lines).
5. The developer is proposing modifications to the Regulating Plan in areas related to Parcels E & H and I (see draft Attachment 1-5 and updated Attachment 1-5). The modifications to the updated Attachment 1-5 are not finished and create blocks that do not meet City standards. The applicant must prepare an amendment to the Regulating Plan for City Council consideration which will meet the street network design standards in Section 11-18-104(3) and will include all areas impacted by the re-alignments proposed by THC.
6. Amend the PMP as directed by the City Engineer.
7. Remove the following attachments from the PMP
  - a. Attachment 5 (Allowed Uses) [note: it matches Table 18.3 of the ordinance without variation and it will be redundant if adopted. Moreover, it will reduce flexibility for the applicant if the ordinance changes for good reason, but the DA remains the same].
  - b. Attachment 6 (Approved Sign Plan) [note: removing the plan from the PMP/development agreement will increase flexibility for the developer. A sign plan approved by the Planning Commission separate from the PMP or DA will be easier to amend as unforeseen circumstances arise for future tenants and property owners.
  - c. Attachment 7 (Road Cross Sections) [note: these constitute specific details that should be considered at development plan review not PMP. The ordinance already provides the process to deviate from the standard street cross section. "Locking-in" to a specific standard now by DA and/or PMP may result in a lengthy amendment process if a property owner desires to amend such cross sections].
8. Re-number the attachments accordingly.

**Findings:**

1. The PMP is consistent with the Farmington City General Plan;
2. It complies with all other city codes, rules, regulations and standards applicable to the proposed PMP;
3. The PMP complies with all applicable codes, rules, regulations and standards of any agencies or entities with regulatory jurisdiction over the proposed PMP area; and

1. If the changes to PMP and Alternative Development standards are made as recommended herein, the PMP is consistent with the criteria in Section 11-18-114.

### III. Section 114 Alternative Development Standards/Development Agreement

Move that the Planning Commission recommend approval (or disapproval) of the following eight alternative development standards as noted (*in italics*) and a ninth recommendation as proposed by staff:

1. Signage Package - In an effort to work with the City and their concern for 100' tower signage internal to the project, we have approached the Tenant's who want to be part of Park Lane Commons and have worked hard to put together a signage alternative that will give them the exposure needed and bring them to the project. We are requesting tower signage adjacent to I-15 and 60' above freeway grade at the 3 locations identified in Section 1.4 of the signage package.

*Approve, subject to the conditions that space for tenant names/logos on the first sign must be filled before a second sign is erected, and space for tenant names/logos on the first and second signs must be filled before the third sign is erected; and the final design of the signs must be consistent with the approved sign package for the project.*

2. Grand Ave NORTH - The portion of Grand Ave that is adjacent to Parcel A&B we are asking for approval of the building locations and improvements as shown on the PMP Site Plan for these two Parcel's. This is the same configuration that was approved by the City Council in February 2013.

*Disapprove, the Planning Commission did not recommend approval for the earlier configuration. Findings included (among many other reasons) that the building and parking placement do not encourage pedestrian activity on the street.*

3. Grand Ave SOUTH - We are requesting that we be able to improve the frontage along Grand Ave in Parcel E &H with horizontal hardscape, landscape or parking improvements on an interim basis until vertical improvements are constructed along this portion of Grand Ave frontage. This will allow for organized and successful phased development of the property.

*Approve, subject to review and approval by the City at development plan review.*

4. Regulating Plan Amendments - We are requesting that Market Street which per the Regulating Plan travels right through the middle of Parcel E (Flag Piece of Property) be moved to travel down the edge of Parcel E and be split 50-50 between The Haws Companies property and E&H Land (Evans) property. The location where it is shown currently does not allow for successful development of Parcel E and also creates challenges for E&H Land to develop their property. We are also requesting that the perpendicular street to Market Street going through the Flag Property be removed as it creates issues for the tenant use planned for this area. This is illustrated in Attachment 1-5 to the PMP.

*Approve, subject to approval of zone text change re-aligning the Regulating Plan and areas affected thereby.*

5. Parking Density - We are requesting that the minimum parking spaces required for a fast-food and/or drive-in restaurant shall be 12 parking spaces per 1000 square feet of floor area and for assisted living shall be 0.5 spaces per unit. The off street parking reductions found in Section 11-18-110 of the Ordinance will be applicable.

*Approve, but with the stipulation that greater parking reductions may be considered as part of the development review process.*

6. Drive-Up Windows - In that portion of property zoned TMU and GMU we are asking for special use approval for up to 5 Drive-Up Window establishments. Provided however, that these Drive-Up Windows will not be located at buildings that front Grand Ave in the GMU Zone.

*Disapprove. The applicant is asking for blanket approval for site specific issues prior to any knowledge of the use or particular layout of a given parcel/lot.*

7. Site Plan Review - The conditions listed in Section 11-18-107 (2)(d)(i)(1-4) of the Farmington City Zoning Ordinance shall not require the application to be forwarded to the Planning Commission for approval, but will be reviewed and approved exclusively by the City Planner/Zoning Administrator.

*Approve, so long as 1) the Planning Commission and City Council members receive notice of such applications subject to Section 11-18-107(2)(b) regardless of parcel or building size in relation to 11-18-107(2)(d)(i)(1-4); 2) the City Planner/Zoning Administrator at his or her sole discretion may present the application to the Planning Commission for its approval; and 3) appeals of any decision by the City Planner/Zoning Administrator may be made to the Planning Commission.*

8. Building Orientation- Except for Grand Avenue, commercial retail buildings may “back” onto Park Lane, Station Park and on other streets as illustrated in the PMP with the primary entrance not facing or clearly visible and accessible from the public street [a deviation from the standards set forth in Section 11-18-107(2)(e)(iii)(6)], and oriented to interior parking, but shall otherwise comply with the building form, site development standards and other criteria(including large footprint building criteria) as set forth in Chapter 18 and the Development Agreement.

*Approve.*

9. Explore the possibility, with the City Attorney of not including the PMP as an exhibit to the Development Agreement.

*Approve. The City may increase flexibility for the applicant if the development agreement is limited to the alternative standards and the PMP remains a separate document. Under such a scenario unforeseen amendments to the PMP are possible without a lengthy DA amendment process which may not materialize due to property owner complications.*

Findings:

The Alternative Development Standards as recommended by the Planning Commission:

1. Are consistent with the Farmington City General Plan;
2. Comply with applicable city codes, rules, regulations and standards applicable to the proposed PMP, except that Development Standards specifically included in the development agreement are different from Development Standards contained in the Farmington City Ordinances;
3. Are otherwise consistent with any Development Standards determined by the City to be applicable to all development within the mixed-use area;
4. Establish a mix of uses in locations that will promote and encourage the goals of the TOD mixed-use districts and be consistent with the objectives of Section 11-18-105 (Uses); and
5. Establish circulation and transportation features sufficient to meet the requirements of Section 11-18-104 (Regulating Plan), to coordinate with anticipated offsite circulation and transportation features and to further any applicable community-wide transportation objectives.

IV. Regulating Plan Amendment—Zone Text Change

Move that the Planning Commission recommend that the City Council approve the regulating plan amendments prepared by the applicant subject to THC completing modifications for City Council consideration which meet the street network design standards in Section 11-18-104(3) and will include all areas impacted by the re-alignments proposed by the developer.

Findings:

The Alternative Development Standards as recommended by the Planning Commission:

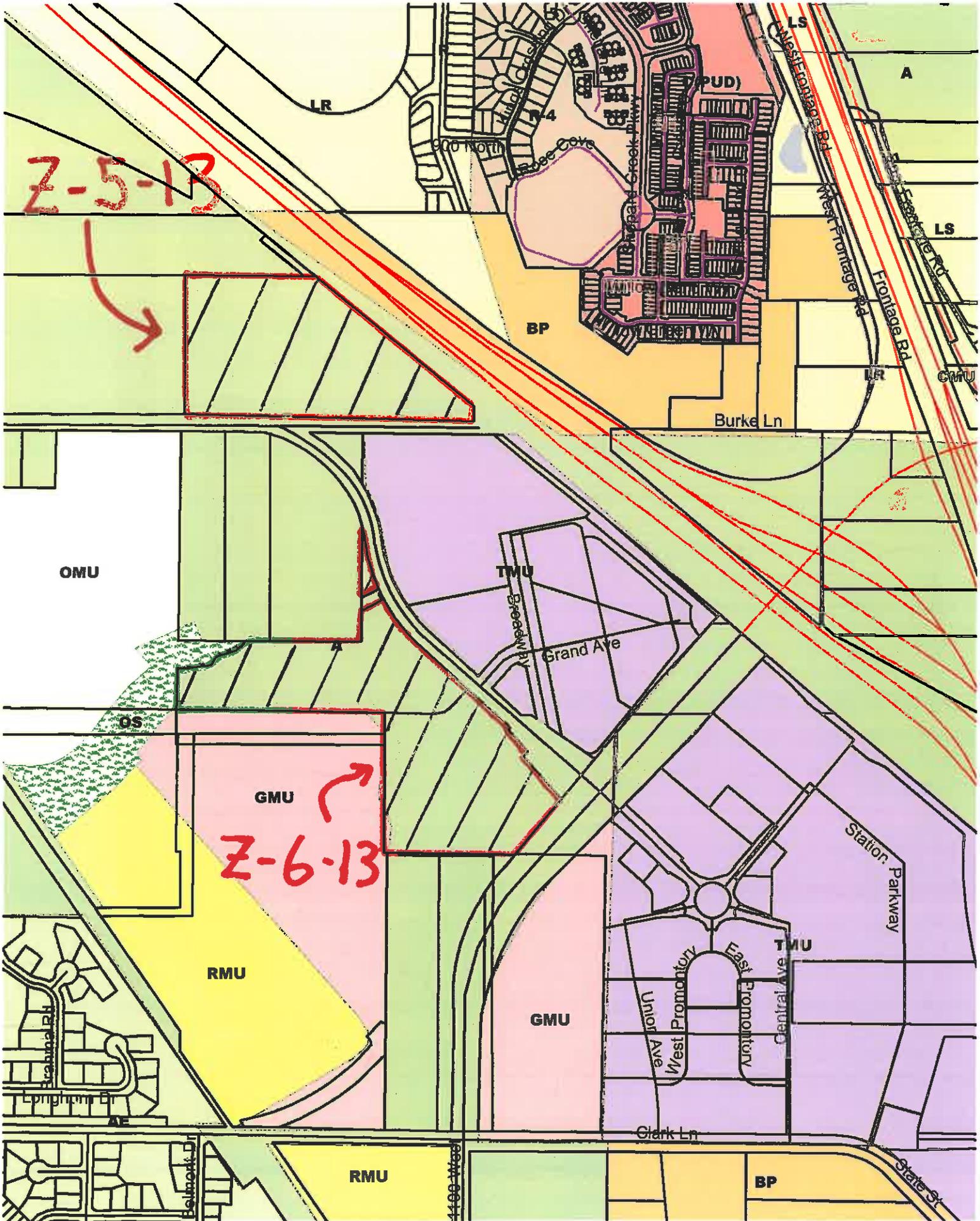
1. Are consistent with the Farmington City General Plan; and
2. Comply with standards set forth in Section 11-18-104(3) of the Zoning Ordinance.

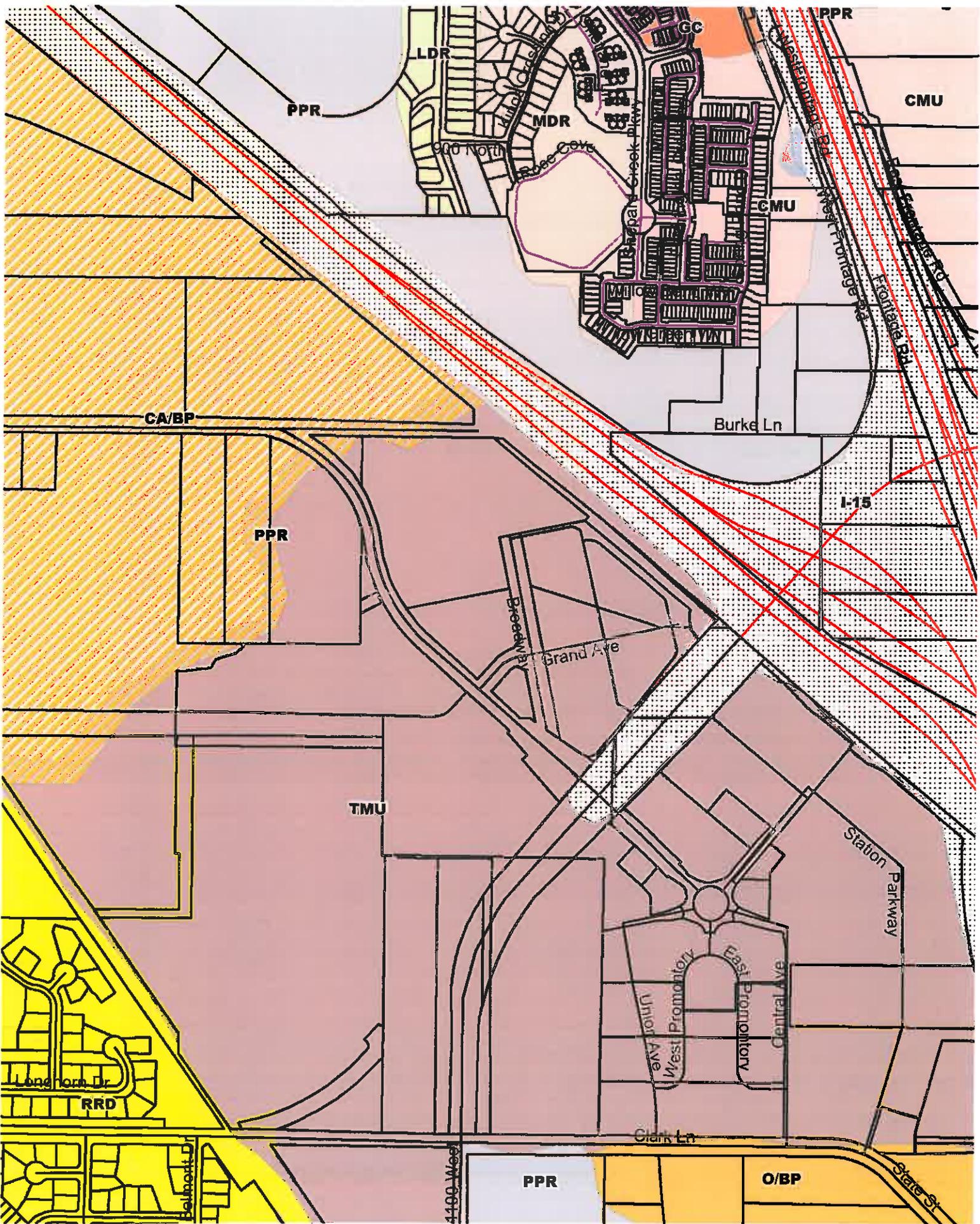
Supplemental Information

1. Vicinity/Current Zoning Map.
2. General Plan (Future Land Use Map)
3. Regulating Plan
4. PMP Area and 33 acre PMP Area
5. PMP, including draft Attachment 1-5
6. Alternative Development Standards Proposed by the Applicant 4.2.14
7. Section 11-18-108 Project Master Plan
8. Section 11-18-114 Alternative Approval Process; Development Agreements

Applicable Ordinances

1. General Plan text (Chapter 11)
1. Chapter 18 Mixed Use Districts





*General Plan (Future Land Use map)*

# West Farmington Mixed-Use District Regulating Street Plan

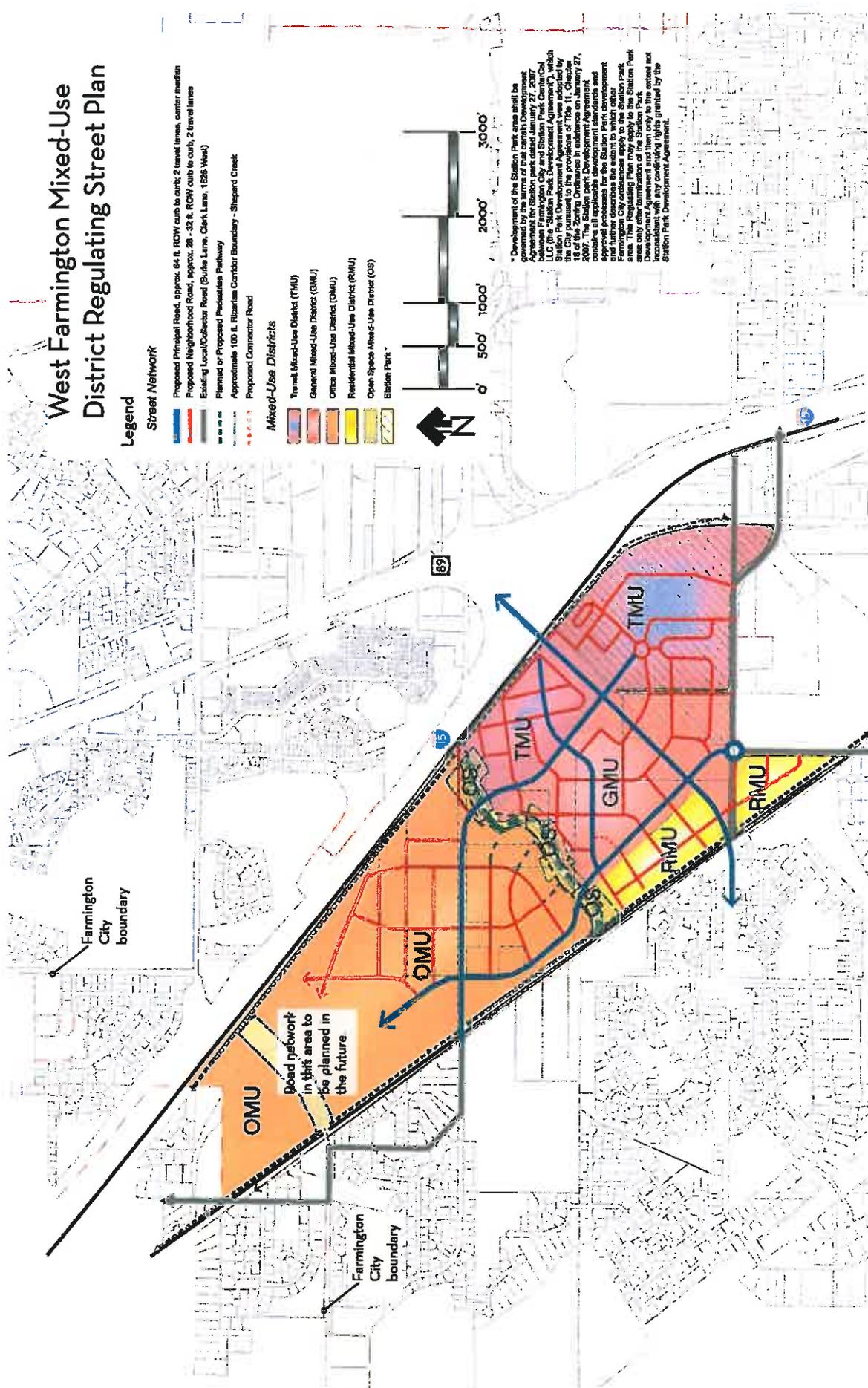
## Legend

### Street Network

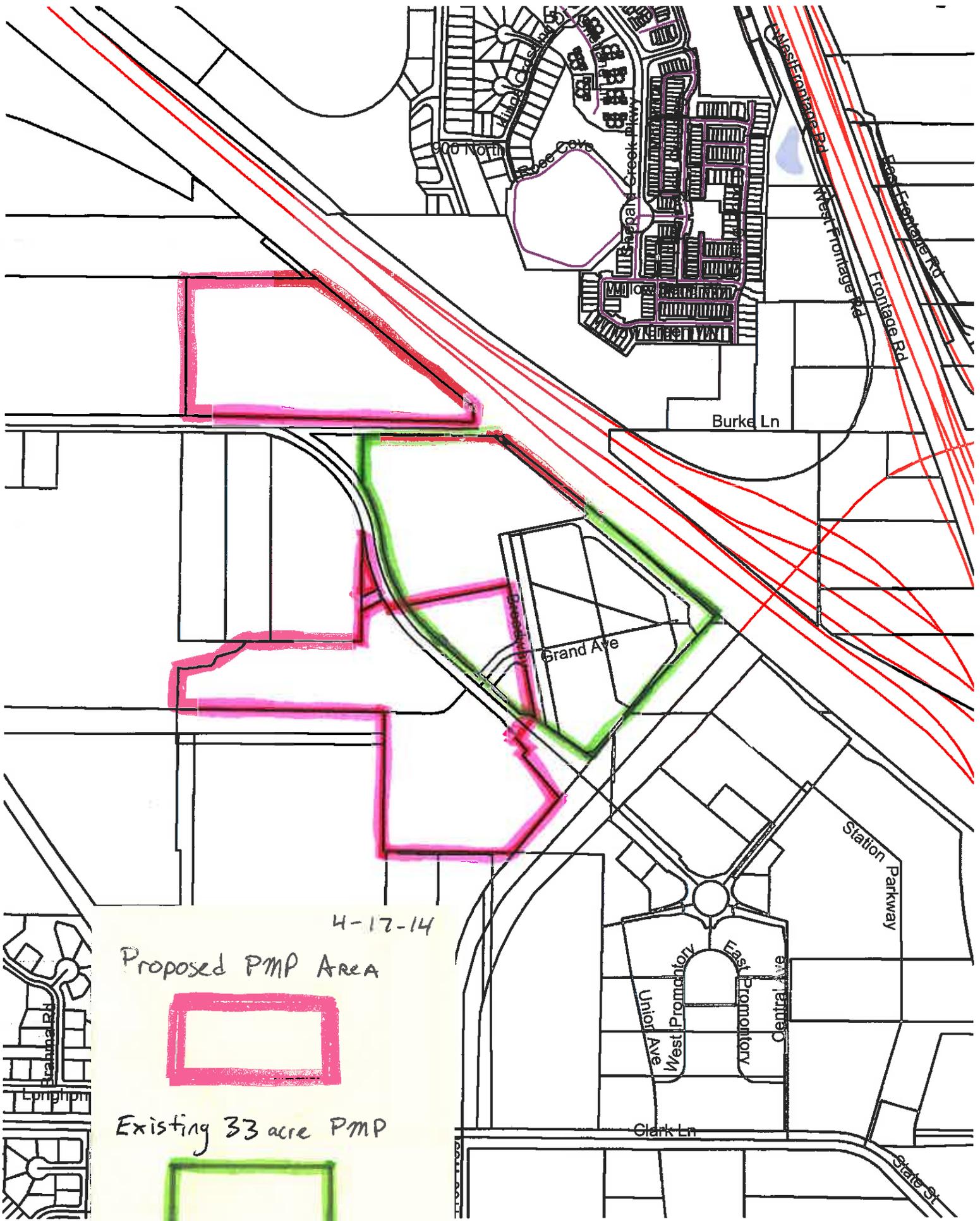
- Proposed Principal Road, approx. 64 ft. ROW curb to curb; 2 travel lanes, center median
- Proposed Neighborhood Road, approx. 28 - 32 ft. ROW curb to curb, 2 travel lanes
- Existing Local/Collector Road (Burke Lane, Clark Lane, 1625 West)
- Planned or Proposed Pedestrian Pathway
- Approximate 100 ft. Riparian Corridor Boundary - Shepard Creek
- Proposed Connector Road

