



Farmington City Planning Commission

March 3, 2016



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **March 3, 2016**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah
Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. – City Council Chambers (2nd 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

3. Jerry Preston – Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone. (S-8-15)
4. Lew Swain – Applicant is requesting final plat approval for the Oakwood Estates Phase VIII Conservation Subdivision consisting of 1 lot on .57 acres located at approximately 479 W. Oak Wood Circle in an LR-F (Large Residential – Foothill) zone. (S-2-16)
5. Jerry Preston – Applicant is requesting a recommendation for plat amendment approval to combine one unsubdivided parcel and three subdivided lots into two platted lots in the Sunset Hills Subdivision Number 2 Second Amendment consisting of 3.85 acres located at 9 S. Sunset Drive in an LR-F (Large Residential – Foothill) zone. (S-5-16)

GENERAL PLAN AMENDMENT

6. Farmington City (Public Hearing) – Applicant is requesting a recommendation for approval of an amendment to the General Plan adopting the Farmington Active Transportation Plan. (MP-1-16)

CONDITIONAL USE PERMIT

7. James Taylor (Public Hearing) – Applicant is requesting conditional use permit approval for a height increase for an accessory structure (detached garage) located at 83 East 600 North in an OTR-F (Original Townsite Residential - Foothill) zone. (C-4-16)

8. Matthew Cooper/Challenger School (Public Hearing) – Applicant is requesting conditional use permit approval for a small portable classroom for their existing school located at 1089 N. Shepard Creek Parkway in an R-4 (Multi Family Residential) zone. (C-6-16)
9. Andrew Hogan (Public Hearing) – Applicant is requesting conditional use approval for a home occupation (swimming lessons for approximately 12 pupils at a time) to be held at 528 South 200 East in an LR (Large Residential) zone. (C-2-16)
10. Miscellaneous, correspondence, etc.
 - a. Farmington City (Public Hearing) – Applicant is requesting a recommendation to repeal Chapter 9 of the Subdivision Ordinance regarding development fees and to establish the same information contained therein by ordinance.
 - b. Dennis Greenhalgh – Applicant is requesting to place a detached accessory building (pool house) in his side yard located at 741 S. Country Lane in an AE – PUD (Agriculture Estates – Planned Unit Development) zone.
 - c. Other

11. 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 February 26, 2016

Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
February 4, 2016

STUDY SESSION

Present: Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Bret Gallacher and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Kent Hinckley and Alex Leeman were excused.

Item #3. Jerry Preston – Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D.) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential-Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with the zone designation LR-F.

Eric Anderson said the borings have not yet been completed by GeoStrata due to weather. He said it is the Planning Commission's decision; however, staff would be in favor of tabling the item until the borings are completed. Heather Barnum asked if the item will be a public hearing on the meeting's next agenda. Eric Anderson explained the item previously had a public hearing that was opened, comments were received, and then the item was closed for public comment. The motion for the item was then tabled. Due to the tabling, the public hearing would remain closed. Rebecca Wayment expressed concern that the Planning Commission may want the public to hear the boring results and have the opportunity to comment on the results to ensure there is full transparency in the public's eye as the community has been very involved in this item. The commissioners and staff discussed the option of holding another public hearing. It was expressed that comments that may be received will be what has already been stated, despite what any geotech report may state. Some commissioners felt it is still important for the public to be able to voice their opinion one more time.

Item #4. Tim Matthews (Public Hearing) – Applicant is requesting condition use permit approval for a commercial outdoor recreation (reception center facility) located at 495 West Glover Lane in an AE (Agriculture Estates) zone.

Eric Anderson said he sent an email to the Planning Commissioners for their input as to if this proposed use falls under the "commercial outdoor recreation, minor (i.e. family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.). He said five of the commissioners felt this proposed use did fall under the minor outdoor recreation use. With this proposal being in the AE zone, the item is requested as a conditional use permit. He said the added conditions can be amended based on what the commissioners would like to include.

The commissioners discussed the traffic impact this facility might have on the surrounding area. David Petersen said, in his experience working with the City Traffic Engineer, he feels the results would show the impact would be manageable. He also said the School District's conditional use permit may also come before the Commission shortly; further traffic patterns will be discussed in more depth at that time. Staff also added that an extension agreement for public road improvements will need to be made. They also added that the commissioners may want to include an asphalt extension as part of the extension agreement.

Heather Barnum felt 10 p.m. seemed a little early as a close time for a reception center. She asked if it would be appropriate to match the noise ordinance, which is 11 p.m. Staff and the commissioners are comfortable with the amendment to the condition for the motion.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Bret Gallacher and Dan Rogers, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Kent Hinckley and Alex Leeman and Community Development Director David Petersen were excused.*

Item #1. Minutes

Heather Barnum made a motion to approve the Minutes from the January 21, 2016 Planning Commission meeting. **Dan Rogers** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from February 2, 2016 City Council meeting. He said the Residences at Farmington Hills Subdivision was tabled as the Council is waiting for the borings to be completed. Also, The Haws Companies (THC) Development Agreement amendment regarding the pylon signs was also approved; the City Council approved the Planning Commission's recommendation of Option 1 which included the 3 sign overlays. **Heather Barnum** asked about the update that was presented for the pedestrian overpass on Park Lane. **Eric Anderson** said Amy Shumway, the resident that has started the petition for the overpass, and has presented to the Commission in the past, has been able to gain a lot of community support for the overpass. She and her family have raised over \$1,000 at this point; however, the overpass cost would be approximately \$12 to \$13 million in total costs.

SUBDIVISION APPLICATIONS

Item #3. Jerry Preston (Public Hearing) – Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D.) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential-Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with the zone designation LR-F. (S-8-15 & A-1-15)

As was discussed in the Study Session, **Eric Anderson** said the borings have not yet been completed by GeoStrata due to weather related events. He said the Planning Commission may want those completed in order to make a more informed decision so staff is recommending tabling the item until those are completed.

Rebecca Wayment asked if the item will be a public hearing when it returns. **Eric Anderson** said the public hearing was previously held and closed. As was also discussed in the Study Session, some commissioners feel it might be appropriate to hold another public hearing once the borings are completed.

Bret Gallacher said he feels it would be appropriate to table the item until the borings are completed, as suggested, to ensure all safety concerns have been addressed. The commissioners agreed.

Motion:

Dan Rogers made a motion that the Planning Commission table the preliminary plat for the Residences at Farmington Hills subdivision until the borings have been completed, the commissioners have had time to review the borings, and that a public hearing can be arranged for the next meeting. **Heather Barnum** seconded the motion which was unanimously approved.

CONDITONAL USE PERMIT APPLICATION

Item #4. Tim Matthews (Public Hearing) – Applicant is requesting condition use permit approval for a commercial outdoor recreation (reception center facility) located at 495 West Glover Lane in an AE (Agriculture Estates) zone. (C-1-16)

Eric Anderson said he sent an email to the Planning Commissioners for their input to determine if this proposed use falls under the “commercial outdoor recreation, minor (i.e. family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.) He said five of the commissioners felt this proposed use did fall under the minor outdoor recreation use. With this proposal being in the AE zone, the item is a conditional use.

Eric Anderson said the applicant did provide a new description of what he would like to do with the property. He said the applicant is proposing the two existing buildings, which are barn type structures, be used as reception centers for family reunions and weddings. He said the applicant is proposing the back half of the property as a parking lot and the pasture as overflow parking. Staff feels parking is ideal as it is away from Glover Lane. **Eric Anderson** said staff is recommending approval with the listed conditions. He said the commissioners discussed amending the hours of operation and adding asphalt extension as part of the extension agreement during the Study Session.

Tim Matthews, 1563 Oakridge Park Way, said they have owned this small family mini-ranch for some time and have been recently repairing the barns. He said their idea for the property has evolved over time as people have mentioned to them that the facility would be a nice place for family events, reunions, weddings and more. He said he contacted the City to see what the zoning would allow, including being able to rent the facility out for events.

Heather Barnum asked the applicant if he had any issues with the suggested hours of operation of 8 a.m. to 10 p.m. **Tim Matthews** said he has not thought about the time in depth as he is in the beginning stages of his plans; however, he feels many weddings end around 10 p.m. **Heather Barnum** asked if he would like an extended time to allow for exit and clean-up. **Tim Matthews** said he would as it would allow a buffer for those renting the facility.

Connie Deianni asked the applicant if he has talked with the similar establishment in west Kaysville of any of the positives or negatives of a facility like he is proposing. **Tim Matthews** said he has not spoken with that establishment.

Rebecca Wayment opened the public hearing at 7:12 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:12 p.m.

Heather Barnum said she likes the idea of extending the hours of operation to 8 a.m. to 11 p.m., especially as it is consistent with the City’s noise ordinance. The commissioners agreed.

Rebecca Wayment said she likes the proposed plans and feels it fits with the area and the feel of Farmington. The commissioners agreed.

Motion:

Bret Gallacher made a motion that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. The hours of operation are limited to 8 a.m. to 11 p.m.;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable buildings codes;
5. The applicant must enter into an extension agreement with the City for all improvements related to Glovers Lane, including sidewalk, curb and gutter, park strip, asphalt extension, and road improvements.

Connie Deianni seconded the motion which was unanimously approved.

Findings for Approval:

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

ZONE TEXT CHANGES

Item #5. Farmington City – Applicant is requesting miscellaneous Text Amendments to Chapters 7 and 28 of the Zoning Ordinance regarding: a) Defining Small Cell Networks, DAS, and Similar Wireless Networks in Section 11-28-190 and including these in Table 1, the Summary of Conditional and Permitted Uses; b) Amending Section 11-7-107(7)(b) of the Zoning Ordinance clarifying the language regarding the buffer requirement between a commercial and residential use.

Eric Anderson said this item is a carry-over from the omnibus zone text changes at the last Planning Commission meeting. Part a was pulled from the prior meeting as there is no other ordinance in the state that's similar to what was being addressed. Since then, staff has worked with one of Verizon's lawyers to adequately define, expand, and add what is needed to ensure it is appropriately addressed. **Eric Anderson** reviewed the proposed changes, as written in the staff report, including adding Section P to the Ordinance under 11-28-190 explaining Small Cell Networks and its requirements within the Ordinance. He also said Table 1: Summary of Permitted and Conditional Uses (as shown in the staff report) has been amended to match Monopoles lower than 60' tall as the max height of a small cell network is 50'.

As for Part b of the item, **Eric Anderson** said the Planning Commission had directed staff in the last meeting to clarify the difference between industrial and commercial use with regards to Section 11-7-107(7)(b) of the Zoning Ordinance. The Planning Commission was concerned that the discussed 10' buffer was not enough separation for residential homes from industrial uses. **Eric Anderson** explained staff added (c) to Section 11-7-107(7) which is specific to industrial uses. It now requires an 8' high masonry fence and a 30' buffer zone with sufficient landscape to suppress the sound and light of the industrial use when that use is adjacent to or abutting residential. Additionally, (b) will now require commercial, office and institutional uses to have a 6' high masonry fence and a 10' buffer.

Rebecca Wayment asked what zones are considered industrial. **Eric Anderson** said the industrial zone within the City is the LM&B (Light Manufacturing and Business) zone. **Rebecca Wayment** asked if there are any other dense commercial zones elsewhere in the City that may result in a lot of traffic and noise. **Eric Anderson** said he does not feel there will be any other conflict with other commercial or business zones based on the General Map and the location of those proposed zones within the City. **Dan Rogers** asked if there is concern with the mixed use areas of downtown Farmington. **Eric Anderson** said the BR zones approved uses allow for light commercial uses; they cannot have commercial uses like large shopping centers.

Connie Deiani asked for clarification as to why the requirement for the masonry fence wind load is 100 mph winds when the requirement for signs is to withstand 150 mph winds. **Eric Anderson** said that does need to be amended to 150 mph. He said the requirement was 100 mph 5 years ago, but has since been increased. The City's building permit requirement is 150 mph so the fence would have to meet that requirement regardless; however, it would be important to amend it so it is consistent.

Rebecca Wayment said she is comfortable with how staff has matched the conditional and permitted uses for the small cell network. **Eric Anderson** suggested amending the Conditional Use (C) for the Small Cell Networks within the A (Agriculture) zone to a C# which would allow the small cell networks to only be allowed on schools, churches and institutional buildings. He feels if it is allowed in the AE/AA zone, it would be okay to have it allowed for the A zone. **Rebecca Wayment** said she is comfortable with the amendment.

Connie Deiani asked if the commissioners were comfortable leaving the "etc." as part of the "KEY" to the Summary of Permitted and Conditional Uses. She feels leaving it in may open the door to items the Commission may not want. **Eric Anderson** said staff interprets the "etc." as institutional use.

He said the motion could be amended to include changing the “etc.” to state “and other institutional uses.”

Motion:

Heather Barnum made a motion that the Planning Commission recommend approval of the proposed amendments to the Zoning and Subdivision Ordinances as set forth in the February 4, 2016 staff report, in addition to amending Section 11-7-107(7)(b) and (c) to increase fence wind loads from 100 to 150 mph and to amend Section 11-28-190 Table 1: Summary of Permitted and Conditional Uses to add a pound sign (#) to the Conditional Use (C) for Small Cell Networks in the A (Agriculture) zone and to amend the KEY on Table 1 for “#” to remove the “etc.” and added “and other institutional uses,” subject to all applicable Farmington City ordinances and standards. **Bret Gallacher** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 7:28 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

CLOSED SESSION: A closed session will be held at 4:00 p.m. for purposes of litigation and reasons permitted by law.

WORK SESSION: 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, February 16, 2016, 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

PUBLIC HEARINGS:

7:05 Appeal for Ascent Academy regarding Impact Fees

7:15 Miscellaneous Zoning and Subdivision Ordinance Amendments

SUMMARY ACTION:

7:30 Minute Motion Approving Summary Action List

1. Consolidated Fee Schedule Update Regarding Park Impact Fees
2. Amendment to Lagoon Contract Rate
3. Contract for the Construction of the 1100 W Culvert with Acme Construction/Davis County/School District
4. Approval of Minutes from February 2, 2016

GOVERNING BODY REPORTS:

7:35 City Council Committee Reports

7:45 City Manager Report

1. Executive Summary for Planning Commission held on February 4, 2016

2. Police and Fire Monthly Activity Reports for January

7:50 Mayor Talbot & City Council Reports

1. BOA Appointment

ADJOURN

CLOSED SESSION

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

DATED this 11th day of February, 2016.

FARMINGTON CITY CORPORATION

By: 
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.

WORK SESSION: 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 receive a financial update with ten year forecast study. 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, March 1, 2016, 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

NEW BUSINESS:

7:05 Introduction of the new Youth City Council Members/Administration of Oath of Office

7:20 Presentation for Years of Dedicated Service to Alyssa Revell

7:25 Presentation for Years of Dedicated Service to George Chipman

7:30 Introduction of John Andersen - New Historic Preservation Chair

7:35 Introduction of Ron Robinson - New Trails Committee Chair

7:40 Presentation of Theme for 2016 Festival Days

7:45 UTA Shuttle Service Agreement

7:55 Approve Sale of City Property located at 779 S Country Lane

SUMMARY ACTION:

8:05 Minute Motion Approving Summary Action List

1. Approval of Minutes from February 16, 2016
2. Ratification of Approval of the Storm Water Bond Log

GOVERNING BODY REPORTS:

8:10 City Manager Report

1. Building Activity Reports for December 2015 and January 2016
2. Safety Fence on Shepard Lane Overpass
3. Economic Development Intern
4. Council Meeting Schedule – March 29th or April 5th
5. Training for Disaster Roles (Set date between April and June)
6. Strategic Planning St. George April 8th at 1 pm

8:25 Mayor Talbot & City Council Reports

1. Board of Adjustment Appointment – Tyler Judkins
2. City Council Pictures (Dress Code)

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session for potential litigation and property acquisition.

DATED this 25th day of February, 2016.

FARMINGTON CITY CORPORATION

By:  _____
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 February 4, 2016

Item 3: Preliminary Plat for the Residences at Farmington Hills Subdivision

| | |
|---------------------------|--|
| Public Hearing: | No |
| Application No.: | S-8-15 |
| Property Address: | Approx. 300 East between 100 and 400 North |
| General Plan Designation: | LDR (Low Density Residential) |
| Zoning Designation: | LR-F (Large Residential - Foothill) |
| Area: | 44.3 Acres |
| Number of Lots: | 23 |
| Property Owner: | Jerry Preston, et. Al. |
| Agent: | Jerry Preston |

Request: *Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D) Subdivision.*

Background Information

The applicant desires to develop 44+ acres east of 200 E. Access to the site will be via a looped residential street connecting the east end of 100 North Street to the east end of 400 North Street. Two points of access are required if the street is more than a 1,000 feet in length. A steep hillside band separates the buildable area of this site from the relatively flat topography of downtown. The major challenge for the developer is to engineer a road across this steep band to and from the site. The City Engineer is aware of the cuts and fills necessary to construct this street, but it is more typical that the Planning Commission consider aesthetics issues related to these cuts and fills during the next stage of the subdivision process.

The applicant's 20,000 s.f. lot yield plan shows that at least 23 lots are possible on site. He is seeking no lot bonuses as per the conservation subdivision standards set forth in Chapter 12 of the Zoning Ordinance. Nor is he seeking TDR lots because the number of lots set forth on the preliminary plat does not exceed the total lot count on the above referenced yield plan and, for the most part, the lots are well over 20,000 s.f. in size. Nevertheless, Lots 3, 4, and 5 on the preliminary plat are less than 20,000 square feet in size (17,190 s.f., 14,563 s.f., 15,008 s.f. respectively) and each of these is served by a common drive. Therefore, the developer is requesting a PUD overlay (limited to said lots) enabling him to deviate from the standards of the underlying zone, and the City Council approved the preliminary PUD master plan for these 3 lots as part of their schematic plan consideration on June 30th. In order to meet his open space requirement for this small PUD, the applicant is proposing to dedicate trail

easements over and across the flag rock trail on the south side of the project, and the lower firebreak road trail on the north side of the development.

The easterly 20 acres of the development is presently located in the unincorporated area of the County. As part of the process, the applicant submitted a petition to annex the acreage into Farmington City and requested the zone designation (LR-F) similar to the rest of his property and adjacent properties in the area that are already located within the city limits. The City Council accepted the petition for annexation study by resolution on May 5, 2015. The Planning Commission voted 6-0 on January 21, 2016 to recommend that the City Council approve the annexation, but recommended denial of the zoning designation of LR-F, which, if the City Council follows the Planning Commission recommendation, the default zone designation would be A-F.

Since the time that the schematic plan was approved by the City Council on June 30, 2015, the applicant has been preparing the studies required to address Section 11-30-105 of the Zoning Ordinance related to the Foothill Development Standards. The most important component of this has been the geotechnical (soils) report and the geo-hazards report. While many of the requirements of the foothill development standards have been met, there are some that will not be required until either the final improvement drawings or building plans have been submitted; these include a drainage and erosion control plan or SWPPP, grading plan, revegetation plan, and streets; all of these outstanding design requirements will be part of the improvement package required at the next step. Excerpts from the geo-hazards and geotech (soils) report have been included as part of this staff report. Both reports state that the property is developable as long as the mitigation methods and engineering guidelines detailed in these reports are followed.

Some concerned residents have acquired a professor of geology from the University of Utah to give her opinion on the applicant's reports. At the City Council meeting held on December 15th, the Planning Commission was invited to hear what Dr. Nicoll said; while Dr. Nicoll had many relevant points, the focus of her discussion was on hillside development in general and how the best practice is to not develop on hillsides. Unfortunately, as valid as that input may be, the City currently has an application for a subdivision to review, and this application is what is under consideration, not an application for a nature preserve. Dr. Nicoll did not really address the two GeoStrata reports directly, nor did she address the site specifically; it was a high-level, broad-brushed, and overall look at hillside development in general.

