



Application No.  
(For City Use Only)

**PLANNED UNIT DEVELOPMENT APPLICATION**  
FEE: See Attached "Consolidated Fee Schedule"

Application for property located at : \_\_\_\_\_

Date : \_\_\_\_\_ Total Acreage: \_\_\_\_\_ Current zone: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
(Current property owner must sign application)

Subdivision Name: \_\_\_\_\_ Number of lots: \_\_\_\_\_

Subdivider/Agent: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell No. \_\_\_\_\_

Mailing Address : \_\_\_\_\_ Zip Code: \_\_\_\_\_

Engineer : \_\_\_\_\_ Phone No. : \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell No. \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**LEGAL DESCRIPTION AND SITE PLAN FOR THE SUBJECT PROPERTY MUST  
ACCOMPANY THIS APPLICATION**

1. What is the percentage of land being covered by building structures? \_\_\_\_\_

2. What is the percentage of land being utilized as open green space? \_\_\_\_\_

3. What is the percentage of land which will be impervious surface? \_\_\_\_\_

4. What is the estimated development construction schedule? \_\_\_\_\_

5. Number of one bedroom units \_\_\_\_\_ Number of two bedroom units \_\_\_\_\_

Number of three bedroom units \_\_\_\_\_ Other \_\_\_\_\_

6. The following information must also be submitted with the application:

- a. A document verifying proof of ownership and completed attached Property Owner Affidavit form. The current property owner must be the applicant but may designate an authorized agent to act in his/her behalf. Proof of ownership may include a Davis

*(Continued on the next page.)*

County Recorder's printout indicating ownership with corresponding parcel number, a warranty deed, quit claim deed, or tax notice.

- b. Property address and legal description. A legal description can be obtained from the deed, tax notice, or Davis County Recorder's Office.
- c. Property plat from the Davis County Recorder's Office. The subject property should be clearly marked in red. Notification of the proposal will be sent to the adjacent property owners by Farmington City in accordance with City ordinances.

*A Planned Unit Development (PUD)* is a large scale, predominantly residential development in which the regulations (except streets) of the underlying zone are waived to allow flexibility and innovation in site and building design in accordance with a PUD Master Plan approved by the Planning Commission and City Council.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH        )  
                                  : ss  
COUNTY OF DAVIS    )

I (We), \_\_\_\_\_, being duly sworn, depose and say that I (We) am (are) the owner(s)\* of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Authorized Agent)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Notary)

Residing in Davis County, Utah  
My commission expires: \_\_\_\_\_

\*Shall be the owner-of-record as listed by the Davis County Recorder's Office or may be the authorized agent of the owner as listed below.

=====

AGENT AUTHORIZATION

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ to represent me (us) regarding the attached application and to appear on my (our) behalf before any City Boards considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the above instrument who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)

Residing in Davis County, Utah  
My commission expires: \_\_\_\_\_



## PRELIMINARY PLAT REQUIREMENTS

1. The Subdivider of a major subdivision, after receiving schematic plan approval, shall file an application for preliminary plat approval with the Farmington City Planning Department on a form prescribed by the City, **together with six (6) prints of the preliminary plat and one 11-inch by 17-inch copy**. At the same time, the Subdivider shall pay an application fee as published in the “Consolidated Fee Schedule” (attached).
2. The preliminary plat shall be clearly and legibly drawn with approved waterproof drawing ink at a scale not less than one inch equaling 100 feet. The plat shall be so drawn that the top of the sheet is either north or east, whichever accommodates the drawing best. Dimensions shall be in feet and decimals thereof and bearings in degrees, minutes and seconds.
3. The following information shall be included on the preliminary plat:
  - a. A vicinity sketch at a scale of not less than 1000 feet to the inch which defines the location of the subdivision within the City.
  - b. The name of the subdivision. Such subdivision name shall not duplicate or nearly duplicate the name of any subdivision in the City or in the incorporated and unincorporated area of Davis County.
  - c. The date, north point, written and graphic scales
  - d. A legal description to define the location and boundaries of the proposed subdivision;
  - e. The location, names and existing widths of adjacent streets;
  - f. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land;
  - g. The contours, at one-foot intervals, for predominant ground slopes within the subdivision between level and five percent, and two-foot contours for predominant ground slopes within the subdivision over five percent. Such contours shall be based on Davis county

datum. The closest City survey monument shall be used and its elevation called out on the map. Survey monument information shall be obtained from the Davis County Surveyor or City Engineer;

- h. At the discretion of the City, a grading plan showing, by appropriate graphic means, the proposed grading of the subdivision. Contours should be consistent with Section 12-6-030(2)(j). Proposed subdivisions located in the Foothill Zone shall comply with requirements of Chapter 30 in the Farmington City Zoning Ordinance;
- i. The location of all isolated trees worthy of preservation with a trunk diameter of four inches or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;
- j. The boundaries of areas subject to 100-year flooding or storm water overflow, as determined by the City, and the location, width and direction of flow of all watercourses, including all existing and proposed irrigation and natural runoff channels and courses;
- k. The existing use or uses of the property and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines drawn to scale;
- l. Location and dimensions of proposed sites to be dedicated or reserved for open space or recreational use;
- m. Any proposed lands to be reserved in private ownership for community use;
- n. The locations, proposed names, widths and a typical cross section of curbs, gutters, sidewalks, and other improvements of the proposed street and access easements;
- o. Layout of all lots, including the average and minimum lot size, lot dimensions, and consecutive numbering;
- p. Preliminary location and size of sanitary sewers, water mains, pressurized irrigation lines, and any other public or private utility;
- q. Preliminary indication of needed storm drainage facilities with preliminary runoff calculations and location, size, and outlets of the drainage system;
- r. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision plat or on the vicinity map as appropriate;

- s. If it is contemplated that the development will proceed by phases, the boundaries of such phases shall be shown on the preliminary plat along with the estimated construction schedule for each phase;
- t. The words “Preliminary Plat—Not to Be Recorded” shall be shown on the plat.

4. Soil Report:

- a. A soil report, based upon adequate test borings and excavations, prepared by a civil engineer specializing in soil mechanics and registered by the State of Utah, shall be required prior to preliminary approval of any subdivision plat. The soil report shall include, among other things, a description of the soil types and characteristics on the site, describe whether or not ground water was encountered in any of the test borings and at what elevation it was encountered, and shall identify the location of any seismic zones or flood zones on the property.
- b. If the soil report indicates the presence of critically expansive soils, high water table, the presence of toxic or hazardous waste, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the buildings from the water, premature deterioration of the public improvements, or which would represent a public health hazard, a soil investigation of each lot in the subdivision may be required by the City Engineer. The soil investigation shall recommend corrective actions intended to prevent damage to proposed structures and/or public improvements. The fact that a soil report has been prepared shall be noted on the final plat and a copy attached to the preliminary plat application.



## **FINAL PLAT REQUIREMENTS**

1. The Subdivider shall file an application for final plat approval with the Farmington City Planning Department on a form prescribed by the city, together with **six (6) prints of the final plat and an 11-inch by 17-inch copy** and all required fees. Application for final plat approval shall be made within twelve (12) months after approval or conditional approval of the preliminary plat by the Planning Commission. This time period may be extended for up to twelve (12) months for good cause shown if the Subdivider petitions the Planning Commission for an extension prior to the expiration date. Only one extension may be granted.
2. The final plat shall consist of a sheet of approved tracing linen or mylar to the outside or trim line dimensions of 19 x 30 inches. The border line of the plat shall be drawn in heavy lines leaving a space of at least one and one-half inches on the left margin of the sheet for binding, and not less than a one-half inch margin in from the outside or trim line around the other three edges of the sheet. The plat shall be so drawn that the top of the sheet either faces north or east, whichever accommodates the drawing best. All lines, dimensions and markings shall be made on the tracing linen with approved waterproof black drawing ink.
3. The final plat shall be drawn at a scale of not less than 1 inch equaling 100 feet, and the workmanship on the finished drawing shall be neat, clear, and readable.
4. The location of the subdivision within the City shall be shown by a small scale vicinity map on the first sheet.
5. The title of each sheet of the final plat shall consist of the approved name and unit number of the subdivision in bold letters followed by the words "Farmington City" at the top of the sheet.
6. Wherever the City Engineer has established a system of coordinates, the survey shall use such system. The adjoining corners of all adjoining subdivisions shall be identified by lot and block numbers, subdivision name and place of record, or other proper designation.