### Mixed-Use Districts

- Transit Mixed-Use District (TMU)
- General Mixed-Use District (GMU)
- Office Mixed-Use District (OMU)
- Residential Mixed-Use District (RMU)
- Open Space Mixed-Use District (OS)
- Station Park



\* Development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station Park dated January 27, 2007, between the City of Farmington and Station Park LLC (the "Station Park Development Agreement"), which the City pursuant to the provisions of Title 11, Chapter 28A07, The Station Park Development Agreement, contains all applicable development standards and approval processes for the Station Park development project. The Station Park Development Agreement shall apply to the Station Park area. The Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement. Any development that is not inconsistent with any conditions or covenants granted by the Station Park Development Agreement.

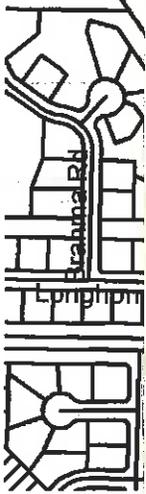
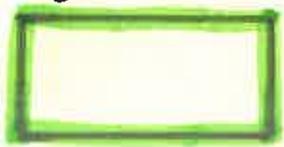


4-17-14

Proposed PMP Area



Existing 33 acre PMP



**Exhibit B  
PMP**

**12-9-2013**

Project Master Plan (PMP) - Site Plan

Project Master Plan (PMP) - Narrative

Attachment 1-1 "Potential Access Points and Off-Site Improvements"

Attachment 1-2 "Roadway Functional Classification"

Attachment 1-3 "Potential Multi-Modal Connections"

Attachment 1-4 "Grand Ave. Pedestrian Oriented Experience"

Attachment 1-5 "Project Master Plan (PMP) with Regulating Plan Overlay

Attachment 2 - Conceptual Utility Plan

Attachment 3 - Storm Water Study

Attachment 4 - Conceptual Gas, Telephone, Electrical and Conoco Line

Attachment 5 - Allowed Uses

Attachment 6 - Approved Sign Plan

Attachment 7 - Approved Street Cross Section Plan  
[Grand Avenue and Station Parkway]

PMP Site Plan  
Pg 1 of 4



LEGEND

- RESIDENTIAL
- COMMERCIAL MIXED USE
- TRANSITIONAL LIVING / WORK RECOVERY

SCALE

0 10 20 30 40 50 FEET

NORTH

PARKLANE  
COMMONS

THE HAWKS  
COMPANIES

AN EMERGENCY REAL  
ESTATE COMPANY

PROJECT MASTER PLAN (PMP)  
MARCH 2014

PMP Site Plan  
Pg 2 of 4



PMP Site Plan  
Pg. 3 of 4

**Park Lane Commons**  
Farmington, Utah

**PARKLANE**  
COMMONS

REVISION 05.2014  
ENLARGED PLAN

INTENT IS TO ILLUSTRATE  
POSSIBLE FUTURE BUILD OUT.  
THE DRAWING IS CONCEPTUAL  
IN NATURE AND DOES NOT  
IMPLY OBLIGATION TO BUILD  
TO THE FOOTPRINTS SHOWN  
HERE.



1"=200'

**THE HAWKS**  
CONSTRUCTION  
COMPANIES

ARCHITECTURAL  
**NEWS**



➤ EXHIBIT B - PAGE 3  
POSSIBLE INCREMENTAL  
DEVELOPMENT

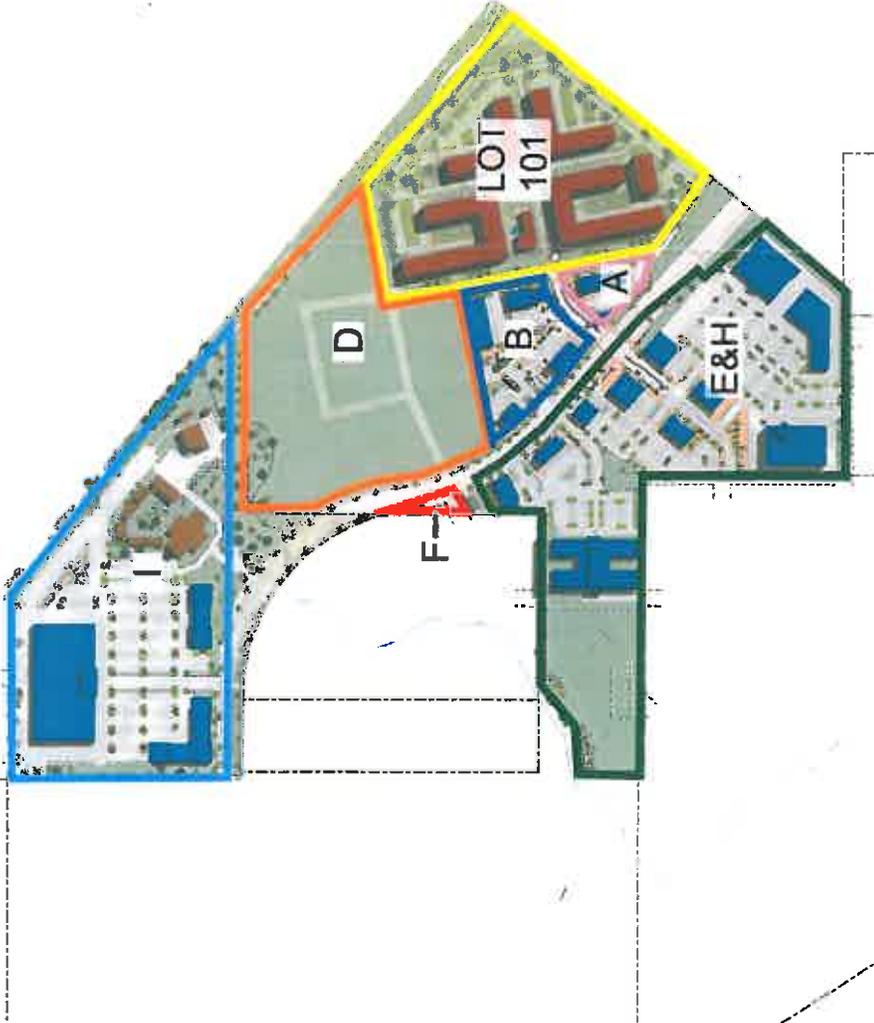


PMP Site Plan  
Pg 4 of 4

Park Lane Commons  
Farmington, Utah

December 9, 2013

**PARK LANE**  
COMMONS



**PROJECT SUMMARY**

AREA	USE	MAXIMUM S.F.
LOT 101	TMU	SEPARATE
D	TMU	SEPARATE
B	TMU	75,000 SF
A	TMU	20,000 SF
F	GMU	5,000 SF
E&H	GMU	650,000 SF
I	OMU	560,000 SF
		1,390,000 SF

CCIM **THE HAWES**  
COMPANIES  
ARCHITECTURAL  
**nexus**





## Park Lane Commons

### **Project Master Plan (PMP) Narrative Submittal**

**Date: December 9, 2013**

**Project: Park Lane Commons**

**Developer: The Haws Companies**

This submission is being made under the “Alternative Approval Process; Development Agreement” outlined by the Farmington City Zoning Ordinance section 11-18-114 and as allowed and provided for under prior agreements between the Parties. This is a “Project Master Plan” as outlined by Section 11-18-108 of the Zoning Ordinance. The intent of this submission is to define the uses and their relationships to adjacent areas. This area is known as Park Lane Commons.

**1. Descriptions of land use concepts; square footage ranges and general location/distribution; parking concept; public and private open space concept; on site circulation of primary auto, bicycle, pedestrian and transit connections within the area and connections to other areas.**

Park Lane Commons will be a mixed-use development. It will incorporate retail, restaurants, entertainment, office, residential, and recovery/wellness campus uses within the TMU, GMU, and OMU Zones. The building envelopes, layouts, and architectural character as defined on the accompanying exhibits establish the basic substance of these uses and general distribution with the intent that flexibility of layout and distribution is expected. The overall site area affected by this Project Master Plan is as illustrated and described in the Development Agreement. The site planning of the development depends on the building footprints defining the circulation paths and public spaces intended to make this a unique place. Open space for the public is set-aside throughout the site and exceeds 20% of the site area.

1.1. Land Use Concepts. Park Lane Commons will be a themed mixed-use development within the TOD Mixed-Use zone. It is anticipated that the mix, density and location of uses are as follows:

1.1.1. Park Lane Commons – TMU area (areas as shown on site plan in Exhibit B covering land described on Exhibit A):

- 1.1.1.1. Area Lot 101 (TMU Zone) [Controlled by existing PMP]
  - 324 residential apartment complex.
- 1.1.1.2. Area D (TMU)
  - to have a separate PMP for developing this area.
- 1.1.1.3. Area B (TMU)
  - Up to 75,000 SF of a mixed use commercial area with retail, office, medical, restaurant, convenience food and services.
  - Intended uses to be consistent with the uses described more fully in Attachment 5.
- 1.1.1.4. Area A (TMU)
  - Up to 20,000 SF of a mixed use commercial area with retail, medical, office, restaurant, convenience food and services.
  - Intended uses to be consistent with the uses described more fully in Attachment 5.
- 1.1.1.5. Area F (GMU)
  - Up to 5,000 SF of a mixed use commercial area with retail, office, restaurant, medical, convenience food and services.
  - Intended uses to be consistent with the uses described more fully in Attachment 5.
- 1.1.1.5. Area E&H (GMU)
  - Up to 650,000 SF of a mixed use commercial area with retail, office, motel, restaurant, residential, medical, assisted living, education, convenience food and other related uses as allowed by the Ordinance.

- Intended uses to be consistent with the uses described more fully in Attachment 5.

1.1.1.6. Area I (OMU)

- Up to 550,000 SF of a mixed use commercial area with medical, office, restaurant, medical, elderly care facilities, life skills and addiction recovery facilities, educational & training facilities, motel, assisted living, retail and other uses allowed by the Ordinance.
- Intended uses to be consistent with the uses described more fully in Attachment 5.

Total Gross Leasable Area ("GLA") of Park Lane Commons is currently planned not to exceed 1,300,000 SF Total, not including Area Lot 101 or Area D. The maximum square footage within these areas may be increased through the amendment of the Development Agreement and as allowed under the Ordinance.

1.2. Structures. Structures are currently planned to be one story up to four stories in massing with multiple varied building types, the height may be increased as allowed under the Ordinance. Major structures will be oriented in a manner designed to balance vehicular and pedestrian use, with parking oriented in the front of structures as generally illustrated on the Site Plan. Building forms will define streets, pedestrian pathways, open space, and plaza areas. Building entrances will be located to address street sidewalks and/or intuitive pedestrian pathways throughout the development including access to parking and drop-off zones attending to the needs of a vigorous and eclectic group of users creating a sustainable development. Building groupings and overall massing will create a connected neighborhood fabric with a variety of building forms, sizes, and shapes resulting in a synergy of development depending on tenant type and overall demand. Developer may develop the site in one or more Projects or phases. Park Lane Commons will be a Themed Mixed-Use development with uses that are consistent with Attachment 5.

1.3. Parking Concept. Parking will largely be balanced to service the various uses within the mix of uses, but due to the location of the structures and street design will appear visually staggered as generally illustrated on the Site Plan, organized with regards to location and size to serve the building groupings, while simultaneously creating a sense of convenience for the visitors and district residents/occupants. The overall parking ratio on the project is targeted to be as provided for under this Agreement. Developer shall not be required to install structured parking, but shall be permitted to do so. Developer will encourage a sharing of parking with various uses that will allow shared

parking, as for restaurants and heavy parking users, parking will increase to accommodate their demand.

1.4. **Public Open Space Concept.** There will be several different types of public spaces created as a result of the building massing, circulation spines, UTA rail commuter line, landscaping and other public amenities. The mix of uses will have public plazas and gathering areas that will encourage walk-ability to the UTA station along with Station Park. Public areas will be created in the project that (a) invite lingering, people-watching and facilitate a walkable connection to mass transportation and retail and entertainment provided at Station Park, (b) promote and enable unstructured and structured activities, and (c) enhance pedestrian circulation within the Themed Mix Use area.

1.5. **Circulation Systems.** The project design will create the opportunity to combine the convenience of vehicular traffic with pedestrian use so as to encourage walking throughout the Themed Mix Use area. Park Lane Commons will be designed to allow for ease of movement within the area bounded by the UTA station, Park Lane, Station Parkway and the 1-15 /Legacy Highway corridor. The Site Plane illustrates the general location of significant roadways on site. Additional roads may be added as the Project is refined.

## **2. Preliminary transportation analysis that addresses roadway network design and modal split.**

2.1. **Transportation Systems.** An engineering firm has been retained to provide an initial transportation evaluation of the Park Lane Commons Development. The following is an overview of the key transportation issues associated with the Park Lane Commons Development.

2. 1.1. **Major Transportation Facilities.** The site is conveniently located in close proximity to Interstate 15, Highway 89 and the future Legacy Highway. In addition the site has frontage along both Park Lane, Station Parkway, Grand Avenue and I-15. Park Lane, a major arterial, is an improved five lane facility along the site's frontage. Station Parkway, a minor arterial, is a three lane facility along the interior of the Project Site and provides frontage, with enough right of way to accommodate an on street parking or expanded lanes in the future. It is anticipated that there will be a landscaped pedestrian walkway adjacent to or incorporated into Station Parkway and Grand Avenue. The Legacy Highway project and the UTA commuter rail station along with the Bus Rapid Transit system has been completed and is within walking distance to the Park Lane Commons. Access to/from the Legacy Highway has been provided through modifications to the Park Lane interchanges with 1-15 and Highway 89. The site is also be extremely

well served by transit, with both the UTA commuter rail station and bus transit providing convenient on-site access for patrons of Park Lane Commons.

2.1.2. Vehicular Access. Vehicular access to the site is provided by one access location on Park Lane and four to eight access locations on Station Parkway. It is anticipated that the majority of the site traffic will use the access on Park Lane as it will provide patrons of the center the most convenient access to 1-15, Highway 89 and Legacy Highway. Attachment "1-1" attached hereto and incorporated herein by this reference illustrates the proposed access locations on Park Lane and Station Parkway. The access off of Park Lane is signalized; the access on Station Parkway at Grand Avenue will be signalized as it is warranted and constructed by the City.

2.1.3. Potential Off-site Improvements. Attachment "1-1" also illustrates the proposed off-site transportation. Frontage Improvements are proposed along Station Parkway, Grand Avenue, and Broadway.

2.1.3.1. Omitted Intentionally.

2.1.3.2. Omitted Intentionally.

2.1.3.3. Station Parkway Improvements. The City is obligated to complete the improvements for full build out of Station Parkway to the outside edge of Parcel I by April 30, 2015 and to install a signalized intersection at Grand Avenue as provided for in previous agreements. Access off of Station Parkway shall be permitted as generally illustrated in Attachment 1-1.

2.1.3.4 Red Barn Lane Improvements. Developer has made improvements to Red Barn Lane as provided for in previous agreements with the City. The road shall be further improved to Point A illustrated on Attachment 1-2 to city standards as provided for in this Agreement, the balance of Red Barn Lane shall remain as currently developed and maintained by the Developer.

2.1.3.5. Conceptual Transportation Systems Plans. See Attachments "1-1," "1-2" and "1-3" attached hereto and incorporated herein by this reference.

**3. Major storm water drainage and management, water quality systems, major utilities, open space or land use issues; discussion of how such issues will be addressed as development proceeds.**

3.1 Storm Water Drainage and Water Quality. A master storm water drainage study design has been designed by the Developers Engineer and is incorporated and approved within this Agreement as Attachment 3, which is sufficient to proceed with the development of the Project(s).

### 3.2. Major Utilities.

3.2.1. Utility Infrastructure. Developers Engineer has been retained to provide a utility evaluation of the Park Lane Commons Development. During this initial evaluation, capacities and connection points will be determined for each underground utility. A Preliminary Utility Plan has been created for the development. This plan shows in plan view the proposed utilities and estimated sizes, in addition to connections points, service and meter location, and required infrastructure to be in compliance with the local governing district. This plan will serve as a base for the final utility drawings and will be the source for determining the final delivery of utilities to the Site.

3.2.1.1. Water. Located within Station Parkway at the intersection of Grand Avenue is a 10" culinary water line. In order to obtain water service, the project will be required to connect to this line with a 10" culinary water line, looped through the development, and re-connected back to Station Parkway. All culinary services, fire sprinkler lines, and fire hydrants will be connected from the interior looped line. Fire Hydrants will need to be spaced through the development at 300 foot intervals and be approved by the Farmington City Fire Marshall. An outside consulting firm will be retained to provide testing and analysis to determine existing fire flow, service flow, and pressure within the existing system. Upon completion of the test, the civil engineer will review and provide comment to provide a minimum system design to meet the proposed demand.

3.2.1.2. Sewer. To meet the sewer demands, Developer has worked with Central Davis Sewer District to construct a lift station located on Station Parkway. A 10" line currently services Lot 101. There is sufficient capacity in the lift station to service the projected demand of the Park Lane Commons Development. Attachment 2 illustrates the proposed lines and points of connection. Currently a 16" line has been stubbed from the lift station to Parcel E&H, which is planned to be extended to Parcel F. Parcel I will connect to the existing line in Station Parkway. Parcels A and B will be serviced from a new line to be constructed and connected to the line servicing Lot 101. This is based upon demands related to building square footage and use. Sanitary sewer designs will need to meet minimum separation from existing utilities (10' culinary water, 6' all others) and Central Davis Sewer District Standard Specifications. Final building finished floor

elevations will need to be closely reviewed to meet sanitary sewer invert elevations. Upon completion of the Preliminary Grading Plan, it will be necessary to verify adequate elevation.

3.2.1.3. Gas. An existing 8" natural gas line exists on the north side of Station Parkway. Pressures for the gas line are adequate to meet the design loads due to the proximity of a Questar District Regulator Station. Coordination with Questar will need to occur prior to construction and will be important to involve them with the preliminary utility design of each Project.

3.2.1.4. Electric. Station Parkway has an existing underground power line that serves the development area. Service for the development will be provided from the lines existing within Station Parkway. The service will be extended into the development as needed and eventually looped when determined by Rocky Mountain Power.

3.2.1.5. Phone/Data. Century Link or others will provide phone and data services for the proposed development. The location of existing service is located in the southeast corner of the proposed development. Century Link or others will engineer the proposed development when further information is provided and will loop through the development.