Staff has had a third party geotech engineer (that is a consultant for the City) review the reports, he added a few mitigation requirements, but found the report to be fundamentally sound, however, this review was focused on the structural integrity of the future homes and how to mitigate those risks. At the last Planning Commission, staff was instructed to get a more comprehensive and thorough review of the geo-studies, which has occurred. Staff contracted with AGEC to get an objective, third-party review of the reports, the findings of this report are attached and the recommendations have been included as either conditions for approval, or additional information to be obtained through further study. It is still to be determined when an addendum to the geotech and geohazards study should be performed, but staff feels that it would be prudent to shore up the existing studies with additional information. At the January 21st Planning Commission, the commission tabled preliminary plat to give the applicant time to perform additional borings that were deeper than what GeoStrata initially did.

The applicant has performed the requested borings and the reports have been sent to the City's consultant for a third party review of the amended geotech and geological hazards studies. Staff will have that review available for this Planning Commission meeting and have a report at that time.

Suggested Motion:

Move that the Planning Commission approve the preliminary plat for the Residences at Farmington Hills PUD Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The 20 acres must be annexed prior to the City accepting any application for final plat and/or final (PUD) master plan;
2. All cut and fills shall meet the requirements of Chapter 30 of the Zoning Ordinance;
3. The City Engineer must approve any exception to the maximum street slope of 12%, but in no event shall any exception exceed 14% slope as per the ordinance;
4. The developer must work with the City Manager/City Council to acquire property now owned by the City within the proposed development;
5. The applicant must deed trail rights-of-way, for public access to the City for the Flag Rock Trail and the lower firebreak road trail, and these easements shall be shown on final plat;
6. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance, that have not been addressed yet;
7. The applicant shall provide any additional information to the geotech and geohazards reports as recommended by the attached *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development* in the form of an addendum to the GeoStrata reports;
8. The applicant shall follow all recommended conditions outlined in the attached *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development*.
9. GeoStrata shall conduct periodic inspections of development activity on-site to ensure the infrastructure improvements, single-family homes, and other structures are installed and/or constructed consistent with the standards set forth in their studies. All such work must receive approval from GeoStrata in writing, including engineer stamps;
10. The applicant shall set aside necessary land to accommodate the City's water tank and provide all easements necessary to make sure no portion of the City water facilities are outside of said easements including but not limited to off-site water lines connecting to 200 East.

Findings for Approval:

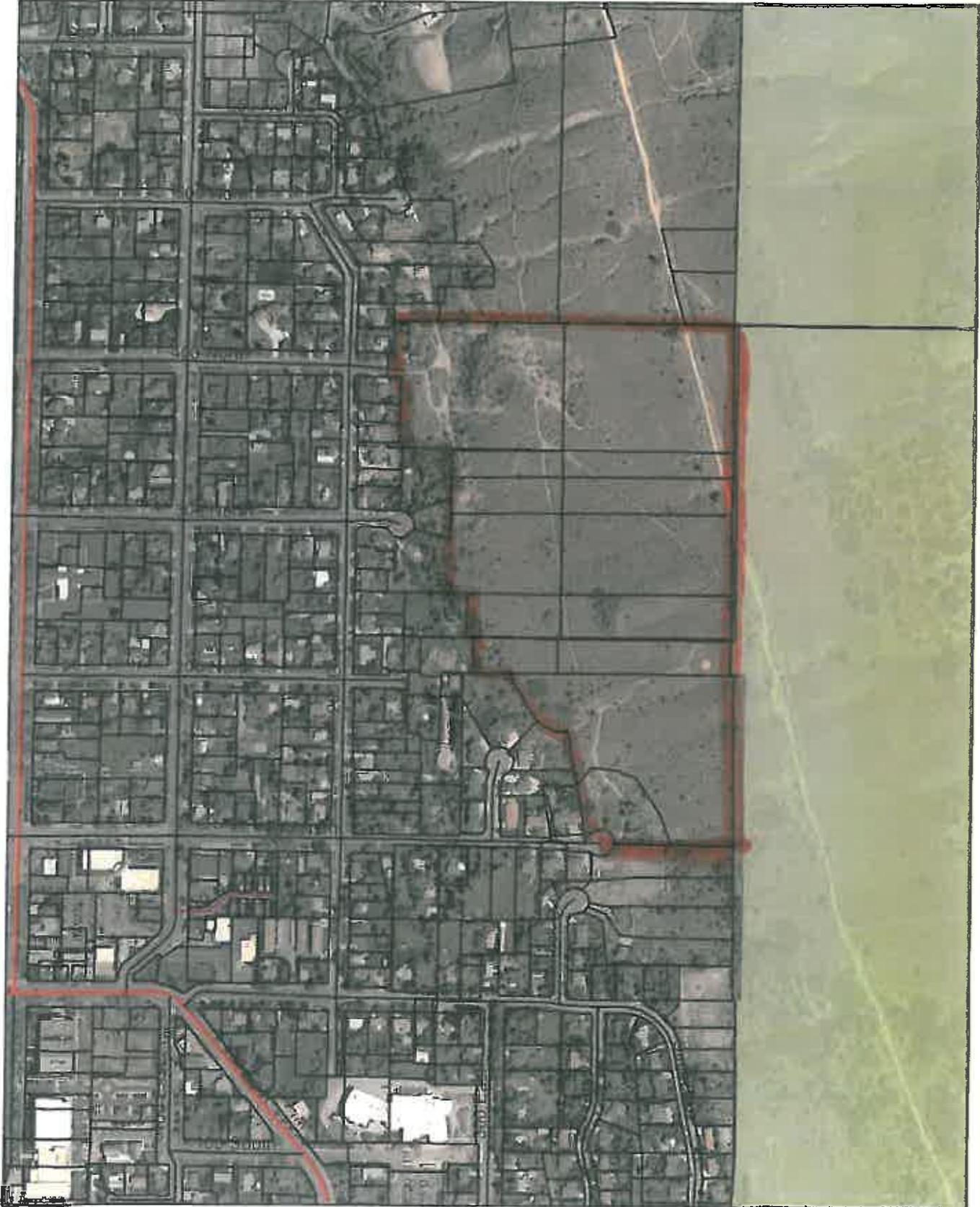
1. The proposed preliminary plat meets the requirements of the subdivision and zoning ordinance.
2. Thus far the developer has demonstrated that the roads providing access to and from the site meet the City's slope standards for such roads.
3. The anticipated trail rights-of-way meet the 10% open space requirement for the PUD, in that only a small area of the project near 100 North will have the PUD overlay, and the developer is not seeking a bonus of lots over and above the lots allowed by the yield plan.
4. The primary responsibility of this small PUD is to maintain the common drive for lots near what is now the east end of 400 North Street.
5. The applicant has provided all of the requirements of Section 11-30-105 that are normally required up to this point in the subdivision process, and will provide the final development standard requirements as part of final plat and improvement drawings.
6. The applicant has provided and will provide additional geotechnical and geohazards studies than what is normally required for foothill development.

Supplemental Information

1. Vicinity Map
2. Yield Plan

3. Preliminary Plat
4. Excerpt from GeoTech Report
5. Excerpt from Geological Hazards Report
6. *The Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development*
Performed by AGECE on behalf of the City
7. Additional geotech report performed by GeoStrata (soil borings)

Farmington City



EN SIGN
 LAYTON
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SUNNY LARSEN CITY
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LANDSCAPE ARCHITECTURE
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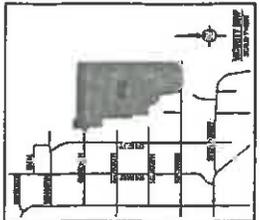
ENGINEERING
 1000 WEST 1000 SOUTH, SUITE 201
 FARMINGTON, UT 84201
 Phone: 801.328.8888

RESIDENCES AT FARMINGTON HILLS
SUBDIVISION
 400 NORTH TO 100 NORTH
 FARMINGTON CITY, UTAH

FIELD PLAN

DATE: 12/15/2023
 DRAWN BY: JLP
 CHECKED BY: JLP
 SCALE: AS SHOWN

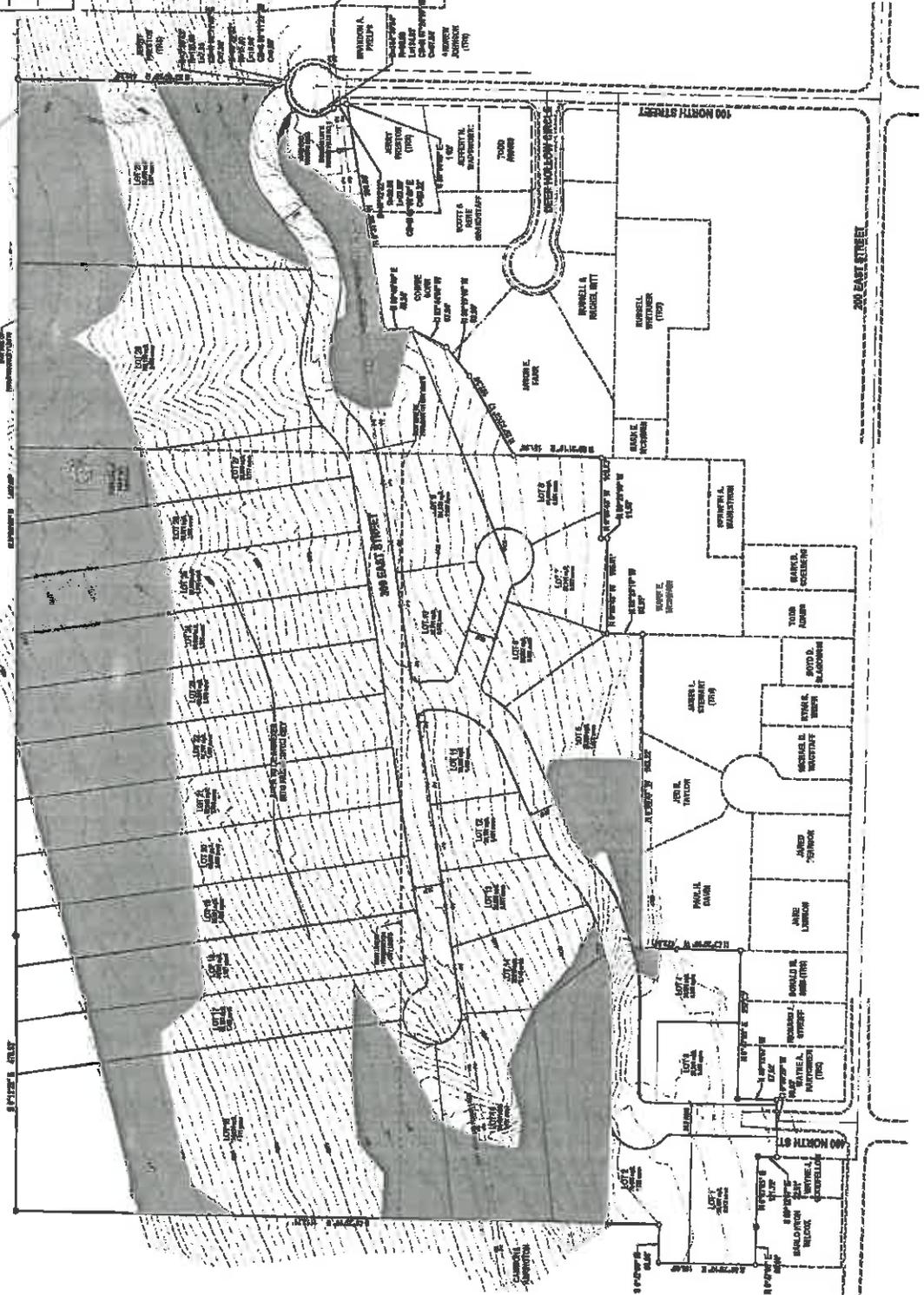
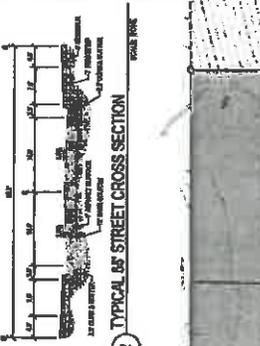
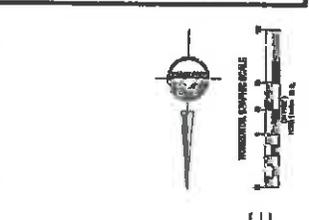
2 OF 2



- LEGEND**
- 1. Proposed lots
 - 2. Existing lots
 - 3. Proposed streets
 - 4. Existing streets
 - 5. Proposed easements
 - 6. Existing easements
 - 7. Proposed utilities
 - 8. Existing utilities
 - 9. Proposed drainage
 - 10. Existing drainage
 - 11. Proposed landscaping
 - 12. Existing landscaping
 - 13. Proposed parking
 - 14. Existing parking
 - 15. Proposed signage
 - 16. Existing signage
 - 17. Proposed fencing
 - 18. Existing fencing
 - 19. Proposed walls
 - 20. Existing walls
 - 21. Proposed gates
 - 22. Existing gates
 - 23. Proposed gates
 - 24. Existing gates
 - 25. Proposed gates
 - 26. Existing gates
 - 27. Proposed gates
 - 28. Existing gates
 - 29. Proposed gates
 - 30. Existing gates

REVISIONS TABLE

| NO. | DATE | DESCRIPTION |
|-----|------------|---------------------------|
| 1 | 12/15/2023 | ISSUED FOR PERMIT |
| 2 | 12/15/2023 | REVISED PER CITY COMMENTS |
| 3 | 12/15/2023 | REVISED PER CITY COMMENTS |
| 4 | 12/15/2023 | REVISED PER CITY COMMENTS |
| 5 | 12/15/2023 | REVISED PER CITY COMMENTS |
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| 29 | 12/15/2023 | REVISED PER CITY COMMENTS |
| 30 | 12/15/2023 | REVISED PER CITY COMMENTS |





ENSIGN
 LAYTON, UT 84040
 400 NORTH 100 EAST
 PHOENIX, ARIZONA 85004
 PHONE: 480.342.1111
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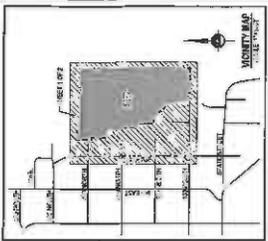
RESIDENCES AT FARMINGTON HILLS SUBDIVISION
 400 NORTH TO 100 NORTH
 FARMINGTON CITY, UTAH



PRELIMINARY PLAT

DATE: 11-17-15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 ENGINEER: [Name]

1 OF 2



LEGEND

- 1. 1/4" = 1' SCALE
- 2. 1/8" = 1' SCALE
- 3. 1/16" = 1' SCALE
- 4. 1/32" = 1' SCALE
- 5. 1/64" = 1' SCALE
- 6. 1/128" = 1' SCALE
- 7. 1/256" = 1' SCALE
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- 229. 1/17254365880463028085476512933728846720385841769774736" = 1' SCALE
- 230. 1/3450873176092605617095302586745



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**Geotechnical Investigation
Farmington Hills Development
Farmington, Utah**

GeoStrata Job No. 1039-002

October 19, 2015

Prepared for:

**Elite Craft Homes
40 North 100 East
Farmington, Utah
Attention: Mr. Jerry Preston**



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1.0 EXECUTIVE SUMMARY

This report presents the results of a geotechnical investigation conducted for the Farmington Hills residential development located in Farmington, Utah. The purposes of this investigation were to assess the nature and engineering properties of the subsurface soils at the proposed site and to provide recommendations for general site grading and the design and construction of foundations, slabs-on-grade, and pavements.

Based on the subsurface conditions encountered at the site, it is our opinion that the subject site is suitable for the proposed construction provided that the recommendations contained in this report are complied with. Subsurface conditions were investigated through the excavation of six exploratory test pits that extended to depths ranging from 6 to 13 feet below the site grade as it existed at the time of our investigation. The subject property is overlain by 1 to 2½ feet of topsoil composed of silt, sand, and gravel. Underlying the topsoil we encountered Pleistocene-aged lacustrine sand and gravel deposits.

All fill placed for the support of structures, concrete flatwork or pavements should consist of structural fill. Structural fill may consist of native sand and gravel soils with particles larger than 4 inches in diameter removed or an imported material. Structural fill may also consist of the native clay and silt soils, however the contractor should be aware that it can be difficult to moisture condition and compact the clay and silt soils to the specified maximum density. All structural fill should be free of vegetation, debris or frozen material, and should contain no inert materials larger than 4 inches nominal size. Alternatively, an imported structural fill meeting the specifications presented in the report may be used.

The foundation for the proposed structures may consist of conventional strip and/or spread footings founded on undisturbed native silty sand or gravel soils or on structural fill. Conventional strip footings founded entirely on undisturbed native silty sand and gravel soils, non-collapsible clayey sand, clay and silt soils, or on properly compacted structural fill may be proportioned for a maximum net allowable bearing capacity of **2,500 psf**.

An assumed CBR of 10.0 for near surface soils was utilized in the pavement design. Based on assumed traffic loads, we recommend a pavement section consisting of 3 inches of asphalt over 8 inches of untreated base for pavements on sand and gravel soils. Alternatively, a pavement section consisting of 3 inches of asphalt over 6 inches of untreated base over 6 inches of subbase may be used for pavements on sand and gravel soils.

NOTE: This executive summary is not intended to replace the report of which it is part and should not be used separately from the report. The executive summary omits a number of details, any one of which could be crucial to the proper application of this report.

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical investigation conducted for the proposed Farmington Hills residential development located in Farmington, Utah. The purposes of this investigation were to assess the nature and engineering properties of the subsurface soils at the proposed site and to provide recommendations for general site grading and the design and construction of foundations, slabs-on-grade, and pavements.

The scope of work completed for this study included a site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report as in accordance with our signed proposal dated June 19, 2015. The recommendations contained in this report are subject to the limitations presented in the "Limitations" section of this report.

2.2 PROJECT DESCRIPTION

The subject project consists of an approximately 44 acre parcel located in Farmington, Utah (See Plate A-1, *Site Vicinity Map*). We understand that the development will consist of 29 residential building lots occupied by single-family residential buildings one to two stories in height with basements. We anticipate footings loads on the order of 3 to 5 klf. Several residential roads along with associated utilities, curb & gutter, and sidewalks within the development will also be a part of the proposed construction. We assume that the loads associated with these structures will be relatively light.

3.0 METHOD OF STUDY

3.1 SUBSURFACE INVESTIGATION

As part of this investigation, subsurface soil conditions were explored by excavating six exploratory trenches at representative locations across the site. Representative faces of each of these trenches were logged as part of a geotechnical investigation. The trenches were excavated to depths ranging from 6 to 13 feet below the site grade as it existed at the time of our investigation. The approximate locations of the explorations are shown on the *Exploration Location Map*, Plate A-2 in Appendix A. Exploration points were selected to provide a representative cross section of the subsurface soil conditions in the anticipated vicinity of the proposed structures. Subsurface soil conditions as encountered in the explorations were logged at the time of our investigation by a qualified geotechnical engineer and are presented on the enclosed Test Pit Logs, Plates B-1 to B-6 in Appendix B. A *Key to USCS Soil Symbols and Terminology* is presented on Plate B-7.