7. An accurate and complete boundary survey to second order accuracy shall be made of the land to be subdivided. A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground shall close within a tolerance of one (1) foot to twenty thousand (20,000) feet of perimeter.

8. The final plat shall show all survey, mathematical information, and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and central angle, radius, and arc length of curves, and such information as may be necessary to determine the location of the beginning and ending points of curves.

9. Sufficient linear, angular and curve data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. Sheets shall be so arranged that no lot is split between two or more sheets, and wherever practicable, blocks in their entirety shall be shown on one sheet.

10. All lots, blocks, and parcels offered for dedication for any purpose shall be delineated and designated with dimensions, boundaries, and courses clearly shown and defined in every case. No ditto marks shall be used for lot dimensions. Lot numbers shall begin with the numeral "1" and continue consecutively throughout the subdivision with no omissions or duplications. 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.

11. An address shall be placed on each lot shown on the final plat. Addresses shall conform to the established grid system for Davis County and shall include optional addresses for corner lots.

12. The square footage of each lot shall be shown.

13. Parcels offered for dedication other than for streets or easements shall be designated by letter.

14. The plat shall show the right-of-way lines of each street, and the width of any portion being dedicated, and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty (50) feet of the subdivision shall be shown with dotted lines. If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of nonconformity of such street to such existing streets shall be accurately shown.

15. All streets within the subdivision shall be assigned a name. Numerical names are preferred. Streets which have an alphabetic name shall also be assigned a coordinate reference number which conforms to the numbering system adopted by the City. All numbering shall be accomplished by the City Engineer.

16. The side lines of all easements shall be shown by fine dashed lines. The widths of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown. All easements shall be clearly labeled and identified.

17. If the subdivision is adjacent to a waterway or any other area which is subject to flooding, the plat shall show the line of high water with a continuous line and shall also show with a fine continuous line, any lots subject to inundation by a one hundred (100) year flood. The base flood elevation (BFE) of any lot within the 100 year flood plain shall be shown.

18. The plat shall show fully and clearly stakes, monuments, and other evidence indicating the boundaries of the subdivision as found on the site. Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the Subdivider under the direction of the City Engineer. The following required monuments shall be shown on the final plat:

- a. The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties;
- b. All right-of-way monuments at angle points and intersections as approved by the City Engineer.

19. The title sheet of the plat shall show the name of the engineer or surveyor, together with the date of the survey, the scale of the map, and the number of sheets. The following certificates, acknowledgements, and descriptions shall appear on the title sheet of the final plat:

- a. Registered land surveyor's "Certificate of Survey"
- b. Owner's dedication certificate;
- c. Notary public's acknowledgment for each signature on the plat;
- d. A description of all property being subdivided with reference to maps or deeds of the property as shall have been previously recorded or filed. Each reference in such description shall show a complete reference to the book and page of records of the County and commence from Section corners of known location, bearing, and distance. The description shall also include reference to any vacated area with the vacation ordinance number indicated;
- e. Blocks for authorized signatures of the Planning Commission, City Engineer, Farmington Area Pressurized Irrigation District or Weber Basin Conservancy District, Central Davis Sewer District, City Attorney, and City Council shall be provided along the

bottom or right side of the plat.

- f. A block for the Davis County Recorder shall be provided in the lower right corner of the plat.
- g. Such other affidavits, certificates, acknowledgements, endorsements, and notary's seals as are required by law, by the Subdivision Ordinance, or by the City Attorney.

20. Prior to recordation of the plat, the Subdivider shall submit a current title report to be reviewed by the City Attorney. A "current" title report is considered to be one which is prepared and dated not more than one (1) month before the proposed recordation of the final plat.

21. A note shall be placed on the final plat indicating that a soil report has been prepared and submitted to the City for the proposed subdivision in accordance with the provisions of the Subdivision Ordinance.

22. When a subdivision contains lands which are reserved in private ownership for community use, the Subdivider shall submit, with the final plat, the name, proposed articles of incorporation, and bylaws of the owner or organization empowered to own, maintain and pay taxes on such lands.

23. At the time a final plat of a subdivision is submitted to the City, the Subdivider shall submit the following documents:

- a. Calculation and traverse sheets giving bearings, distances, and coordinates of the boundary of the subdivision and blocks and lots as shown on the final plat.
- b. Design data, assumptions and computations for proper analysis in accordance with sound engineering practice, along with appropriate plan, section, and profile sheets for all public improvements.
- c. A copy of the UPDES permit and Storm Water Pollution Prevention Plan containing all information required by the UPDES permit.

24. At the time a final plat of a subdivision is submitted to the City, the Subdivider shall also submit the final plat and construction drawings in AutoCAD and pdf format showing required items as described herein.

RESOLUTION 99- 01

A RESOLUTION ADOPTING AMENDED DEVELOPMENT STANDARDS PROVIDING AN EXHIBIT ILLUSTRATING FINAL PLAT REQUIREMENTS FOR FARMINGTON CITY.

WHEREAS, the City Council of Farmington City has previously adopted development standards which were last amended on October 7, 1998; and

WHEREAS, the City Council has determined that it is necessary or desirable to protect and promote the health, safety, and welfare of the citizens of Farmington City to adopt amended development standards; and

WHEREAS, the City Engineer has recommended development standards for the orderly operation and development of the City and the protection of its facilities for the benefit of the residents of the City and the City Council has accepted those recommendations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Farmington City, State of Utah, as follows:

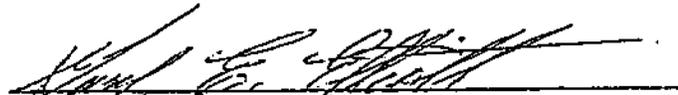
Section 1. Adoption. The City Council of Farmington City hereby adopts the Farmington City Development Standards as amended to January 6, 1998, which are attached hereto as Exhibit "A" and by this reference made a part hereof. Copies of the development Standards shall be made available to City staff and other interested persons in accordance with the policies and procedures of the City regarding records.

Section 2. Severability Clause. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of his Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

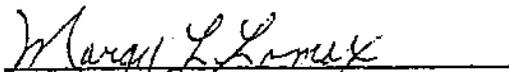
Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 6<sup>th</sup> day of January, 1999.

FARMINGTON CITY

  
Gregory S Bell - Gary E. Elliott  
Mayor Pro Tem

ATTEST:

  
~~Dona Scharp, City Recorder~~  
Margy L. Lomax, Deputy City Recorder



EXAMPLE OF PLAT

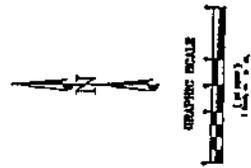
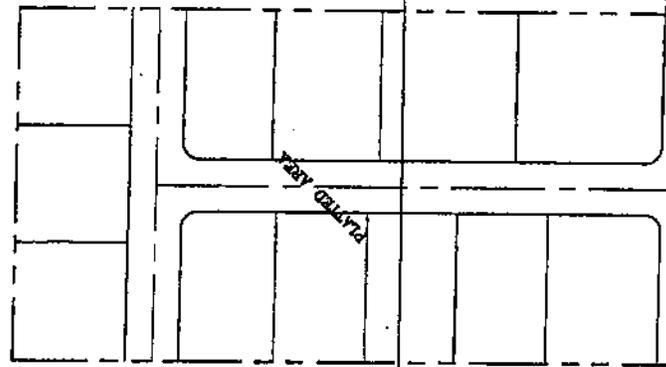
SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION

ACKNOWLEDGMENT

TITLE OF SUBDIVISION  
SECTION LOCATION



NOTE TO ENGINEERS:  
THIS PLAT IS TO BE  
FILED WITH THE COUNTY RECORDS

COMPANY LOGO (seal)

REGISTRAR'S CERTIFICATE APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ (Registrar's name)

STATE DEPARTMENT APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by the State Engineer

PLANNING COMMISSION APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by the Planning Commission

CITY ENGINEER APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by the City Engineer

CITY ATTORNEY APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by the City Attorney

CITY COMMONS APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by the City Commons

RECORDED  
State of Utah, County of Davis,  
Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
File \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
BY \_\_\_\_\_ COUNTY RECORDER

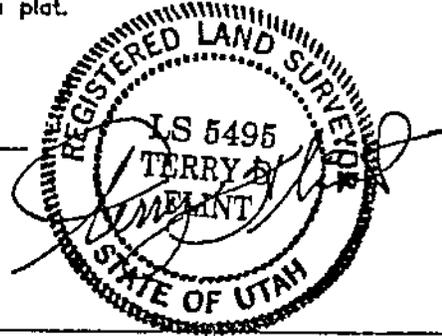
TOP - Right

### SURVEYOR'S CERTIFICATE

FOUND BRASS CAP MONUMENT  
NORTHEAST CORNER  
SECTION 12, TOWNSHIP 3  
NORTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN

I, Terry Flint  
do hereby certify that I am a registered Civil Engineer, and/  
or Land Surveyor, and that I hold certificate no. 160156  
as prescribed under the laws of the State of Utah. I further  
certify that by the authority of the owners, I have made a  
survey of the tract of land shown on this plat and described  
below as, BRAY SUBDIVISION  
and that the same has been correctly surveyed and staked  
on the ground as shown on this plat.