3.2.1.6. Comcast Cable. Comcast, a cable provider, is not available for service in the proposed area. It is currently not in their plans to expand into the area for 10-15 years. Existing roads, railroads, pipelines, etc. make it difficult to expand into the area. Service will eventually reach the area from the west.

3.2.1.7. Secondary Water. Secondary Water will need to be purchased from Weber Basin. Once a completed Utility Plan is submitted to Weber Basin, records will be reviewed to determine the water rights available and what additional shares may need to be purchased. With the construction of Station Parkway, Weber Basin constructed a 10" main line in Station Parkway, which is available for connections for each Project. Developer will work with Weber Basin in the design, purchasing of necessary water, connections and construction of Secondary Water as required for each Project within Park Lane Commons Development.

3.2.1.8. Existing Oil/Gasoline Lines through Site. Pioneer Pipeline, in association with Conoco-Phillips, operates an 8" High Pressure refined gasoline pipeline through north east end of the proposed development. The pipeline is located within a 50 foot easement. The Developer has an existing agreement with Conoco that allows for the construction of the proposed development as illustrated on Exhibit B.

3.2.1.9. Conceptual Utility Plans. See Attachments "2," "3" and "4" attached hereto and incorporated herein by this reference.

3.2.2. Grading and Drainage Design. A civil engineer has been retained to review existing and any new geotechnical studies undertaken by the Developer. In reviewing the geotechnical studies, close attention will be paid to fill requirements, groundwater levels, pavement design, over excavation, surcharging, import material, and liquefaction. Also, based upon existing and future survey information, the project developer will provide a Preliminary Grading Plan as part of the Site Plan Review. This plan will establish building finish floor elevations, preliminary storm drain plan, proposed detention pond locations, cut and fill locations, and connections to existing infrastructure.

3.2.2.1. Geotechnical Report Evaluation. Currently, the civil engineer has reviewed two reports that have been provided. First, AGECE, Preliminary Geotechnical Report, Parcel B, Farmington, Utah dated 12/5/2012 (Proj # 00115-106) and GeoDesign Inc. Preliminary Report of Geotechnical Engineering Services, Park Lane Commons, Parcel H Farmington, Utah dated 1/8/2013(Proj # CenterCal 4-10). In both, the typical soil consists of sand, silt, and clay underlain by deposits of gravel, sand, silt, and clay. Also, both reached an agreement that groundwater can be expected at approximate 5 feet in depth.

Both studies are under the assumption that lightly loaded structure can be constructed on shallow foundations and spread footings. A surcharge program may not be required at building plan locations unless subjected to high point loads. Areas of great fill in parking and road locations may want to consider applying imported fill early and allow settling over several months. Liquefaction can be expected in the area and is anticipated to be between 2 to 6 inches during a seismic event. For building larger than two to three stories, piles and deep foundation may be required to meet design needs.

3.2.2.2. Grading and Storm Drainage. Existing storm drainage facilities exist local to the proposed development. Station Parkway consists of one storm drain line on the south side. This line is 18" in diameter and flows to the west discharging into Shepard Creek. Closer study of how these drainages will be handled by the development will be included in the proposed Grading and Drainage Design. Attachment 3 has a complete engineering review and recommendation.

**4. Description of proposed development standards at the edge of the PMP to promote compatibility between the PMP and adjacent land uses.**

4.1. Periphery Development. Even if the development of Park Lane Commons is initially limited to the area generally designated in Project Site, streets and walkways will be built to accommodate the anticipated traffic load for the initial build out. Street locations will anticipate likely development scenarios on the adjoining properties if such properties are acquired by Developer. The development standards found in Exhibit D of the Development Agreement for Park Lane Commons will be utilized throughout Park Lane Commons, including areas on the periphery.

4.1.1. Omitted intentionally.

**5. Sequence and timing, where known, of project construction, public land and right-of-way dedications, site infrastructure improvements, off-site infrastructure improvements, and supporting facilities.**

It is contemplated that a themed mix of uses as provided for in Attachment 5, will commence within 2 years of project approval and will be built out over a period of 3 -15 years, constituting the initial phase of Park Lane Commons (the area generally designated as Areas on Parcels A, B and the frontage portion of E&H). Full build-out within the Project Site could exceed 1 million square feet, the majority being themed mix-use in nature. Infrastructure will be installed to meet the usage demands of the Project.

**6. Discussion of the incorporation of existing structures, if any, in future development plans.**

Lot 101 (Exhibit A-1) This area is controlled by an existing PMP and is the Park Lane Village Apartments consisting of three story apartment buildings (324 total residential units) and an associated clubhouse along with accessory carport structures. Lot 101 serves as the gateway connection/trailhead for the district pathway system including paths to the commuter rail station, Grand Avenue Promenade, the Legacy Parkway Trail system and pathways to the north. The Trail has been completed under a separate development agreement with Developer and has been accepted by the City.

Area I (Exhibit A-1) currently is occupied by accessory structures that will be incorporated into the planned mixed use commercial area as development occurs. The existing buildings are part of addiction recovery program being supported by the Developer. The use of these buildings are in compliance with the allowed uses under the Ordinance.                   END OF PMP NARRATIVE

- LEGEND**
-  PROPOSED ACCESS
  -  STREET FRONTAGE IMPROVEMENTS ALONG STATION PARKWAY
  -  STREET FRONTAGE IMPROVEMENTS ALONG GRAND AVENUE
  -  STREET FRONTAGE IMPROVEMENTS ALONG BROADWAY
  -  STREET IMPROVEMENTS ALONG STATION PARKWAY BY OTHERS



PMP



**LEGEND**

	FREEWAY
	MAJOR ARTERIAL
	MINOR ARTERIAL
	NEIGHBORHOOD ROAD/LOCAL
	FUTURE CONNECTION
	PEDESTRIAN TRAIL SYSTEM
	POINT A

\* IT SHOULD BE NOTED THAT SOME STREETS WILL BE INITIALLY DEVELOPED AS "NO BUILD ZONES" UNTIL ADJACENT DEVELOPMENT CAUSES THE NEED FOR A RIGHT-OF-WAY.

\* SEE ATTACHMENT 7 FOR STREET CROSS SECTIONS



**LEGEND**

	PEDESTRIAN CONNECTIONS
	BICYCLE CONNECTIONS
	BUS ROUTE
	PEDESTRIAN TRAIL SYSTEM
	OPEN SPACE

ADDITIONAL OPEN SPACE WILL BE  
 COMPRISED OF LANDSCAPING AROUND  
 PERIMETER OF BUILDING FOOTPRINTS



**Park Lane Commons**  
Farmington, Utah  
MARCH 25, 2014

**PARK LANE**  
COMMONS



**THE HAWS**  
COMPANIES

ARCHITECTURAL  
**nexus**

PMP

ATTACHMENT 1-4



Draft Attachment 1-5

**Park Lane Commons**  
Farmington, Utah  
December 9, 2013

**PARK LANE**  
COMMONS



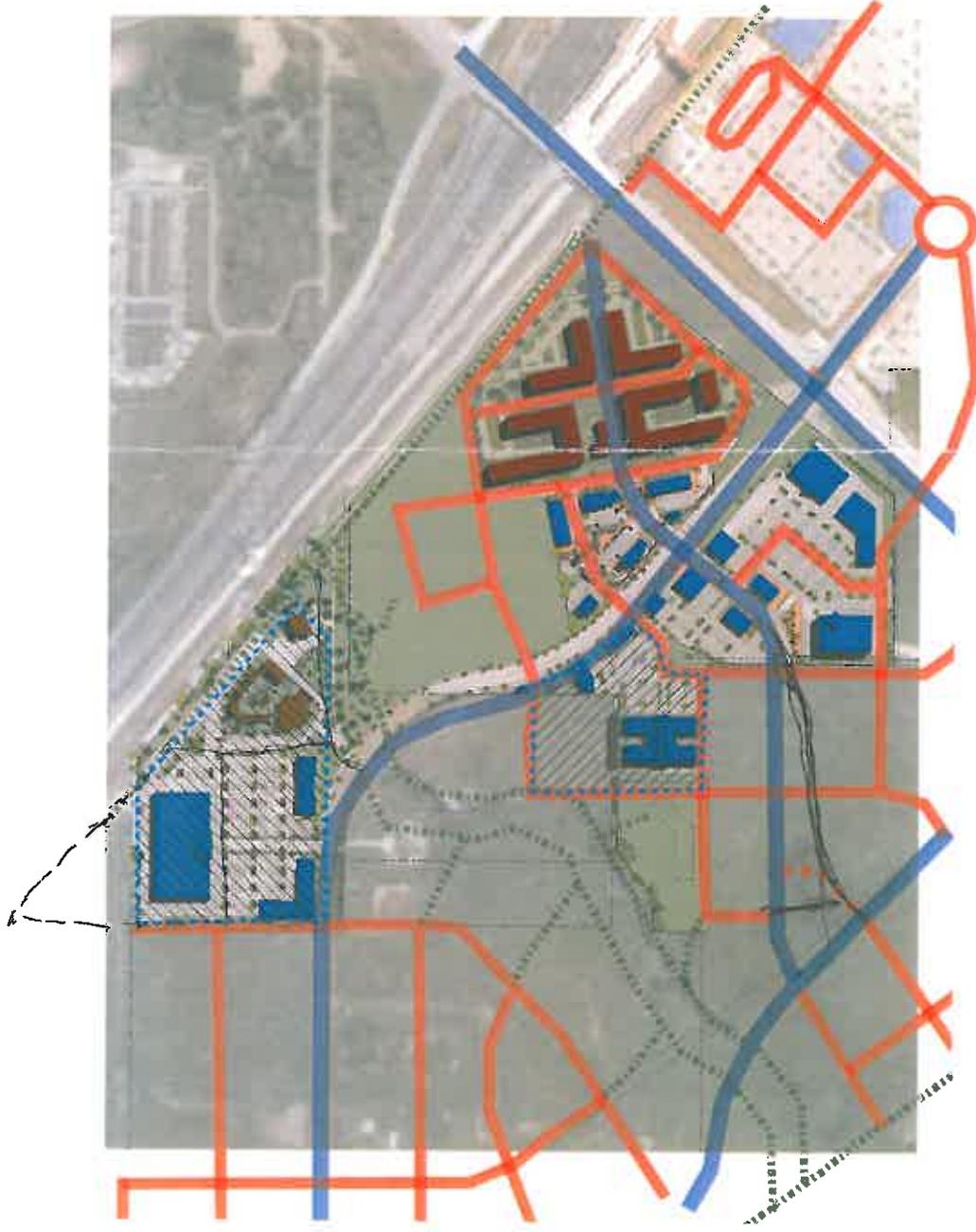
The regulatory plan intent has been matched as shown by the overlay. Flexibility in the final location of the road network will accommodate open space and wetlands and will be defined by the site plans that develop with future tenants.



Irregular block pattern caused by lot geometry, open space and public transit. Block perimeter approximately 2600'



Regular block pattern caused by lot geometry and open space. Block perimeter approximately 2100'

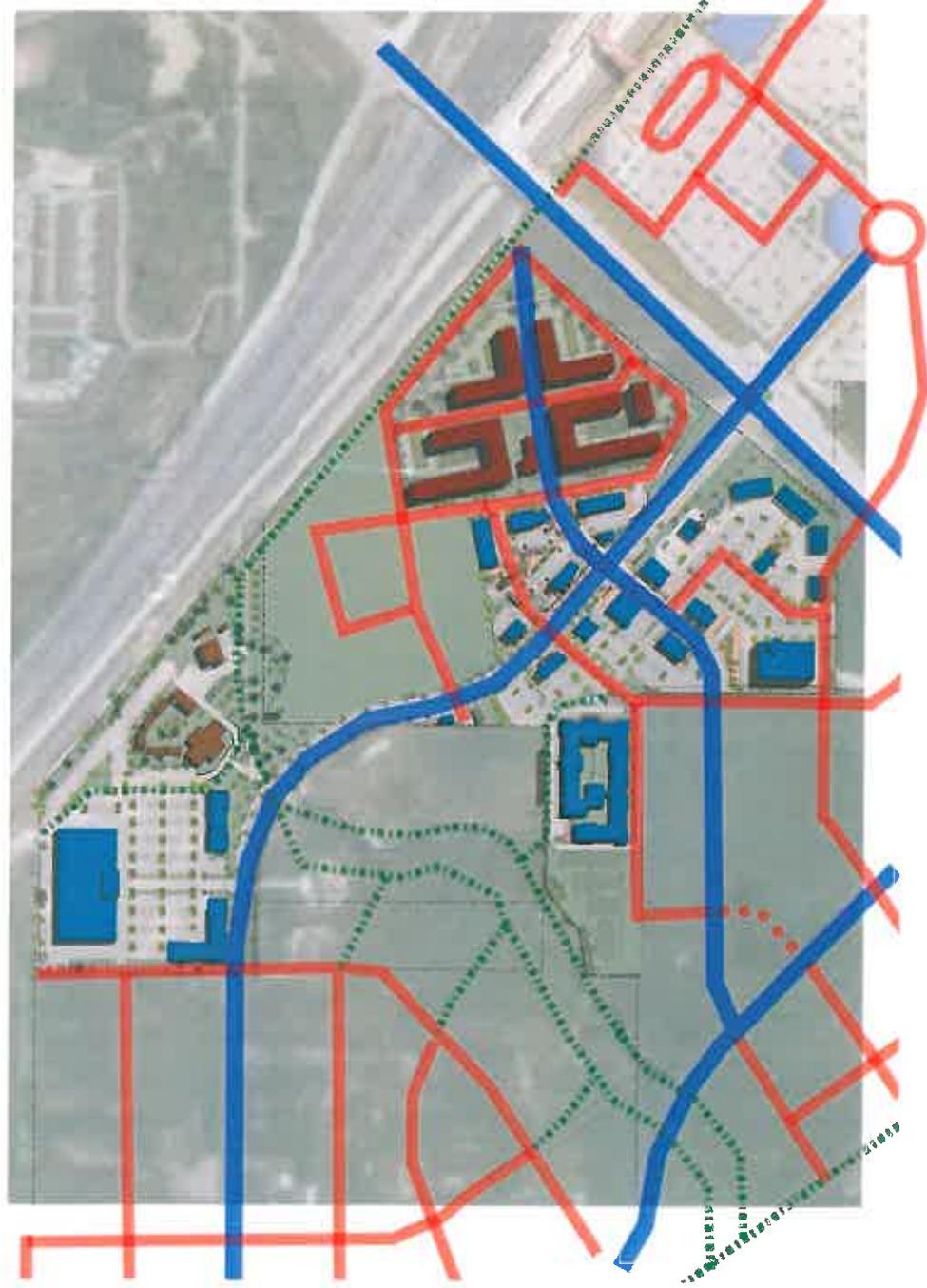


PMP

ATTACHMENT 1-5

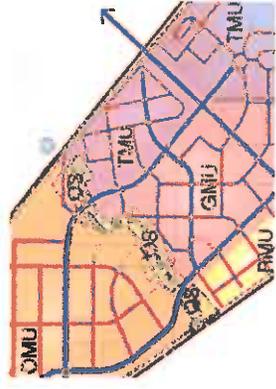


# Updated Attachment 1-5



**Park Lane Commons**  
Farmington, Utah  
March 25, 2014

**PARK LANE**  
COMMONS



The regulatory plan intent has been matched as shown by the overlay. Flexibility in the final location of the road network will accommodate open space and wetlands and will be defined by the site plans that develop with future tenants.

**THE HAWKS**  
COMMERCIAL  
COMPANIES

ARCHITECTURAL  
**nexus**

PMP

> ATTACHMENT 1-5







PMP  
Attachment 3  
pg 1 of 5

June 15, 2013

Mr. Scott Harwood  
The Haws Companies

RE: PARK LANE COMMONS EXISTING & PROPOSED UTILITY ANALYSIS

Dear Scott,

We have been engaged with the civil engineering for the overall 72 acre Park Lane Commons Development for the past 3 years. During that time we have worked with your previous engineer, Earl Kemp, and with the City of Farmington to evaluate and prepare the necessary plans for the utility infrastructure to support the development.

Attached is a detailed analysis of each of the required utility systems. This analysis is derived from a storm water study that was prepared by this office in March of this year, which I have attached to this letter.

The storm water study is broken down into 5 areas Labelled A-1 through A-5. A-1 is the 15.53 acre tract of land on the north side of Burke Lane & Station Parkway and is also the location of Red Barn Farms. Areas A-2 & A-3 (14.04 & 21.90 acres, respectively) are located on the east side of Station Parkway between Burke Lane to the north & Park Lane to the south. Areas A-4 & A-5 are located on the west side of Station Parkway. A-4 is 12.0 acres and is located between the overall project's south boundary line and the future extension of Grand Avenue to the west. Finally, A-5 is located on the west side of Station Parkway & extends out to Shepard Creek. A-5 consists of 11.78 acres. The total area of this study is 75.31 acres including city dedicated roadways. This approach was agreed on at a meeting held in December 2012 at the City Offices with Engineers from the Haws Companies and the Farmington City Engineer present.

#### WATER:

Each of these areas will be serviced by an existing 10" water line that was placed below Station Parkway as indicated in CRS Engineers' design drawings titled "Farmington City – Station Parkway:North" dated 3-16-2010. There are (2) existing 8" lines that extend from this 10" line beneath Richards Way and Grand Avenue. These 8" lines provide domestic water to the entirety of A-3 and the proposed future development that will be located on the east end of A-2. Area A-3 has a looped distribution system & the proposed future development will provide a looped connection configuration that will be drawn from as development in A-2 progresses towards Station Parkway. Although areas A-4 & A-5 do not have any water infrastructure in place, it is readily available to connect to with an existing 10" stub located at the west side of the intersection of Grand Avenue & Station Parkway. This 10" line will be looped through both areas A-4 & A-5 & provide domestic water, fire suppression & hydrant service for both of these areas. Finally, A-1 will connect to the 10" line beneath Station Parkway with (2) hot tap connections to provide looped water distribution. The existing 10" line also loops

underneath Park Lane to the Station Park Development. The existing 10" line beneath Station Parkway meets the needs of the development.

#### SANITARY SEWER:

Areas A-2 & A-3 will be sewered through an existing 10" PVC sanitary sewer line that runs beneath Richards Way. This 10" line has a conveyance capacity of 3.8 CFS (1,705 GPM) & only needs to service 35.8 acres. This existing 10" main conveys the waste water effluent to an existing Central Davis Sewer District lift station where it is pumped up to an existing gravity system that outfalls to the wastewater treatment plant located northwest of the project.

Areas A-4 & A-5 will be sewered by a future main that runs through each of these respective areas & outfalls into the existing lift station. These areas outfall into an existing 16" line that was stubbed out of the lift station and extended by developer into area A-5.

Area A-1 will be conveyed through a series of future lines that tie into an existing 30" CDS main line that runs beneath Burke Lane.

#### STORM DRAINAGE:

The storm drainage throughout this development is constrained by the limited amount of flow that can be discharged into Shepard Creek. Each of the above mentioned areas are discussed in the attached storm water study which was developed with input from CRS Engineers & Farmington City representatives. The development will install temporary detention if needed for areas A-1, A-4 and A-5, which will eventually be replaced by participation in a regional detention facility once it is available. Ultimately, Areas A-1 & A-4 will discharge at controlled rates through future city owned storm drainage systems to the west and south that tie into these future regional detention facilities. In the interim, detention will be constructed on-site to handle the required outflow. This will allow each area to be developed in phases prior to a city system being completed. Areas A-2, A-3 and A-5 will discharge at the rates included in the attached study into Shepard Creek. A-3 has been designed to be a pass through system which conveys the majority of the flow generated in that area unrestricted through a series of existing 15", 18" & 24" lines and discharge directly into Shepard Creek. These existing lines are adequate to convey these flows. Systems for Areas A-1, A-2, A-4 & A-5 will be designed to meet the required discharge constraints as development in those areas progress.

#### POWER, GAS & COMMUNICATIONS:

An overall Concept Plan has been developed for each of the dry utilities required for Park Lane Commons. The main distribution lines for power, gas and fiberoptic run parallel to Station Parkway behind the backs of curb. Service lines & transformers will

PMP  
Attachment 3  
pg 3 of 5

extend from these distribution lines and feed each of the proposed developments. There are three major switch boxes in place to service future electrical distribution.

In summary, there is either existing service to each phase of the development currently or there is sufficient capacity within the existing systems to support the proposed development plan of 6-15-2013 and attached with this letter. We have designed and planned for the necessary lateral connections for the required utility services. Additionally, we have had previous discussions and meetings with the service providers along with the City, where they have confirmed the availability of these services.

**In our professional opinion the plans you have ready to submit to the City will meet the necessary engineering requirements for you to proceed with the Development of Park Lane Commons.**

Please contact me if you have any further questions.

Thanks,



Coury Morris, P.E.  
Principal  
Great Basin Engineering, Inc.