The trenches were advanced using a trackhoe. Both relatively undisturbed and bulk soil samples were obtained in each of the test pit explorations. Bulk samples were collected from each trench location placed in bags and buckets. Due to the relatively granular nature of the soils exposed during our investigation, it was not feasible to collect undisturbed soil samples. All samples were transported to our laboratory for testing to evaluate engineering properties of the various earth materials observed. The soils were classified according to the *Unified Soil Classification System* (USCS) by the Geotechnical Engineer. Classifications for the individual soil units are shown on the attached Test Pit Logs.

3.2 LABORATORY TESTING

Geotechnical laboratory tests were conducted on samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. As mentioned previously, due to the relatively granular nature of the subsurface soils, it was not feasible to obtain relatively undisturbed samples, and as such our laboratory testing was limited. Laboratory tests conducted during this investigation include:

- Grain Size Distribution (ASTM D422)
- Direct Shear Test (ASTM D3080)

The results of laboratory tests are presented on the Test Pit Logs in Appendix B (Plates B-1 to B-6), the Laboratory Summary Table and the test result plates presented in Appendix C (Plates C-1 and C-4).

3.3 ENGINEERING ANALYSIS

Engineering analyses were performed using soil data obtained from the laboratory test results and empirical correlations from material density, depositional characteristics and classification. Appropriate factors of safety were applied to the results consistent with industry standards and the accepted standard of care.

4.0 GENERALIZED SITE CONDITIONS

4.1 SURFACE CONDITIONS

At the time of our subsurface investigation, the subject property existed as vacant hillside property. No structures were observed on the property at the time of our investigation, and the only improvements were unpaved roadways largely oriented in a north-south direction. The site was covered in moderate amounts of vegetation consisting of native weeds, sagebrush, and small trees. The eastern portion of the site slopes moderately to the west at an approximate 4:H:1V before steepening to a 1.5H:1V slope near the western portion of the site, although this value varies locally. Total topographic relief across the site is approximately 370 feet. The site is located at an approximate elevation ranging from 4,415 to 4,785 feet above mean seal level

4.2 SUBSURFACE CONDITIONS

The subsurface soil conditions were explored at the subject property by excavating six exploratory trenches to depths ranging from 6 to 13 feet below the existing site grade. Subsurface soil conditions were logged during our field investigation and are included on the test pit logs in Appendix B (Plates B-1 to B-6). The soil and moisture conditions encountered during our investigation are discussed below.

4.2.1 Soils

Based on our observations and geologic literature review, the subject property is overlain by 1 to 2½ feet of topsoil composed of silt, sand, gravel, and cobble with occasional boulders. Undocumented fill soils were not observed during our field investigation. Underlying the topsoil, we encountered Pleistocene-aged lacustrine sand deposits associated with both the transgressive and regressive phases of the Bonneville lake cycle. These deposits extended to the maximum depths explored as part of this investigation. Descriptions of the soil units encountered are described below:

Topsoil: Where observed, these soils consisted of moist, dark brown Silty SAND (SM) with gravel, cobble and occasional boulders. This unit has an organic appearance and texture, with roots throughout. Topsoil was encountered in each of the test pits excavated as part of this investigation.

Pleistocene-Aged Lacustrine Deposits: These soils typically consist of sand with some silt and rounded gravel deposited in beaches corresponding to the transgressive and regressive phases of Lake Bonneville. The soils we encountered largely consisted of coarse-grained sediment including Poorly Graded GRAVEL (GP-GM) with silt and sand, Poorly Graded GRAVEL (GP) with sand, Poorly Graded SAND (SP) with gravel, Silty GRAVEL (GM) with sand, and Silty SAND (SM) with gravel. Fine-grained sediments were encountered interbedded with the coarse-grained material, and consisted of SILT (ML), SILT (ML) with gravel, Sandy SILT (ML), and Sandy Lean CLAY (CL). In general, these fine-grained sediments had low to no plasticity, and contained occasional iron staining.

The stratification lines shown on the enclosed Test Pit Logs represent the approximate boundary between soil types. The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of the native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration locations.

4.2.2 Groundwater Conditions

Groundwater was not encountered in any of the test pits excavated for this investigation. Seasonal fluctuations in precipitation, surface runoff from adjacent properties, or other on or offsite sources may increase moisture conditions; groundwater conditions can be expected to rise several feet seasonally depending on the time of year. However, it is not anticipated that groundwater will impact the proposed development.

5.0 GEOLOGIC CONDITIONS

5.1 GEOLOGIC SETTING

The site is located at an approximate elevation ranging from 4,415 to 4,785 feet above mean sea level, within the eastern boundary of the Great Salt Lake basin and the Wasatch Mountain Range. The Great Salt Lake basin is a deep, sediment-filled structural basin of Cenozoic age flanked by the Wasatch Range to the east and the Promontory Mountains, the Spring Hills, and the West Hills to the west (Hintze, 1980). The southern portion of the Salt Lake Basin is bordered on the west by the east shore of the Great Salt Lake. The Wasatch Range is the easternmost expression of pronounced Basin and Range extension in north-central Utah.

The near-surface geology of the Salt Lake Basin is dominated by sediments, which were deposited within the last 30,000 years by Lake Bonneville (Scott and others, 1983; Hintze, 1993). As the lake receded, streams began to incise large deltas that had formed at the mouths of major canyons along the Wasatch Range, and the eroded material was deposited in shallow lakes and marshes in the basin and in a series of recessional deltas and alluvial fans. Sediments toward the center of the valley are predominately deep-water deposits of clay, silt and fine sand. However, these deep-water deposits are in places covered by a thin post-Bonneville alluvial cover. Surface sediments are mapped at the site, and include Late Pleistocene lacustrine sand and gravel deposits (Machette, 1992).

5.2 SEISMICITY AND FAULTING

The site lies within the north-south trending belt of seismicity known as the Intermountain Seismic Belt (ISB) (Hecker, 1993). The ISB extends from northwestern Montana through southwestern Utah. An active fault is defined as a fault that has had activity within the Holocene (<11ka). Several splays of the Weber segment of the Wasatch Fault zone are mapped as being located throughout the site (Black et. al, 2003, Hecker, 1993). In order to assess the nature of the faults and delineate their location, GeoStrata is concurrently completing a fault trench investigation. The results of that investigation will be presented in a separate report. The most recent movement along the Weber Segment of the Wasatch Fault Zone occurred during the Quaternary period, and there is evidence that as many as 10 to 15 earthquakes have occurred along this segment in the last 15,000 years (Hecker, 1993). A location near Kaysville Utah indicated that the Weber Segment has a measurable offset of 1.4 to 3.4 meters per event (McCalpin, and others, 1994). The Weber Segment may be capable of producing earthquakes as

large as magnitude 7.5 (Ms) and has a recurrence interval of approximately 1,200 years. The site is also located approximately 20 miles east of the East Great Salt Lake Fault Zone (Hecker, 1993). Evidence suggests that this fault zone has been active during the Holocene (0 to 30,000 yrs) and has segment lengths comparable to that of the Wasatch Fault Zone, indicating that it is capable of producing earthquakes of a comparable magnitude (7.5 Ms). Analyses of ground shaking hazard along the Wasatch Front suggests that the Wasatch Fault Zone is the single greatest contributor to the seismic hazard in the Wasatch Front region. Each of the faults listed above show evidence of Holocene-aged movement, and is therefore considered active.

Seismic hazard maps depicting probabilistic ground motions and spectral response have been developed for the United States by the U.S. Geological Survey as part of NEHRP/NSHMP (Frankel et al, 1996). These maps have been incorporated into both *NEHRP Recommended Provisions for Seismic Regulations for New Buildings and Other Structures* (FEMA, 1997) and the *International Building Code (IBC)* (International Code Council, 2012). Spectral responses for the Maximum Considered Earthquake (MCE_R) are shown in the table below. These values generally correspond to a two percent probability of exceedance in 50 years (2PE50) for a “firm rock” site. To account for site effects, site coefficients which vary with the magnitude of spectral acceleration are used. Based on our field exploration, it is our opinion that this location is best described as a Site Class D which represents a “stiff soil” profile. The spectral accelerations are shown in the table below. The spectral accelerations are calculated based on the site’s approximate latitude and longitude of 40.9856° and -111.8804° respectively and the United States Geological Survey U.S. Seismic Design Maps tool version 3.1.0 (USGS, 2013). Based on the IBC, the site coefficients are F_a=1.00 and F_v= 1.30. From this procedure the peak ground acceleration (PGA) is estimated to be 0.55g.

MCE_R Seismic Response Spectrum Spectral Acceleration Values for IBC Site Class D^a

| | |
|---|--|
| Site Location: Latitude = 40.9856 N Longitude = -111.8804 W | Site Class C Site Coefficients: F_a = 1.00 F_v = 1.30 |
| Spectral Period (sec) | Response Spectrum Spectral Acceleration (g) |
| 0.2 | $S_{MS}=(F_a \cdot S_s=1.00 \cdot 1.37) = 1.37$ |
| 1.0 | $S_{M1}=(F_v \cdot S_1=1.30 \cdot 0.56) = 0.73$ |
| ^a IBC 1613.3.4 recommends scaling the MCE _R values by 2/3 to obtain the design spectral response acceleration values; values reported in the table above have not been reduced. | |

5.3 LIQUEFACTION

Certain areas within the intermountain region possess a potential for liquefaction during seismic events. Liquefaction is a phenomenon whereby loose, saturated, granular soil deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Among other effects, liquefaction can result in densification of such deposits causing settlements of overlying layers after an earthquake as excess pore water pressures are dissipated. The primary factors affecting liquefaction potential of a soil deposit are: (1) level and duration of seismic ground motions; (2) soil type and consistency; and (3) depth to groundwater.

Based on our review of the *Liquefaction Special Study Areas, Wasatch Front and Nearby Areas, Utah*, the site is located in an area currently designated as having a “Very Low” liquefaction potential. “Very Low” liquefaction potential indicates that there is less than a 5 percent probability of having an earthquake within a 100-year period that will be strong enough to cause liquefaction. Groundwater was not encountered in any of the test pits excavated as part of our investigation. As such, the near-surface soils are not considered to be susceptible to liquefaction. It is possible that potentially liquefiable soils are also present at depths greater than those covered in our investigation. A liquefaction analysis was beyond the scope of the project; however, if the owner wishes to have greater understanding of the liquefaction potential of the soils at greater depths, a liquefaction analysis should be completed at the site.



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**Geologic Hazards Assessment
Farmington Hills Development
Farmington, Utah**

GeoStrata Job No. 1039-002

October 15, 2015

Prepared for:

**Elite Craft Homes
40 North 100 East
Farmington, Utah
Attention: Mr. Jerry Preston**



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1.0 EXECUTIVE SUMMARY

The purpose of this investigation and report is to assess the proposed Farmington Hills Subdivision for the presence of geologic hazards that may impact the planned development of the site. The Weber segment of the Wasatch fault zone is mapped trending through or adjacent to the western side of the subject site. Surface fault ruptures associated with the Weber segment of the Wasatch fault zone were observed in Trenches 1 and 2 excavated as a part of this investigation. It is our opinion that the observed faults are active surface fault ruptures. No surface fault ruptures were observed in Trenches 3 through 6. Since the observed faults are considered to be active a setback area was established on either side of the observed faults. Setback distances of 24 feet on the upthrown side of the faults and 29 feet on the downthrown side of the faults were used to develop the setback areas. No structures or any portions of any structures intended for human occupancy should be located within the setback areas. It is generally accepted practice to allow roadways, landscaping, driveways, and non-habitable structures such as detached garages and sheds to be located within the setback areas.

No Holocene-aged alluvial fan deposits are located within the proposed Farmington Hills development. Minor debris flow sediments were observed within the channel of an ephemeral drainage located immediately south of the existing Farmington City water tank on the southeastern portion of the site. It is considered possible that debris flow events may occur within this drainage. The potential flood and debris flow hazard associated with this ephemeral drainage channel, to the proposed Farmington Hills development, is considered low as long as the natural course and geometry of the drainage channel is maintained and considered during the development. These hazards are considered high with respect to the existing residences west of the mouth of the drainage channel.

Rock fall hazard was also assessed as part of this investigation. Our field observation would indicate that the rock fall hazard at the site is moderate. Our modeling would indicate the rock fall hazard for the subject property to be low. It is recommended that mitigation structures upslope from the subject site be design and constructed to further reduce the potential for rock-fall events from impacting the proposed development.

NOTICE: The scope of services provided within this report are limited to the assessment of the subsurface conditions for the proposed development. This executive summary is not intended to replace the report of which it is part and should not be used separately from the report. The executive summary is provided solely for purposes of overview. The executive summary omits a number of details, any one of which could be crucial to the proper application of this report.

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

The purpose of this investigation and report is to assess the proposed Farmington Hills Subdivision residential development located at approximately 300 East 100 North to 400 North in Farmington City, Utah for the presence of geologic hazards that may impact the planned development of the site. The work performed for this report was performed in accordance with our proposal, dated June 19, 2015 and signed July 14, 2015. Our scope of services included the following:

- Review of available references and maps of the area.
- Stereographic aerial photograph interpretation of aerial photographs covering the site area.
- Review of the sub-meter Wasatch Front LiDAR elevation data (2013 to 2014) obtained from the State of Utah AGRC.
- Geologic reconnaissance of the site by an engineering geologist to observe and document pertinent surface features indicative of possible surface rupture fault hazards, debris flow hazards or other geologic hazards.
- Subsurface investigation consisting of trenching across portions of the site exposing the soil stratigraphy and observing the exposed soil for evidence of surface fault rupture or other geologic hazards.
- Preparation of hand drawn logs to document any fault structures, debris flow deposits or evidence of geologic hazards encountered during our subsurface investigation; and
- Evaluation of our observations combined with existing information and preparation of this written report with conclusions and recommendations regarding possible surface rupture hazards or any other geologic hazards observed to affect the site.

The recommendations contained in this report are subject to the limitations presented in the Limitations section of this report.

2.2 PROJECT DESCRIPTION

The project site is located in the foothills of the Wasatch Mountains at approximately 300 East between 100 North to 400 North in Farmington City, Utah. Proposed development, as currently planned, will consist of twenty three residential building lots as well as associated roadways and landscape areas. The subject property currently exists as undeveloped hillside property accessed

through unpaved trails and roadways. The subject site slopes moderately to the west throughout most of the subject site and steeply to the west along the western margin of the site. The subject site has an estimated topographic change of approximately 430 feet from east to west. The project site is shown on the Site Vicinity Map included in the Appendix of this report (Plate A-1). The Appendix also includes a Site Vicinity Geologic Map (Plate A-2 and A-2b) and an Exploration Location Map (Plate A-3).

3.0 METHODS OF STUDY

3.1 OFFICE INVESTIGATION

To prepare for the investigation, GeoStrata reviewed pertinent literature and maps listed in the references section of this report, which provided background information on the local geologic history of the area and the locations of suspected or known geologic hazards (Nelson and Personius, 1993; Black and others, 2003; Christenson and Shaw, 2008; U.S. Geological Survey, 2006). A detailed knowledge of the stratigraphic units expected in the area provided a useful time-stratigraphic framework for interpreting the units exposed in the trench excavated for this geologic hazards assessment. In addition, the presence of specific stratigraphic units is also very useful in determining the presence and severity of other geologic hazards that may be present on the subject property.

A stereographic aerial photograph interpretation was performed for the subject site using three sets of stereo aerial photographs obtained from the UGS as shown in Table 1.

Table 1

| Source | Photo Number | Date | Scale |
|---------------|---------------------|--------------|--------------|
| USFS | USFS-F-161 | May 30, 1983 | 1:5,000 |
| USFS | USFS-F-162 | May 30, 1983 | 1:5,000 |
| USFS | USFS-F-163 | May 30, 1983 | 1:5,000 |
| USFS | USFS-F-164 | May 30, 1983 | 1:5,000 |
| UGS OFR-548 | WF1-6-079 | 1970 | 1:12,000 |
| UGS OFR-548 | WF1-6-080 | 1970 | 1:12,000 |
| UGS OFR-548 | WF1-6-081 | 1970 | 1:12,000 |
| UGS OFR-548 | WF2-5-121 | 1970 | 1:12,000 |
| UGS OFR-548 | WF2-5-122 | 1970 | 1:12,000 |
| UGS OFR-548 | WF2-5-123 | 1970 | 1:12,000 |

GeoStrata also conducted a review of the sub-meter Wasatch Front LiDAR elevation data (2013 to 2014) obtained from the State of Utah AGRC to assess the subject site for visible lineations or other surface fault rupture related geomorphology. The LiDAR elevation data was used to create hillshade imagery that could be reviewed for assessment of geomorphic features related to geologic hazards (Plates A-4 and A-5). We used this hillshade imagery and the stereographic

aerial photographs to map the location of the Weber segment of the Wasatch fault zone along the subject site for as part of preparing the Site Specific Geologic Map (Plate A-6).

The Exploration Location Map (Plate A-3) was produced to plan our assessment of the geologic hazards identified during our office research. One critical factor in the placement of exploration trenches across the site was the assessment of the surface fault rupture hazard along the western side of the subject site that was identified during our office research. The portion of the site that falls within the Surface Fault Rupture Special Study Zone needed to be assessed by means of trenching to assess the near surface geologic units for the presence or absence of active surface fault rupture hazards. No current Surface Fault Rupture Special Study Zone map is identified in the Farmington City Municipal Code (Chapter 30, 11-30-105 Development Standards, (4) Geologic Report). Christenson and others (2003) state that where special-study areas have not been defined, the UGS recommends that the width of special-study areas vary depending on whether the fault is well defined, buried (concealed) or approximately located. The recommended special-study areas for a well defined fault extend horizontally 500 feet (153 m) on the downthrown and 250 feet (76 m) on the upthrown side of mapped fault traces or outermost faults in a fault zone. In areas of high scarps where 250 feet (76 m) on the upthrown side does not extend to the top of the scarp, the special-study area is increased to 500 feet (153 m) on the upthrown side (Robison, 1993). A well-defined fault is defined as a fault where the fault trace is clearly detectable by a geologist qualified to conduct surface-fault rupture investigations as a physical feature at or just below the ground surface (typically shown as a solid line on a geologic map). Nelson and Personius (1993) map the portion of the Weber segment of the Wasatch fault zone trending through the subject site as a well defined fault trace (Plate A-2). The U.S. Geological Survey and Utah Geological Survey, 2006, Quaternary fault and fold database also report this section of the Weber segment of the Wasatch fault zone as a well defined fault trace (Plate A-3).

During our stereographic aerial photograph interpretation and our review of the sub-meter Wasatch Front LiDAR elevation data (2013 to 2014) obtained from the State of Utah AGRC to assess the subject site for visible lineations or other surface fault rupture related geomorphology we mapped the portion of the Weber segment along the western side of the subject site as a well defined fault (Plate A-4; Plate A-5; Plate A-6). The main trace of the Weber segment of the Wasatch fault zone, in the area of the subject site, was observed to correspond to a steeply west dipping escarpment that divided the site into a lower portion (in the northwest corner of the site) and an upper portion (throughout the remainder of the site). This escarpment was assessed to comprise the main fault scarp of the Weber segment. The base of the fault scarp defined a clear

liniment that we interpreted and mapped as the location of the location of the main Weber segment. It should be noted that the Weber segment is mapped further west of our mapped location on the U.S. Geological Survey and Utah Geological Survey, 2006, Quaternary fault and fold database (Plate A-3; Plate A-4). Plate A-3 also shows the special study area associated with the Weber segment across the subject site as we assessed it for this study. The fault location as assessed by GeoStrata was utilized to create the surface fault rupture special study zone, as shown on Plate A-3.