Date: May 26, 1999



3 UU 14 US L 2007.40 (MEASURED)  
S 00°14'09" E 2607.10 (RECORD)  
BASIS OF BEARING

49

SHEPARD HEIGHTS SUBDIVISION

SAMPLE ONLY

### LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF NORTH COMPTON ROAD WHICH IS SOUTH 00°14'09" EAST 1335.08 FEET ALONG THE SECTION LINE AND WEST 1370.67 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 3, NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING;

THENCE 129.67 FEET ALONG SAID WESTERLY LINE AROUND THE ARC OF A 250 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 14°59'57" EAST 128.22 FEET), THENCE SOUTH 00°08'26" 248.03 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF LOT 1 OF THE OAKWOOD ESTATES PHASE 1 PLAT, THENCE SOUTH 89°40'00" WEST 691.07 FEET ALONG THE NORTH LINE OF SAID PROPERTY AND THE NORTH LINE OF THE BOYER OLD MILL COMPANY PROPERTY, TO A POINT ON THE SOUTHERLY LINE OF THE DAVIS COUNTY PROPERTY, THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX COURSES: NORTH 60°21'58" EAST 95.04 FEET, THENCE NORTH 45°57'02" EAST 108.06 FEET, THENCE NORTH 66°22'44" EAST 97.35 FEET, THENCE 67°57'07" EAST 90.24 FEET, THENCE NORTH 62°32'40" EAST 126.04 FEET, THENCE NORTH 60°21'58" EAST 244.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.16 ACRES

FOUND BRASS CAP MONUMENT  
EAST QUARTER CORNER  
SECTION 12, TOWNSHIP 3  
NORTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN

### OWNER'S DEDICATION

Know all men by these presents that we the undersigned owner's of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as

BRAY SUBDIVISION

do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat intended for public use. This dedication shall warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets. In witness whereof we have hereunto signed this plat, this 26<sup>th</sup> day of May A.D., 19 99

David E. Bray \_\_\_\_\_  
Carolyn Bray \_\_\_\_\_  
Matthew Bray \_\_\_\_\_

### ACKNOWLEDGMENT

(MATCH LINE  
NEXT PAGE)

David & Mary Carolyn Bray Martha Bray  
Carolyn Bray

ACKNOWLEDGMENT (MATCH LINE HERE)

STATE OF UTAH  
COUNTY OF SALT Lake  
On the 21<sup>st</sup> day of May A.D.: 1999 personally  
appeared before me, David E Bray, Carolyn Bray, Martha Bray  
who being by me duly sworn or affirmed, did say that he/she/they  
is/are the OWNERS of Bray Subdivision  
and that the within owners dedication was signed in behalf of  
said OWNERS  
executed the same. and the said OWNERS

Derek Smith  
Notary Public  
My commission expires 3/17/2000



Notary Public  
SICK L. SMITH  
20 South Redwood Road  
Salt Lake City, Utah 84119  
My Commission Expires  
March 17, 2000  
District of Utah

50  
D HEIGHTS SUBDIVISION

SAMPLE ONLY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D.: 19\_\_\_\_ personally  
appeared before me, the undersigned Notary Public, in and for said County  
of \_\_\_\_\_, in said State of Utah,  
who after being duly sworn acknowledged to me that \_\_\_\_\_

a Utah Corporation ( ), that \_\_\_\_\_ undersigned the owners dedication  
freely and voluntarily for and in behalf of said Corporation for the  
purposes therein mentioned.

Notary Public  
My commission expires \_\_\_\_\_

32.00

TO BE PLACED  
SECTION OF  
COURT &  
STON ROAD

BRAY SUBDIVISION

PART OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

DVAL

RECORDED# 1529356

State of Utah, County of Davis,  
Recorded and filed at the request of  
Farmington City

Date 7-1-1999 Time 1:54 PM Book 2527 Page 511

32.00  
Fee \$

Sheryl L. White  
County Recorder

ABee

By: Deputy County Recorder Jamie Osburn

RESOLUTION NO. 2003-56

A RESOLUTION BY THE CITY COUNCIL OF FARMINGTON CITY  
REVISING THE CONSOLIDATED FEE SCHEDULE OF FARMINGTON  
CITY

WHEREAS, pursuant to state law, Farmington City has adopted a Capital Facilities Plan to guide the orderly development and financing of infrastructure and necessary public improvements within the City; and

WHEREAS, the City Council periodically reviews the Consolidated Fee Schedule of the Capital Facilities Plan of Farmington City and has determined that the same should be amended as provided herein; and

WHEREAS, the Farmington City Council has reviewed the current Consolidated Fee Schedule of the Capital Facilities Plan and has determined to amend the Consolidated Fee Schedule; and

WHEREAS, all required notices have been provided and public hearings have been held in accordance with law in order to amend the Consolidated Fee Schedule of the Capital Facilities Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Fee Schedule. The Consolidated Fee Schedule of Farmington City is hereby amended to read in its entirety as follows:

CONSOLIDATED FEE SCHEDULE

Application fees shall be payable at the time the application is filed for review with Farmington City. Applications shall not be deemed complete until payment is made. Development Impact Fees or other required fees shall be payable prior to issuance of permits for development or, in the case of subdivisions, prior to recordation of a subdivision plat.

1.	<b>Administrative Determination</b>	<b>\$125.00</b>
*	Minor Conditional Use Amendments	
*	Minor Variances	
*	Nonconforming Uses	
*	Temporary Use	
*	Uses Not Listed	

2. Annexation Application \$400.00 Staff Processing  
(Administrative, Planning) plus cost  
of notice publication in Davis County  
Clipper, recording fees, and  
\$1,000 deposit for direct engineering/  
survey and City Attorney review costs  
with adjustments made prior to plat recordation
3. Board of Adjustment (and Board of Appeals) \$150.00  
 \* Appeals  
 \* Nonconforming Use  
 \* Variances
4. Conditional Use Approval by Planning Commission \$200.00 + \$25.00/acre.  
or portion thereof  
 \* Time Extension \$100.00
5. Site Plan Approval by Planning Commission  
 \* Concept Plan \$400.00
- Plus: \$500.00 deposit if professional services (engineering and legal) are  
 required (adjustments shall be made prior to issuance of building  
 permit according to direct professional service costs incurred)
- \* Application Fee \$600.00 for the first acre  
or portion thereof  
 Commercial, Industrial and Apartment  
 Dwelling Group with Site Plan Review \$450.00/acre for each of the next  
two to four acres or portion thereof  
 or Major Site Plan Amendment \$300.00 for each acre thereafter
- Plus:
- \* Site Plan Consulting Review Deposit Fee \$1,000.00 for the first five acres  
 (Developers pay actual cost): \$300.00/acre thereafter (adjustments  
made in \$500.00 increments prior to issuance of  
building permit according to professional  
service costs incurred (engineering and legal))
6. Inspection of Improvements 2% of the City Engineer's estimate  
of the cost of public improvements
7. Development Impact Fees (see attached table)

**8. Maps and Publications**

* Street Map, General Plan Map and Zoning Map (1" = 400 feet)	
Black and White	\$5.00
Color	\$15.00
* Street Map, General Plan Map and Zoning Map (11" x 17")	
Black and White	\$ .50
Color	\$2.50
* Zoning Ordinance	\$15.00
* General Plan	\$5.00
* Subdivision Ordinance	\$5.00

**9. General Plan Amendment** \$300.00

**10. Single-Family, Two-Family Dwelling, and Other Minor Permitted Uses**

* Site Plan Review	\$25.00 and the applicant shall also pay all review costs incurred by the City Engineer and City Attorney
* No Site Plan Review	No Fee