PMP  
ATTACHMENT 3  
Pg 4 of 5

**PARK LANE COMMONS  
PARK LANE AND STATION PARKWAY  
FARMINGTON, UTAH  
STORM WATER STUDY  
Project No. 12N611  
8-30-2013**

**General Site Information:**

The proposed Park Lane Commons site is located along Station Parkway between Park Lane and Burke Lane in Farmington, Utah. Construction will consist of a new commercial development, including several buildings, parking lots, roadways, sidewalks, curb and gutter, underground utilities, and landscaped areas when completed. Needed detention volumes are also calculated and provided. The site has an area of about 75 acres including the interior roadways. Storm water from the site will be collected in inlet boxes and continue via storm drain to detention facilities located throughout the site, and be released to the west at a rate that allows no more than 15 cfs (75 acres @ 0.2 cfs/acre) to leave the overall site into an existing creek & future city regional drainage facilities to the west and south of the site. (See figure and calculations this sheet).

The proposed site is broken up into 5 drainage areas (labeled A-1 through A-5). A runoff coefficient of 0.15 was used for natural ground and landscaped areas. A runoff coefficient of 0.90 was used for asphalt, concrete, and other hard surfaced areas. An average runoff coefficient was calculated for each individual area of the site under developed conditions.

Rainfall intensities were taken from Farmington City. The values obtained were interpolated as necessary. A copy of this data is attached.

Data showing area information, runoff coefficient, and required detention for the site is also provided and can be found in the attached calculations.

**Orifice Plate:**

An orifice plate will be used for each detention facility onsite, and will be sized to accommodate the flows calculated in the attached sheets.

**Storm Water Area Breakdown:**

Area A-1: Area A-1 has been modeled with a 0.2 cfs/acre discharge rate & will outfall into a future city storm drain system & detention facility located west of the development. The discharge rate for Area A1 is 3.10 cfs for the 15.53 acre area.

Area A-2: Area A-2 is 14.04 acres and has has been modeled at .072 cfs/acre due to the limited amount of capacity that can be discharged into the existing creek. Area A2 will be released at 1.02 cfs.

Area A-3: A-3 is 21.90 acres and will be conveyed through an existing storm drainage system that has a conveyance capacity of 11 cfs – this existing drainage system also conveys the runoff from the existing roads within the development & discharges into the creek. The existing system has been

designed & the specifics have been agreed upon previously between Forsgren Engineering & Farmington City's Consulting Engineer, CRS. Park Lane Village Apartments currently utilize 5.0 cfs as approved by the city engineer. The total outfall rate from A-3 is approximately 11.0 cfs.

**Area A-4:** Area A-4 will be restricted to a 0.2 cfs/acre rate and will discharge into a future city owned storm drainage system to the south of this development. Area A4 is 12.0 acres & will release 2.40 cfs into the future system.

**Area A-5:** Area A-5 is 11.78 acres and will be restricted to a 0.058 cfs/acre discharge rate. This area will discharge directly into the creek and will convey 0.75 cfs.

In summary, Areas A-2, A-3, & A-5 will all outfall directly into the existing creek running through the site. Detention will be provided adjacent to the creek bank and within the area breakdowns shown on the attached map. Areas A-1 and A-4 will outfall to future city owned systems to the west and south, respectively. Temporary detention will be provided in each of these areas as necessary. The total amount contributed to the future west system from Area A-1 will be 3.10 cfs. The total amount contributed to the south system from Area A-4 is 2.40 cfs. Areas A-2, A-3 & A-5 combined will contribute 12.77 cfs into the existing creek. A total release of 15.0 cfs for the development area is by prior city approval. The difference between 15.0 cfs and 12.77 cfs is utilized by flow generated from roads within the development. Each area will have temporary detention designed to meet the requirements listed until a future city system is completed. This will allow each of these areas to be developed in phases prior to a city system being completed.

#### **Detention Calculations:**

Detention calculations are based on the release rates discussed above and are broken down as follows: A-1, 50,869 cubic feet; A-2, 45,846 cubic feet; A-3 is unrestricted through the existing drainage system (the conveyance system designed for area A-3 is already in place and operating) A-4, 41,662 cubic feet; A-5, 66,570 cubic feet.

In the event the detention facilities experience a storm much larger than the design storm water will then spill out into the streets and continue to the west in a historical fashion.

Great Basin Engineering, Inc.

Prepared by Ryan Bingham, P.E.



Reviewed by Coury Morris, P.E.



PMP

**ATTACHMENT 5**  
(Allowed Uses)

pg. 1 of 3

**Key to Allowed Uses:**

P – Permitted

N – Not Permitted

O – Permitted by Ordinance, but NOT permitted in the Area described

**Restrictions:**

1 – Drive-up window / drop-off lane allowed with special use review by the Planning Commission. No additional curb cuts shall be added to accommodate the drive-thru / drop-off lanes.

2 – Also see Section 11-18-1-7 (2)(e)(ii)(17) for provisions for buildings over 20,000 sf.

3 – Benches and bus stops are permitted, with Development Standards as noted in Section 11-18-111.

- \* Neighborhood Service Establishments: low impact retail and personal service uses such as bakery, bookstore, dry cleaning, hair styling, pharmacy, art supply / gallery, craft store, photocopy center, corner market (w/ no gas-pumps), etc.

	Areas				
	A	B	E	H	I
<b>Residential:</b>					
Low-density residential - single-family detached min. of 5,000 sq.ft. lot size	N	N	N	N	N
Medium-density residential - single-family small lots and attached units or townhouses / condominiums limited to duplexes, triplexes, four-plexes, five-plexes, or six-plexes.	P	P	P	P	P
High-density residential - Condominium and apartment style	P	P	P	P	P
Artist Studio	P	P	P	P	P
Live / work Residential	P	P	P	P	P
Residential facilities for the elderly; residential facilities for the handicapped	P	P	P	P	P

PMP

ATTACHMENT 5  
(Allowed Uses) Cont'd – page 2

	Areas				
	A	B	E	H	I
<b>Commercial:</b>					
Business, professional offices, outpatient medical facilities	P	P	P	P	P
Entertainment	P	P	P	P	P
Financial institutions (with the exception of non-depository institutions)	P	P	P	P	P
Fitness and recreation facilities	P	P	P	P	P
Hospitals, inpatient medical facilities	P	P	P	P	P
Lodging - limited to hotel and motels	P	P	P	P	P
Lodging - bed and breakfast	P	P	P	P	P
Neighborhood service establishments *	P1	P1	P1	P1	P1
Restaurant - Fast Food	P1	P1	P1	P1	P1
Restaurant - Traditional sit-down	P	P	P	P	P
Retail and Wholesale sales individual tenant use:	P	P	P	P	P
- Up to 5,000 sq.ft	P	P	P	P	P
- Greater than 5,000 sq.ft. and up to 20,000 sq.ft.	P	P	P	P	P
- Greater than 20,000 sq.ft.	P2	P2	P2	P2	P2
Vehicle - Service / Convenience store (including gasoline sales but no auto repair)	P	P	P	P	P
Accessory buildings that do not in aggregate have a footprint greater than 25% of the main building(s) on the development parcel	P	P	P	P	P
Parking structure	P	P	P	P	P
<b>Civic Uses:</b>					
Service and fraternal clubs and organizations, and religious institutions	P	P	P	P	P
Correctional / detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the treatment of confinement of the mentally ill, homeless shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer.	N	N	N	N	P



PMP  
Attachment 6  
Page 1 of 26

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[PARK LANE COMMONS – SIGNAGE CRITERIA]

# PARK LANE COMMONS

SIGNAGE CRITERIA  
FARMINGTON, UTAH  
March 2014

PMP  
Attachment 6

## SIGNAGE CRITERIA Table of Contents

### **1.1 Project description**

### **1.2 Glossary of Terms**

### **1.3 General Signage Guidelines**

- 1.3.1 Landlord Approval
- 1.3.2 Number of Signs
- 1.3.3 Location
- 1.3.4 Content
- 1.3.5 Illumination
- 1.3.6 Color and Materials
- 1.3.7 Temporary Signs
- 1.3.8 Interior Signs

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- 1.4.2 Promenade Overlay
- 1.4.3 Project Signage

### **1.5 Sign Standards by Type**

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- 1.6.3 Shop Drawing Submittal

### **1.7 Prohibited Signs and Types**

### **1.8 Table of Signage Dimensional Requirements**

DMP  
Attachment 6

## 1.1 Project Description

Park Lane Commons is a themed mixed-use development that encourages multi modal transportation with accommodations for pedestrians, bicycles and vehicles.

The planning intentionally creates “people spaces” that are open and inviting, with a consistent theme of architectural design and landscaping. The main central plaza or Marketplace faces Station Parkway and Grand Avenue and celebrates its connection to the public pathway system encouraging hikers and bikers to pass through or linger in a central amenity Marketplace and designated plaza spaces throughout the project. Depending on the day and time, this Marketplace may be either active with a Farmers’ Market; passive with shaded gathering areas; or transitory acting as a connection for the trail system to future medium density residential development to the north. The main plaza and surrounding plazas become a pleasant venues to enjoy outdoor dining complementing the surrounding commercial ventures as well as serving as a rest stop for commuters who have taken advantage of the proximity to the commuter rail and pathway system.

This “Marketplace” and, for that matter, the whole district receives identity in the form of iconic towers along the west side of interstate 15 which serve to announce the presence of the commercial entities and the district itself. This initial theme is to carry into the rest of the site planning. This includes development of a vernacular of queuing with a “signage gateway” that features the entrance off of Station Parkway along with scaled entry elements at other ingress points. The intent is to create a harmonious blend of mixed uses to complement the recently completed residential units nearby and the future development to come by providing connections and walkability for all users.

The commercial development will include food venues, retail shops and professional offices. The theming of the architecture will be a mix of contemporary and traditional building forms and organization; treated with “retro” finishes including over-grouted stone and masonry, horizontal siding, corten steel roofing and siding, heavy timber construction and the like.

PMP  
Attachment 6

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**[PARK LANE COMMONS – SIGNAGE CRITERIA]**

4

The build-out of the structures establishing this pattern will occur in phases, with individual applications made for each building as the market place allows for their development, there may be minor variations and flexibility in the final design to each of these buildings based on the actual tenants needs.

PMP  
Attachment 6

## 1.2 Glossary of Terms

The following terms referred to in this sign criteria are defined as follows:

### **Animated Sign**

A sign with action or motion, moving characters, changing colors, or change of light, which require electrical energy, but not including wind actuated elements, such as flags or banners.

### **Back Door Signs**

Signs placed on the back entrance of Tenant's lease premises for purposes of delivery and access.

### **Copy Area**

The area of a sign, exclusive of margins, in which copy and graphics may be placed. Copy area shall be computed by surrounding each graphic element with a regular geometric shape (e.g., circle, rectangle, trapezoid, ellipse), calculating the area contained within the shapes and then computing the sum of the areas. Minor elements such as swashes, simple lines, or other decorative touches that might extend beyond the limits of the geometric shape shall not be included as part of the copy area.

### **Customer Entry Area**

The area up to (5') five feet on each side of the customer entry doors and extending perpendicular no further than (10') ten feet from the doors.

### **External Illumination**

A light source mounted directly above or mounted on, the same wall surface as the sign it illuminates.

### **Flashing Sign**

A sign, the illumination of which is not kept constant in intensity at all times when in use and exhibits sudden or marked changes in lighting effects.

PMP  
Attachment 6

**Freestanding Sign**

A sign supported by an upright brace or a sign, which is affixed to a base that is permanently attached to ground and wholly independent of any building for support.

**Horizontal Band / Storefront Sign Band**

Refers to a horizontal architectural building plane designated as a background for signage.

**Internal Illumination Channel Letter**

A sign designed to provide artificial light from a source within such sign, including neon and exposed lamp signs. Pin mounted letters are encouraged.

**Letter Height**

Letter height shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.

**LOGO**

An image composed of a collection of symbols, figures and design elements which together form a distinct and unique identifying mark. Logo heights for signs are regulated when they appear separately from, but are associated with the sign lettering.

**Open Field**

Open field refers to a building plane larger than the typical horizontal sign band height that provides a background for signage and is delineated by architectural features such as rooflines, archways, storefront glazing or building edges. An open field may be comprised of two or more horizontal bands.

PMP  
Attachment 6

**Operational Signs**

Operational signage indicating hours of operation, telephone numbers, specialty rules and regulations specific to each tenant, typically placed on the glazing of the entry door or nearby adjacent display window.

**Real Estate Sign**

A temporary sign advertising the sale, rent or lease of property on which it is located.

**Rotating Sign**

A sign designed to revolve or rotate in any manner whether by electrical power or other.

**Sign**

Any name, identification, description, display, illustration or device which is affixed to directly or indirectly upon a building structure or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.

**Sign Face Area**

The area that is allocated for sign placement, including margins, that is designated by the Committee as being available for display of copy and graphic.

PMP  
Attachment 6

### 1.3 General Signage Guidelines

#### 1.3.1 Landlord Approval

Landlord Approval Required. The Landlord will remove any signs fabricated and installed without prior approval in writing from the Landlord. All costs for removal, including but not limited to patch and repair of the building, will be at the Tenant's expense.

All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to concept development of any sign.

All sign colors are subject to review and approval by the Landlord as part of the tenant signage submittal.

Any special conditions or deviations from the guidelines in the sign criteria are to be approved in writing after submittal to the Landlord.

<p align="center"><b>SIGNAGE SUBMITTAL</b></p> <p>FOR _____</p> <p><input type="checkbox"/> ) PLANS ARE APPROVED</p> <p><input type="checkbox"/> ) PLANS ARE APPROVED AS NOTED AND SUBJECT TO LANDLORD LETTER</p> <p><input type="checkbox"/> ) PLANS ARE NOT APPROVED REVISE AND RESUBMIT FOR FINAL LANDLORD APPROVAL</p> <p>DATE: _____</p> <p><small>LANDLORD APPROVAL OF THIS SIGNAGE DOES NOT CONSTITUTE AN ENDORSEMENT OF THE QUALITY OF THE SIGNAGE. APPROVAL IS CONFINED TO THE SIGNAGE AS SUBMITTED AND DOES NOT IMPLY ANY LIABILITY TO THE COMMONS OR CITY OF HOUSTON.</small></p> <p align="right">REVIEWED BY _____</p> <p align="right">Name: _____</p> <p align="center"><b>PARK LANE COMMONS</b></p>
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PMP  
Attachment 6

### 1.3.2 Number of Signs

Section 1.4 establishes the number and type of signs permitted by signage district. Tenants and their designers are to refer to that map and select a combination of at least two sign types, and no more than four, from the designated district assigned to their leased premises. Blade signs oriented to the Promenade do not impact the total number of sign types.

### 1.3.3 Location

Signs may be located adjacent to entries or storefronts only, unless otherwise indicated in building elevations provided by the Landlord.

Refer to the Landlord's sign plans and elevations for approved sign locations and size requirements.

The specific area of placement of each tenant sign is indicated on the building elevations. The Landlord, prior to installation must approve variations from these designated areas. The maximum allowable square footage area of each sign is to be determined based on the size of the store and its location within the project.

### 1.3.4 Content

Signs that incorporate creative logos or graphic elements along with the business identity are encouraged.

Store name to consist of "Trade Name." Tag lines, bylines, merchandise or service descriptions are allowed with the permission of the Landlord.

Signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building. In all cases, the copy area shall maintain a margin at least (3") three inches from any edge of the sign face area.

### 1.3.5 Illumination

Where signs are internally illuminated, light-transmitting surfaces shall be non-gloss, matte materials.

Only letters and logos shall transmit light while background remains solid opaque. No illuminated backgrounds or boxes are allowed.

Lighting for all tenant signs shall be turned off after closing or reduced between the hours of 12:00 a.m. and 6:00 a.m.

All exposed or skeletal neon must be backed with an opaque coating, and be approved in writing by the Committee. All housings and posts for exposed neon signs must be painted out to match the sign background immediately behind.

### 1.3.6 Color and Materials

Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are approved by the Landlord. Color of letter returns are to contrast with building colors for good daytime readability.

The interior of open channel letters shall be painted dark when against light backgrounds. Sign colors are to provide sufficient contrast against building background colors and are to be varied from the adjacent tenants.

Acceptable sign material treatments include:

- Dimensional geometric shapes coated or burnished for variety in color and texture.
- Painted Metal.
- Screens, grids, or mesh.
- Etched or polished metal.
- Cut, abraded, or fabricated steel.
- Dimensional letterforms with seamless edge treatments.
- Natural opaque hard surface materials with matte finish.

PMP  
Attachment 6

- Glass

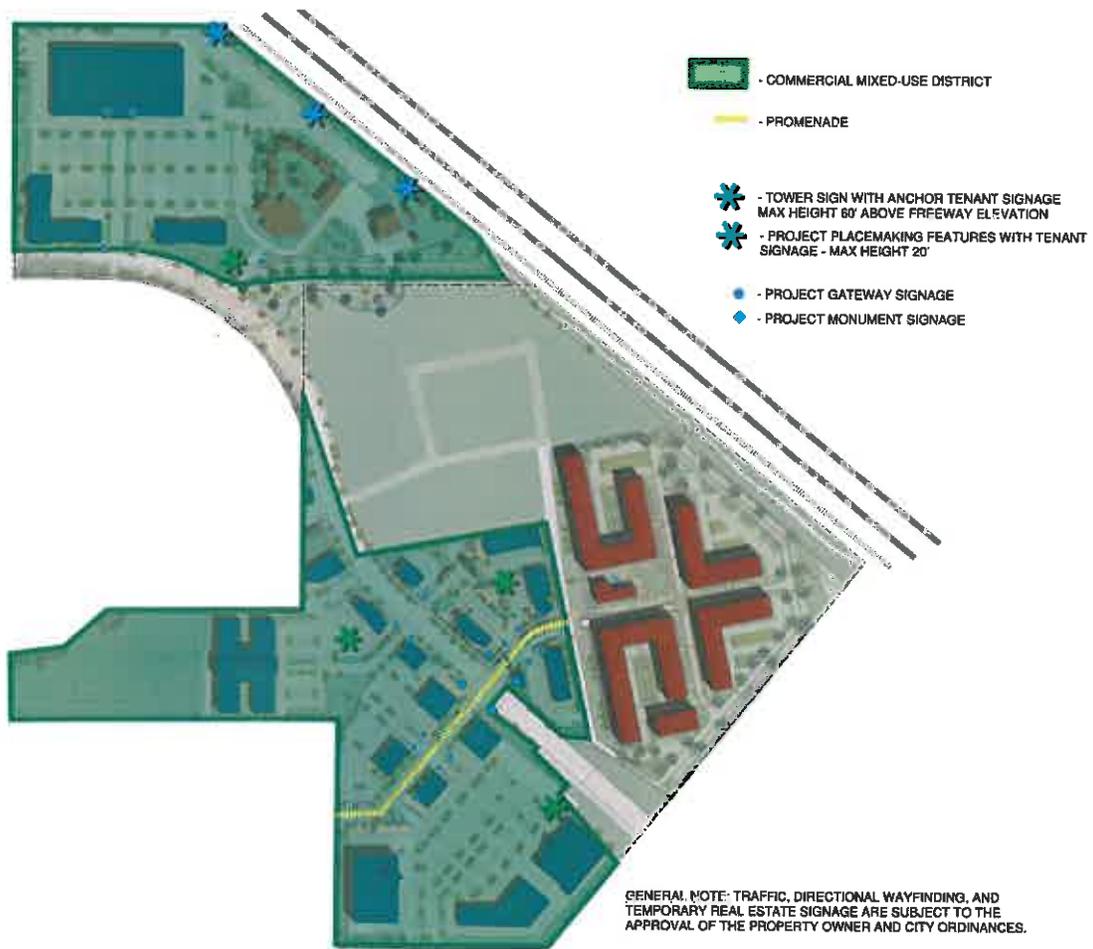
**1.3.7 Temporary Signs**

Temporary Grand Opening signs will be allowed in accordance with Landlord's approval only. See Landlord's Tenant Coordinator for specific signage requirements. These criteria will not prevent granting of temporary special permit or otherwise permitting signs advertising or pertaining to any civic, charitable or special event of general public interest that takes place within the City when it can be found that such signs will not be materially detrimental to the public welfare, interest or safety, nor injurious to adjacent property.

**1.3.8 Interior Signs**

Signs suspended behind the storefront glazing system, visible from the outside of the store, shall not exceed (10%) ten percent of the total glass area of the storefront. Signs shall be suspended a minimum of (12") twelve inches from glass and professionally designed and reproduced. These signs are excluded from signage area calculation formula.

### 1.4 Signage Districts



PMP  
A Hochmut 6

**1.4.1 Commercial Mixed Use**

This district emphasizes commercial uses. The activities range from Retail and Restaurant to professional office. The intent is to allow tenants to announce their presence in a manner that preserves the character and theming of the surrounding site. See the Signage Table for dimensional parameters and other requirements.