Several other lineations were also observed during our stereographic aerial photograph interpretation and our review of the sub-meter Wasatch Front LiDAR elevation data (2013 to 2014). These lineations were oriented generally east to west and are interpreted to comprise a number of small drainage swales eroded into the west dipping slope that makes up the subject site above and east of the Weber segment fault escarpment. These swales can be seen on Plate A-4 and Plate A-5. The Weber segment fault escarpment was also observed to be incised by several of these drainage swales within the subject site. One drainage located just south of and adjacent to the existing Farmington City water tank is down-cut approximately 10 to 20 feet into a well defined ephemeral drainage channel. This ephemeral drainage is associated with a small unnamed drainage basin canyon on the mountain front east of the subject site as can be seen on Plate A-2.

3.2 FIELD INVESTIGATION

An engineering geologist investigated the geologic conditions within the general site area. A field geologic reconnaissance was conducted to observe existing geologic conditions and to assess existing surficial evidence of surface fault ruptures, debris flow deposits or evidence other geologic hazards. Based on the results of our office research and field observations, six locations were selected for subsurface investigation by means of trenching. While conducting our fieldwork for the surface fault rupture hazard assessment we conducted site observations to assess what other geologic hazards might impact the site.

3.3 SUBSURFACE INVESTIGATION

Six exploratory trenches were excavated along the western side of the proposed development in order to expose and observe the subsurface soils and to assess the subject site for surface fault rupture hazards within the Surface Fault Rupture Special Study Area as shown on Plate A-3. The locations of the six trenches are shown on the Exploration Location Map (Plate A-3). Our trench excavations extended between approximately 30 feet to 130 feet farther east than the Surface

Fault Rupture Special Study Area to aid in assessing the proposed development for other geologic hazards and to assess the near surface soil conditions as part of our geotechnical assessment of the subject site. The geology exposed in these trenches will be described and interpreted in subsequent sections of this report.

4.0 GEOLOGIC CONDITIONS

4.1 GEOLOGIC SETTING

The site is located in Farmington City, Utah at an elevation ranging from 4400 to 4830 feet above mean sea level within the eastern portion of the Salt Lake Basin. The Salt Lake basin is a deep, sediment-filled structural basin of Cenozoic age flanked by the Wasatch Range and Wellsville Mountains to the east and the Promontory Mountains, the Spring Hills, and the West Hills to the west (Hintze, 1980). The southern portion of the Salt Lake Basin is bordered on the west by the east shore of the Great Salt Lake. The Wasatch Range is the easternmost expression of pronounced Basin and Range extension in north-central Utah (Stokes, 1986).

The near-surface geology of the Salt Lake Valley is dominated by sediments, which were deposited within the last 30,000 years by Lake Bonneville (Scott and others, 1983; Hintze, 1993). As the lake receded, streams began to incise large deltas that had formed at the mouths of major canyons along the Wasatch Range, and the eroded material was deposited in shallow lakes and marshes in the basin and in a series of recessional deltas and alluvial fans. Sediments toward the center of the valley are predominately deep-water deposits of clay, silt and fine sand. However, these deep-water deposits are in places covered by a thin post-Bonneville alluvial cover.

Surface sediments within the subject site are mapped as uppermost Pleistocene lacustrine sand (lbpg) mapped below the Provo shoreline where deposits cannot be correlated with a specific phase of the Bonneville Lake Cycle (Nelson and Personius, 1993). This unit is reported to consist of sand, silty sand, gravelly sand, and minor silt. Often consists of a thin, discontinuous veneer of Provo regressional deposits, overlying Bonneville transgressional deposits. Numerous shorelines developed on these deposits usually cannot be identified as either transgressional or regressional.

4.2 TECTONIC SETTING

The majority of the subject site is located on the west dipping bench located along the western foothills of the Wasatch Mountain Range. The Weber segment of the Wasatch fault zone is mapped trending through or adjacent to the western side of the subject site. A steeply west dipping scarp trends along the Weber segment. The Weber segment extends for about 35 miles from its southern terminus to northern terminus (Nelson and Personius, 1993). The southern terminus of the Weber Segment occurs at the Salt Lake Salient, a ridge of Paleozoic and Tertiary bedrock that extends west of the Wasatch Front at the northern end of the Salt Lake rupture

segment. The geometry of linkage between the main rupture zones in the Weber segment and faults in the interior of the Salt Lake salient is not clear. Surface scarps at the southern margin of the salient are discontinuous but apparently extend into the large normal fault along the eastern boundary of the segment. There is no reported evidence for Quaternary movement on this fault in the interior of the salient, so presumably the Quaternary ruptures have not reactivated most of this fault. The Pleasant View Salient marks the boundary between the Weber Segment and the Brigham City Segment to the north (Personius, 1986, Zoback, 1983). Prior paleoseismic studies report that the Weber segment of the Wasatch fault is thought to have experienced four surface faulting seismic events since the middle Holocene. Nelson and others (2006) report four surface faulting seismic events since the middle Holocene with the most recent event being a partial segment rupture which occurred approximately 500 years ago resulting in a 1.6 feet surface rupture displacement. DuRoss and others (2009) report evidence from the 2007 Rice Creek trench site of as many as six surface faulting seismic events during the Holocene with four surface faulting events in approximately the past 5,400 years. This data from DuRoss and others (2009) supports the partial segment surface rupture timing reported by Nelson and others (2006). A location near Kaysville, Utah indicated that the Weber Segment has a measureable offset of 1.4 to 3.4 meters per event (McCalpin and others, 1994). The Weber Segment may be capable of producing earthquakes as large as magnitude 7.5 (Ms). The consensus preferred recurrence interval for the Weber segment, determined by the Utah Quaternary Fault Working Group, is approximately 1,400 years for the past four surface fault rupture earthquakes (Lund, 2005).

The site is also located approximately 9 miles east of the East Great Salt Lake fault zone (Hecker, 1993). Evidence suggests that this fault zone has been active during Holocene times (0 to 10,000 years) and has segment lengths comparable to that of the Wasatch fault zone, indicating that it is capable of producing earthquakes of a comparable magnitude (7.5 Ms).

Analysis of the ground shaking hazard along the Wasatch Front suggests that the Wasatch Fault Zone is the single greatest contributor to the seismic hazard in the Salt Lake City region. Each of the faults listed above show evidence of Holocene-aged movement, and is therefore considered active.

AGEC

Applied GeoTech

January 6, 2016

Farmington City - Planning Commission
160 South Main Street
Farmington, Utah 84025

Attention: Eric Anderson
EMAIL: eanderson@farmington.utah.gov

Subject: Review of Geologic and Geotechnical Investigation Reports
Farmington Hills Development
400 North to 100 North 350 East
Farmington, Utah
Project No. 1151090

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to review the geologic hazards assessment report for the Farmington Hills development in Farmington, Utah prepared by Geostrata for Elite Craft Homes under Geostrata Job No. 1039-002 dated October 15, 2015. We were requested to review the geotechnical investigation report prepared by the same company for the same client under Geostrata Job No. 1039-002 dated October 19, 2015. The preliminary plat dated November 19, 2015 was provided.

GEOLOGIC HAZARDS ASSESSMENT REVIEW

The geologic hazards assessment report addresses surface-fault-rupture, rockfall and alluvial-fan-flooding/debris-flow hazards. The geotechnical report addresses liquefaction and slope-stability hazards.

1. Surface-fault-rupture Hazard

The surface-fault-rupture hazard is generally adequately addressed in the report. Plate A-7 shows a non-buildable area, which we assume is primarily associated with slope stability and faulting. However, the non-buildable area has a gap just west of the Geostrata-mapped fault shown on the plate, which we expect should be designated as a non-buildable area. A clarification should be provided by Geostrata indicating what is intended by this gap in the non-buildable area.

We recommend that building excavations within the surface-fault-rupture-hazard, special-study area be observed at the time of construction by a geologist to determine if there are potentially active faults which extend into this area. Building locations should be modified accordingly.

2. Alluvial-fan Flooding/Debris Flow

Condition

The study indicates that debris flow is a potential hazard within a drainage that cuts through Lot 22 and may be a concern for driveways at Lots 22 and 23 which are proposed to cross the drainage. It is stated that modifications to the drainage could have an influence on the extent of the debris-flow-hazard area. We recommend that the area of debris-flow hazard be delineated on plans for the proposed development. The expected debris-flow volume should be quantified to allow for appropriate mitigation design as needed.

3. Rockfall

Condition

The report indicates that rockfall is a potential hazard in the eastern portion of the property. The area of potential hazard should be delineated on a map to identify the area of concern.

Construction of a chainlink fence or other form of deflection structure is recommended in the report. The location, design and size of the rock fall mitigation structures should be provided.

4. Landslides

further study

The geologic hazards assessment report does not address landslides. We recommend that the geologist review aerial photographs, geologic literature, Lidar data and other information along with site reconnaissance to determine if there is evidence of landslides on or near the property. The geologist should be involved in selecting appropriate cross sections and subsurface conditions for the slope stability analysis provided in the geotechnical study.

GEOTECHNICAL INVESTIGATION REVIEW

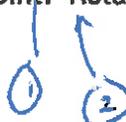
The geotechnical investigation report generally addresses geotechnical concerns associated with the project with the exception of slope stability and the selection of a granular subgrade for design of the pavement section. Subsurface exploration in the eastern portion of the property appears to be lacking.

1. Slope Stability

further study

conditions

Subsurface investigation to a depth of 13 feet for a reported slope height of 370 feet and slopes of up to 1 ½ horizontal to 1 vertical is typically not considered adequate to characterize subsurface conditions for slope stability evaluation. We recommend deeper subsurface investigation be performed in key areas where slope stability may be a concern for the proposed development. Cut and fill slopes for the roads planned to extend up the relatively steep slope in the western portion of the property should be evaluated from a slope stability standpoint. Retaining systems for both cut and fill slopes should be appropriately designed.



The friction value used in the stability analysis is high considering the presence of sand and unknown soil conditions below the investigated depth. Deeper subsurface investigation and likely more laboratory testing along with correlations of strength to material types given in published literature will provide a better understanding of subsurface material strengths and allow for selection of suitable strength values.

Further study

The model for the slope stability analysis does not include a water table. This might be an appropriate assumption, however, the depth of exploration is not great enough to identify whether or not there is a water table. The geotechnical engineer should consider the potential for a water table to develop in the slope due to water infiltration from landscape watering and other factors that may result in a change in subsurface water conditions due to the proposed development.

Condition ?

The locations of slope profiles used for the stability analysis are not shown.

Condition

2. Pavement Design

The pavement recommendations given in the report are based on a granular subgrade although clay was encountered in the western portion of the site. Recommendations for an alternative pavement section should be provided for areas of clay subgrade.

Condition

3. Subsurface Investigation

There are no reported test pits, borings or trenches for the eastern portion of the property. As previously noted, the depth of investigation for the slopes in western portion of the property is not considered adequate. Additional subsurface investigation is recommended.

Further study

4. Lateral Earth Pressures

It appears a friction angle of 40 degrees and soil unit weight of 120 pounds per cubic foot were used for lateral earth pressure recommendations. Such values may be low for backfill types and compaction methods that may be used. The amount of movement required to develop the passive pressure recommended may be more than what is considered acceptable for some structures. The recommended seismic increases do not appear to be consistent with IBC 2012.

?

5. Clay

Clay was encountered in some of the test pits. It appears the clay was not considered in most geotechnical recommendations.

Condition ?

6. Seismic Design Information

The values provide for the mapped acceleration parameters are not consistent with the IBC 2012 values. The table on page 8 mixes Site Class D with Site Class C information.

?

Farmington City
January 6, 2016
Page 4

PRELIMINARY PLAT REVIEW

The preliminary plat provided to us does not incorporate recommendations provided in the geologic and geotechnical studies. The subdivision layout should be modified to include recommendations from these studies along with additional information developed by the geologic/geotechnical consultant with completion of additional studies recommended herein.

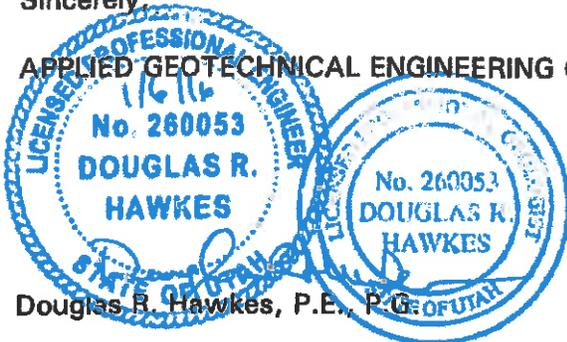
LIMITATIONS

This letter has been prepared in accordance with generally accepted geologic and geotechnical engineering practices in the area for the use of the client. The conclusions and recommendations included in the letter are based on our understanding of the site and review of the consultant's reports. We have not performed an independent study for the proposed development.

If you have questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Douglas R. Hawkes, P.E., P.G.

Reviewed by JRM, P.E.

DRH/rs



14425 South Center Point Way Bluffdale, Utah 84065
Phone (801) 501-0583 | Fax (801) 501-0584

**Revised Geotechnical Investigation
Farmington Hills Development
Farmington, Utah**

GeoStrata Job No. 1039-002

February 26, 2016

Prepared for:

**Elite Craft Homes
40 North 100 East
Farmington, Utah
Attention: Mr. Jerry Preston**



Learn More

1.0 EXECUTIVE SUMMARY

This report presents the results of a revised geotechnical investigation conducted for the Farmington Hills residential development located in Farmington, Utah. GeoStrata previously completed a geotechnical investigation for the proposed development, the results of which are summarized in a report titled "Geotechnical Investigation, Farmington Hills Development, Farmington, Utah, GeoStrata project number 1039-002, and dated October 19, 2015. GeoStrata received review comments from the City's reviewing agency, AGEC, in a letter dated January 6, 2016. In this letter, prepared by Mr. Douglas R. Hawkes, P.E., P.G., a total of 4 review comments were prepared concerning geological issues, and another 6 comments were prepared concerning geotechnical issues. The purposes of this additional investigation and revised geotechnical report were to assess the nature and engineering properties of the subsurface soils at the proposed site and to provide recommendations for general site grading and the design and construction of foundations, slabs-on-grade, and pavements while taking into account the review comments presented in the January 6, 2016 AGEC report.

Based on the subsurface conditions encountered at the site, it is our opinion that the subject site is suitable for the proposed construction provided that the recommendations contained in this report are complied with. Subsurface conditions were investigated through the excavation of nine exploratory test pits that extended to depths ranging from 6 to 13 feet below the site grade, and two boreholes that extended to depths ranging from 67½ to 75½ feet below the existing site grade as it existed at the time of our investigation. The subject property is overlain by 1 to 2½ feet of topsoil composed of silt, sand, and gravel. Underlying the topsoil we encountered Pleistocene-aged lacustrine sand and gravel deposits which extended to depths ranging from 61½ to 70 feet before grading into bedrock consisting of the Farmington Formation.

All fill placed for the support of structures, concrete flatwork or pavements should consist of structural fill. Structural fill may consist of native sand and gravel soils with particles larger than 4 inches in diameter removed or an imported material. Structural fill may also consist of the native clay and silt soils, however the contractor should be aware that it can be difficult to moisture condition and compact the clay and silt soils to the specified maximum density. All structural fill should be free of vegetation, debris or frozen material, and should contain no inert materials larger than 4 inches nominal size. Alternatively, an imported structural fill meeting the specifications presented in the report may be used.

The foundation for the proposed structures may consist of conventional strip and/or spread footings founded on undisturbed native silty sand or gravel soils or on structural fill. Conventional strip footings founded entirely on these materials may be proportioned for a maximum net allowable bearing capacity of **2,500 psf**. Conventional strip footings founded entirely on undisturbed native silt and clay soils may be proportioned for a maximum net allowable bearing capacity of **1,500 psf**.

An assumed CBR of 10.0 for near surface granular soils and an assumed CBR of 3.0 for near surface fine-grained soils were utilized in the pavement design. Based on assumed traffic loads, we recommend the following pavement sections for areas underlain by granular soils;

| Flexible Pavement Section – coarse-grained soils | |
|---|----------------------------|
| Asphalt Concrete (in) | Untreated Base Course (in) |
| 3 | 8 |

| Flexible Pavement Section – coarse-grained soils | | |
|---|----------------------------|----------------------|
| Asphalt Concrete (in) | Untreated Base Course (in) | Granular Borrow (in) |
| 3 | 6 | 6 |

Whereas the following pavement sections are recommended for areas underlain by fine-grained soils;

| Flexible Pavement Section – fine-grained soils | |
|---|----------------------------|
| Asphalt Concrete (in) | Untreated Base Course (in) |
| 3 | 18 |

| Flexible Pavement Section – fine-grained soils | | |
|---|----------------------------|----------------------|
| Asphalt Concrete (in) | Untreated Base Course (in) | Granular Borrow (in) |
| 3 | 6 | 16 |

NOTE: This executive summary is not intended to replace the report of which it is part and should not be used separately from the report. The executive summary omits a number of details, any one of which could be crucial to the proper application of this report.

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a revised geotechnical investigation conducted for the proposed Farmington Hills residential development located in Farmington, Utah. GeoStrata previously completed a geotechnical investigation for the proposed development, the results of which are summarized in a report titled "Geotechnical Investigation, Farmington Hills Development, Farmington, Utah, GeoStrata project number 1039-002, and dated October 19, 2015. GeoStrata received review comments from the City's reviewing agency, AGEC, in a letter dated January 6, 2016. In this letter, prepared by Mr. Douglas R. Hawkes, P.E., P.G., a total of 4 review comments were prepared concerning geological issues, and another 6 comments were prepared concerning geotechnical issues. The purposes of this additional investigation and revised geotechnical report were to assess the nature and engineering properties of the subsurface soils at the proposed site and to provide recommendations for general site grading and the design and construction of foundations, slabs-on-grade, and pavements while taking into account the review comments presented in the January 6, 2016 AGEC report. It should be noted that the geological issues presented in the January 6, 2016 letter will be addressed in a separate report.

The scope of work completed for this study included a site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report as in accordance with our signed proposal dated June 19, 2015. The recommendations contained in this report are subject to the limitations presented in the "Limitations" section of this report.

2.2 PROJECT DESCRIPTION

The subject project consists of an approximately 44 acre parcel located in Farmington, Utah (See Plate A-1, *Site Vicinity Map*). We understand that the development will consist of 29 residential building lots occupied by single-family residential buildings one to two stories in height with basements. We anticipate footings loads on the order of 3 to 5 klf. Several residential roads along with associated utilities curb & gutter, and sidewalks within the development will also be a part of the proposed construction. We assume that the loads associated with these structures will be relatively light.

3.0 METHOD OF STUDY

3.1 SUBSURFACE INVESTIGATION

As part of our original investigation, subsurface soil conditions were explored by excavating six exploratory trenches (TP-1 to TP-6) at representative locations across the site. Representative faces of each of the trenches were logged as part of a geotechnical investigation. The trenches were excavated to depths ranging from 6 to 13 feet below the site grade as it existed at the time of our investigation. As part of our updated field investigation, GeoStrata returned to the site and completed two additional exploratory boreholes (B-1 and B-2) and three additional test pits (TP-7 to TP-9) in order to further our understanding of the subsurface soils as well as to assess the slope stability at the site. Our boreholes extended to depths ranging from 67½ to 75½ feet below the existing site grade, and were advanced near the steepest slopes within the vicinity of the proposed development. The boreholes were advanced using a Mobile B-80 truck-mounted drill rig, and ODEX drilling was utilized. In addition, three additional test pits were advanced as part of our updated field investigation (TP-7 to TP-9). These test pits were excavated on the eastern portion of the site, and extended to depths ranging from 11 to 13 feet below the existing site grade, and were excavated to gain additional information about the subsurface soils on the eastern portions of the lot.