**11. Temporary Use Application (to Planning Commission)** \$100.00

**12. Streets and Easements**

* Street Dedication	\$150.00
* Street Vacation	\$150.00
* Street Name Change	\$150.00
* Easement Vacation	\$100.00
* Single Lot or Parcel Residential Construction Cleaning Fee	
0 - 500 square feet	\$50.00
501 - 1,000 square feet	\$100.00
1,001 - 2,500 square feet	\$150.00
2,501 - 4,000 square feet	\$200.00
Above 4,000 square feet	\$250.00

(Square footage shall include main structure, garage and out buildings and fee is due and payable prior to issuance of building permit)

**13. Subdivision/Planned Unit Developments (P.U.D.'s)**

* Schematic Plan/Subdivision Yield Plan	\$400.00 plus \$500.00 deposit if professional services (engineering and legal) are required (adjustments made prior to application for preliminary plat review according to direct professional service costs incurred)
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\* Preliminary Development Plan for P.U.D.'s proposed for phased development      Half of the preliminary plat and professional service deposit fee referenced below and the remaining half due for each "phased" preliminary plat submitted thereafter

\* Preliminary Plat/Development Plan Minor Subdivision Metes and Bounds (with public improvements)      \$500.00 + \$20.00/lot or \$30.00/lot in the foothill zone

Plus:

\* Subdivision Professional Service Deposit Fee (Developer pays actual cost)      \$1,000.00 for the first 10 lots plus \$35.00/lot or \$50.00/lot in foothill zone, thereafter (adjustments made prior to application for final plat review according to direct professional service (engineering and legal) costs incurred)

\* Final Plat      \$500.00 + \$35.00/lot or \$45.00/lot in the foothill zone

Plus:

\* Subdivision Professional Service Deposit Fee (Developer pays actual cost)      \$1,000.00 for the first 10 lots plus \$35.00/lot or \$50.00/lot in foothill zone, thereafter (adjustments made prior to application for final plat review according to direct professional service (engineering and legal) costs incurred)

\* Subdivision by Metes and Bounds      \$200.00 + \$30.00/lot

\* Plat Amendment      \$150.00 + \$30.00/lot with no streets or \$300.00 + \$30.00/lot with streets

\* Recording Fee      Actual cost charged by County Recorder

\* Condominium Conversion      \$150.00 base plus \$50.00 per unit

\* Time Extension      \$100.00

14. Zoning Amendment      \$300.00 (Rezone)  
\$200.00 (Text change)

15. **Re-Application** \$50.00 except for Conditional Use  
(When notice is pulled from agenda by applicant) which shall be 50% of original fee
16. **Public Hearing Notice Fee** Cost of newspaper publication plus  
postage for each individual notice  
(charged every time a public  
hearing is required)
17. **Water Connection Fees** \$150.00 to cover the City's expense for inspection,  
meter installation, overhead, inventory and  
account set-up charges, plus actual cost of  
meter rounded to the nearest \$5.00 if meter box, lid and  
setter or yoke and other pertinent parts are supplied by  
developer or contractor, or actual cost of the meter, box  
and lid, setter or yoke and other pertinent parts rounded  
to the nearest \$5.00 when they are not provided by  
contractor or developer
18. **Free Expression Activities Permit Application Fee** \$30.00
19. **Special Truck Routing Permit Application Fee** \$50.00
20. **Drainage Utility Fees**
1. Each Single Family Residential Unit and Residential Duplex shall be charged the following monthly Drainage Utility Fee as the established base rate for one Equivalent Service Unit ("ESU") equaling 3,819 square feet of impervious surface: \$6.00
  2. Each developed multi-family residential parcel, commercial parcel, and other non-residential parcel shall be charged a monthly Drainage Utility Fee as the multiple of the base rate set forth in section 1, based upon the number of ESU's on the property and the measured impervious surface area. The number of ESU's on any particular developed parcel shall be determined by measuring the amount of impervious surface on the parcel (in square feet), and dividing that number by the designated base ESU of 3,819 square feet. The actual monthly Drainage Utility Fee shall be computed by multiplying the total ESU's for the parcel by the monthly rate set forth in section 1. For example, a parcel with 25,000 square feet of impervious surface area shall pay a fee of \$39.28 per month ( $25,000 \div 3,819 = 6.546$ ; then  $6.546 \times \$6.00 = \$39.28$ ).

**NOTE:** All deposits are cumulative and adjustments will be made at building permit issuance or plat recordation unless developer withdraws application(s) or approvals expire.

**21. Parks and Leisure Services Facilities Use Fees**

* Park Picnic Boweries	
Deposit	\$50.00
Resident	\$25.00 per bowery
Nonresident	\$50.00 per bowery
Rose Garden and Lawn	\$25.00 per hour
Woodland Grass Area	\$20.00 per hour

Deposits must be paid at the time of reservation. Cancellations shall not be made less than seven days before the reservation date in order to obtain a full refund. Cancellations made with less than seven days advance notice will forfeit all fees paid, with the exception of bad weather or a lightning storm.

* Softball/Baseball Field Use (2 hour minimum)	
Deposit	\$50.00
Rental Fee	\$25.00 per hour (first two hours)
	\$10.00 per hour or part thereof thereafter
Lighting Usage Fee	\$25.00 per hour (first two hours)
	\$10.00 per hour or part thereof thereafter

* Swimming Pool	
Daily General Admission	\$3.00
Tuesdays	\$1.50
Youth (4 and under)	Free
Senior Citizens (60 and older)	\$2.50
Punch Passes	
10 Punches (Resident)	\$28.00
10 Punches (Nonresident)	\$30.00
20 Punches (Resident)	\$50.00
20 Punches (Nonresident)	\$60.00
Season Passes	
Resident Individual	\$50.00
Nonresident Individual	\$75.00
Resident Family (up to 5 members)	\$125.00
Nonresident Family (up to 5 members)	\$175.00

Lap Swim/Water Aerobics	
Daily Admission	\$2.50
10 Punches	\$20.00
20 Punches	\$35.00

Pool Rental	
Deposit	\$100.00
Resident Fee	\$150.00
Nonresident/Commercial/Church Groups	\$200.00

* Community Center	
Farmington-based non-profit clubs or organizations (75% of membership mostly Farmington residents)	
Deposit	
Facility	\$150.00
Kitchen (when used with facility)	\$100.00
Kitchen (used separately)	\$150.00

Resident (Family Use, Receptions)	\$50.00 per hour
Nonresidents or Commercial	\$200.00 per hour
Recitals, Nonprofit Clubs or Organizations	\$40.00 per hour
Custodial/Security Fee (in addition to all other fees)	\$15.00 per hour
A custodian will be required for security reasons during all rental periods.	

**Section 2. Time of Payment.** Fees shall be payable at the time the application is filed for review with Farmington City. Use agreements and/or applications shall not be deemed complete until payment is made. Development Impact Fees or other required fees shall be payable prior to issuance of permits for development or, in the case of subdivisions, prior to recordation of the subdivision plat.

**Section 3. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH, THIS 19 DAY OF NOVEMBER, 2003.

FARMINGTON CITY

ATTEST:

*Margy Lomax*  
Margy Lomax  
City Recorder



By: *David M. Connors*  
David M. Connors  
Mayor

**Impact Fees**

<u><b>EAST</b></u>		Water System*	Storm Water Facilities**	Parks and Recreation	Trans- portation	Police Facilities	Fire & EMS Facilities	TOTAL
<u>Residential</u>	<u>Per Housing Unit</u>							
	Single Family Detached		\$ 563	\$ 2,097	\$ 516	\$ 167	\$ 133	\$ 3,476
	All Other Housing		306	1,371	314	109	87	2,187
<u>Nonresidential</u>	<u>Per 1,000 Square Feet of Floor Area</u>							
	Com/Shop Ctr 50,000 SF or less		355		1,662	140	184	2,341
	Com/Shop Ctr 50,001 - 100,000 SF		355		1,465	123	161	2,104
	Com/Shop Ctr 100,001-200,000 SF		355		1,276	107	143	1,881
	Com/Shop Ctr over 200,000 SF		355		1,103	93	129	1,680
	Office/Inst 25,000 SF or less		335		1,725	145	260	2,465
	Office/Inst 25,001- 50,000 SF		335		1,090	91	244	1,760
	Office/Inst 50,001- 100,000 SF		335		768	64	230	1,397
	Office/Inst over 100,000 SF		335		611	51	216	1,213
	Business Park		335		518	43	203	1,099
	Light Industrial		335		434	36	149	954
	Warehousing		335		245	20	82	682
<u>All Development</u>	<u>Per Water Meter Size (inches)</u>							
	0.75	\$ 2,156						\$ 2,156
	1.00	3,665						3,665
	1.50	7,114						7,114
	2.00	11,426						11,426
	3.00	23,716						23,716
	4.00	36,652						36,652
<u><b>WEST</b></u>		Water System*	Storm Water Facilities**	Parks and Recreation	Trans- portation	Police Facilities	Fire & EMS Facilities	TOTAL
<u>Residential</u>	<u>Per Housing Unit</u>							
	Single Family Detached		\$ 554	\$ 2,097	\$ 516	\$ 167	\$ 133	\$ 3,467
	All Other Housing		Not Applicable	1,371	314	109	87	1,881
<u>Nonresidential</u>	<u>Per 1,000 Square Feet of Floor Area</u>							
	Com/Shop Ctr 50,000 SF or less		327		1,662	140	184	2,313
	Com/Shop Ctr 50,001-100,000 SF		327		1,465	123	161	2,076
	Com/Shop Ctr 100,001-200,000 SF		327		1,276	107	143	1,853
	Com/Shop Ctr over 200,000 SF		327		1,103	93	129	1,652
	Office/Inst 25,000 SF or less		327		1,725	145	260	2,457
	Office/Inst 25,001-50,000 SF		327		1,090	91	244	1,752
	Office/Inst 50,001- 100,000 SF		327		768	64	230	1,389
	Office/Inst over 100,000 SF		327		611	51	216	1,205
	Business Park		327		518	43	203	1,091
	Light Industrial		327		434	36	149	946
	Warehousing		327		245	20	82	674
<u>All Development</u>	<u>Per Water Meter Size (inches)</u>							
	0.75	\$2,156						2,156
	1.00	3,665						3,665
	1.50	7,114						7,114
	2.00	11,426						11,426
	3.00	23,716						23,716
	4.00	36,652						36,652

\*Impact fees for meters larger than four inches (4") will be based on annualized average day demand and the net capital cost per gallon of capacity.

\*\*For ease of comparison, storm water fees are shown per housing unit and per KSF of nonresidential development. However, Farmington will impose storm water impact fees on a per-acre basis. In east Farmington, the storm water impact fee for single-family detached housing is \$1,692 (Rural/Low Density) \$2,449 (Medium Density); \$3,867 (Commercial/Mixed Use); and \$3,660 (Office/Inst/Bus/Park/Man) per acre. In west Farmington, the storm water impact fee for single family detached housing is \$1,664 (Rural Res/Low Density) and \$3,570 (Mixed Use/Lt. Manufacturing) per acre.



Application No. \_\_\_\_\_  
 (For Office Use Only)

**SUBDIVISION YIELD PLAN APPLICATION**  
**FEE: See "Consolidated Fee Schedule"**

Application for property located at : \_\_\_\_\_

Date : \_\_\_\_\_ Total Acreage: \_\_\_\_\_ Current zone: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 (Current property owner must sign application)

Subdivision Name: \_\_\_\_\_ Number of lots: \_\_\_\_\_

Subdivider/Agent: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell No. \_\_\_\_\_

Mailing Address : \_\_\_\_\_ Zip Code: \_\_\_\_\_

Engineer : \_\_\_\_\_ Phone No. : \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell No. \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**LEGAL DESCRIPTION FOR THE PROPERTY MUST ACCOMPANY THIS APPLICATION**

1. What percentage of the land consists of Primary Conservation Areas (PCA's: Lands which are inherently unfit for development, such as flood plains, wetlands, and slopes of thirty percent [30%] or greater)? \_\_\_\_\_
2. What percentage of the land consists of Secondary Conservation Areas (SCA's : Special features of the property that may ordinarily be overlooked or ignored during the design process, such as orchards, native tree groups, etc.)? \_\_\_\_\_
3. The street(s) from which access could be provided under the Yield Plan proposal for the subdivision and individual lots is/are: \_\_\_\_\_  
 \_\_\_\_\_

*(Continued on next page)*

4. The minimum required lot area for the Yield Plan is: \_\_\_\_\_
5. The area of the smallest lot shown in the Yield Plan is: \_\_\_\_\_
6. The minimum required lot width for the Yield Plan is: \_\_\_\_\_
7. The width of the narrowest lot shown in the Yield Plan is: \_\_\_\_\_
8. The maximum number of lots permissible under the Yield Plan is: \_\_\_\_\_
9. The following information must also be submitted with the application:
  - a. A document verifying proof of ownership and the completed attached Property Owner Affidavit form. The current property owner must be the applicant but may designate an authorized agent to act in his/her behalf. Proof of ownership may include a County Recorder's printout indicating ownership with corresponding parcel number, a warranty deed, quit claim deed or tax notice.
  - b. Property address and legal description. A legal description can be obtained from the deed, tax notice, or Davis County Recorder's Office.
  - c. Property plat from the Davis County Recorder's Office. Your property should be clearly marked in red. Notification of your proposal will be sent to the adjacent property owners by Farmington City in accordance with City ordinances.

A *yield plan* is a preliminary conceptual design intended to show how the property could be developed under a conventional design and street layout using dimensional standards set forth in City Ordinances.

**EXHIBIT "A"**  
**ZONING ORDINANCE**  
**CHAPTER 27**  
**PLANNED UNIT DEVELOPMENT (PUD)**

## CHAPTER 27

### PLANNED UNIT DEVELOPMENT (PUD)

- 11-27-010 Purpose.**
- 11-27-020 Definition.**
- 11-27-030 Combination with Residential Zones.**
- 11-27-040 Designation on the Official Map.**
- 11-27-050 Pre-Application Conference.**
- 11-27-060 Preliminary (PUD) Master Plan.**
- 11-27-070 Preliminary (PUD) Master Plan Review by Planning Commission.**
- 11-27-080 City Council Action on Preliminary (PUD) Master Plan.**
- 11-27-090 Final (PUD) Master Plan.**
- 11-27-100 Final (PUD) Master Plan Review by Planning Commission.**
- 11-27-110 Final (PUD) Master Plan Review by the City Council.**
- 11-27-120 Standards and Requirements.**
- 11-27-130 Permanent Protection of Planned Unit Development Open Space.**
- 11-27-140 Performance Bond and Guarantee of Improvements.**
- 11-27-150 Covenants and Restrictions.**
- 11-27-160 Time Limit.**

#### **11-27-010 Purpose.**

The intent of the Planned Unit Development chapter is to promote flexibility in site design, to achieve, for example, the clustering of buildings, the mixture of housing types, and the combining of housing with supplementary uses such as commercial centers, business parks or other multiple use centers, etc. This chapter is also intended to promote better design of residential developments through the use of design professionals. It is further intended that a Planned Unit Development will provide for more open space, more public amenities, and the preservation of natural features such as flood plains and steep slopes than would be possible under traditional development techniques. This Chapter, however, will not allow flexibility in the design and construction of streets. All streets in Planned Unit Development's shall be dedicated public streets and conform to the Minimum Improvement Requirements of the Subdivision Standards except for parking areas in apartment complexes.

#### **11-27-020 Definition.**

A Planned Unit Development is a large scale, predominantly residential development in which the regulations (EXCEPT streets) of the underlying zone are waived to allow flexibility and innovation in site and building design in accordance with a (PUD) Master Plan approved by the Planning Commission and City Council. Accessory non-residential uses may be included in the development, as determined by the Planning Commission, to provide a necessary service to the residents of the development.

#### **11-27-030 Combination with Residential Zones.**

A Planned Unit Development shall be permitted as a conditional use only in the AA, A, AE, LS, S, LR R, R-2, R-4, and R-8, BP, BR and C zones. The provisions of this Chapter shall prevail in cases of conflict between this Chapter and other chapters (the provisions of the Foothill Ordinance shall be more restrictive than this Chapter).

**11-27-040 Designation on the Official Map.**

A Planned Unit Development designation shall be used in combination with existing zones as designated above and not applied to a land area independently. The Planned Unit Development designation (PUD) shall become a suffix to the zone with which it is combined. For example, R-8 (PUD) Approval of Planned Unit Development shall be accomplished in the same manner as other amendments to the official zoning map in compliance with Chapter 6 of this Ordinance.