**1.4.3 Promenade**

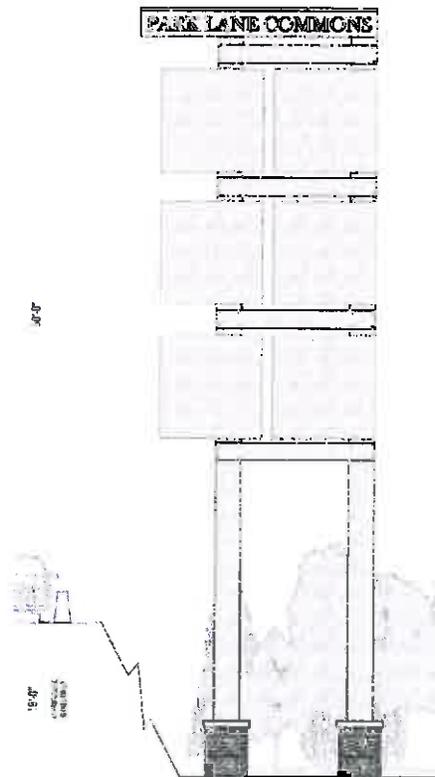
As described in the Farmington city ordinance and regulating plan, Grand Avenue is a designated promenade. Signage is to address pedestrians, bikes and slow moving cars.

PMP  
Attachment 6

**1.4.4 Site Theming Signage**

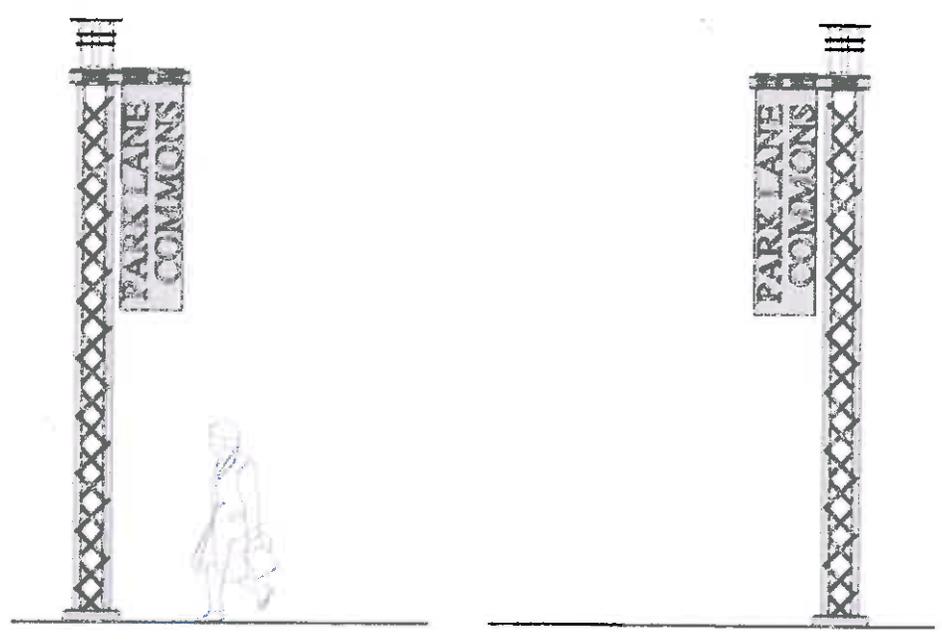
The Site Theming Sign shall consist of the following:

**Project Tower Sign (up to 60' in height)**



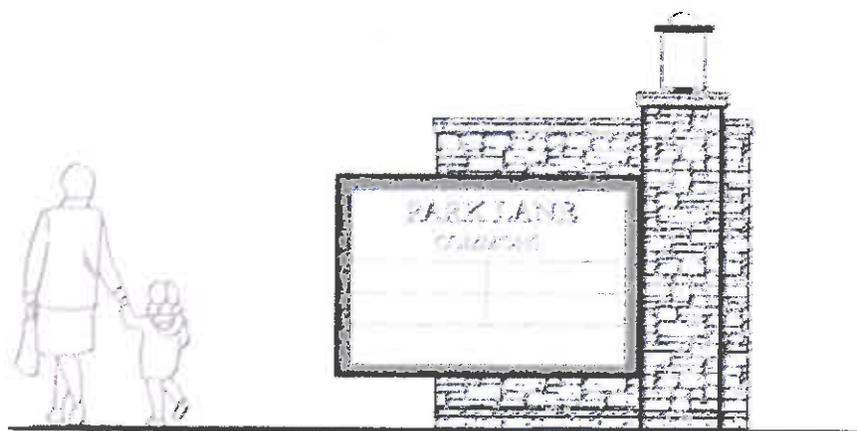
PMP  
Attachment 6

Project Gateway Signage (12' to 16' height)



PMP  
Attachment 6

Project Monument Signage (6' to 10')



PdMP  
Attachment 6

## 1.5 Sign Standards by Type

### 1.5.1 Wall Signs

Wall signs shall be located above the storefront display windows and/or entry doors, parallel to the storefront façade, projecting no more than (8") eight inches from the building surface. The heights of the signs are outlined in the Maximum Allowable Tenant Signage table that follows in this section of the manual. Colors, finishes and materials for storefront Wall Signs are an extension of those used for the Tenant's identity. Contrasting designs and materials should be used to convey the Tenant's unique identity provided that the entire façade demonstrates unified design intent.

Types of Wall Signs to be encouraged include:

- Dimensional letters and logo forms fabricated from durable materials that have a painted, gilded or metal finish. These letters should be illuminated with point source, bracket mounted light fixtures that accentuate the form of the letter and logos.

- Letters and logo forms painted, gilded or screened printed onto continuous or individual fascia panels.

These panel signs should be illuminated in a similar manner as described above. Panels shall be layered for visual and three dimension quality.

- Individual channel letters and logos with halo illumination. Letters and logos must be at least (3") three inches in depth with a LED light source.

- Internally illuminated channel letters and logos with acrylic faces may be allowed for Tenant's that demonstrate that they will use this sign type with the utmost creativity of design and highest quality materials and fabrication.

Minimum conditions that must be met are:

- The attachment of acrylic faces to the metal channel of the letter form must be clean, flush and discreet.
- The acrylic face of the letter forms must have a matte finish to avoid reflections in the letter when not illuminated.

PMP  
Attachment 6

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**[PARK LANE COMMONS – SIGNAGE CRITERIA]**

18

- Raceways connecting letter forms must be concealed within the storefront construction.
- No light leaks permitted.
- Open channel letters and logos with exposed neon illumination are permitted at the Landlord's discretion if they clearly demonstrate and support the Tenant's identity

DMP  
Attachment 6

### 1.5.2 Wall-Mounted Plaque Signs

Plaque signs are dimensional panels located on Tenant walls, columns, pilasters or doors displaying a Tenant name logo and /or building name. Tenant plaque signs may be installed on Landlord provided neutral piers in designated areas. See base building documents for permitted locations and blocking details.

Fabrication materials and methods include but are not limited to the following.

- Cast metal with polished letters and/or paint filled background.
- Etched or machined metal.
- Professionally fabricated custom porcelain or ceramic tiles.
- Carved and gilded stone panels.
- Deep etched glass panels.

### 1.5.3 Shingle/Blade Signs

All Tenants shall be encouraged to install blade signs where indicated. Refer to Section 1.4. The details and materials used for Tenant blade signs should display the unique character of each individual Tenant.

All projecting blade signs will be mounted perpendicular to the storefront and will project (18") eighteen inches to (42") forty-two inches from the building façade and be no greater than (42") forty-two inches in vertical dimension. Blade signs must maintain a minimum clearance of (8'-0") eight feet above the sidewalk. A wide variety of sign types will be available to each Tenant when designing the body of their signs including:

- Object signs of logo or primary sale products fabricated/sculpted from durable materials.
- Dimensional letter/logos attached to sign panels.
- Painted, screen printed or gilded sign panels.
- Exposed neon illumination will NOT be allowed

All blade signs must be illuminated. Projecting blade signs for retail Tenants are permitted to have external light fixtures to illuminate their signs or Tenants may choose to have integral illumination. Illumination will be controlled and can be on only during business hours. Cost of all power and installation is the responsibility of the Tenant. Blade signs must be attached in a manner to prevent excessive swinging of sign. The blade sign bracket should be creative and unique. Sign drawings should show the form of attachment to the building and bolts should be properly concealed.

### 1.5.4 Window Signs

Tenants are encouraged to add more interesting identity to their storefront with graphics placed directly on the inside face of the glass of windows and/or doors. These may include:

- Screen printing, gilding and cut vinyl. These signs may be applied to the surface of the glass.
- Logos, letters and other supplemental graphics that contribute to the Tenant's identity may be displayed.

### 1.5.5 Awning, Canopy and Marquee Signs

Tenants are encouraged to install awnings, canopies and /or trellises as a means to provide shade and comfort to shoppers.

- Awning and trellis signs add to the overall identity of the Tenant's façade.
- The Tenant's name and /or logo may occur in two places on the awning as described in the Maximum Allowable Tenant Signage table that follows.
- Canopy Sign types are permitted on canopies or trellises. Colors, finishes and materials used for these signs shall be complementary to the Tenant façade and an integral part of the canopy or architectural element. These signs may be attached to the top or vertical face. Sign heights are outlined in the Maximum Allowable Tenant Signage table. Types of Canopy Signs to be encouraged include:
  - Dimensional letters and logo forms fabricated from durable materials that have a painted, gilded or metal finish. These letters should be illuminated with point source, bracket mounted light fixtures that accentuate the form of the letter and logos.
  - Letters and logo forms painted, gilded or screened printed onto continuous or individual fascia panels. These panels signs should be illuminated in the similar manner as described above, and layered for visual and three dimension quality.
  - Individual channel letters and logos with halo illumination. Letters and logos must be at least (3") three inches in depth with a LED light source.
  - Internally illuminated channel letters and logos with acrylic faces may be allowed for Tenant's that demonstrate that they will use this sign type with the utmost creativity of design and highest quality materials and fabrication. Minimum conditions that must be met are:
    - The attachment of acrylic faces to the metal channel of the letter form must be clean, flush and discreet.
    - The acrylic face of the letter forms must have a matte finish to avoid reflections in the letter when not illuminated.
  - Raceways connecting letter forms must be concealed within the storefront construction.
  - No light leaks permitted.

## 1.6 Signage Approval Process

Submit (2) two copies of all required submittals for signage to the Landlord for review and approval.

### 1.6.1 Artwork Submittal

All sign concepts are to be generated from “camera-ready” logo artwork prepared by a professional graphic designer and submitted to the Landlord for approval prior to development of any signage.

### 1.6.2 Concept Drawing Submittal

Included in preliminary storefront submittal, and prior to shop drawings and sign fabrication, Tenant shall submit for Landlord approval three sets of Concept drawings reflecting the design of all sign types.

Sign concept drawings are to be submitted concurrently with storefront and awning design. Partial submittals will not be accepted.

### 1.6.3 Shop Drawing Submittal

Upon Landlord’s written approval of Tenant’s concept drawings, Tenant shall submit (3) three complete sets of shop drawings for Landlord approval. Shop drawings shall include the following:

- Fully-dimensioned and scaled shop drawings @ 1/2" = 1'0" specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, electrical specifications and all other details of construction.
- Elevations of storefront @ 1/2" - 1'0" showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction detail.

PMP  
Attachment 6

- Section through letters and/or sign panel @ 1/2" = 1'0" showing the dimensioned projection of the face of the letter and/or sig panel and the illumination.
- Cut-sheets of any external light fixtures.

PMP  
Attachment 6

A full set of final shop drawings must be approved and stamped by the Landlord prior to permit application of sign fabricator.

Following Landlord's approval of sign shop drawings, Tenant or his agent shall submit to the City of Farmington for permit, sign plans signed by the Landlord. Tenant or his agent shall provide Landlord with a copy of the permit once it has been issued by the City of Farmington.

Signs shall be inspected upon installation to ensure conformance with the Landlord approved drawings. Any work unacceptable to Landlord shall be corrected or modified at the Tenant's expense.

## 1.7 Prohibited Sign Types

The following sign types and finishes shall be prohibited at Park Lane Commons - Farmington:

- Illuminated sign boxes.
- Illuminated back-lit canopies.
- Signs with exposed raceways, conduit, junction boxes, transformers lamps, tubing, or neon crossovers of any type.
- Rotating, Animated and Flashing signs.
- Pennants, banners, or flags identifying individual tenants.
- Permanent sandwich boards.
- Rooftop signs, except in areas designated by Landlord.
- Plexiglas/Acrylic-faced signage.
- Exposed raceways (unless design elements), conduit, junction boxes, transformers, lamps, tubing, or neon crossovers of any type are prohibited.
- Signs painted on an exterior building wall, fascia, chimney of a building, on a fence or fence-type wall, benches, fence posts, trash receptacles, utility poles, utility boxes, storage sheds, bus

shelters, satellite dish antennas, antennas or other accessory structures except as specifically approved by the Landlord.

- Any sign designed to be moved from place to place.
- Balloons and inflatable signs. Signs that emit sound, odor or visible matter. Fluorescent or reflective sign colors.
- Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
- Signs that bear or contain statements, words or pictures of an obscene, pornographic or inappropriate character.
- Any sign advertising the availability of employment opportunities.

PMP  
Attachment 6

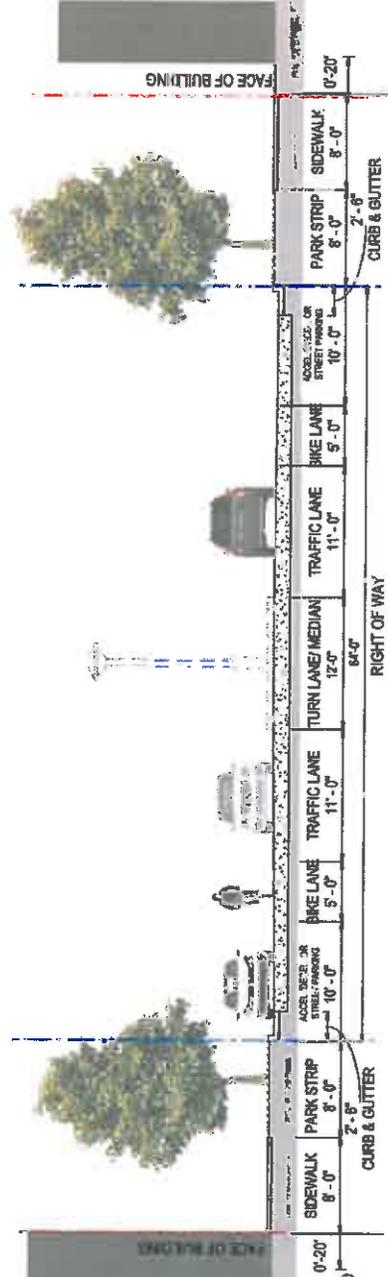
1.8 Table of Signage Dimensional Requirements

MAXIMUM ALLOWABLE TENANT SIGNAGE									
COMMERCIAL MIXED USE DISTRICT									RESIDENTIAL
SIGN TYPE	LESS THAN 6000 SF			6000 SF TO 20000 SF			GREATER THAN 20000 SF		
	MAX AREA PER SIGN	MAX LETTER HEIGHT	MAX LETTER DEPTH	MAX AREA PER SIGN	MAX LETTER HEIGHT	MAX LETTER DEPTH	MAX AREA PER SIGN	MAX LETTER HEIGHT	MAX LETTER DEPTH
1. WALL SIGN***	85 SF**	24"	4"	225 SF**	36"	6"	400 SF**	48"	8"
2. PLAQUE SIGNS	4 SF	-	-	4 SF	-	-	4 SF	-	-
3. SHINGLE/BLADE SIGNS	*	*	*	*	*	*	*	*	*
4. WINDOW SIGNS	10 SF***	8"	-	10 SF***	8"	-	10 SF***	8"	-
5. AWNING - CANOPY - MARQUEE	60 SF**	18"	-	90 SF**	24"	-	120 SF**	36"	-
6. MENU POSTER CASE	6 SF	-	-	6 SF	-	-	6 SF	-	-
7. GRAND OPENING BANNER	10 SF	12"	-	10 SF	12"	-	10 SF	12"	-
									NOTE: GREATER THAN 50000 SF, LANDLORD MAY APPROVE ALTERNATIVE SIGN PLAN
<p>* - SEE PARAGRAPH 1.5.3            ** - MAXIMUM OF 50 % FRONTAGE LENGTH            *** - LESS THAN 25% OF THE TOTAL WINDOW AREA            **** - LIMITED TO PRIMARY FAÇADE OR FRONTAGE ALONG PROMENADE</p>									

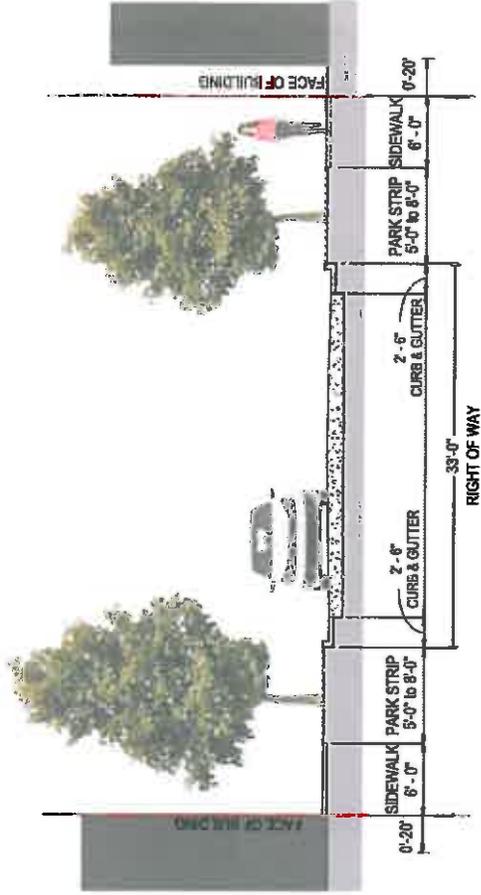


RIGHT OF WAY LINE TO SIDE WALK EDGE -  
DEDICATED EASEMENT TO CITY

• STATION PARKWAY - MINOR ARTERIAL  
1" = 10'-0"



• GRAND AVENUE - LOCAL ROAD  
(PROMENADE)  
1" = 10'-0"



• NEIGHBORHOOD ROAD/LOCAL  
1" = 10'-0"

\*PER CHAPTER 18, DRIVE AISLES AND OTHER MULTIMODAL TRANSPORTATION PATHS MAY SERVE AS THE CIRCULATION AND CONNECTION WAYS AS OUTLINED IN THE REGULATING PLAN AND EXHIBIT B OF THIS PACKAGE. AS THE NEED FOR STREET NETWORK AISLES, THIS STREET SECTION WILL INFORM NEIGHBORHOOD LOGICAL STREETS.

Alternative Development Standards Proposed by  
THC 4.2.14

As the Applicant, we are requesting approval under the alternative process in Section 11-18-114 of the Mixed-Use District Ordinance that requires implementation by a development agreement. The Planning Commission is required to hold a public hearing on both the proposed Project Master Plan and the substantive provisions of the development agreement that would invoke Section 114; and to make a recommendation to the City Council since they have final approval authority of the development agreement which will include the PMP as an exhibit. In order to assist the Planning Commission in complying with the requirements of the Ordinance, we are providing the following list, which summarizes the eight (8) specific substantive items in the development agreement as to which we are seeking to invoke Section 114:

1. Signage Package - In an effort to work with the City and their concern for 100' tower signage internal to the project, we have approached the Tenant's who want to be part of Park Lane Commons and have worked hard to put together a signage alternative that will give them the exposure needed and bring them to the project. We are requesting tower signage adjacent to I-15 and 60' above freeway grade at the 3 locations identified in Section 1.4 of the signage package.

2. Grand Ave NORTH - The portion of Grand Ave that is adjacent to Parcel A&B we are asking for approval of the building locations and improvements as shown on the PMP Site Plan for these two Parcel's. This is the same configuration that was approved by the City Council in February 2013.

3. Grand Ave SOUTH - We are requesting that we be able to improve the frontage along Grand Ave in Parcel E &H with horizontal hardscape, landscape or parking improvements on an interim basis until vertical improvements are constructed along this portion of Grand Ave frontage. This will allow for organized and successful phased development of the property.

4. Regulating Plan Amendments - We are requesting that Market Street which per the Regulating Plan travels right through the middle of Parcel E (Flag Piece of Property) be moved to travel down the edge of Parcel E and be split 50-50 between The Haws Companies property and E&H Land (Evans) property. The location where it is shown currently does not allow for successful development of Parcel E and also creates challenges for E&H Land to develop their property. We are also requesting that the perpendicular street to Market Street going through the Flag Property be removed as it creates issues for the tenant use planned for this area. This is illustrated in Attachment 1-5 to the PMP.

5. Parking Density - We are requesting that the minimum parking spaces required for a fast-food and/or drive-in restaurant shall be 12 parking spaces per 1000 square feet of floor area and for assisted living shall be 0.5 spaces per unit. The off street parking reductions found in Section 11-18-110 of the Ordinance will be applicable.

6. Drive-Up Windows - In that portion of property zoned TMU and GMU we are asking for special use approval for up to 5 Drive-Up Window establishments. Provided however, that these Drive-Up Windows will not be located at buildings that front Grand Ave in the GMU Zone.