The approximate locations of all of our explorations are shown on the *Exploration Location Map*, Plate A-2 in Appendix A. Exploration points were selected to provide a representative cross section of the subsurface soil conditions in the anticipated vicinity of the proposed structures. Subsurface soil conditions as encountered in the explorations were logged at the time of our investigation by a qualified geotechnical engineer and are presented on the enclosed on our original Test Pit Logs as well as on our updated Test Pit Logs and Borehole Logs, Plates B-1 to B-14 in Appendix B. A *Key to USCS Soil Symbols and Terminology* is presented on Plate B-15.

Both relatively undisturbed and bulk soil samples were obtained in each of our original and updated test pit explorations. Bulk samples were collected from each trench location placed in bags and buckets. Due to the relatively granular nature of the soils exposed during our investigation, it was not feasible to collect undisturbed soil samples. All samples were transported to our laboratory for testing to evaluate engineering properties of the various earth materials observed. The soils were classified according to the *Unified Soil Classification System* (USCS) by the Geotechnical Engineer. Classifications for the individual soil units are shown on the attached Test Pit and Borehole logs.

3.2 LABORATORY TESTING

Geotechnical laboratory tests were conducted on samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. As mentioned previously, due to the relatively granular nature of the subsurface soils, it was not feasible to obtain relatively undisturbed samples, and as such our laboratory testing was limited. Laboratory tests conducted during this investigation include:

- Grain Size Distribution (ASTM D422)
- Direct Shear Test (ASTM D3080)

The results of laboratory tests are presented on the Test Pit and Borehole Logs in Appendix B (Plates B-1 to B-14), the Laboratory Summary Table and the test result plates presented in Appendix C (Plates C-1 to C-7).

3.3 ENGINEERING ANALYSIS

Engineering analyses were performed using soil data obtained from the laboratory test results and empirical correlations from material density, depositional characteristics and classification. Appropriate factors of safety were applied to the results consistent with industry standards and the accepted standard of care.

7.0 CLOSURE

7.1 LIMITATIONS

The recommendations contained in this report are based on our limited field exploration, laboratory testing, and understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between and beyond the points explored. The nature and extent of variations may not be evident until construction occurs. If any conditions are encountered at this site that are different from those described in this report, GeoStrata should be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, GeoStrata should be notified.

This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, expressed or implied, is made.

It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

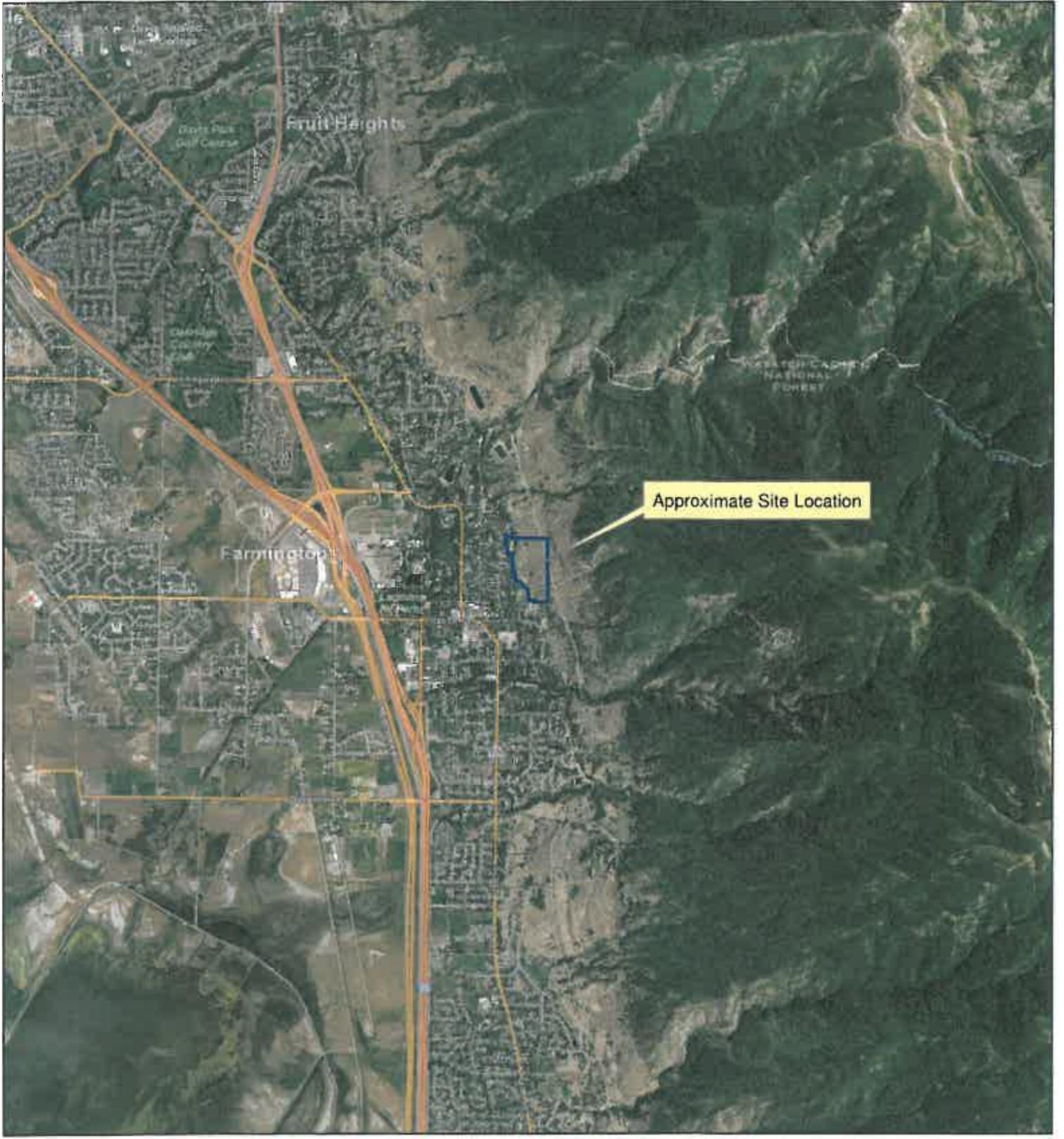
7.2 ADDITIONAL SERVICES

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during construction. GeoStrata staff should be on site to verify compliance with these recommendations. These tests and observations should include, but not necessarily be limited to, the following:

- Observations and testing during site preparation, earthwork and structural fill placement.
- Observation of foundation soils to assess their suitability for footing placement.
- Observation of soft/loose soils over-excavation.
- Observation of temporary excavations and shoring.
- Consultation as may be required during construction.
- Quality control and observation of concrete placement.

We also recommend that project plans and specifications be reviewed by GeoStrata to verify compatibility with our conclusions and recommendations. Additional information concerning the scope and cost of these services can be obtained from our office.

We appreciate the opportunity to be of service on this project. Should you have any questions regarding the report or wish to discuss additional services, please do not hesitate to contact us at your convenience at (801) 501-0583.



Approximate Site Location



Base Map:
NAIP 2011 1m Orthophotography.



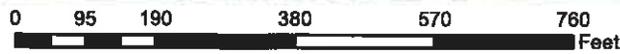
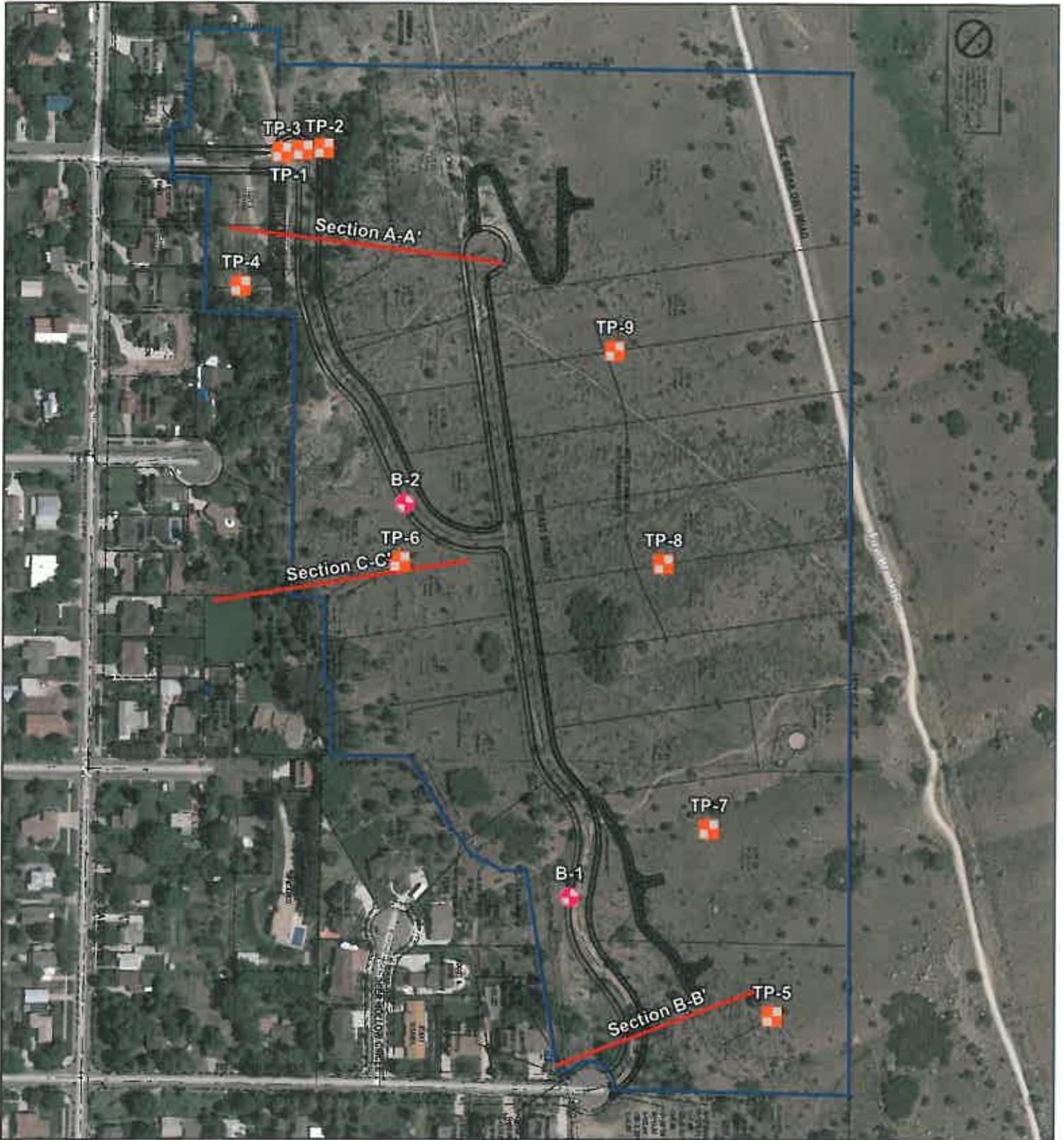
Legend

 Approximate Site Boundary

Elite Craft Homes
Farmington Hills Subdivision
Farmington, UT
Project Number: 1039-002

Site Vicinity Map

**Plate
A-1**



Base Map:
Utah AGRC Hybrid Basemap
Preliminary Plat, Ensign Engineering, 2015



Legend

-  Approximate Boring Location
-  Approximate Test Pit Location
-  Slope Cross Section
-  Approximate Site Boundary

Elite Craft Homes
Farmington Hills Subdivision
Farmington, UT
Project Number: 1039-002

Exploration Location Map

**Plate
A-2**



0 100 200 400 600 800 Feet

Base Map:
Utah AGRC Hybrid Basemap
Preliminary Plat, Ensign Engineering, 2015



GeoStrata
Copyright GeoStrata, 2016

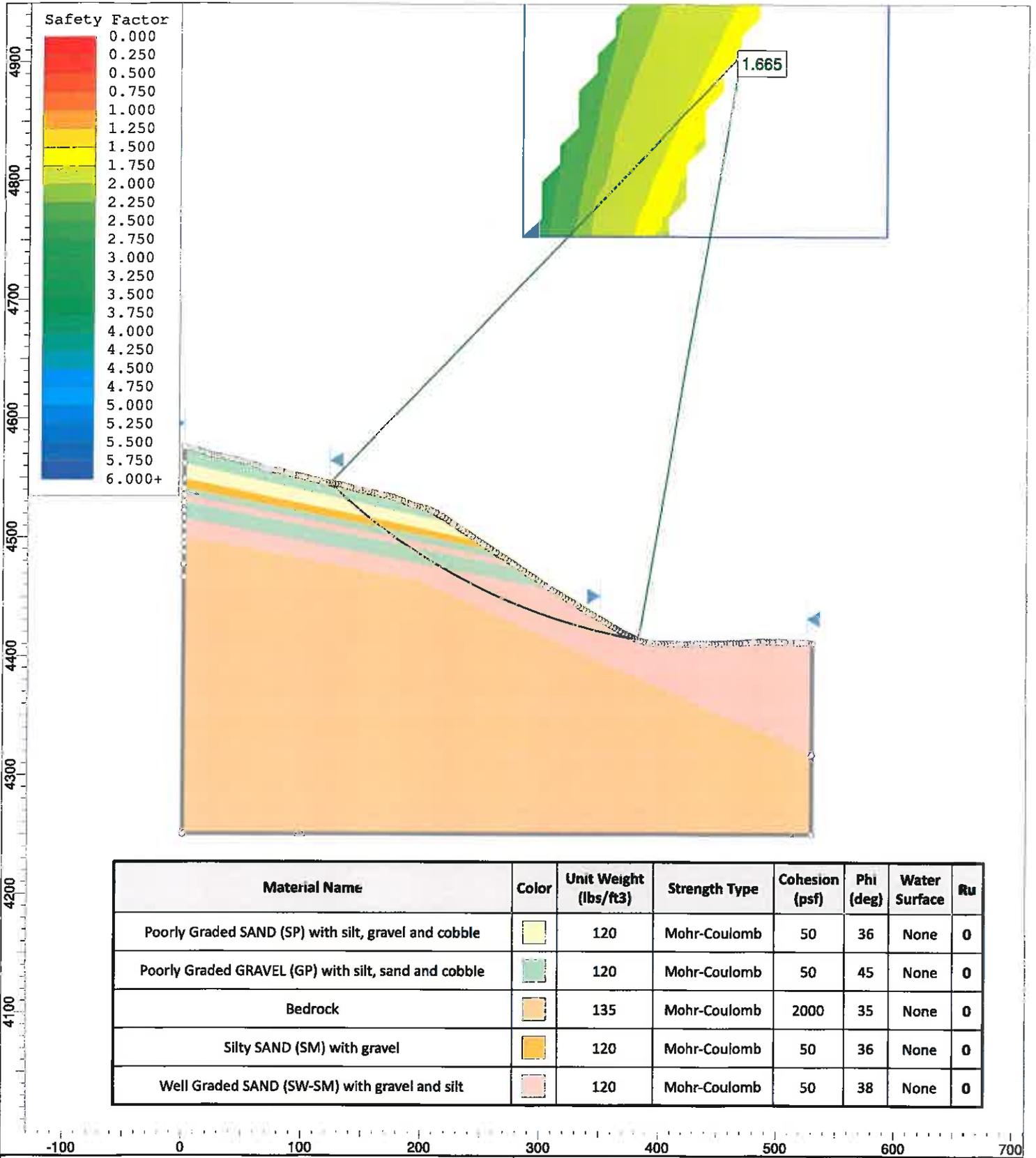
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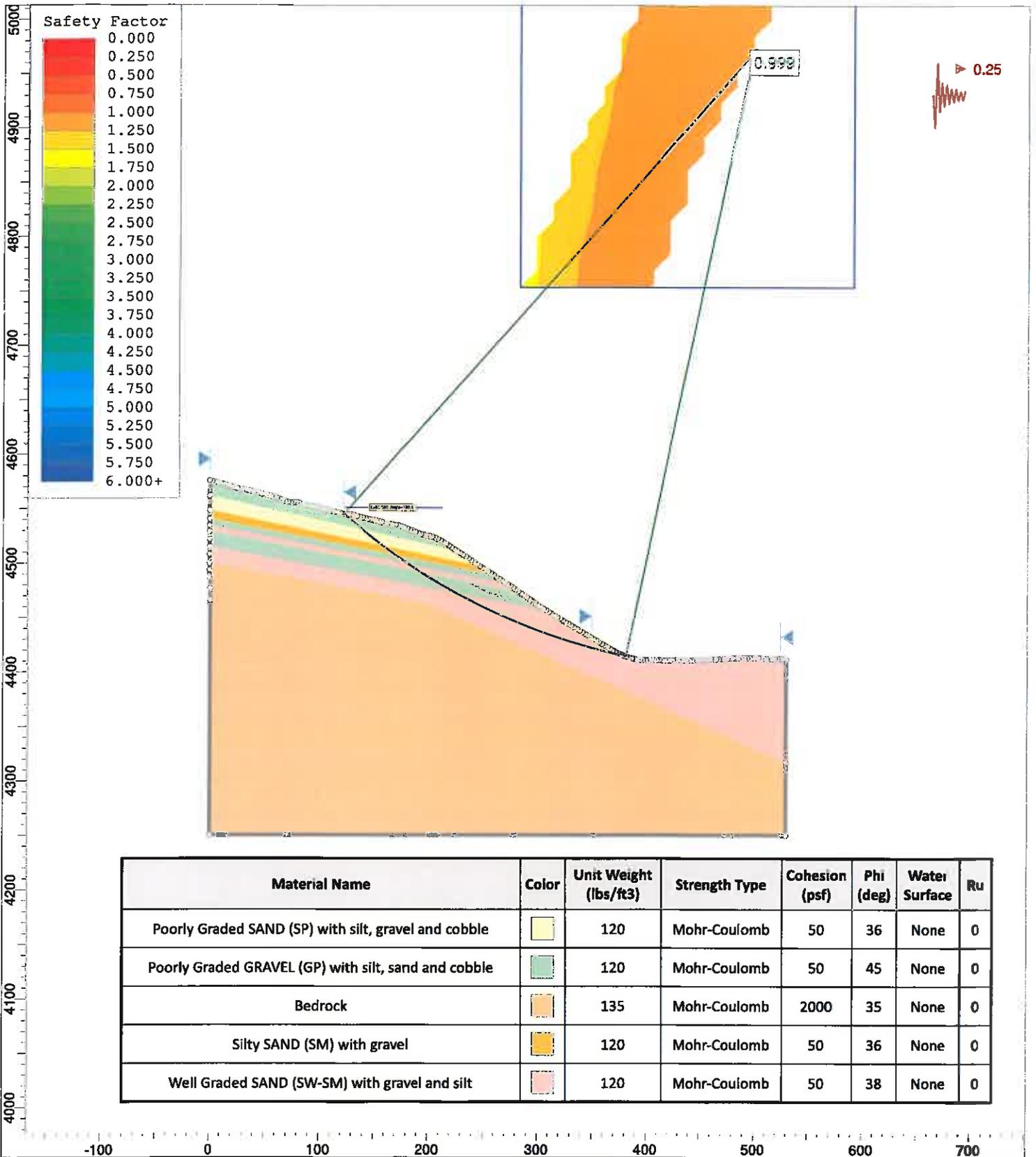
- Approximate Site Boundary
- Buildable Area**
- Buildable Area
- Non-Buildable Area