**11-27-050 Pre-Application Conference.**

To obtain information and an interpretation of the Planned Unit Development Chapter and other provision in this Ordinance that pertain to Planned Unit Development's, each applicant shall confer with the City Planner and other Farmington City staff members as appropriate in a (PUD) Concept Plan pre-application conference before a Preliminary (PUD) Master Plan is submitted. The submission of general outlines of the proposal, sketch plans, and other conceptual documents are appropriate at this time. The City Planner shall furnish the applicant with written comments regarding the conference, including appropriate recommendations to assist the applicant in the preparation of a Preliminary (PUD) Master Plan. These comments and recommendations must be considered as guidance and as assistance to the applicant pending official action by Farmington City on the submitted Preliminary (PUD) Master Plan.

**11-27-060 Preliminary (PUD) Master Plan.**

All applications for approval by Farmington City of a Preliminary (PUD) Master Plan, shall include 6 copies of proposed Preliminary (PUD) Master Plan. This development plan shall contain the following written documents:

(a) A legal description of the total site proposed for development, including a statement of present and proposed ownership.

(b) A development schedule indicating the approximate date when construction of the Planned Unit Development or stages of the Planned Unit Development can be expected to begin and be completed.

(c) A tabulation of the following: total number, by type, of dwelling units; total acreage of the site and the percentages thereof to be designated for various uses, i.e., parking, open space, streets, commercial, residential, etc.; gross and net dwelling unit densities and an estimate of the project population; anticipated number of employees, proposed lot coverage ratio of buildings and structures.

(d) Site plan and supporting maps:

(1) Topographic maps of the site, including contour intervals of no greater than two (2) feet. This map should include existing conditions such as a drainage channel, flood plain, other unique natural features, and natural vegetation coverage.

(2) General location and size of all dwellings and other structures in the Planned Unit Development.

(3) Proposed circulation system and parking areas, including streets, pedestrian pathways, ingress and egress and recreational vehicle storage areas and proposed outdoor lighting.

(4) Parks, common open spaces, semi-private open spaces, playgrounds, school sites, and other public and private recreational facilities and improvements proposed for the Planned Unit Development.

(5) An existing and proposed utility system plan including sanitary sewers, culinary water, storm water, and easements for electricity, natural gas, and telephone, etc. This plan should also indicate from which point the utilities will be extended.

(6) A landscaping plan indicating the general type, location and treatment of shrubs, ground covers and plant materials used for private and common open spaces and a preliminary layout of the sprinkling system. The retention of healthy existing trees and other vegetation is strongly encouraged.

(7) The proposed treatment of the perimeter of the Planned Unit Development, including materials and techniques used such as berms, planting screens, fences, and walls.

(8) Preliminary subdivision plat, if the entire Planned Unit Development is being subdivided in no more than one phase or plat, as required in the Farmington City Subdivision Standards showing the layout of all lots.

(9) Location of any proposed signs.

(e) Preliminary elevations including building heights and appropriate perspectives of all building types proposed within the Planned Unit Development to clearly show the nature, building materials, design and layout of the development site.

(f) Evidence that the applicant has sufficient control over the subject property to effectuate the proposed plan.

(g) Other materials, data and studies as may be required by either the City Planner or the Planning Commission. The applicant may ask for a preliminary Planning Commission review as an agenda item to assist in establishing the type, need and extent for specific materials, data or studies. These may include, but not be limited to the following:

(1) An economic feasibility study or market analysis showing the need or basis for the Planned Unit Development.

(2) Seismic, special topographic and soils studies.

(3) Other studies identified as being necessary because of the uniqueness of the proposed Planned Unit Development site or its general surroundings.

#### **11-27-070 Preliminary (PUD) Master Plan Review by Planning Commission.**

The Planning Commission shall review the application for approval of a Planned Unit Development designation and the Preliminary (PUD) Master Plan at a public hearing. The Planning Commission shall either approve the application and plan as presented, approve it subject to certain conditions, table the application pending receipt of required materials, data, studies and information, or disapprove it. Approval of the Preliminary (PUD) Master Plan shall be made only after the Planning Commission makes the following findings:

(a) That the proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The Planning Commission shall consider the architectural design of the buildings and their relationship on the site and their relationship to development beyond the boundaries of the proposed Planned Unit Development. The Planning Commission shall consider the landscaping and screening as related to the several uses within the proposed Planned Unit Development and as a means of its integration into its surroundings.

(b) That the proposed Planned Unit Development will create no detriment to property adjacent to the Planned Unit Development and to this end the Planning Commission may require that the uses of least intensity or greatest compatibility be arranged around the boundaries of the project. The Planning Commission may require that yard and height requirements of the adjacent zone apply on the periphery of the Planned Unit Development.

(c) That the proposed Planned Unit Development will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone. The Planning Commission shall consider the residential density of the proposed development and its distribution.

(d) That the increased density allowed within the Planned Unit Development will be compensated by better site design and by the provision of increased amenities, common open space, and recreational facilities. To insure this requirement is achieved, site plans and other plans should be prepared by design professionals.

(e) That any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety, or general welfare of the residents of the proposed Planned Unit Development. Based on its action on the Preliminary (PUD) Master Plan, the Planning Commission shall make recommendations to the City Council. A recommendation for approval of the Preliminary (PUD) Master Plan shall also include a list of recommendations for deviation from the requirements of the underlying zone requirements.

#### **11-27-080 City Council Action on Preliminary (PUD) Master Plan.**

The City Council shall review the application for Planned Unit Development designation to be added as a suffix to an underlying zone. The City Council shall also review and take action on the Preliminary (PUD) Master Plan at a public hearing in accordance with Chapter 6 of this Ordinance.

#### **11-27-090 Final (PUD) Master Plan.**

(a) Following the public hearing on a Preliminary (PUD) Master Plan and prior to designation of a Planned Unit Development in combination with an underlying zone, 6 copies of the Final (PUD) Master Plan shall be submitted to the City Planner. Any failure to submit a Final (PUD) Master Plan on the proposed Planned Unit Development or any portion thereof within one (1) year of the approval of the Planned Unit Development designation and the Preliminary (PUD) Master Plan shall terminate all proceedings and render the proposed Planned Unit Development null and void.

(b) The City Planner shall review the Final (PUD) Master Plan to assure that it is in compliance with the requirements of this Chapter. The Planning Commission shall not place any Final (PUD) Master Plan on the Planning Commission agenda until all items required have been submitted or are omitted for good cause. The Final (PUD) Master Plan will allow the Planning Commission to review all the information required for the Preliminary (PUD) Master Plan in its

finalized, detailed form. The final plan shall not vary substantially from the previously approved Preliminary (PUD) Master Plan. The Final (PUD) Master Plan shall be deemed in substantial compliance with the Preliminary (PUD) Master Plan provided that:

- (1) The lot areas do not vary by more than ten percent (10%);
- (2) A reduction of the area designated for common open space is no more than five percent (5%);
- (3) An increase in the floor area proposed for non-residential uses is no more than five percent (5%);
- (4) An increase in the ground coverage ratio by all buildings is no more than five percent (5%).

(c) If it is determined that the Final (PUD) Master Plan does vary substantially from the Preliminary (PUD) Master Plan, the applicant must repeat the procedure outlined in Section 11-27-106 to Section 11-27-108 before further action shall be taken on the Final (PUD) Master Plan. The applicant may be required to pay additional fees, as determined by the City Manager, for the repeated procedures required..

(d) The Final (PUD) Master Plan shall contain all of the site plans and maps required for the Preliminary (PUD) Master Plan in a finalized format. Specifically it shall contain the following:

- (1) Tabulations of all dwelling units to be constructed by types and number of bedrooms per unit (if multi-family);
- (2) Detailed site plan with complete dimensions showing precise locations of all buildings and structures, lot or parcel sizes and locations, designations of common spaces and special use areas, detailed circulation pattern;
- (3) Dimensioned parking layout and traffic circulation pattern including streets, location of individual parking stalls and all areas of ingress and egress and outdoor lighting;
- (4) Final exterior design for all building types, presented as exterior perspectives or exterior elevations;
- (5) Detailed engineering plans or final subdivision plat showing site grading, street improvements, drainage and public utility location.
- (6) Detailed landscaping plans with a legend showing the types and sizes of all planting materials and their locations, decorative materials, recreation equipment, sprinkler or irrigation systems and any recreation related outdoor lighting;
- (7) The fully executed declaration of covenants, conditions, restrictions together with open space easements and other bonds, guarantees, or agreements as required by this Chapter or as deemed necessary by the Planning Commission and/or the City Attorney;

**11-27-100 Final (PUD) Master Plan Review by Planning Commission.**

(a) The Planning Commission shall review the submitted Final (PUD) Master Plan and may approve or disapprove it. The Planning Commission may approve Final (PUD) Master Plan if they find that the proposed Planned Unit Development meets all of the requirements of this Chapter, that it is in substantial compliance with the approved Preliminary (PUD) Master Plan and that it meets the objectives and purposes of this Chapter. The Planning Commission may impose conditions with the approval of Final (PUD) Master Plan that will ensure that the proposed PUD meets with the objectives of this Chapter.