7. Site Plan Review - The conditions listed in Section 11-18-107 (2)(d)(i)(1-4) of the Farmington City Zoning Ordinance shall not require the application to be forwarded to the Planning Commission for approval, but will be reviewed and approved exclusively by the City Planner/Zoning Administrator.

8. Building Orientation - Except for Grand Avenue, commercial retail buildings may "back" onto Park Lane, Station Park and on other streets as illustrated in the PMP with the primary entrance not facing or clearly visible and accessible from the public street [a deviation from the standards set forth in Section 11-18-107(2)(e)(iii)(6)], and oriented to interior parking, but shall otherwise comply with the building form, site development standards and other criteria (including large footprint building criteria) as set forth in Chapter 18 and the Development Agreement.

**11-18-108 Project Master Plan**

(a) Intent. The intent of the project master plan (PMP) is to establish a framework for the development of large or phased projects. The issues that relate to the following areas shall be identified and a conceptual plan that addresses them provided as part of the PMP so that these issues are completely addressed as the development proceeds:

1. Transportation, Mobility, and Connectivity
2. Stormwater management, drainage and grading
3. Water quality systems
4. Major utilities
5. Open space and wetlands
6. Land use and the mixture of residential and non-residential uses

An approved PMP constitutes an approved master plan for guiding all future development within the area defined by the PMP.

(b) Required PMP. A PMP is required if any part of a development is in the TMU district. A PMP is required if a proposed development in the RMU, GMU, and OMU mixed-use districts anticipates one of the following:

1. Establishing or causing a change in the alignment of the regulating plan for the mixed-use district area;
2. Establishing or causing a change in an existing water drainage course.
3. Aggregating open space beyond a single zone lot as permitted pursuant to section 11-18-106.
4. Reducing the amount of open space required through the aggregation of open space as permitted pursuant to section 11-18-106.

Land owners, at their option, may elect to submit a PMP for their property, regardless of size, in order to establish a coordinated development plan for the project area. The city may also apply for a PMP if it is found necessary to implement the general plan. The PMP shall contain the information required in the applicable rules and regulations.

(c) Application and submittal. The PMP shall be submitted to the Community Development Department for review by the DRC and the SPARC.

(d) PMP requirements. In addition to the submittal requirements set forth in any PMP rules and regulations adopted by the city, all PMPs shall include the following information:

1. PMP narrative submittal requirements. Unless waived by the DRC, the following information shall be submitted in narrative form:
  - a. Descriptions of land use concepts; square footage ranges and general location/distribution; parking concept; public and private open space concept; on site circulation of primary auto, bicycle, pedestrian and transit connections within the area and connections to other areas.
  - b. Preliminary transportation analysis that addresses roadway network design and modal split.

- c. Major stormwater drainage and management, water quality systems, major utilities, open space or land use issues; discussion of how such issues will be addressed as development proceeds.
  - d. Description of proposed development standards at the edge of the PMP to promote compatibility between the PMP and adjacent land uses.
  - e. Sequence and timing, where known, of project construction, public land and right-of-way dedications, site infrastructure improvements, off-site infrastructure improvements, and supporting facilities.
  - f. Discussion of the incorporation of existing structures, if any, in future development plans.
  - g. Other information as required by the PMP rules and regulations.
2. PMP graphic submittal requirements. Unless waived by the DRC, the following information shall be submitted in graphic form according to technical requirements established by the adopted PMP rules and regulations:
- a. Existing conditions as specified in the PMP rules and regulations.
  - b. Diagram of conceptual land uses indicating the anticipated range of square footage by use within the PMP area.
  - c. Diagram of circulation plans for primary vehicular, transit, bicycle, and pedestrian modes of travel, including trail systems.
  - d. Concept plan that details the relationships between development within the PMP and the ingress/egress within the PMP area and to public amenities and/or open spaces.
  - e. Open space concept plan, showing both the general location and general configuration of the intended public and private open space areas as well as bicycle and pedestrian corridors and/or trails.
  - f. Preliminary utility and stormwater detention/retention plans.
  - g. Conceptual drawing showing the proposed size and layout of block patterns that may vary from those in the regulating plan.
  - h. Preliminary transportation analysis that addresses street network design, general internal circulation and modal split.
  - i. Proposed incorporation of any existing structures in future development plans.
  - j. Sequence and timing, where known, of project construction, public land and right-of-way dedications, site

- infrastructure improvements, off-site infrastructure improvements, and supporting facilities.
  - k. Maps and legal description of the boundaries of the PMP area.
  - l. Any other information required by the PMP rules and regulations.
3. Development Standards and Design Guidelines. Development standards and design guidelines shall be required for development in the mixed-use districts. These will be reviewed by the SPARC and may be approved as part of the PMP process. The PMP may be approved without development standards and design guidelines, but these shall be approved prior to development plan approval for any development project within the PMP area.
4. Optional submittals. The following may be required by the DRC or requested by the applicant:
- a. Conceptual location, size, and configuration of proposed public facilities, including schools.
  - b. Major issues not resolved in the PMP with discussion of how they will be addressed as development proceeds.
  - c. Master sign plan.
  - d. Narrative and graphic description of any proposal for the aggregation and/or reduction of open space that demonstrates compliance with section 11-18-106.
  - e. Narrative and graphic description of any proposal for a reduction in parking beyond 25%, as allowed in section 11-18-110.
  - f. Water quality best management practices may be included in the master drainage study.
- (e) Waiver of specific submissions. Any information required by the adopted PMP rules and regulations or this section, 11-18-108, may be waived by the DRC on the basis that the information is not necessary to review the proposed PMP and such waiver shall be documented in writing by the zoning administrator.
- (f) Review of PMP. Upon receiving a complete PMP application and pursuant to the distribution process set forth in the development plan review section of this Chapter, the applicant shall deliver such applications and obtain comments from the DRC. The Community Development Department shall forward such applications to seek review and obtain comments by the Site Plan and Architectural Review Committee (SPARC).
- (g) The DRC and SPARC shall prepare recommendations regarding the PMP based on criteria set forth herein and in the PMP rules and regulations. In response to a recommendation from any member of the DRC or SPARC, the applicant may

revise and resubmit the PMP to the DRC, or the city if the recommendations are from the SPARC. The Community Development Department shall obtain recommendations as set forth in the development plan review section of this Chapter.

- (h) Planning Commission Public Hearing. Upon receipt of a recommendation from the DRC, the Planning Commission shall hold a public hearing on the proposed Project Master Plan. The Planning Commission shall approve, approve with conditions, continue the application for further study, or deny the PMP.
- (i) Except as provided below in Section 11-18-108 for PMP's approved in connection with the approval of a development agreement, the criteria for review of all PMPs by the Planning Commission and City Council shall be:
  - 1. Consistency with the Farmington City General Plan;
  - 2. Compliance with all other city codes, rules, regulations and standards applicable to the proposed PMP;
  - 3. Compliance with all applicable codes, rules, regulations and standards of any agencies or entities with regulatory jurisdiction over the proposed PMP area;

(j) Recording. All approved PMPs, and all approved amendments to such PMPs, shall be recorded in the real property records with a notation that all land within the PMP boundaries shall be subject to the provisions of such PMP or amendment, unless or until amended.

(k) Major and minor amendments. An approved PMP may be amended at any time using the process set out herein, and may be amended simultaneously with the processing of a site plan application or a site plan amendment. The City Planner/Zoning Administrator shall determine whether a proposed amendment is a "major" or "minor" amendment and may seek a recommendation by the SPARC to make such determination. In order to initiate an amendment, the applicant shall submit to the City Planner those PMP submission items that would change if the proposed amendment were approved. Review of applications for amendment shall be governed by those criteria set forth for a PMP. Approved amendments shall be recorded as set forth for a PMP.

- 1. Major amendments. Major amendments shall be reviewed by the city and the SPARC and approved by the planning commission. Changes of the following types shall define an amendment as major:
  - a. To significantly modify or reallocate the allowable height, mix of uses, or density of a development;

- b. To significantly alter the location or amount of land dedicated to parks, trails, open space, natural areas or public facilities;
- c. To significantly change the location of land use areas as shown on the original PMP;
- d. Any change from, or addition to, the PMP of a type that would require a PMP in a non-TMU district; or
- e. Modify any other aspect of the PMP that would significantly change its character.

2. Minor amendments. Amendments that are not major amendments shall be termed "minor amendments" and shall be referred to the City Planner/Zoning Administrator for review, who may also refer the application to the SPARC and other departments or agencies for comment using the process set out in this section. The City Planner/Zoning Administrator shall approve, approve with conditions, or deny such amendment within twenty (20) calendar days after the date of applicant's submission of a complete application for amendment. Any person or entity aggrieved by the decision of the City Planner/Zoning Administrator may appeal such decision as set forth in the Development Plan Review section of this Chapter.

(l) Effect of recorded plans. All PMPs and PMP amendments shall be binding upon the applicants and their successors and assigns and approving agencies, and shall limit and control the issuance of all zoning permits and certificates and the construction, location, use and operation of all land and structures included within the PMP or PMP amendment.

(m) Unless there is substantial action under a Project Master Plan within a period of twelve (12) months from the date of Planning Commission or City Council approval, the Project Master Plan shall expire. Substantial action shall be demonstrated by receiving approval for improvement drawings and posting a bond and commencing construction related thereto, or submitting final plans for approval and obtaining, and maintaining, a current Building Permit.

If the Project Master Plan is to expire, a request for extension may be filed with the Community Development Department not less than thirty (30) days prior to the expiration date. The original Project Master Plan approval shall remain valid until the request for extension is acted upon by the Planning Commission or City Council. Failure to request the extension in a timely manner shall cause a Project Master Plan to expire without further notice.

The Planning Commission or City Council for reasonable cause may, after evaluating the applicant's progress in the previous year and after considering the Planning Department's

recommendation, grant an extension of up to one (1) year on the Project Master Plan. Only one (1) extension shall be granted.

(n) Appeals of decision. The final decision of the Planning Commission to approve, approve with conditions, or deny a PMP may be appealed to the City Council as set forth in the Zoning Ordinance.

#### **11-18-114 Alternative Approval Process; Development Agreements**

(a) Alternative Development Agreement Approval Process. Projects within the TOD mixed-use districts involving the development of at least 25 acres of land may elect the alternative approval process described in this Section, 11-18-114, resulting in the approval, execution and recordation of a development agreement. An approved development agreement shall govern the specific uses, densities and intensities of use proposed for the project area and the specific Development Standards to be applied in the development of any necessary public infrastructure and the private improvements to be located on the project site. A development agreement must be consistent with the provisions of Sections 11-18-103 (Definitions), 11-18-105 (Uses), and the provisions of 11-18-108 (Project Master Plan), to the extent not inconsistent with this Section 11-18-114, but may supersede and be inconsistent with the provisions of Sections 11-18-112 (Master Development Guidelines), and 11-18-113 (CAMP) and with the provisions of Section 11-18-106 (Building Form & Site Envelope Standards), where the City Council determines an alternative Development Standard proposed by the project developer is appropriate for the development of the project and the Council finds there is appropriate consideration, in the form of monetary, tangible or intangible consideration of benefit to City or the public from the proposed development and/or other appropriate reasons that justify the determination of the City to alter generally applicable standards. The Development Standards of an approved development agreement shall also govern over any conflicting Development Standards contained in any other provisions of Farmington City ordinances including, without limitation, provisions relating to site development standards in Chapter 7 of the Zoning Ordinance, off-street parking in Chapter 32 of the Zoning Ordinance, supplementary and qualifying regulations in Chapter 28 of the Zoning Ordinance, and signage standards in Title 15 of the Farmington City Code.

(b) The processes for approval of a development agreement and subsequent approvals for a project covered by a development agreement shall be governed by the provisions of this Section 11-18-114 and any supplemental procedural provisions agreed by the parties in an approved development agreement.

(c) Application for Development Agreement. Simultaneously with the application for a PMP, an applicant for a PMP involving at least 25 acres may apply for approval of a development agreement. In addition to the application requirements for a PMP, the applicant shall provide in narrative form a proposed development agreement including a specific description of the proposed uses and intensities of use proposed for the project area and a statement of the specific Development Standards proposed by the applicant to be applied in the development of any necessary public infrastructure and the private improvements to be located on the project site. The proposed uses, densities and intensities of use shall be consistent with the requirements and purpose of the TOD mixed-use districts, but the other proposed Development Standards may vary from those Development Standards set forth elsewhere in Chapter 18, the Zoning Ordinance or the Farmington City Code. However, nothing herein shall be construed to allow any deviation from Uniform Construction Codes or Standards as set forth in the Farmington City Code. Any application information required by this paragraph may be waived by the

Zoning Administrator on the basis that the information is not necessary to review the proposed PMP and development agreement.

(d) Consideration and Approval of a Development Agreement. The development agreement shall be considered at the same time as the PMP and following the same approval and appeal processes described in Section 11-18-108(d)(4), (5) and (11). The criteria for review of a PMP and development agreement application by the Planning Commission and City Council shall consist of the following criteria in lieu of the criteria set forth in Section 11-18-108(i):

- (1) Consistency with the Farmington City General Plan;
- (2) Compliance with applicable city codes, rules, regulations and standards applicable to the proposed PMP, except that Development Standards specifically included in the development agreement may be different from Development Standards contained in the Farmington City Ordinances;
- (3) Consistency with any Development Standards determined by the City to be applicable to all development within the TOD mixed-use districts ;
- (4) Establishment of a mix of uses in locations that will promote and encourage the goals of the TOD mixed-use districts and be consistent with the objectives of Section 11-18-105 (Uses); and
- (5) Establishment of circulation and transportation features sufficient to meet the requirements of Section 11-18-104 (Regulating Plan), to coordinate with anticipated offsite circulation and transportation features and to further any applicable community-wide transportation objectives.

(e) Final Development Agreement. The final development agreement shall incorporate the terms of the approved PMP, and shall contain Development Standards for the development of the project site and any public infrastructure required to be improved, the duration of the agreement and the rights granted pursuant thereto and such conditions of approval as may be imposed by the City Council and agreed to by the applicant. In addition to addressing uses, densities and intensities of use and Development Standards governing to project, the final development agreement shall include a common area management plan, and processes for future approvals and amendments to the terms of an approved development agreement consistent with the provisions of Section 11-18-114(f) below. The common area management plan, Development Standards and architectural review provisions in the development agreement shall be applicable to the project site only and not to the balance of the land within a TOD mixed-use district, but the foregoing shall not limit the discretion of the City to require other developers to implement

Development Standards adopted in the development agreement through the Master Development Guideline provisions of Section 11-18-112 (MDG). The final development agreement may contain such other agreements between the City and the applicant as may be agreed by such parties and necessary for the development and financing of the project, including without limitation, agreements regarding the phasing of development, the vesting of development rights and approvals, the terms and conditions for the extension of public infrastructure, the extension by developer of infrastructure, and any payment or repayment obligations associated therewith, the donation of any land or any other agreement reflecting an agreement between developer and the City, not covered within the description of the approved PMP.

(f) **Controlling Provisions.** The terms of a development agreement shall be binding on the City and all successors in the ownership and occupancy of any portion of the project site covered by the development agreement. The provisions of the development agreement shall control over any inconsistent provision in the Zoning Ordinance. Upon approval and recordation of a development agreement, the property covered by the development agreement shall be deemed to be established as a separate district for purposes of establishing and enforcing the development regulations contained in the development agreement.

(g) **Approval Processes after the Approval of a Development Agreement.**

- (1) **Site Plan Review.** Notwithstanding any inconsistent provision of the Zoning Ordinance, a final development agreement may contain such site plan review processes as may be agreed between developer and the City, including such application requirements and review processes.
- (2) **Amendment.** Notwithstanding any inconsistent provision of the Zoning Ordinance, a development agreement and a PMP for a project covered by a development agreement may be amended on such terms and following such processes as is provided in the final development agreement. A PMP shall be deemed amended by any changes to the PMP approved at the time of final site plan review. No amendment of a PMP or a development agreement shall be required to reflect normal adjustments to the locations of improvements that occur as a result of the development of more specific plats, plans and specifications.

(h) **Existing Development Agreements**

- (1) Notwithstanding any inconsistent provision of Section 11-18-114 relating to the approval of development agreements or any other

provision of Chapter 18 of the Zoning Ordinance, the development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station Park dated January 27, 2007 between Farmington City and Station Park CenterCal LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 11, Chapter 18 of the Zoning Ordinance in existence on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and approval processes for the Station Park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. The development standards and processes in the Station Park Development Agreement remain effective even though such provisions may be materially different from the current provisions of Chapter 18. The current provisions of Chapter 18 may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.



## Planning Commission Staff Report April 17, 2014

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### Item 5: Zone Text Amendment Of Chapter 12 – Conservation Subdivisions

Public Hearing:	Yes
Application No.:	ZT-3-14
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Property Owner:	NA
Applicant:	Farmington City

*Request: Applicant is requesting a recommendation to amend the City's Zoning Ordinance by modifying Chapter 12 – Conservation Subdivision Development Standards.*

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In 1999 the City enacted the Chapter 12 - Conservation Subdivisions in order to protect sensitive areas, preserve open space for parks, trails, detention basins, wetlands, etc. throughout the city, particularly in West Farmington. The resulting Conservation Subdivision has proven to be very successful at creating an extensive trail network, a multitude of park space and preserving sensitive areas. Overall, the original intent of Chapter 12 has been met.

However, throughout the administration of the Conservation Subdivision, some issues have arisen that need to be addressed. One such issue is the creation of remnant pieces of open space that are small and improperly configured to be usable. However, many of these remnant open space pieces were created in the early phases after the Conservation Subdivision was adopted, and recently the City has become more discriminating in what lands to allow as open space and what lands to grant waivers to.

Another issue with Conservation Subdivisions is that sometimes the lot sizes are too small. While cluster development and smaller lot sizes is the method for preserving open space when using the Conservation Subdivision, at times the density bonuses have created lots that may be too small and density that may be too high given the surrounding neighborhoods. The amended Chapter 12 addresses this issue by removing the density incentive multiplier bonus; this may create more realistic lot sizes that more accurately reflect the surrounding development. Removing the density bonus also simplifies the process as it reduces the two alternative options down to one.

Likewise, the amended Chapter 12 removes antiquated standards that are difficult to administer and monitor, and that are more often than not, waived. These antiquated design standards include the 80' buffer from a road classified as higher than local, 50% of the lots having to face or abut conservation

land, etc. This removal will stream line the approval process and remove superfluous design standards that rarely apply to Farmington City.

**Suggested Motion:**

Move that the Planning Commission recommend that the City Council amend Chapter 12 to read as follows:

**CHAPTER 12**

**CONSERVATION SUBDIVISION DEVELOPMENT STANDARDS**

- 11-12-010 Purpose.**
- 11-12-020 Applicability.**
- 11-12-030 Definitions.**
- 11-12-040 Development Options.**
- 11-12-050 Approval Process.**
- 11-12-060 Development Activities Prohibited.**
- 11-12-065 Waiver.**
- 11-12-068 Fee in Lieu; conservation Land Dedication.**
- 11-12-070 Subdivision Yield Plan.**
- 11-12-080 Sensitive Area Designation Plan.**
- 11-12-085 Master Development Plan.**
- 11-12-090 Dimensional Standards.**
- 11-12-100 Design Standards.**
- 11-12-110 Transfer of Development Rights/Lots. (TDR)**
- 11-12-120 Use Regulations.**
- 11-12-130 Conservation Land Design Standards.**
- 11-12-140 Permanent Protection of Conservation Lands.**
- 11-12-150 Ownership of Conservation Lands.**
- 11-12-160 Maintenance of Conservation Lands.**

**11-12-010 Purpose.**

The purpose of this Chapter is to provide for subdivision development within Farmington City in a manner that:

- (a) Protects constrained and sensitive lands, including those areas containing sensitive and undevelopable features such as steep slopes, floodplains and wetlands, by setting them aside from development;
- (b) Conserves conservation and open space land, including those areas containing unique or natural features such as meadows, grasslands, tree stands, streams, stream corridors, flood walls, berms, watercourses, farmland, wildlife corridors and/or habitat, historical buildings and/or sites, archeological sites, and green space, by setting them aside from development;

- (c) Provides greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development;
- (d) Reduces erosion and sedimentation by the retention of existing vegetation and the minimization of development on steep slopes and other constrained and sensitive lands;
- (e) Provides for a diversity of lot sizes to accommodate a variety of age and income groups and residential preferences, so that the community's population diversity may be enhanced;
- (f) Provides incentives for the creation of greenway systems and open space within the City for the benefit of present and future residents;
- (g) Implements adopted City policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the Comprehensive General Plan;
- (h) Implements adopted land use, environment, natural hazards, transportation, and community policies, as identified in the Comprehensive General Plan;
- (i) Protects areas of the City with productive agricultural soils for continued agricultural use by conserving blocks of land large enough to allow for viable farm operations;
- (j) Creates neighborhoods with direct ~~visual and/or recreational~~ access to constrained, sensitive and conservation land;
- (k) Provides for the conservation and maintenance of constrained, sensitive and conservation land within the City to achieve the above-mentioned goals;
- (l) Provides incentives and design alternatives for landowners to minimize impacts on environmental resources such as, sensitive lands, wetlands, floodplain, and steep slopes, and to minimize disturbance of natural or cultural features such as, mature woodlands, tree lines, wildlife habitats and corridors, historic buildings, and floodplain walls;
- (m) Provides standards accommodating to some extent the varying circumstances and interests of individual landowners and the individual characteristics of their properties; and
- (n) Conserves scenic views and elements of the City's rural and scenic character and minimizes perceived density by minimizing views of new development from existing roads.