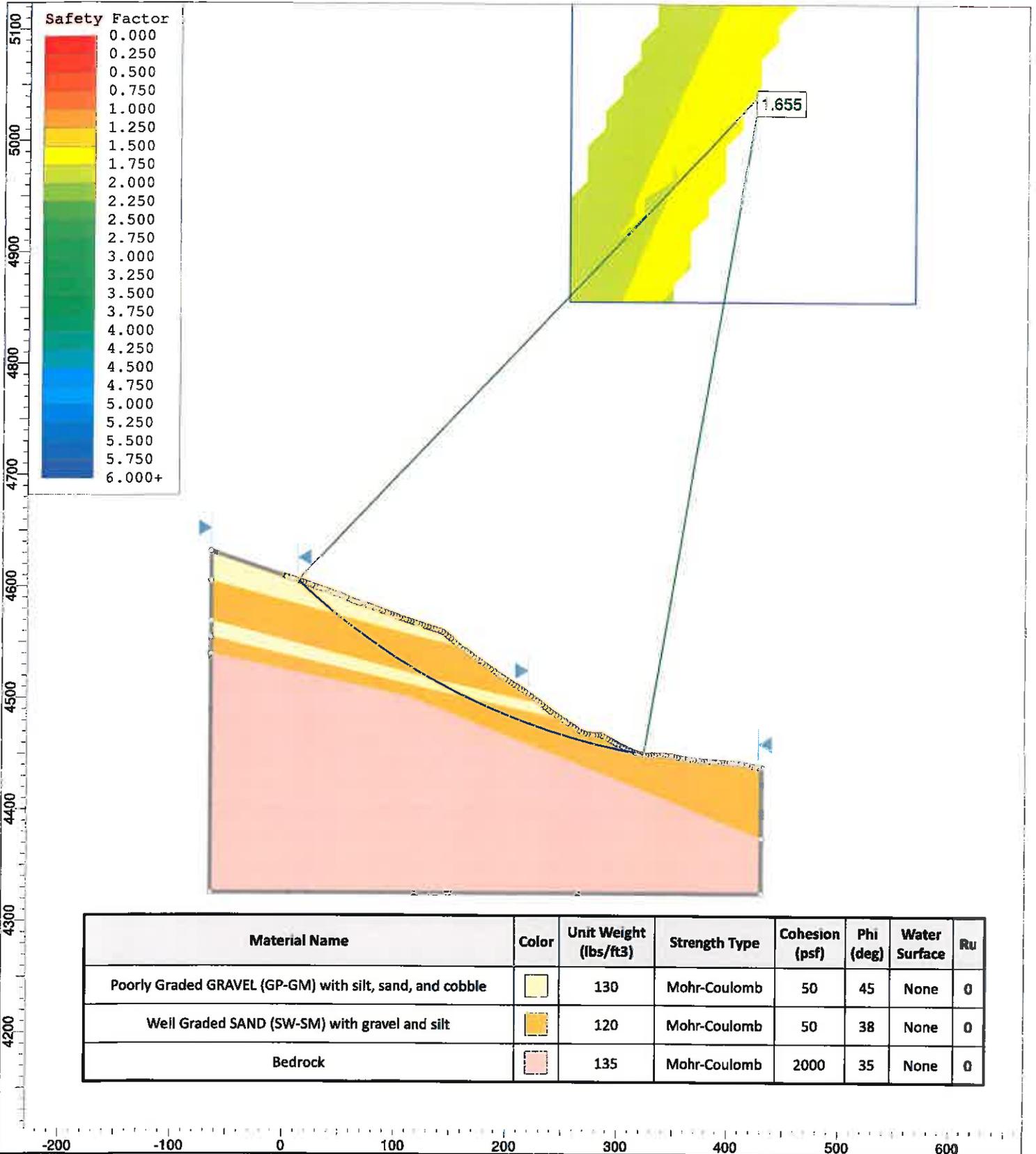
Elite Craft Homes
Farmington Hills Subdivision
Farmington, UT
Project Number: 1039-002

Setback Map

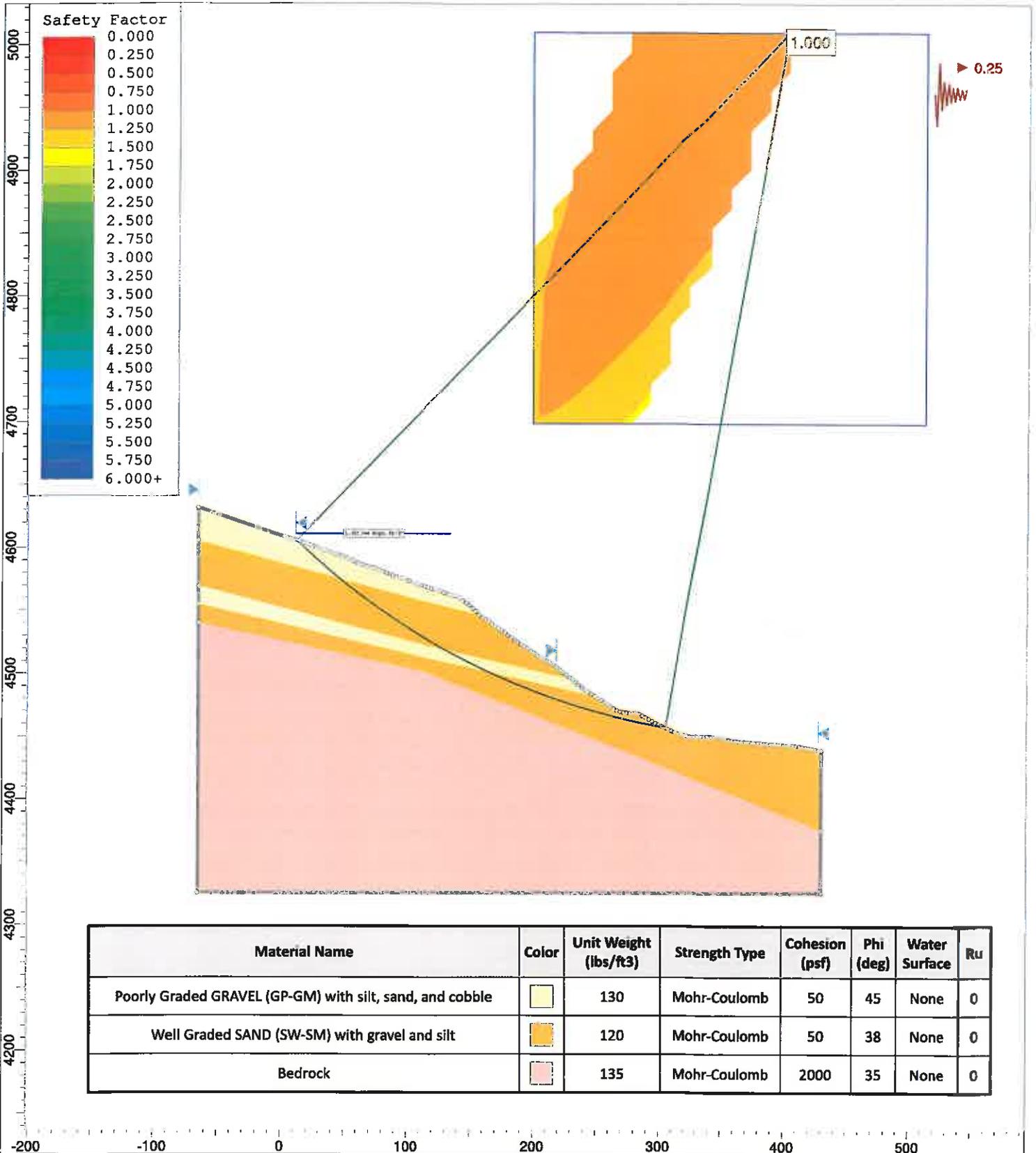
**Plate
A-3**



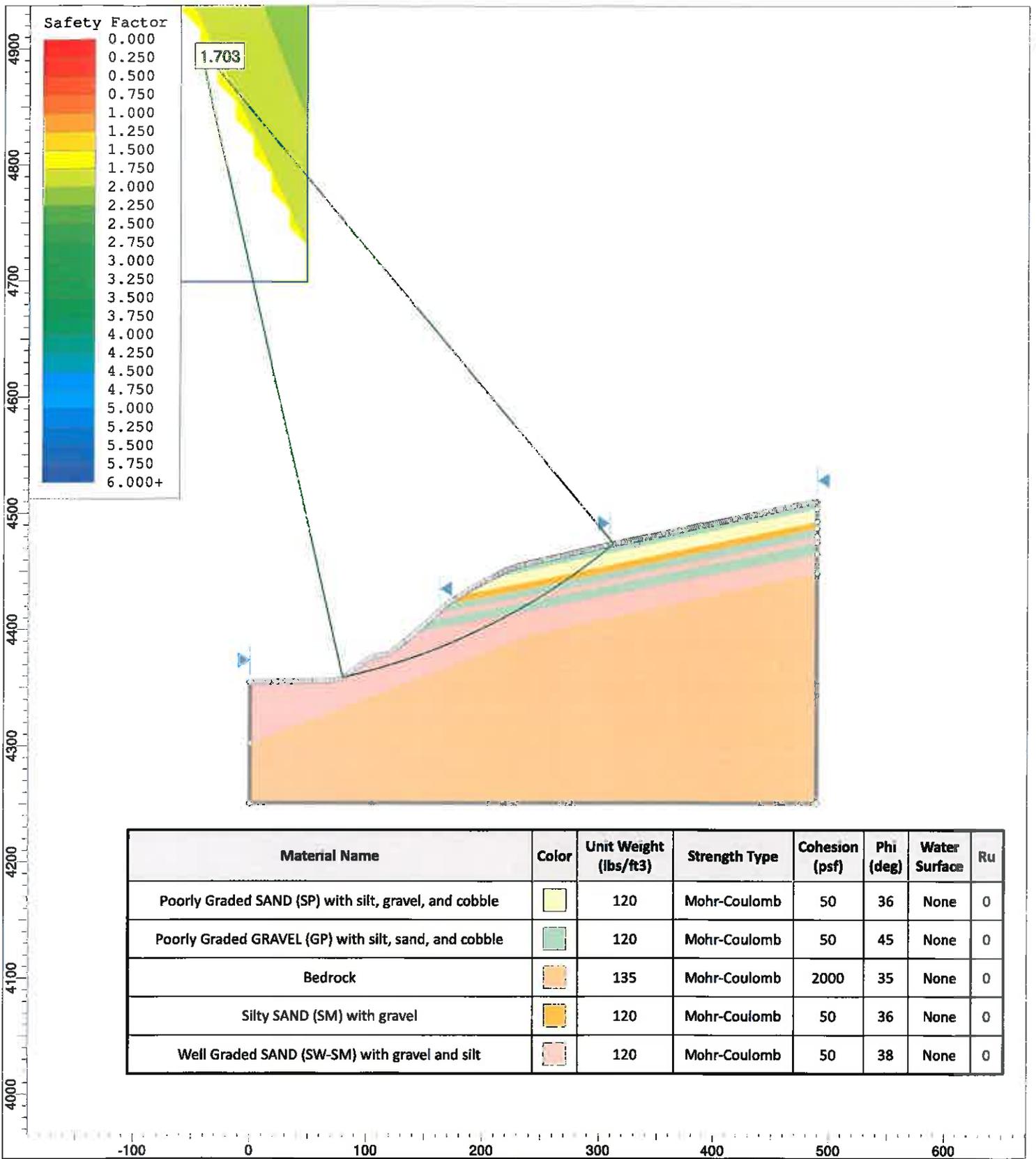


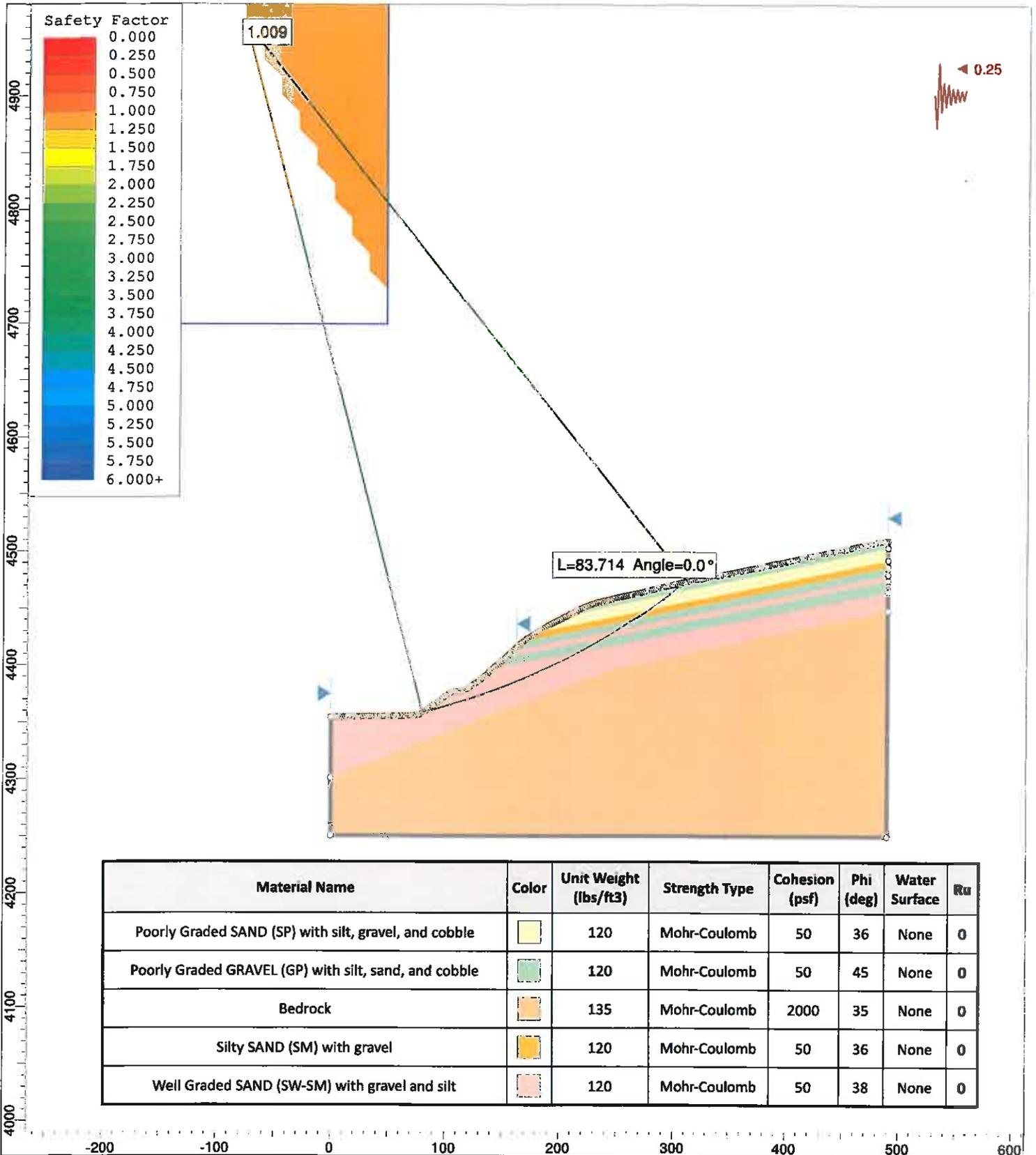


| Material Name | Color | Unit Weight (lbs/ft ³) | Strength Type | Cohesion (psf) | Phi (deg) | Water Surface | Ru |
|--|-------|------------------------------------|---------------|----------------|-----------|---------------|----|
| Poorly Graded GRAVEL (GP-GM) with silt, sand, and cobble | | 130 | Mohr-Coulomb | 50 | 45 | None | 0 |
| Well Graded SAND (SW-SM) with gravel and silt | | 120 | Mohr-Coulomb | 50 | 38 | None | 0 |
| Bedrock | | 135 | Mohr-Coulomb | 2000 | 35 | None | 0 |



| Material Name | Color | Unit Weight (lbs/ft ³) | Strength Type | Cohesion (psf) | Phi (deg) | Water Surface | Ru |
|--|-------|------------------------------------|---------------|----------------|-----------|---------------|----|
| Poorly Graded GRAVEL (GP-GM) with silt, sand, and cobble | | 130 | Mohr-Coulomb | 50 | 45 | None | 0 |
| Well Graded SAND (SW-SM) with gravel and silt | | 120 | Mohr-Coulomb | 50 | 38 | None | 0 |
| Bedrock | | 135 | Mohr-Coulomb | 2000 | 35 | None | 0 |





| Material Name | Color | Unit Weight (lbs/ft ³) | Strength Type | Cohesion (psf) | Phi (deg) | Water Surface | Ru |
|---|-------|------------------------------------|---------------|----------------|-----------|---------------|----|
| Poorly Graded SAND (SP) with silt, gravel, and cobble | | 120 | Mohr-Coulomb | 50 | 36 | None | 0 |
| Poorly Graded GRAVEL (GP) with silt, sand, and cobble | | 120 | Mohr-Coulomb | 50 | 45 | None | 0 |
| Bedrock | | 135 | Mohr-Coulomb | 2000 | 35 | None | 0 |
| Silty SAND (SM) with gravel | | 120 | Mohr-Coulomb | 50 | 36 | None | 0 |
| Well Graded SAND (SW-SM) with gravel and silt | | 120 | Mohr-Coulomb | 50 | 38 | None | 0 |



Planning Commission Staff Report March 3, 2016

Item 4: Final Plat for Oakwood Estates Phase VIII Subdivision

| | |
|---------------------------|--|
| Public Hearing: | No |
| Application No.: | S-2-16 |
| Property Address: | Approximately 479 West Oak Wood Circle |
| General Plan Designation: | LDR (Low Density Residential) |
| Zoning Designation: | LR-F (Large Residential – Foothill) |
| Area: | .57 acres |
| Number of Lots: | 1 |
| Property Owner: | Lew Swain |
| Agent: | Lew Swain |

Applicant is requesting a recommendation for approval of final plat for the Oakwood Estates Phase VIII.

Background Information

The applicant, Lew Swain is requesting a recommendation for final plat approval for the Oak Wood Estates Phase VIII, which is located at approximately 479 West Oak Wood Circle. In the LR zone, the minimum lot size is 20,000 s.f., and the applicant is proposing one lot that is 24,965 s.f. The proposed one lot subdivision is already defined, and all of the improvements have been completed in earlier phases of the Oakwood Estates/Bray Subdivision. Additionally, the preliminary plat, that acted as a master plan for the entirety of the Oakwood Estates Subdivision has been approved. This is largely a simple exercise in platting this lot according to the ordinance.

Suggested Motion

Move that the Planning Commission approve the proposed final plat for the Oakwood Estates Phase VIII subject to all applicable Farmington City ordinances and development standards.

Supplemental Information

1. Vicinity map.
2. Final Plat.

Applicable Ordinances

1. Section 11, Chapter 11 – Single Family Residential Zones
2. Section 12, Chapter 6 – Major Subdivisions
3. Section 12, Chapter 7 – General Requirements for all Subdivisions

SURVEYOR'S CERTIFICATE:

I, **DAVID S. SCOTT**, a duly qualified and licensed Surveyor in the State of Utah, do hereby certify that I am a professional land surveyor and that I have personally supervised the work of my assistants in the preparation of this plat and that the same has been correctly surveyed and shown on the ground as shown on this plat.

DATE: _____ SERVICE: _____

PROPERTY DESCRIPTIONS:

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A CONSERVATION SUBDIVISION OF OAK WOOD ESTATES, PHASE 8, A CONSERVATION SUBDIVISION.

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND SHOWN ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____ SERVICE: _____

NARRATIVE OF BOUNDARY:

THE RECORDS OF SURVEY OF FILE WITH THE DAVID COUNTY SURVEYOR OFFICE FOR DETAILS REGARDING THE BOUNDARY.