(b) Phased Development - Development Plans for an approved Preliminary (PUD) Master Plan may be submitted in phases, provided each phase can exist as a separate unit capable of independently meeting all the requirements and objectives of this Chapter. If the Planned Unit Development is developed in phases, the required open space and approved recreational facilities shall be developed in proportion to the number of dwelling units intended to be developed during any given development phase unless it is determined by the Planning Commission a greater amount of open space and recreation facilities must be provided in order to assure that these spaces and facilities can function properly.

(c) Fees - All final plans shall be accompanied by the appropriate fee, as specified from time to time by the City Council.

#### **11-27-110 Final (PUD Master Plan Review by the City Council**

(a) The City Council shall review the Final (PUD) Master Plan after review and approval by the Planning Commission. If the City Council finds that the proposed Planned Unit Development meets the objectives and purposes of this Chapter, it may approve the Final (PUD) Master Plan subject to; but not limited to, the following:

- (1) Building Permit - No building permit for any portion of the proposed Planned Unit Development shall be issued until the Final (PUD) Master Plan has been approved and all necessary subdivision ordinance requirements have been met. Building permits may be issued in accordance with the approved Final (PUD) Master Plan even though the yard requirements, building heights, minimum lot sizes, etc., differ from the requirements of the underlying zone in which the development is proposed.
- (2) Permanent Protection of Planned Unit Development Open Space, Performance Bonds, Guarantee of Improvements, Covenants and Restrictions - All provisions pertaining to the requirements cited in the approved conditions of the Planned Unit Development prior to City Council final approval.

#### **11-27-120 Standards and Requirements.**

(1) The area proposed for development of a Planned Unit Development shall be in single or corporate ownership at the time of application or a joint application may be filed by owners of the property.

(2) The minimum area for a Planned Unit Development shall be five (5) acres in R-S and R-1-8 and R-2 zones; or three (3) acres in R-4 and R-8 zones.

(3) Density of the Planned Unit Development shall be determined by the requirements of the underlying zone.

(4) Lot area, width, yard, height, and coverage regulations shall be determined by approval of the preliminary development plan.

(5) The number of dwelling units in each building shall not exceed the number permitted in the zone when the underlying zone is R-S, R-1-8, R-2, or R-4. When the underlying zone is R-8 the maximum dwelling units in each building may be increased to twelve (12) units provided that the maximum allowable density of the R-8 zone is not exceeded.

(6) The Planning Commission may require that yard and height requirements of adjacent zones be applied to the periphery of the Planned Unit Development.

(7) To assure that adjacent properties will not be adversely affected, the Planning Commission may require, where feasible, buildings and uses of lowest intensity be situated on the periphery of the Planned Unit Development.

(8) Every Planned Unit Development shall provide open space, accessible to all lots or units, of not less than ten percent (10%) of the gross area in single-family Planned Unit Developments and thirty percent (30%) in multi-family Planned Unit Developments. (Open space requirements in a mixed single-family, multi-family shall be computed as a weighted average.) No streets, driveways, parking areas, yard area for specific structures or areas with slopes greater than thirty percent (30%) may be included in the computation of the required open space. Playgrounds, parks, and recreation buildings may be considered part of the open space.

(9) Residential density may be increased up to a maximum of twenty percent (20%) above that allowed in the underlying zone, at the discretion of the Planning Commission and subject to the concurrence of the City Council. The density will be determined during the preliminary development plan review stage. Density increases shall be governed by the following: (which are to be treated as additive, and not compounded.)

- (a) An increase of common open space in a single-family Planned Unit Development to fifteen percent (15%) of gross area, if improved, permits a maximum density increase of ten percent (10%); if the open space is left unimproved, five percent (5%) is allowed.
  - (i) Improved open space is common open space that is highly accessible to all residents of the Planned Unit Development; that is devoted to planting; patios, walkway, and recreational areas; that provides recreational facilities such as swimming pool, tennis court, club house, playground, etc.; that is of such dimension to be functionally usable (any one section of improved open space shall not be less than six thousand (6,000) square feet nor less than thirty (30) feet in its smallest dimension); and that is of a finished grade of twelve percent (12%) or less.
  - (ii) Unimproved open space is common open space that generally allows for the preservation of the Planned Unit Development's natural amenities such as rock outcroppings, trees, ravines, ponds, drainage channels, etc. All or part of unimproved open space is generally left in a natural state.
- (b) A density bonus is not allowed in multi-family Planned Unit Development's by increasing open space. Economies in construction and an increase in open

space may be achieved by increasing the number of units per structure as provided in Section 11-27-111(5).

- (c) Character, identity, and architectural and siting variation incorporated in a development shall be considered cause for density increases not to exceed fifteen percent (15%). When combined with open space density bonuses, the total density shall not exceed twenty percent (20%). The degree of distinctiveness and the desirable variation achieved shall govern the amount of density increase the Planning Commission and City Council approve. Such variations may include, but are not limited to, the following:
  - (i) Landscaping; streetscape; open spaces and plazas, using of existing landscaping and natural features; pedestrian way treatments; and recreational areas (a maximum increase of five percent (5%)).
  - (ii) Siting; visual focal points; use of existing physical features such as topography; view; sun orientation; circulation patterns; physical environment; variation in building setbacks; and clustering of building groups (a maximum increase of five percent (5%)).
  - (iii) Design features; street sections; architectural styles; harmonious use of materials; parking areas broken by landscape features; and varied use of house types (a maximum increase of five percent(5%)).

(10) All dwellings units shall be served by public sewer and public water. All utilities within the Planned Unit Development shall be placed underground.

(11) Off-street parking spaces shall be provided as required in Chapter 32.

(12) All streets in a Planned Unit Development shall be a dedicated public street built to Farmington City Standards.

#### **11-27-112 Open Space Preservation.**

(1) The Farmington City Council, upon recommendation of the Planning Commission, shall require the preservation, maintenance and ownership of open space utilizing, at the City's option one of the following methods:

- (a) Dedication of the land as a public park or parkway system;
- (b) Granting to Farmington City a permanent open space easement on and over the said private open spaces to guarantee that the open space remain perpetually in recreational use, with ownership and maintenance being the responsibility of a Homeowners' Association established with articles and by-laws which are satisfactory to Farmington City, or
- (c) Complying with the provision of the Utah Condominium Ownership act of 1963, Title 57, Chapter 8, Utah Code Annotated, 1953, as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities. Recreation uses and facilities may be developed within the common open space areas in compliance with a recreation and landscaping plan approved as part of the approved final development plan of the Planned Unit Development.

(2) If the second or third methods, as set forth above, are utilized to maintain the open spaces, but the organization established fails to maintain the open space in reasonable order and condition, the City may, at its option, do or contract to have done the required maintenance and shall assess ratably the open spaces and individually-owned properties with the Planned Unit Development. Such assessment shall be a lien against property and shall be filed with the Davis County Recorder, or the City may bring suit to collect the maintenance fees together with reasonable attorney's fees and costs.

### **11-27-113 Performance Bond and Guarantee of Improvements.**

In order to insure that the Planned Unit Development will be constructed to completion in an acceptable manner, the developer shall guarantee the improvements. The Performance Bond or Guarantee Agreement shall be prepared by the City Attorney and signed by the developer of the Planned Unit Development. The developer shall deposit in escrow with a bank or lending institution, a sum of money equal to one hundred twenty percent (120%) of cost of improvements as estimated by the City Engineer. (The City Engineer may obtain estimates from licensed professionals for improvements that the City Engineer is not qualified to value (e.g. landscaping in the improved common area). The estimated costs shall cover the construction and installation of all required landscaping, parking, and street improvements, including paving, curbs, gutter, sidewalks, water and sewer lines, parks, playgrounds, recreation facilities, and other amenities shown on the final development plan approved by the Planning Commission.