**11-12-020 Applicability.**

The election to apply and develop property as a ~~C~~conservation ~~S~~subdivision is voluntary and provided to developers as an alternative to development of property as a Conventional Subdivision pursuant to other applicable provisions of this Title. The intent of this Chapter and the Conservation Subdivision options is to encourage the creation and development of flexibly-

designed open space subdivisions. Conservation Subdivisions may be developed within applicable agricultural and residential zones of the City. Conservation Subdivisions shall be developed in accordance with and subject to the development standards, conditions, procedures and regulations of this Chapter and with all other applicable subdivision ordinances and zoning regulations of the City which are not otherwise in conflict with the provisions of this Chapter.

**11-12-030 Definitions.**

For purposes of this Chapter, the following words shall have the meanings set forth herein:

(a) Conservation Land. Conservation land means land containing unique, historic, cultural, archeological, natural or other significant features, including, but not limited to, meadows, grasslands, tree stands, streams, stream corridors, flood walls, berms, watercourses, farmland, wildlife corridors and/or habitat, historic buildings and/or sites, archeological sites, and open space.

(b) Constrained and Sensitive Land. Constrained and sensitive land means land which is generally unbuildable and which contains constrained and sensitive features including, but not limited to, wetlands, floodplains, steep slopes, faults and other geologically or environmentally sensitive features.

**11-12-040 Development-Options.**

Developers desiring to develop property as a Conservation Subdivision in accordance with and subject to the development standards, conditions, procedures and regulations of this Chapter may submit a subdivision application for residential development at the base density permitted in the relevant zone provided herein which may result in more lots than using conventional lot dimensions standards set forth in Chapters 10 and 11 of this Title. The development must utilize a conservation design which sets aside and preserves all constrained and sensitive lands, natural hazards and resources, and provides the required percentage of conservation land within the development. ~~are provided the following Conservation Subdivision development options. These options are provided as an incentive to encourage developers to designate, preserve and protect a greater percentage of their property as permanent open space.~~

~~(a) Option One: Basic Conservation. Option One Conservation Subdivision provides for residential development at the base density permitted in the relevant zone plus any corresponding density incentive as provided herein for Option One Conservation Subdivisions. In order to obtain the full density incentive permitted herein for an Option One Conservation Subdivision, the development must utilize a conservation design which sets aside and preserves all constrained and sensitive lands, natural hazards and resources, and provides the required percentage of conservation land within the development.~~

~~(b) Option Two: Enhanced Conservation. Option Two Conservation Subdivision provides for residential development at the base density permitted in the relevant zone plus any corresponding increased density incentive as provided herein for Option Two Conservation~~

~~Subdivisions. In order to obtain the increased density incentive provided herein for an Option Two Conservation Subdivision, the development must utilize a conservation design which sets aside and preserves all constrained and sensitive lands, natural hazards and resources, and provides the required increased percentage of conservation land within the development.~~

**11-12-050 Approval Process.**

Applications for a Conservation Subdivision shall be submitted and processed in accordance with the requirements and procedures set forth in the City Subdivision Ordinance, including submission and approval of schematic, preliminary and final plans or plats, and any additional procedural requirements set forth in this Chapter, including, but not limited to, submission of a Subdivision Yield Plan, Sensitive Area Designation Plan and/or Master Development Plan.

The Planning Commission and City Council shall review and consider applications for conservation subdivisions as a legislative act in accordance with Chapter 6 of this Ordinance.

**11-12-060 Development Activities Prohibited.**

In order to ensure the preservation and enhancement of existing conditions of certain property within the City, including, but not limited to, constrained and sensitive lands, natural and cultural resources, wildlife habitat and other unique and sensitive lands, no new development activity shall be permitted on property proposed for development as a Conservation Subdivision prior to final plat approval as provided herein. Upon final plat approval, all development activity shall be conducted in accordance with and subject to applicable permit and development approval processes required by City Ordinances, rules and regulations. For purposes of this Section, “development activity” shall include any disturbance or alteration of the property in any way, but shall not include continuation of any currently existing permitted use of the property.

**11-12-065 Waiver.**

Subject to the provisions set forth herein, any provision of this Chapter may be waived by the City upon a vote of not less than four (4) members of the City Council. Such waiver(s) shall be granted only in limited circumstances as deemed appropriate and necessary by the City Council. No waiver shall be granted absent a finding of good cause based upon specific special circumstances attached to the property. No waiver should be granted that would be contrary to the public interest or contrary to the underlying intent of this Chapter. Any waiver of the required minimum conservation land dedication shall require comparable compensation, off-site improvements, amenities or other consideration of comparable size, quality and/or value.

**11-12-068 Fee in Lieu; Conservation Land Dedication.**

In the event a proposed conservation land dedication does not, in the City’s legislative discretion, produce sufficient public benefit, the City may require the payment of a fee in lieu of the dedication of conservation land. The fee to be paid to the City shall be established as follows:

- (1) The City shall establish the amount of the fee to be paid by determining the value of land of the same general characteristics as the conservation land dedication which would be required absent the application of the provisions of this section. The City's determination of value may be based on land sales data in the City's possession or reasonably available, and the basis of the City's determination shall be made available to the Applicant.
- (2) In the event the Applicant disagrees with the City's determination of the amount of the fee in lieu, the Applicant may, at its sole expense, submit an appraisal report from a licensed and Certified General Appraiser to establish the value of the proposed conservation land dedication. The value as established in a qualifying appraisal shall be the amount of the fee in lieu of conservation land dedication.
- (3) Any amount received by the City in lieu of conservation land dedication shall be set aside solely for open space and/or park acquisition and/or development.

#### **11-12-070      Subdivision Yield Plan.**

All applications for a Conservation Subdivision shall include a Subdivision Yield Plan prepared in accordance with the provisions set forth herein. The Subdivision Yield Plan is utilized to determine and calculate the base number of dwelling units for any given property to be developed as a Conservation Subdivision.

(a)      Subdivision Yield Plan. Applicants shall prepare a Subdivision Yield Plan for the proposed project showing how the property within the project could be developed under a Conventional Subdivision layout using the dimensional standards set forth in Subsection (c). The Subdivision Yield Plan is not intended to propose or permit the actual development of the property in accordance with the dimensional standards set forth herein, but is prepared merely to determine the base number of dwelling units to be used in calculating the permitted number of dwelling units and lot size for the actual Conservation Subdivision. No subdivision may be developed in accordance with the dimensional standards set forth in Subsection (c) or a proposed Subdivision Yield Plan.

(b)      Realistic Layout. The Subdivision Yield Plan must be drawn to scale and must exhibit a realistic layout reflecting a Conventional Subdivision layout that could reasonably be expected to be implemented in consideration of dimensional standards set forth herein and calculating and addressing the presence of non-buildable or infrastructure areas, including, but not limited to, rights-of-way, public improvement areas, wetlands, floodplains, steep slopes, restricted areas subject to the Farmington City Foothill Development Standards, and existing easements or encumbrances. A sample Subdivision Yield Plan is set forth in Exhibit "A," attached hereto and incorporated herein by this reference, providing an example of a hypothetical Yield Plan for land zoned Large Suburban.

(c)      Dimensional Standards. The Subdivision Yield Plan shall reflect the following dimensional standards:

Subdivision Yield Plan Dimensional Standards			
Zone	Lot Area	Lot Width	
		Interior	Corner
R (Residential)	8,000 s.f.	75'	85'
LR (Large Residential)	10,000 s.f.	85'	95'
S (Suburban)	15,000 s.f.	95'	100'
LS (Large Suburban)	20,000 s.f.	100'	110'
AE (Agriculture Estates)	½ Acre	100'	110'
A (Agriculture)	1 Acre	100'	110'
AA (Agriculture-Very Low Density)	5 Acre	150'	160'

(d) Approval. The Subdivision Yield Plan must be approved in writing by the City Planner for compliance with the standards and provisions of this Section prior to the submission of a Schematic Plan for a Conservation Subdivision.

**11-12-080 Sensitive Area Designation Plan.**

All applications for a Conservation Subdivision shall include a Sensitive Area Designation Plan prepared in accordance with the provisions set forth herein. The Sensitive Area Designation Plan shall identify all constrained and sensitive lands within the property boundaries and within four hundred (400) feet outside of the property boundaries, including, but not limited to, floodplains, wetlands, steep slopes, and restricted areas as regulated by the Farmington City Foothill Development Standards. The Sensitive Area Designation Plan shall also clearly identify all natural or cultural resources present on the property and within four hundred (400) feet outside of the property, including, but not limited to, geographic features, including, but not limited to, meadows, grasslands, tree stands, streams, stream corridors, flood walls, berms, watercourses, farmland, wildlife corridors and/or habitat; historic buildings and/or sites; archeological sites; cultural features and green space. Some, but not all, of certain constrained and sensitive lands are designated and shown on the Farmington City Resources and Site Analysis Plan which may be utilized by applicants for the purpose of preparing a Sensitive Area Designation Plan. Applicants are solely responsible for checking and ensuring the accuracy and designation of constrained and sensitive lands and natural and cultural resources on the Sensitive Area Designation Plan for their particular project and applicable adjacent property. If site analysis, surveying and/or identification of constrained and sensitive lands and natural and cultural resources require entry onto adjacent properties, applicants are solely responsible for obtaining all required permits and/or approvals for such entry and analysis, surveying and/or identification.

**11-12-085 Master Development Plan.**

When deemed necessary or desirable by the City, application and approval for a Conservation Subdivision may require the submission and approval by the City of a Master Development Plan and/or Development Agreement. Such Master Development Plan and/or Development Agreement may be required by the City at any stage of the subdivision approval process.

**11-12-090 Dimensional Standards.**

~~(a) — Density. The permitted density for development within a Conservation Subdivision shall be determined in accordance with the following chart, hereinafter referred to as the “Development Incentive Chart.” The percentage increases noted as the “multiplier” in the Chart are percentage increases from the base density identified in the approved Subdivision Yield Plan for the proposed development.~~

~~(b) — Minimum Required Conservation Land. All Conservation Subdivisions shall provide at least the minimum percentage of conservation land within the Conservation Subdivision in accordance with the following chart, hereinafter referred to as set forth in the “Development Incentive Chart” in Subsection (a). The minimum percentage of required conservation land for any given Conservation Subdivision shall be calculated based upon the total acreage of property within the proposed subdivision less areas containing constrained and sensitive lands. Required conservation land shall not include any constrained or sensitive lands as defined herein. Except as otherwise provided herein, conservation land shall not be included within any residential lot.~~

Option One — Development Incentive Chart				
Zone	Conservation Land	Incentive Multiplier	Typical Lot Area	Lot Size Minimum
<del>R</del>	<del>10%</del>	<del>0%</del>	<del>7,200 s.f.</del>	<del>6,500 s.f.</del>
<del>LR</del>	<del>10%</del>	<del>0%</del>	<del>9,000 s.f.</del>	<del>7,500 s.f.</del>
<del>S</del>	<del>15%</del>	<del>0%</del>	<del>12,750 s.f.</del>	<del>9,000 s.f.</del>
<del>LS</del>	<del>25%</del>	<del>5%</del>	<del>14,286 s.f.</del>	<del>10,000 s.f.</del>
<del>AE</del>	<del>25%</del>	<del>5%</del>	<del>14,286 s.f.</del>	<del>10,000 s.f.</del>
<del>A</del>	<del>30%</del>	<del>10%</del>	<del>25,455 s.f.</del>	<del>14,000 s.f.</del>
<del>AA</del>	<del>30%</del>	<del>10%</del>	<del>138,600 s.f.</del>	<del>14,000 s.f.</del>
Option Two — Development Incentive Chart				
Zone	Conservation Land	Incentive Multiplier	Typical Lot Area	Lot Size Minimum

Option Two – Development <del>Incentive</del> Chart				
Zone	Conservation Land	<del>Incentive</del> Multiplier	Typical Lot Area	Lot Size Minimum
R	15%	<del>10%</del>	6,182 s.f. 6,800 s.f.	5,500 s.f.
LR	15%	<del>10%</del>	7,727 s.f. 8,500 s.f.	6,500 s.f.
S	20%	15%	10,435 s.f. 12,000 s.f.	8,000 s.f.
LS	30%	<del>20%</del>	11,667 s.f. 16,000 s.f.	9,000 s.f.
AE	30%	20%	11,667 s.f.	9,000 s.f.
A	40%	20%	20,000 s.f.	12,000 s.f.
AA	40%	20%	108,900 s.f.	12,000 s.f.

(eb) Lot Area. The lot area and minimum lot size for lots within a Conservation Subdivision shall be determined in accordance with the Development ~~Incentive~~ Chart set forth in Subsection (a). The typical lot area is likely to be much closer in size to the established threshold for each zone because that lot size can be delivered by developers while still meeting the minimum conservation land requirements set forth herein.

(dc) Lot Width at Building Line. The minimum lot width at the building line for main buildings within a Conservation Subdivision shall be seventy-five (75) feet, except in the R and LR zones the minimum lot width shall be sixty (60) feet.

(ed) Street Frontage. The minimum street frontages for lots within a Conservation Subdivision shall be determined in accordance with the street frontage regulations provided for the relevant zone.

(fe) Yard Regulations. The builder or developer of a Conservation Subdivision may consider variations in the principal building position and orientation, but shall observe the following minimum standards for buildings within a Conservation Subdivision. Exceptions to these minimum setback regulations may be approved by the City, in its sole discretion, during plat approval process when deemed appropriate and desirable under the circumstances.

i. Front Setback. The minimum front yard setback for main buildings in a Conservation Subdivisions shall be twenty (20) feet . Notwithstanding the foregoing, the minimum front yard setback for attached garages which extend past the front of the dwelling towards the front property line in any Conservation Subdivision shall be thirty (30) feet.

ii. Rear Setback. The minimum rear yard setback for main buildings within a Conservation Subdivisions for the AE, A, AA, S and LS zones shall be thirty (30) feet. The minimum rear yard setback for main buildings within Conservation Subdivisions for the R and LR zones shall be twenty-five (25) feet.

iii. Side Setback. The minimum side yard setback for main buildings within a Conservation Subdivision for the AE, A, AA, S and LS zones shall be ten (10) feet. The minimum side yard setback for main buildings within Conservation Subdivisions for the R and LR zones shall be five (5) feet and both sides shall total thirteen (13) feet.

iv. Side Corner Setback. The minimum side corner setback for main buildings within a Conservation Subdivision shall be fifteen (15) feet from the property line in compliance with clear vision standards set forth in Section 11-28-150 of this Title.

v. Accessory buildings on lots less than ½ acre in size shall be located at least six (6) feet to the rear of the dwelling, shall not encroach on any recorded easement, shall not occupy more than twenty-five percent (25%) of the rear yard, and shall be located at least fifteen (15) feet from any dwelling on an adjacent lot. Such buildings may be located within one (1) foot of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

vi. Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten (10) feet from any side or rear property line and one hundred (100) feet from any public street or from any dwelling on an adjacent property.

vii. A detached garage, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side yard of a lot providing that a six (6) foot separation is maintained from the residence and all front, side, and rear setbacks are provided as specified in Section 11-11-050.

viii. On double-frontage lots, accessory buildings shall be located not less than twenty-five (25) feet from each street upon which the lot has frontage.

(gf) Building Height on lots less than one-half (½) acre.

(1) Main buildings:

- i. Main buildings shall not exceed twenty-seven (27) feet in height;
- ii. No dwelling or structure shall contain less than one story.

- (2) Accessory buildings or structures shall not exceed fifteen (15) feet in height unless an increased height is approved by the Planning Commission after review of a conditional use application filed by the property owner. No fee shall be assessed for such application.

(hg) Accessory buildings on lots greater than ½ acre in size shall meet the setback and height requirements of the underlying zone in which they are located.

#### **11-12-100 Design Standards.**

(a) Individual Lots. Individual lots in Conservation Subdivisions shall be laid out pursuant to the dimensional standards set forth herein. Except as otherwise provided for herein, individual residential lots shall not encroach upon or contain any of the required minimum designated conservation land for the Subdivision or any constrained or sensitive lands, as defined herein.

~~(b) Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street.~~

(eb) Views of Houselots. Views of houselots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping which meets the City's landscaping requirements for residential subdivisions.

~~(d) Access. Houselots shall be accessed from interior streets, rather than from roads bordering the tract.~~

~~(e) Abut Conservation Lands. At least half of the lots shall directly abut conservation land or face conservation land across a street.~~

(fc) Conservation Lands. Standards pertaining to the quantity, quality, configuration, use, permanent protection, ownership, and maintenance of the conservation land within a Conservation Subdivision shall be complied with as provided herein.

(gd) Constrained and Sensitive Lands. Restrictions and regulations regarding the preservation, protection, ownership and maintenance of constrained and sensitive lands within a Conservation Subdivision shall be complied with as provided herein.

~~(h) Size. In no event shall any parcel of conservation land be less than 1 acre in size.~~

#### **11-12-110 Transfer of Development Rights/Lots. (TDR)**

(a) Transfer Lots. Property proposed for conservation land and constrained and sensitive land, if located in a designated receiving zone, may be replaced by one, or more than

one, "Transfer Lot". A Transfer Lot is a lot that could have been developed elsewhere in the City, but instead is platted in the place of proposed conservation land, and where money paid to the owner of property located in a designated sending zone by a developer to transfer the lot, and increase the overall residential density of his project. Such lots shall be known and referred to as "Transfer Lots" and must be approved by the City in conjunction with subdivision approval. A Transfer Lot is not the result of a waiver set forth in this Chapter.

(b) Sole Discretion. The City has the sole authority to designate sending and receiving zones where such transfer lots are used and may do so by resolution

(c) Any sending zone parcel once a transfer lot density right is taken off the sending zone parcel loses the associated density right unless a future city council decision approves an up zoning to the sending zone parcel.

(d) Minimum Transfer Lot Size and Dimensional Standards. The minimum acreage required for any Transfer Lot replacing conservation land shall be determined in accordance with the development incentive chart (option two) and dimensional standards provided in Section 11-12-090.

(e) Any cash payment which results from an agreement regarding a Transfer Lot shall be set aside for the acquisition or improvement of open space and/or park land only, and not for any other use.

(f) The open space acquired involving a Transfer Lot shall be in proximity to the receiving area for said Lot base on the service area or nature of the open space acquired. The service area, whether it is related to a regional facility, community parks, a neighborhood park, etc., shall be determined as set forth in the General Plan

(g) If open space realized in whole or in part by a Transfer lot is moved to another location, transfer lot density rights must be recalculated based upon the characteristics of the new sending zone parcel and in consideration on what as already been transferred to the previous location.

(h) For larger conservation subdivisions greater than 20 acres in size, ten percent of the land must remain as open space and cannot be used by Transfer Lots.

(i) Agreement. A Transfer Lot must be approved by development agreement between the City and the respective owners, acceptable to and at the sole discretion of the City. The development agreement shall be recorded prior to or contemporaneous with the recording of the final plat which contains the Transfer Lot, and the agreement may include, but not be limited to, the following:

- (1) Anticipated value of the Transfer Lot to be paid from the receiving lot owner to the sending lot owner;
- (2) Method of payment for the transfer lot(s) value and when the payment is to be made;
- (3) Cost of improvements, including design costs, and the timing of construction;

- (4) Other costs such as City fees and finance costs, and the timing of the paying thereof;
- (5) Land cost total to be paid to the owner and when this payment to the owner will be made; and
- (6) Developer profit percentage.

**11-12-120 Use Regulations.**

(a) Subdivision. Subject to use and development restrictions of constrained and sensitive lands as set forth herein, land within Conservation Subdivisions may be used for the following purposes:

- (1) Permitted Uses. Any uses permitted in the relevant zone.
- (2) Conservation Land. Conservation land, subject to the use and development restrictions of conservation land as set forth herein.
- (3) Accessory Uses. Any permitted accessory uses as provided in the relevant zoning regulations.

(b) Conservation Land. Conservation land may be used for the following purposes:

- (1) Permitted Uses. The following uses are permitted in conservation land areas:
  - (a) Conservation of open land in its natural state; e.g., meadow, grassland, tree stands, farmland, etc.
  - (b) Agricultural and horticultural uses, including raising crops or Class “B” livestock and associated buildings that support an active, viable agricultural or horticultural operation, excluding commercial livestock operations involving swine, poultry, and mink.
  - (c) Pastureland for sheep, cows and horses.
  - (d) Equestrian facilities for Class “B” animals.
  - (e) Underground utility easements for drainage, access, sewer or water lines, or other public purposes.
  - (f) Above-ground utility and street rights-of-way may traverse conservation land if permitted under City Ordinances; provided, areas encumbered by such facilities and/or rights-of-way shall not be counted towards the minimum required conservation land for the Subdivision.