BASIS OF BEARINGS:

THE BEARINGS AND DISTANCES WERE OBTAINED FROM THE SURVEYOR'S FIELD NOTES AND THE BEARINGS WERE OBTAINED FROM THE SURVEYOR'S FIELD NOTES AND THE DISTANCES WERE OBTAINED FROM THE SURVEYOR'S FIELD NOTES.

LEGEND AND ABBREVIATIONS:

- 1. PLANNING COMMISSION
- 2. CITY ENGINEER
- 3. CITY COUNCIL APPROVAL
- 4. PLANNING COMMISSION
- 5. CITY ENGINEER
- 6. CITY COUNCIL APPROVAL

SCALE:

1" = 100'-0"

VICINITY MAP:



WILDBIRD ENGINEERING:

1000 W. 1000 S. SUITE 100, DAVIS COUNTY, UTAH 84302
 TEL: 435-355-1111
 WWW.WILDBIRDENGINEERING.COM

SURVEYOR'S CERTIFICATE:

I, **DAVID S. SCOTT**, a duly qualified and licensed Surveyor in the State of Utah, do hereby certify that I am a professional land surveyor and that I have personally supervised the work of my assistants in the preparation of this plat and that the same has been correctly surveyed and shown on the ground as shown on this plat.

DATE: _____ SERVICE: _____

PROPERTY DESCRIPTIONS:

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A CONSERVATION SUBDIVISION OF OAK WOOD ESTATES, PHASE 8, A CONSERVATION SUBDIVISION.

DATE: _____ SERVICE: _____

NARRATIVE OF BOUNDARY:

THE RECORDS OF SURVEY OF FILE WITH THE DAVID COUNTY SURVEYOR OFFICE FOR DETAILS REGARDING THE BOUNDARY.

BASIS OF BEARINGS:

THE BEARINGS AND DISTANCES WERE OBTAINED FROM THE SURVEYOR'S FIELD NOTES AND THE BEARINGS WERE OBTAINED FROM THE SURVEYOR'S FIELD NOTES AND THE DISTANCES WERE OBTAINED FROM THE SURVEYOR'S FIELD NOTES.

LEGEND AND ABBREVIATIONS:

- 1. PLANNING COMMISSION
- 2. CITY ENGINEER
- 3. CITY COUNCIL APPROVAL
- 4. PLANNING COMMISSION
- 5. CITY ENGINEER
- 6. CITY COUNCIL APPROVAL

SCALE:

1" = 100'-0"

VICINITY MAP:



WILDBIRD ENGINEERING:

1000 W. 1000 S. SUITE 100, DAVIS COUNTY, UTAH 84302
 TEL: 435-355-1111
 WWW.WILDBIRDENGINEERING.COM

OWNER'S DEDICATION:

I, **DAVID S. SCOTT**, a duly qualified and licensed Surveyor in the State of Utah, do hereby certify that I am a professional land surveyor and that I have personally supervised the work of my assistants in the preparation of this plat and that the same has been correctly surveyed and shown on the ground as shown on this plat.

DATE: _____ SERVICE: _____

ACKNOWLEDGMENT:

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DATE: _____ SERVICE: _____

OAK WOOD ESTATES, PHASE 8
 A CONSERVATION SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DAVIS COUNTY RECORDER

RECORDED NO. _____
 STATE OF UTAH, COUNTY OF DAVIS,
 RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FIG. 3

OWNER'S DEDICATION:

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DATE: _____ SERVICE: _____

OAK WOOD ESTATES, PHASE 8
 A CONSERVATION SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DAVIS COUNTY RECORDER

RECORDED NO. _____
 STATE OF UTAH, COUNTY OF DAVIS,
 RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FIG. 3



Planning Commission Staff Report March 3, 2016

Item 5: Sunset Hills Plat Amendment

| | |
|---------------------------|-------------------------------------|
| Public Hearing: | No |
| Application No.: | S-5-16 |
| Property Address: | Approximately 9 S. Sunset Drive |
| General Plan Designation: | LDR (Low Density Residential) |
| Zoning Designation: | LR-F (Large Residential - Foothill) |
| Area: | 3.85 Acres |
| Number of Lots: | 4 (into 2) |
| Property Owner: | Elite Craft Homes |
| Agent: | Jerry Preston |

Request: *Applicant is requesting a recommendation for plat amendment.*

Background Information

The applicant desires to combine one unsubdivided parcel and three subdivided lots that are part of the Sunset Hills Conservation Subdivision Number 2 into two platted lots. Because the applicant is combining lots, and not subdividing lots, this is a simple plat amendment, and the applicant is not required to undergo the minor subdivision approval process. Nevertheless, as a plat amendment, staff will be required to send a notice letter to every property owner within the subdivision prior to the City Council meeting, giving them a 10 day protestation period to voice their concerns with this proposal. If the City receives any kind of protest, the City Council will be a public hearing, if not, the meeting will not require a public hearing. The Planning Commission's role for a plat amendment is as a recommending body, and the meeting is not a public hearing at the commission level. Because this plat amendment involves the combining of lots and actually decreases density, staff is recommending approval. Additionally, as the Sunset Hills Conservation Subdivision Number 2 already exists, all improvements have already been installed.

Staff has reviewed the requested plat amendment and found a discrepancy with lot 21 of Sunset Hills Subdivision Number 2 Amended whereby the lot was illegally subdivided through deed, and recorded at the County, but never went through the proper City subdivision approval process. The lot that was created illegally is a remnant parcel, and is identified by tax ID number 070380026. The applicant will need to resolve this discrepancy prior to moving forward to City Council, as this remnant piece is still part of Lot 21 in the Sunset Hills Conservation Subdivision Number Two Amended, which this application is proposing to amend.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the plat amendment for Sunset Hills Conservation Subdivision Number 2 Second Amendment subject to all applicable Farmington City ordinances and development standards, and the following condition: the applicant shall resolve the remnant parcel created by a previous illegal subdivision (parcel ID number 070380026) prior to City Council consideration per Section 12-7-030(7).

Findings for Approval:

1. The proposed plat amendment meets the requirements of the subdivision and zoning ordinance.
2. The affected subdivision has already installed all required improvements.
3. The proposed plat amendment is decreasing density because it is combining 4 parcels into 2 lots.

Supplemental Information

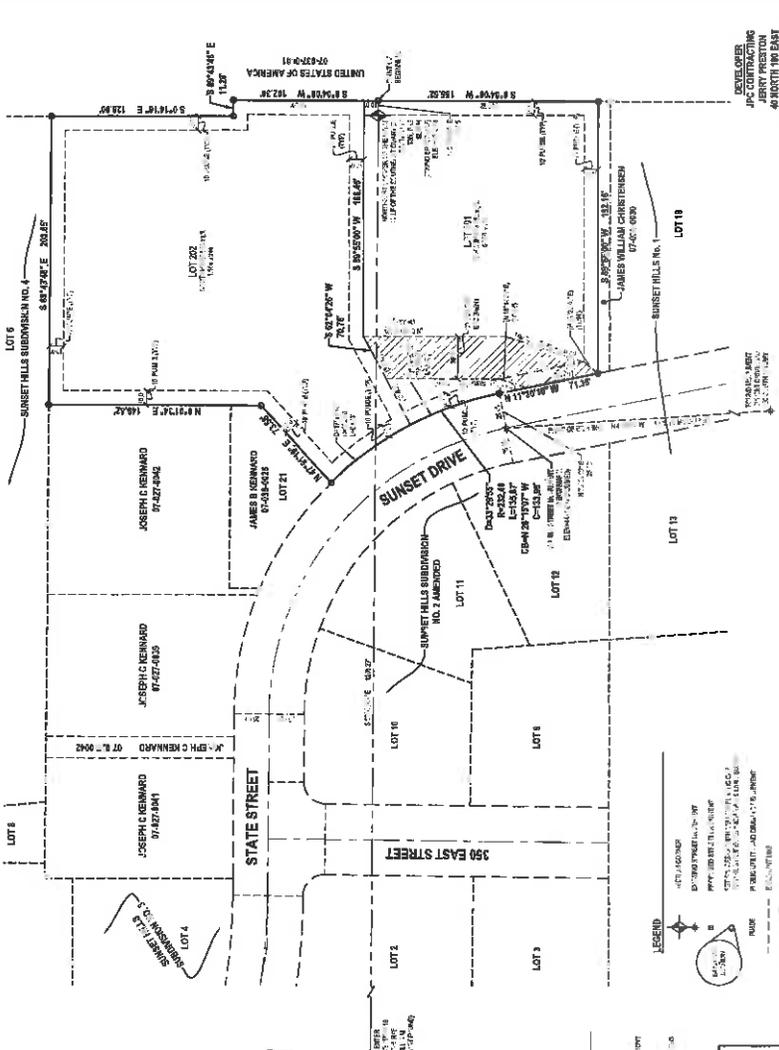
1. Vicinity Map
2. Plat Amendment

Farmington City



SUNSET HILLS SUBDIVISION NO. 2 SECOND AMENDED
AMENDING LOTS 19, 20 & 21 OF SUNSET HILLS NO. 2 AMENDED - FARMINGTON CITY

LOCATED IN THE NORTHEAST QUARTER
 AND THE SOUTHWEST QUARTER OF SECTION 19
 TOWNSHIP 3 NORTH, RANGE 11 EAST
 SALT LAKE BASIN AND MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH



GENERAL NOTES:

1. THIS PLAN IS BASED ON THE RECORD PLAT FOR SUNSET HILLS NO. 2 AMENDED, PLAT NO. 12345, DATED 12/15/2010.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. THE DISTANCES BETWEEN CORNERS ARE AS SHOWN ON THIS PLAN.
4. THE AREA OF THIS PLAN IS 12.345 ACRES.
5. THE TOTAL AREA OF THIS PLAN IS 12.345 ACRES.

RECORDING INFORMATION

BOOK AND PAGE: _____

DATE OF RECORDING: _____

BY: _____

CITY OF FARMINGTON APPROVAL

APPROVED BY: _____

DATE: _____

PLANNING COMMISSION APPROVAL

APPROVED BY: _____

DATE: _____

CITY ENGINEER'S APPROVAL

APPROVED BY: _____

DATE: _____

CITY COUNCIL APPROVAL

APPROVED BY: _____

DATE: _____

DEVELOPER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

DATE: _____

BY: _____

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the above described property.

DATE: _____

BY: _____

BOUNDARY DESCRIPTION

The boundary between the above described property and the property of the State of Utah is as follows: ...

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

DATE: _____

BY: _____

ADDITIONAL DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

DATE: _____

BY: _____

SUNSET HILLS SUBDIVISION NO. 2 SECOND AMENDED

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 3 NORTH, RANGE 11 EAST SALT LAKE BASIN AND MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

DATE: _____

BY: _____

DAVIS COUNTY RECORDER

RECORDED BY: _____

DATE: _____

PLANNING COMMISSION APPROVAL

APPROVED BY: _____

DATE: _____

CITY ENGINEER'S APPROVAL

APPROVED BY: _____

DATE: _____

CITY COUNCIL APPROVAL

APPROVED BY: _____

DATE: _____

DEVELOPER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

DATE: _____

BY: _____

RECORDING INFORMATION

BOOK AND PAGE: _____

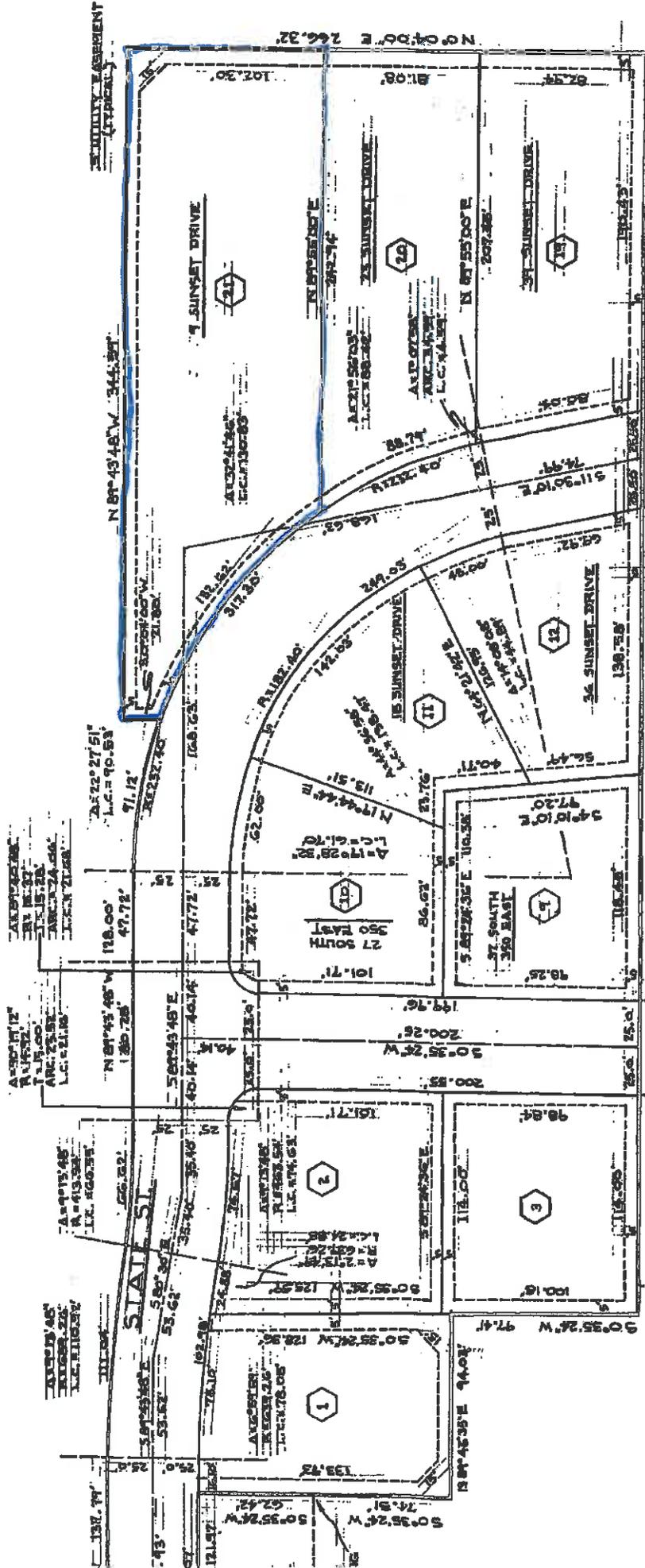
DATE OF RECORDING: _____

BY: _____

CITY OF FARMINGTON APPROVAL

APPROVED BY: _____

DATE: _____



S U N S E T H I L L N O . 1



Planning Commission Staff Report March 3, 2016

Item 6: Farmington Active Transportation Plan Adoption

| | |
|---------------------------|-----------------|
| Public Hearing: | Yes |
| Application No.: | MP-1-16 |
| Property Address: | n/a |
| General Plan Designation: | n/a |
| Zoning Designation: | n/a |
| Area: | City Wide |
| Number of Lots: | n/a |
| Property Owner: | n/a |
| Agent: | Farmington City |

Request: *Recommendation for General Plan Amendment adopting the Farmington Active Transportation Plan.*

Background Information

In March of 2015, Farmington and Kaysville City were awarded a joint Local Planning Resource match grant by Wasatch Front Regional Council (WFRC) to perform a regional active transportation plan. The total grant was for \$50,000 dollars of which WFRC paid half, and each city contributed a quarter each, or \$12,500. The two cities sent out a Request for Pool Letter of Qualifications to seven firms on the WFRC pool of prescreened consultants, whose expertise is in active transportation planning. Of those seven letters sent, we received four firms' letters, and after careful consideration, chose Alta Planning and Design as the consultant to produce the active transportation plan. The goal of the plan, and the reason Kaysville and Farmington collaborated on this grant was to create a plan that does not stop at each city's boundaries, but rather creates a consistent and uniform active transportation network for the Central Davis region as a whole.

The proposed scope of work has been included for your information; this document illustrates the schedule, the process, the tasks, and deliverables that were proposed at the outset of developing the final plan. The steering committee was comprised of citizens and various stakeholders to help guide and inform the final product, the committee met once a month and were instrumental in the final development of this plan. Additionally, there was an online survey in which over 1,000 participants gave their input on the plan, and there was an open house where approximately 300 citizens came out to voice their opinions and markup maps of where they felt resources would best be utilized. The consultants said that the open house had more attendance than any that they had before, and that

includes cities that were significantly larger than Farmington and Kaysville. The finished product is a plan that is intended to be a standalone document codified as part of the General Plan, much like the City's Master Transportation Plan, Trails Plan, Affordable Housing Plan, Downtown Master Plan, etc.

Suggested Motion

Move that the Planning Commission recommend that the City Council amend the General Plan adopting the enclosed Farmington Active Transportation Plan as an element of its General Plan, subject to all applicable Farmington City ordinances.

Findings for Approval

1. The proposed active transportation plan will help guide the City in the future towards developing roads and infrastructure for alternative means of transportation.
2. The proposed active transportation plan will better situate the city in locating and acquiring funding sources for bike and pedestrian paths and infrastructure.
3. The proposed active transportation plan will guide and inform the City in future decisions regarding all modes of transportation.
4. By codifying the Farmington Active Transportation Plan and adopting it as part of the General Plan, the City is setting a standard, being proactive, and making a commitment to active transportation, which is growing in popularity and being demanded at ever increasing levels.

Supplemental Information

1. Scope of Work
2. Farmington Active Transportation Plan

ATTACHMENT B

Scope of Work and Services to be provided by the Consultant

TASK 1: PROJECT INITIATION

1.1 Kick-Off Meeting

Alta's project manager will meet with the Steering Committee and WFRC project manager to review project goals and strategies, refine the project scope and working objectives, identify data needs, establish communication channels with other departments and agencies, review required elements and standards, and approve the public outreach scope and schedule.

1.2 Existing Document Collection

To complete the project efficiently, the Alta Team will rely on WFRC, Kaysville City, Farmington City, and Davis County staff to provide relevant background information that is not publicly available. Alta will summarize applicable documents that could influence the plan such as Transportation Master Plans, Parks and Open Space Plans, Transit Master Plans or other relevant planning documents.

1.3 Develop Project Goals, Objectives and Policies (GOPs)

The Alta Team will work with the Steering Committee to develop the project GOPs. We will provide sample GOPs from similar bicycle and pedestrian plans and communities along the Wasatch Front. A collaborative process at the first Steering Committee meetings will be used to translate the sample GOPs into draft GOPs and a vision statement tailored to Farmington and Kaysville.

Deliverables:

- Final detailed scope, schedule, and public outreach program
- Data needs memo
- Kickoff meeting minutes
- Working Paper #1: Summary of Existing Plans
- Working Paper #2: Goals, Objectives, & Policies

TASK 2: EXISTING CONDITIONS EVALUATION

2.1 Opportunities and Constraints (Street Classification Map)

Alta will create base maps of the project study area which may contain enlargements of Kaysville and Farmington independently while also showing regional connectivity. Opportunities and constraints information will be identified including road width, traffic counts, speed, topography, barriers, gaps, and other relevant existing data. Farmington City, Kaysville City and/or Davis County will be responsible for supplying accurate GIS data containing road widths, traffic counts, and speed limits for existing streets.

2.2 Field Investigation

Alta staff will conduct a field review of existing Kaysville and Farmington bicycle and pedestrian facilities to supplement existing information. Fieldwork will be documented with notes, measurements, and digital photographs.