### **11-27-114 Covenants and Restrictions.**

The applicant for any Planned Unit Development which is being developed as a Condominium project under the provisions of the Condominium Ownership Act of Utah, or subsequent amendments thereto, shall prior to the conveyance of any unit, submit to the Planning Commission a declaration of covenants, conditions and restrictions relating to the project, which shall become part of the final development plan and shall be recorded to run with the land. Said covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development. Said document shall, as a minimum, contain the following:

(1) The establishment of a private association or corporation responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner within the condominium development.

(2) The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection, and the powers and duties of said committee; and including the person, partnership, or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.

(3) The method of calling a meeting of the members of the corporation or association, with the members thereof that will constitute a quorum authorized to transact business.

(4) The manner of collection from unit owners for their share of common expenses, and the method of assessment.

(5) Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair, and restore or sell property in the event of damage or destruction of all or part of the project.

- (6) The method and procedure by which the declaration may be amended.

**11-27-115 Time Limit.**

Unless there is substantial action leading toward completion of a Planned Unit Development or an approved phase thereof within a period twelve (12) months from the date of approval, as determined by the City Council such approval shall expire unless, after reconsideration of the progress of the project, an extension is approved.

27-614 (now 11-27-106 (6)(h)) Amended, 9/02/98, Ord. 98-31



Dear Property Owner and/or Developer:

Farmington City has adopted a Master Trails Plan of existing and proposed non-motorized trails to enhance our City and benefit our residents. A Master Trails Map is included with this material. All developers are asked to check this map for trails that may cross or abut your proposed development. The existing trails are solid lines whereas the proposed trails are dashed lines.

If there is an existing or proposed trail on or abutting your property, you are asked to make allowance for the trail as you plan your development. This may be a condition of the City's approval of each stage of your development. A two-page check list is also attached which details the approval process you will follow in a four-step process from schematic plan, to preliminary plat, to final plat, and finally, approval of your construction plans or building permit.

I will work with you during this process as the City Planner, as well as a member of the Farmington Trails Committee (FTC), to sign off on each step. Your cooperation is appreciated as this is part of an on-going fulfillment of the Farmington City General Plan. As you work the trails into your development, these pathways will become an amenity to benefit the tenants and residents of your future project.

Sincerely,

David E. Peterson, AICP  
City Planner/Zoning Administrator  
Farmington City



## TRAILS PROCESS RELATED TO ZONING AND SUBDIVISION ORDINANCE

	Who	Action	Planner Signoff	FTC Signoff
Schematic Plan	Dev	Submit schematic plan to city planner		
	Planner	Compare to trail plan and work with developer as needed		
	D & P	Pre application conference to review trails		
	Dev	Submit schematic plan to PC		
	"	include "trails on and abutting the property must be shown"		
	"	include trails as part of the required street plan		
	Planner	Compare to trail plan and work with developer as needed		
	PC	Consider schematic plan until able to approve		
	FTC	Attend PC meetings		
	CC	Consider schematic plan until able to approve		
	FTC	Attend CC meetings		
Preliminary Plat	Planner	Schedule first trail walk with developer, FTC, others		
	Dev	Before walk: Provide 3 full size copies of plan near trail, and schedule surveyor to attend with rebar, wood stakes, flagging		
	D, P, FTC	During walk: View corner stakes of lots and streets abutting trail, stake and flag trail, take photos, each party marks and keeps a drawing		
	Surv	During walk: Stakes corners of nearby lots, and streets, using 4' long #6 rebar, wooden stakes, flagging		
	Dev	Submit preliminary plat		
	Planner, FTC	Prepare recommendation for PC		
	PC	Vote on preliminary plat		
	Planner	Work with developer if appropriate per PC instructions		
	Dev	Submit (orig or revised) preliminary plat to planner		
	Planner, FTC	Sign that all PC requirements have been met		

Final Plat	Dev	Submit proposed final plat and improvement drawings		
	Planner, FTC	Compare to draft plat and improvements, note changes if any		
	D, P, FTC	If changes near trails, schedule and conduct another walk through, similar to first, including surveyor and staking		
	Dev	If necessary, revise and submit proposed final plat and improvement drawings		
	Planner, FTC	Compare to draft plat and improvements, iterate process until complete		
	-----	Final plat and improvement drawings are now complete		
	Planner, FTC	Sign that final plat and improvement drawings are complete		
	Planner	Put final plat and improvement drawings on PC agenda		
	Planner	Include text, trail not to be encroached upon; any required erosion control and landscaping; and the stakes for abutting lots/streets, stakes for trail must be present and maintained, re-set if destroyed by construction equipment		
	PC	Vote on final plat and improvement drawings		
	Planner	Put final plat and improvement drawings on CC agenda		
	CC	Vote on final plat and improvement drawings		
	Planner, FTC	Prepare draft bond estimate for trails and landscaping		
	CE	Prepare bond estimate using planner input		
	Dev	Post bond for trails and landscaping		
	Planner	Schedule first preconstruction meeting		
	Dev	Rough grade the trail, provide any required landscaping, ensure the stakes for abutting lots/streets, stakes for trail are still present		
	Planner, FTC	Trail walk to observe trail not encroached upon, any required erosion control, landscaping, and the stakes for abutting lots/streets, stakes for trail are present - if OK, bond is released		
Planner, FTC	Sign that final plat is ready for recording			
CE	Submit plat to recorder for recording			

Bldg Permit Process	Lot Owner	Pick up building permit application		
	-----	Building permit application informs lot owner to look for trails on the final plat and on the ground		
	Lot Owner	Submit a plot plan with permit application		
	Planner	Use plot plan checklist to review application for trails on and/or abutting - schedule a walk with lot owner and FTC if necessary		
	Planner	Use plot plan checklist to notify FTC that construction is occurring		
	FTC	Trail chief periodically monitors the area		
	Inspectors	Use building inspector checklist to enforce non-encroachment on trails		
	FTC	Trail chief continues to monitor the area twice per year minimum		

Note 1: update city ordinance to require the process described above  
Note 2: recommend fee title for trails in subdivisions, easements for commercial properties

# Farmington Area 20 Year Master Trails Map



"Improving the quality of trails and life"  
FARMINGTON TRAILS COMMITTEE



## Trail Names

1 Bonneville Shoreline	9 Shepard Creek	18 Davis Creek
2 Historic (Main Street)	10 Haight Creek	19 Lund Lane
3 North Frontage Rd	11 Farmington Creek (Includes Lagoon Trail)	20 Farmington Upper Terrace
4 South Frontage Rd	12 Spring Creek	21 Fruit Heights Upper Terrace
5 Oakridge Preserve	13 Patsy's Mine	22 GSL Nature Center (Farmington Bay Preservation)
6 Legacy	14 Hornet Canyon	23 Bountiful Peak
7 Rail-to-Trail	15 Steed Creek	24 Ford Canyon Overlook
8 Great Salt Lake		

## Legend

F Trailheads with parking	Creeks	Sidewalk
( Trailheads	Existing/Proposed	Paved Road
< Campground	Existing/Proposed (Trail lines are approximations)	Dirt Road
City Boundary	Proposed (Do not use yet)	US Forest System Trail
Non-US Forest Route (Use at own risk)	City Parks	

**LEAVE NO TRACE OUTDOOR ETHICS**

- Plan Ahead and Prepare
- Travel and Camp on Durable Surfaces
- Dispose of Waste Properly
- Leave What You Find
- Minimize Campfire Impacts
- Respect Wildlife
- Be Considerate of Other Visitors

**EARN THE "POWER HIKER" PATCHES**

Become a Power Hiker! You may earn the "30 Miler Power Hiker" embroidered patch by hiking all 30 miles of finished trails in the Farmington trail network. The "15 Miler" patch is earned by hiking 15 miles of trails of your choosing.

**JOIN THE F. O. O. T. PATROL**

Help us maintain and monitor our trails. You can apply for the right to purchase and wear the full-color, embroidered patch shown here and be a part of Farmington's F.O.O.T. Patrol. See our website for details.

VISIT OUR WEBSITE AT:

[www.FarmingtonUT.com](http://www.FarmingtonUT.com)

FARMINGTON CITY GIS..

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