- (2) Conditional Uses. The following uses shall be considered as conditional in conservation land areas:
- (a) Agricultural uses, not otherwise permitted, including Class “C” Animals, but excluding commercial livestock operations involving swine, poultry and mink.
  - (b) Wholesale nurseries and associated buildings that are specifically needed to support active, viable horticultural operations.
  - (c) Silviculture, in keeping with established standards for selective harvesting and sustained-yield forestry.
  - (d) Neighborhood open space uses such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses specifically excluding motorized off-road vehicles, rifle ranges, and other uses similar in character and potential impact.
  - (e) Active non-commercial recreation areas, such as playing fields, playgrounds, courts, and bikeways.
  - (f) Golf courses, not including miniature golf.
  - (g) Water supply and sewage disposal systems, and storm water detention areas designed, landscaped, and available for use as an integral part of the conservation land.
  - (h) Fencing, when deemed necessary and appropriate for the particular use, condition, purpose and/or location of the conservation land.
- (3) Prohibited Uses. Except as otherwise approved and permitted by the City as a permitted or conditional use in conjunction with the Conservation Subdivision approval, the following uses shall be considered prohibited in conservation land areas:
- (a) Any residential, commercial or industrial activity;
  - (b) Any development, construction or location of any man-made modification or improvements such as buildings, structures, roads, parking lots, or other improvements;
  - (c) Any filling, dredging, excavating, mining, drilling, or exploration for and extraction of oil, gas, minerals or other resources from the property;

- (d) Any dumping or storing of ashes, trash, garbage or junk;
  - (e) Burning of any materials, except as necessary for agricultural, drainage and fire protection purposes;
  - (f) The use of motor vehicles, including snowmobiles, all-terrain vehicles, motorcycles and other recreational vehicles, except as may be necessary to maintain and operate the property and/or utility facilities within the property;
  - (g) Hunting or trapping for any purpose other than predatory or problem animal control;
  - (h) Advertising of any kind or nature and any billboards or signs; provided, directory and information signs may be displayed describing the easement and prohibited or authorized use of the same;
  - (i) Any cutting of trees or vegetation, except as necessary for fire protection, thinning, elimination of diseased growth, control of non-native plant species, maintenance of landscaped areas, and similar protective measures or those activities relating to permitted agricultural uses;
  - (j) The change, disturbance, alteration, or impairment of significant natural ecological features and values of the property or destruction of other significant conservation interests on the property;
  - (k) The division, subdivision or de facto subdivision of the property;
  - (l) Changing the topography of the property by placing on it any soil, dredging spoils, land fill, or other materials, except as necessary to conduct specific permitted purposes; and
  - (m) All other uses and practices inconsistent with and detrimental to the stated objectives and purpose of the easement.
- (4) Constrained and Sensitive Lands. No development or residential uses shall be permitted within constrained and sensitive lands.

**11-12-130 Conservation Land Design Standards.**

Designated conservation land within a Conservation Subdivision shall meet the following standards:

(a) Significant Areas and Features. Conservation land should include the most unique and sensitive resources and locally significant features of the property within the Subdivision such as meadows, grasslands, tree stands, streams, stream corridors, flood walls, berms, watercourses, farmlands, wildlife corridors and/or habitat, historic buildings and/or sites, archeological sites, cultural features, green space, scenic views, etc.

(b) Contiguous Land. Conservation lands within a development shall be contiguous to provide for large and integrated open space areas within the Subdivision. Non-contiguous parcels of conservation lands may be approved by the City during plat approval process upon a finding that such exception is necessary and/or desirable based upon consideration of the size of the project, the size of the conservation parcels, the types of features and resources included within the conservation lands, and other relevant considerations. Long thin strips of conservation land (less than one hundred (100) feet wide) are prohibited, unless approved by the City during plat approval process upon a finding that such configuration of the conservation land is necessary and/or desirable to connect other significant areas, to protect linear resources such as streams or trails, or to provide a buffer.

(c) Open Space Network Connection. Conservation land within a Conservation Subdivision shall be designed and laid out as part of a larger continuous and integrated open space system in general accordance with the Farmington Resource and Site Analysis Plan to ensure that an interconnected network of open space will be provided throughout the City.

(d) Visibility. Conservation land shall be located and designed within the Conservation Subdivision to add to the visual amenities of neighborhoods and to the surrounding area by maximizing the visibility of internal open space. Such enhanced visibility of conservation land may be accomplished through design and location of such open space as terminals at the ends of streets or along "single-loaded" street segments, particularly along the outside edges of street curves, and by maximizing the visibility of external open space as perimeter "greenbelt" conservation land.

(e) Resource Uses. A substantial amount of the minimum required conservation land may be devoted to active resource uses such as agriculture, horticulture, or equestrian uses; provided, at least ~~twenty percent (20%)~~ a portion of the minimum required conservation land remains available for the common use and enjoyment of the subdivision residents or the public.

(f) Recreational Uses. A substantial amount of the minimum required conservation land may be comprised of active recreation facilities such as playing fields, golf courses, tennis courts, etc., exclusive of parking lots; provided, at least ~~twenty percent (20%)~~ a portion of the minimum required conservation land remains available for common use and enjoyment of the subdivision residents or the public.

(g) Buffering. Conservation land shall be designed to provide buffers and to protect scenic views as seen from existing roadways and from public parks. Where the proposed development abuts a national forest or other public park, open space, wildlife sanctuary or preserve, a natural greenway buffer at least fifty (50) feet wide shall be provided within the development along its common boundary with said land, within which no new structures shall be

constructed, nor shall any clearing of trees or understory growth be permitted (except as may be necessary for street or trail construction or fire safety). Where this buffer is unwooded, the City may require vegetative screening to be planted at developer's sole cost and expense and/or that the buffer be managed to encourage natural forest succession through 'no-mow' policies and the periodic removal of invasive alien plant and tree species.

(h) Pedestrian Access. Developer shall provide adequate pedestrian access to conservation land which is open to public or resident use.

(i) Maintenance Access. Developer shall provide sufficient maintenance access to all conservation land and constrained and sensitive lands within the Conservation Subdivision.

(j) Landscaping. All conservation land that is not wooded, farmed, or maintained as conservation meadows, grassland, or other approved open space, shall be landscaped at developer's sole cost and expense in accordance with landscaping requirements for subdivisions.

#### **11-12-140 Permanent Protection of Conservation Lands.**

(a) Conservation Easement. All conservation land shall be permanently restricted from future development by a conservation easement or other method of protection and preservation acceptable to the City. Under no circumstances shall any development be permitted in the conservation land at any time, except for those permitted or conditional uses listed herein and approved in conjunction with the Conservation Subdivision. All conservation easements, or other acceptable method of protection and preservation of the conservation land within a Conservation Subdivision, shall be approved by the City and recorded prior to or concurrent with the recording of the final plat for the Conservation Subdivision.

(b) Terms and Conditions. All conservation easements, or other acceptable method of protection and preservation of the conservation land within a Conservation Subdivision, shall be in substantially the same form as the standard conservation easement form provided by the City and shall include, at a minimum, the following terms and/or conditions:

- (1) legal description of the easement;
- (2) description of the current use and condition of the property;
- (3) permanent duration of easement;
- (4) permitted and conditional uses;
- (5) prohibited development and/or uses;
- (6) maintenance responsibilities and duties; and
- (7) enforcement rights and procedures.

(c) Grantee. Unless otherwise approved by the City, the grantee of a conservation easement shall consist of one of the following acceptable entities which entity shall be qualified to maintain and enforce such conservation easement: land trust, conservation organization or governmental entity. The City may, but shall not be required to, accept, as grantee, a Conservation Easement encumbering conservation lands within a Conservation Subdivision, provided there is no cost of acquisition to the City for the easement and sufficient access to and maintenance responsibilities regarding the conservation land are provided.

### **11-12-150 Ownership of Conservation Lands.**

(a) Undivided Ownership. Unless otherwise approved by the City and subject to the provisions set forth in this Chapter, the underlying fee ownership of the conservation land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, governmental entity, or private individual.

(b) Property subject to a conservation easement, or other acceptable method of protection and preservation, shall not be subdivided.

(c) Owners' Association. Conservation land may be held in common ownership by a condominium homeowners' or other acceptable owners' association, subject to all of the provisions for owners' associations set forth in State regulations and the City's Subdivision regulations. In addition, the following regulations shall be met:

- (1) A description of the organization of the proposed association, including its by-laws, and all documents governing ownership, maintenance, and use restrictions for conservation land, including restrictive covenants for the Subdivision, shall be submitted by the developer with the Preliminary Plat application.
- (2) The proposed association shall be established and operating (with financial subsidization, if necessary) prior to or concurrent with the recording of the Final Plat for the Subdivision.
- (3) Membership in the association shall be mandatory for all purchasers of property within the Subdivision and their successors in title.
- (4) The association shall be responsible for maintenance and insurance of conservation land.
- (5) The by-laws of the association and restrictive covenants for the Subdivision shall confer legal authority on the association to place a lien on the real property of any member who falls delinquent in dues. Such dues shall be paid with the accrued interest before the lien may be lifted.
- (6) Written notice of any proposed transfer of conservation land by the association or the assumption of maintenance for the conservation land must be given to all members of the association and to the City no less than thirty (30) days prior to such event.
- (7) The association shall have adequate staff to administer, maintain, and operate such conservation land.

### **11-12-160 Maintenance of Conservation Lands.**

- (a) Costs. Unless otherwise agreed to by the City, the cost and responsibility of

maintaining conservation land shall be borne by the owner of the underlying fee of the conservation land.

(b) Plan. The developer shall submit a Maintenance Plan providing for and addressing the means for permanent maintenance of the conservation land within the proposed Conservation Subdivision with the Preliminary Plat application for the Subdivision. The Maintenance Plan shall provide the following:

- (1) The Plan shall define ownership.
- (2) The Plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, cropland, woodlands, etc.).
- (3) The Plan shall estimate staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the conservation land and operation of any common facilities on an on-going basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs.
- (4) At the City's discretion, the applicant may be required to escrow sufficient funds for the maintenance and operation costs of common facilities for up to one year.

(c) Approval. The Maintenance Plan must be approved by the City prior to or concurrent with Final Plat approval for the Subdivision. The Maintenance Plan shall be recorded against the property and shall include provisions for the City's corrective action rights as set forth herein. Any changes or amendments to the Maintenance Plan shall be approved by the City.

(d) Failure to Maintain. In the event that the organization established to maintain the conservation land and the common facilities, or any successor organization thereto, fails to maintain all or any portion thereof in reasonable order and condition, the City may assume responsibility, as a right but not an obligation, for maintenance, in which case any escrow funds may be forfeited and any permits may be revoked or suspended.

(e) Corrective Action. The City may enter the premises and take corrective action, including extended maintenance. The costs of such corrective action may be charged to the property owner and may include administrative costs and penalties. Such costs shall become a lien on said properties. Notice of such lien shall be filed by the City in the County Recorder's office. The Maintenance Plan and all other documents creating or establishing any association or conservation organization for the property shall reference the City's corrective action authority set forth herein and shall be recorded against the property.

Formerly “Residential Zone R-22”, repealed 4/1/92, Ord. 92-08  
Recodified as “Multiple Family Residential Zones”, 4/15/92, Ord. 92-14  
Chapter 12 Amended, 12/8/93, Ord. 93-44  
11-12-106 Amended, 3/2/94, Ord. 94-12  
11-12-104(1) Amended, 4/19/95, Ord. 95-15  
Recodified from Chapter 12 to Chapter 13, 4/21/99, Ord. 99-19  
New Chapter 12 Adopted, 4/21/99, Ord. 99-21  
Chapter 12 Amended and Recodified, 10/17/01, Ord. 2001-38  
Amended - 4/19/06 11-12-090 (f) Yard Regulations  
Amended 11-12-090(f) & enacted 11-12-090(g) & (h); 10/3/06 Ord. 2006-68  
Amended 11-12-090(f)(1) & 11-12-090 (f)(5) 08/18/2011 Ord. 2011-10  
Enacted 11-12-068 Fee in Lieu; Conservation Land Dedication 05/17/2011 Ord. 2011-10  
Amended 11-12-100 and 11-12-110, 09/17/13 Ord. 2013-20

### **Findings:**

1. The proposed amendment is reasonably necessary because the original ordinance doesn't fulfill the intent of the conservation subdivision.
2. The proposed amendment removes portions of the ordinance that are superfluous and adds necessary language to more fully define the regulation of conservation subdivisions.
3. The revised ordinance better meets the spirit of the conservation subdivision and addresses various problems that have arisen since the ordinance was first adopted.
4. The amended ordinance creates more realistic lot sizes that will more accurately reflect the surrounding neighborhoods.
5. The Farmington City General Plan is based on the overall goal of creating within the community a healthy, attractive, and pleasant living environment for its residents. This goal is the most significant element underlying the General Plan. This text amendment strongly supports this goal.

### **Applicable Plans/Ordinances**

1. Title 11 Chapter 12 – Conservation Subdivision Design Standards



## Planning Commission Staff Report April 17, 2014

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### Item 6: Zone Text Amendment Regarding Flag Lots

Public Hearing:	Yes
Application No.:	ZT-4-14
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Property Owner:	NA
Applicant:	Farmington City

*Request: Applicant is requesting a recommendation to amend the City's Subdivision Ordinance by modifying the regulatory mechanisms related to flag lots.*

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On February 6<sup>th</sup>, 2014, the Planning Commission reviewed the City's flag lot ordinance as a discussion item. Staff presented a draft rewrite of the ordinance and received Planning Commission feedback concerning some of the language and the commissioners generally felt that the ordinance in its current state is insufficient and should be changed to make the regulations of flag lots stricter. The general sentiment was that flag lots are a less than ideal solution to a development design problem, but that in certain cases, flag lots make sense and should be allowed. In these instances, it would be good to have more regulatory mechanisms in place to ensure that the creation of flag lots is designed as well as possible. In addition to the design requirements listed in the ordinance rewrite (below) the commissioners suggested adding a requirement that addresses side by side flag lots, this was addressed in design requirements i and j. In those instances, two drives of 28' each may prove to be superfluous. Therefore, in the event that a back-to-back flag lot is created the drives should have more flexibility as to the width and a contingency should be in the ordinance. The City Council had the flag lot ordinance rewrite as a discussion item on the February 18<sup>th</sup> meeting and echoed the Planning Commission's recommendations and sentiments.

Currently Farmington City Subdivision Ordinance 12-7-030(10) regulates how flag lots are to be developed. It states:

*“(10) Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit. Such lots shall meet the following criteria:*

*(a) The stem of the lot shall be not less than twenty feet (20') in width and shall not exceed one hundred fifty feet (150') in length;*

*(b) The stem of the lot shall serve one lot only and shall have direct access to a dedicated and improved street;*

*(c) The nearest fire hydrant shall be located no further than one hundred fifty feet (150') from the nearest corner of the proposed building on the lot; and*

*(d) The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The stem area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made by the Zoning Administrator at the time a building permit is requested and shall be based on the orientation of the proposed home on the lot.*

*(e) The number of flag lots shall not exceed ten percent (10%) of the total lots in the subdivision unless it is determined by the City that the property could not reasonably be developed otherwise."*

**Suggested Motion:**

Move that the Planning Commission recommend that the City Council amend Section 12-7-030 (10) of the Subdivision Ordinance to read as follows:

**12-7-030        Lots.**

**(10)** Flag lots may be approved by the Planning Commission and the City Council and are prohibited except:

1. To reasonably utilize an irregularly shaped parcel;
2. To reasonably utilize land with severe topography;
3. To provide for the protection of significant natural or environmentally sensitive areas; or
4. To allow a property owner reasonable use and benefit of a parcel of land not otherwise developable.

The creation of a flag lot is a subdivision, therefore all applicable subdivision ordinances, standards and regulations apply. Flag lots are for single family residential dwellings only and are prohibited if the proposed flag lot will increase the number of access points onto a major thoroughfare or re-subdivide an existing lot or lots in a recorded subdivision.

The design requirements for a flag lot are as follows:

- a) A flag lot shall be comprised of a stem portion and a flag portion.
- b) The stem portion must be contiguous to a dedicated public street.

- c) All buildings can be placed on the flag portion only.
- d) The front yard shall be considered one of the two sides of the flag portion that adjoins the stem and all buildings must face the front yard.
- e) A flag lot must comply with all requirements, standards and ordinances as determined by the underlying zone district in which it is located; this includes setbacks, building height, accessory buildings, minimum lot size, etc.
- f) Minimum lot size calculations exclude the stem and only take the flag portion of the lot into consideration.
- g) The stem shall be at least 28' wide and no longer than 150' long.
- h) The stem shall service one lot only.
- i) No more than two flag lots shall be allowed in a subdivision.
- j) For back-to-back flag lots, a reduction of each stem to 20' wide is permitted where the stems abut one another.
- k) The access drive shall be at least 20' wide and no greater than a 15% grade. The drive shall be paved with a hard surface such as asphalt or concrete and conform to all applicable Fire Code regulations, including access to fire hydrants, emergency access and turnarounds.
- l) The access drive must have a minimum of 4' wide landscaped yard along both sides.
- m) All utilities and related services (including easements) shall be provided to the flag lot in accordance with the applicable regulations and ordinances adopted by the City.

**Findings:**

1. The proposed amendment is reasonably necessary because there is too much flexibility in the current ordinance.
2. The design requirements in the updated ordinance labeled c, d, g, h, l, j, k and l are the changes to the previous ordinance, and these requirements give stricter definition to flag lots and allow for less flexibility in flag lot design.
3. In addition to those design requirements listed above, broadening the definition on when flag lots are prohibited, places stricter regulations on the use of flag lots and when they are allowed.
4. The Farmington City General Plan is based on the overall goal of creating within the community a healthy, attractive, and pleasant living environment for its residents. This goal is the most significant element underlying the General Plan. This text amendment strongly supports this goal.

**Supplemental Information**

1. Section 12-7-030(10)

**Applicable Plans/Ordinances**

1. Title 12, Chapter 7 – General Requirements for all Subdivisions

feet in length a dedicated walkway through the block, at approximately the center of the block, may be required. Such walkways shall be not less than ten (10) feet in width.

**12-7-030 Lots.**

(1) All subdivisions shall result in the creation of lots which are developable and capable of being built upon. A subdivision shall not create lots, and no building permit shall be issued for any lots which would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other physical conditions.

(2) All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width except for flag lots which shall have a minimum of twenty feet (20') of frontage. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons stated therein. Land designated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and shall not be included in the area of such lots.

(3) The minimum area and dimensions of all lots shall conform to the requirements of the Zoning Ordinance for the district in which the subdivision is located.

(4) The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or approximately radial to the center of curves, if such street is curved. Side lines of lots shall be approximately radial to the center of a cul-de-sac on which the lot faces. The Planning Commission may allow exceptions to this requirement where considerations for solar orientation are involved.

(5) Corner lots for residential use shall be platted ten feet (10') wider than interior lots in order to facilitate conformance with the required street setback requirements of the Zoning Ordinance.

(6) A lot shall not be divided by a City limit line. Each such boundary line shall be made a lot line.

(7) Remnants of property shall not be left in the subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility, or public purpose.

(8) Lot numbers shall begin with the number "1" and shall continue consecutively through the subdivision, with no omissions or duplications. No block designations shall be used. When a subdivision is developed in phases, the phase number shall precede each lot number. For

example, phase two would be numbered 201, 202, 203, etc.

(9) Except for group dwellings and planned unit developments, as specifically authorized by this Title and the Zoning Ordinance, not more than one dwelling unit shall occupy any one lot.

(10) Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit. Such lots shall meet the following criteria:

- (a) The stem of the lot shall be not less than twenty feet (20') in width and shall not exceed one hundred fifty feet (150') in length;
- (b) The stem of the lot shall serve one lot only and shall have direct access to a dedicated and improved street;
- (c) The nearest fire hydrant shall be located no further than one hundred fifty feet (150') from the nearest corner of the proposed building on the lot; and
- (d) The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The stem area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made by the Zoning Administrator at the time a building permit is requested and shall be based on the orientation of the proposed home on the lot.
- (e) The number of flag lots shall not exceed ten percent (10%) of the total lots in the subdivision unless it is determined by the City that the property could not reasonably be developed otherwise.

(11) On lots with available access only onto a Major Arterial, Minor Arterial or Major Collector Street, a circular drive or some other type of vehicular maneuvering area shall be provided to enable vehicles to enter traffic moving forward rather than backing. The minimum depth of such lots shall be not less than one hundred ten feet (110').

**12-7-040 Streets.**

(1) All streets shall be designated and constructed with the appropriate street classification requirements specified herein:

**STREET CLASSIFICATION**