2.3 Crash and Safety Analysis

Alta will analyze crash data to identify streets and intersections with high numbers of bicycle or pedestrian-related crashes. If the data shows areas with multiple crashes, we will evaluate individual street characteristics to identify the relationship between crashes and roadway conditions, and recommend strategies to mitigate future crashes. Farmington City and Kaysville City will be responsible for coordinating with local law enforcement to acquire bicycle and pedestrian crash data and input into GIS if necessary.

2.4 Demand, Origin, and Destination Analysis

Alta will determine bicycle and pedestrian trip demand, origins, and destinations through statistical data and public outreach feedback. The public outreach tasks described in Task 3 will be used to identify important community destinations such as schools, parks, and transit stations. Additionally, census, land use, and Utah Travel Study data will help illustrate areas with high demand for bicycling and walking.

Deliverables:

- Working Paper #3: Existing Conditions analysis, including:
 - » Fieldwork notes, measurements, and photos
 - » Maps of existing bicycle facility network and crash locations
 - » Existing network adequacy analysis
 - » Crash and safety analysis
- Working Paper #4: Needs Analysis, including:
 - » Results of the community survey and online mapping tool
 - » Results of outreach identifying major origins, destinations, and areas of high demand

TASK 3: PUBLIC PARTICIPATION PROGRAM

3.1 Steering Committee Meetings

The Steering Committee will play a central role in developing the plan. The Alta Team will manage and participate in up to six committee meetings. We will prepare maps, graphics, and other relevant meeting materials and send up to two staff to present at each meeting.

3.2 Community Survey

The Alta Team will develop an online survey to solicit feedback from the public on constraints, opportunities, solutions, values, and destinations. We will produce a report showing response trends and complete results in a tabular format.

3.3 Project Website and Online Mapping Tool

The Alta Team will develop a project website and associated content that introduces the project and contains the community survey and an online mapping tool. The mapping tool will allow residents to pinpoint barriers to bicycling and walking and identify desired routes and places of interest.

3.4 Concept Alternatives Charrette

Alta will host a design charrette with interested citizens and stakeholders, as identified by the Steering Committee, to present the preliminary bicycle and pedestrian system and design guidelines recommendations. Participants will be encouraged to provide feedback on the preliminary system plan and draw desired routes and connections on maps provided by Alta.

Deliverables:

- Steering Committee meeting minutes
- Community survey results summarized and in tabular format
- Online mapping tools results in summary and GIS form
- Meeting notes from the Concept Alternatives Charrette

TASK 4: BICYCLE & PEDESTRIAN DESIGN GUIDELINES

4.1 Kaysville and Farmington Bicycle and Pedestrian Design Guidelines

Prior to the Concept Alternatives Charrette, Alta will develop draft design guidelines to serve as the toolkit of facility treatments. Alta will combine guidance from the NACTO Urban Bikeway Design Guide and the AASHTO Guide for the Development of Bike Facilities with other existing standards from AASHTO, MUTCD, and PROWAG to produce a comprehensive set of local design guidelines that represent contemporary practices studied and utilized around the country.

Deliverables:

- Working Paper #5: Detailed Design Guidelines, with references to further detail and standards

TASK 5: CONCEPT ALTERNATIVES PLAN

5.1 Preliminary Bicycle and Pedestrian System and Support Facilities

Based on the results from the Task 2, Alta will develop a draft system plan detailing proposed locations of bicycle and pedestrian facilities in Farmington and Kaysville. For on-street bikeway proposals, we will carefully analyze each proposed street for available curb-to-curb width, lane configuration, and traffic volumes. For shared-use path proposals, we will analyze additional corridors that may provide opportunities outside of the roadway right-of-way such as canal corridors, overhead transmission lines, riparian corridors, and railroads. Maps will be created showing proposed bikeway, pedestrian, and trail facilities. Alta will host a design charrette to present the preliminary bicycle and pedestrian system and invite feedback from stakeholder groups (Task 3.4).

Deliverables:

- Maps identifying proposed bicycle and pedestrian system and support facilities

TASK 6: DRAFT MASTER PLAN DEVELOPMENT

6.1 Final Bicycle and Pedestrian System

Based on the results from the Concept Alternatives Charrette, Alta will make any necessary modifications to the proposed system plan. Project matrices will be developed that describe each project, including anticipated entities involved (UDOT, UTA, Public Works, Parks, Planning), constraints, alternatives and cost estimates.

6.2 Cost Opinions and Funding

We will use our experience working throughout Utah to prepare customized, planning-level cost opinions for each recommended project. The cost opinions are intended to be within 30% of the expected final construction costs and will supply costs for construction, right-of-way, and design costs. Alta will also provide an overview of potential funding sources.

6.3 Prioritization Methodology

Alta will develop a methodology for prioritizing the projects recommended in Task 5. Criteria included in the prioritization could include public support, transit integration, access to schools, access to parks, closing a network gap, or ease of implementation. Alta will work with the Steering Committee to define and weight the criteria to best reflect the City's values. Kaysville City and Farmington City will maintain responsibility for scoring the criteria for each project during the study or at a later date.

6.4 Priority Projects

Alta will work with the Steering Committee to identify the top five projects for each municipality. Alta will then develop priority project cut-sheets describing each project in detail including benefits, maps, graphics and cost information. Priority project sheets will be instrumental in pursuing future funding and grant opportunities.

Deliverables:

- Draft Master Plan for each community made up of the previous tasks, including a revised system plan based on charrette feedback and cost estimates
- Prioritization methodology for ranking projects (to be completed by each municipality)
- Priority project sheets for the top five projects in each city

TASK 7: FINAL MASTER PLAN DEVELOPMENT AND ADOPTION

7.1 Final Master Plan

Based on feedback from the Steering Committee, Alta will make one round of revisions to the Master Plan document and submit a Final Master Plan document to each City.

7.2 Adoption

Alta will make one round of requested changes to the Final Master Plan document in accordance with City Council or Planning Commission feedback. No presentations or additional deliverables for adoption meetings are included in this scope.

Deliverables:

- **One Active Transportation Master Plan for each community (Farmington and Kaysville) including PDFs and source GIS files**



Planning Commission Staff Report March 3, 2016

Item 7: Conditional Use Permit Approval for a Height Increase of a Detached Garage

| | |
|---------------------------|--|
| Public Hearing: | Yes |
| Application No.: | C-4-16 |
| Property Address: | 83 East 600 North |
| General Plan Designation: | LDR (Low Density Residential) |
| Zoning Designation: | OTR-F (Original Townsite Residential - Foothill) |
| Area: | .31 Acres |
| Number of Lots: | 1 |
| Property Owner: | James Taylor |
| Agent: | James Taylor |

Request: *Conditional use approval to increase the height of a proposed detached garage.*

Background Information

The applicant is requesting conditional use approval to increase the height of a detached garage from 15' to approximately 17.5'. Section 11-17-050(1) and 11-17-070(4)(d) states the following:

"Accessory buildings, except for those listed in Subsection (2) below, may be located within one (1) foot of the side or rear property line, provided they are at least six (6) feet to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, are located at least fifteen (15) feet from any dwelling on an adjacent lot, and accessory buildings shall, without exception, be subordinate in height and area to the main building and shall not encroach in the front yard and required side corner yard."

"Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed 15 feet in height unless approved by the Planning Commission after a review of a conditional use application filed by the property owner."

The proposed accessory structure will be located to the rear of the residence and meets all of the standards and requirements as set forth in Section 11-17-050 of the Zoning Ordinance, but does not

meet the height requirement as outlined in 11-17-070(4)(d) as it is proposed to be approximately 17.5' as measured from grade to the midpoint of the roof, on the low side of the structure.

There is one major issue that will need to be addressed prior to the applicant moving forward with this project: currently the proposed garage is on the applicant's lot to the north (which he also owns), not the lot that he is proposing to use the garage for; however, this is an issue that is easily resolved either through a boundary adjustment or through the recordation of the Taylor Subdivision. The northern lot is part of the Taylor Subdivision that Jerry Preston received approval for in 2014 and has yet to record. By adjusting the boundary as part of the platting process, the garage will be accessory to the home on 600 North; staff is recommending that this be added as a condition per the suggested motion below.

There are additional standards for garages in the OTR zone specified in Section 11-17-050(4), and the proposed garage complies with all of those standards with the possible exception of 11-17-050(4)(d) which states the following:

"Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process."

Although the requirements listed in the above section are to be complied with at the time of building permit, it is appropriate for the Planning Commission to consider whether the proposed garage is compatible and consistent with existing garages in the area. The commission can either defer this determination to staff as part of their site plan review at building permit application, or make it a condition of approval.

Suggested Motion

Move that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited a building permit subject to all applicable building codes;
2. The applicant shall adjust the northern boundary for the subject property to bring the proposed accessory structure into compliance with all Farmington City ordinances either through a boundary adjustment or through the recordation of the Taylor Subdivision;
3. The final determination of whether the proposed structure is consistent and compatible with the existing garages in the area, as outlined in Section 11-17-050(4)(d) of the Zoning Ordinance, shall be deferred to staff.

Findings for Approval

1. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
2. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.

3. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
4. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

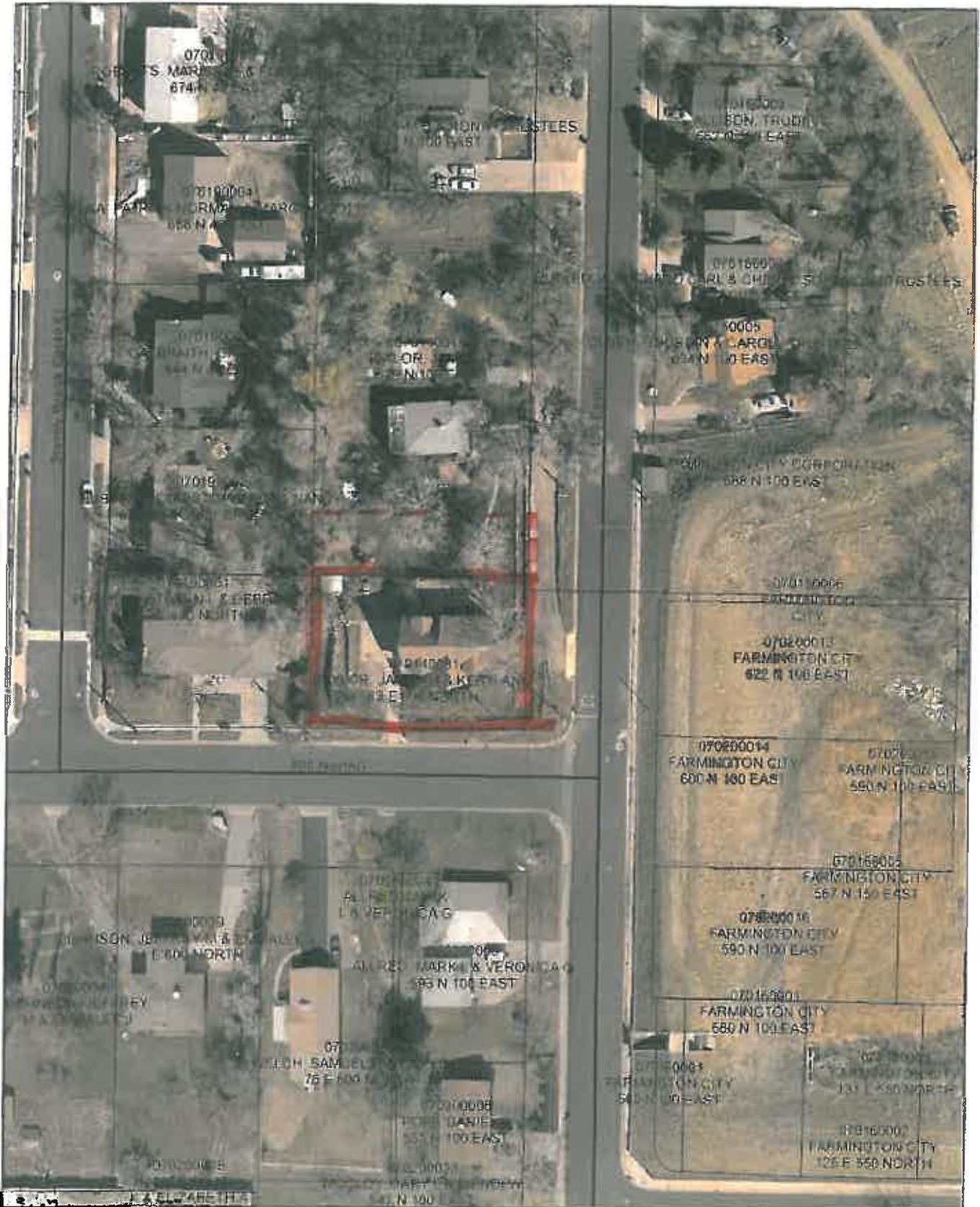
Supplemental Information

1. Vicinity Map
2. Site Plan
3. Elevations

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 17 – Original Townsite Residential

Farmington City



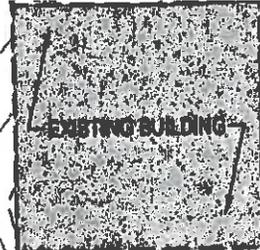
STONEY BROOK

PROPERTY LINE

N 0°04'20" W 608.97'

S 0°04'20" E 30.00'

SET BAR AND CAP



29.2'

SET BAR AND CAP



CONCRETE DRIVEWAY

SET BAR AND CAP

N 89°48'40" E 129.42'

FENCE IS ON PROPERTY LINE

WOOD FENCE 'T'

EXIST. SSMH
RIM=4385.48
FL(8" S)=4375.08
FL(8" E)=4375.28

EXIST. SSMH
RIM=4402.37
FL(8" W)=4395.37
FL(8" E)=4395.62
FL(8" NE)=4395.62

10.0' EASEMENT ON PLAT FOR SEWER

WOOD FENCE



BARBIC WIRE FENCE



FENCE IS ON PROPERTY LINE

EXIST. ELEC
EXIST. ELEC ME
EXIST. (FR VA)



SET BAR AND CAP

SET BAR AND CAP

S 89°55'40" W 135.00'

JAMES H. TAYLOR
KEITH ANN TAYLOR

HOSE

EXIST. SSMH 8" N8.90 W9.05
RIM=4380.29
FL(0")=4380.29

600 NORTH STREET

701.15 STONEY BROOK SUBDIVISION

STONEY BROOK SUBDIVISION

4

3

2

1

88

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88

S 0°04'20" E 240.00'

EXISTING CONCRETE

142.0'

10'

HOUSE

83 E 60th

85' TO EAST PROP.

PROP. W/ILE

20'

55'

20'

10'

45'

DRIVE WAY

109' TO SOUTH STREET

TAX ID "

07-014-0021

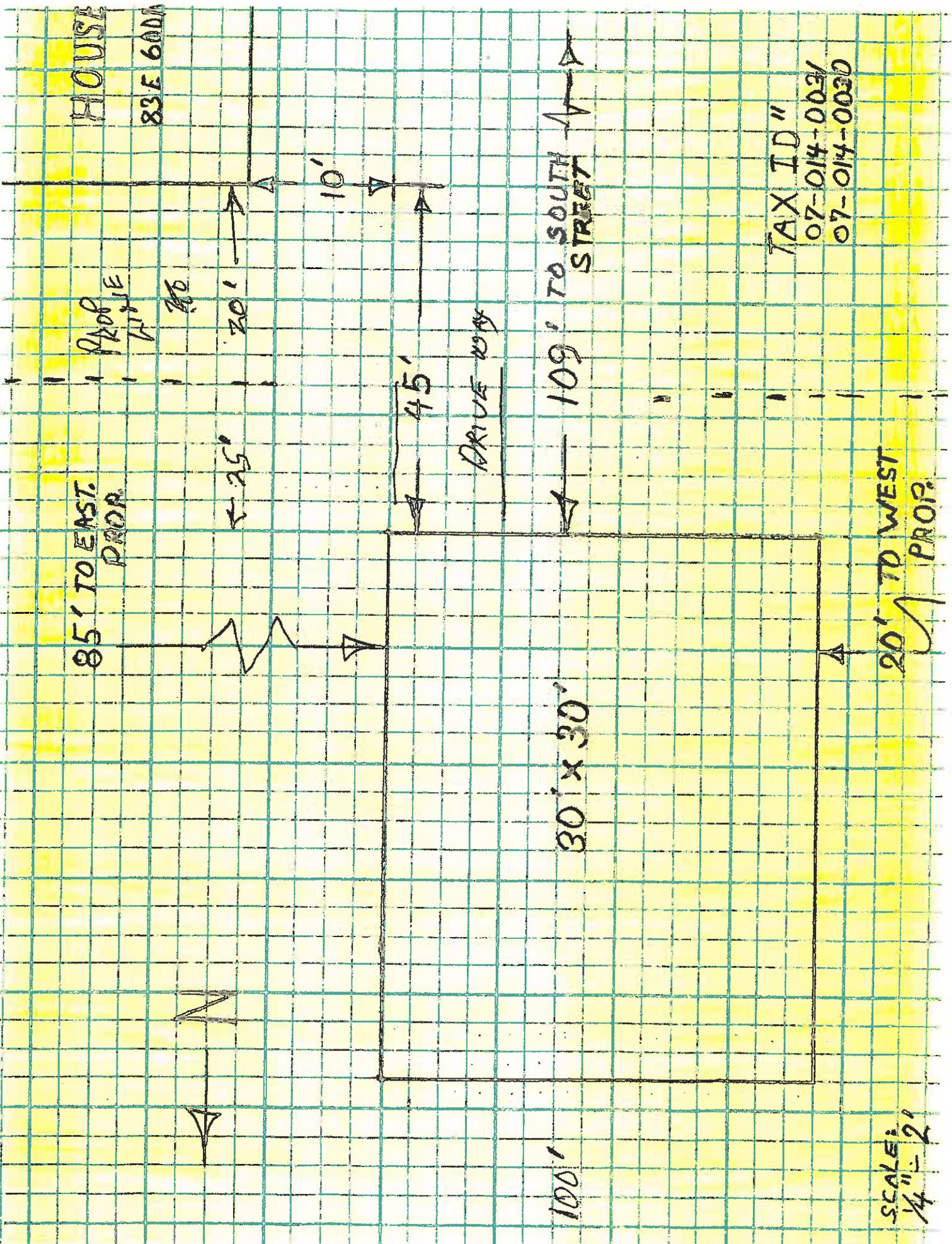
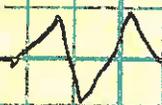
07-014-0030

20' TO WEST PROP.

30' x 30'

100'

SCALE: 1/4" = 2'



DETACHED GARAGE

JIM TAYLOR

83 EAST 600 NORTH
FARMINGTON, UTAH



Sheet List

| Sheet Number | Sheet Description |
|--------------|-------------------|
| 1 | TITLE SHEET |
| 2 | FOUNDATION PLAN |
| 3 | FOUNDATION DETAIL |
| 4 | FOUNDATION PLAN |
| 5 | FOUNDATION DETAIL |
| 6 | FOUNDATION DETAIL |
| 7 | FOUNDATION DETAIL |
| 8 | FOUNDATION DETAIL |
| 9 | FOUNDATION DETAIL |
| 10 | FOUNDATION DETAIL |
| 11 | FOUNDATION DETAIL |
| 12 | FOUNDATION DETAIL |

| | | | | | | | |
|--|---|--|--|---|-------------------|-----------------|--------------------|
| | JIM TAYLOR DETACHED GARAGE TITLE SHEET | | CALDWELL RICHARDS SORENSEN ANSWERS TO INQUIRIES | Structural Office: 1000 NORTH 1000 WEST PHOENIX, UTAH 84303 TEL: (435) 233-1234 FAX: (435) 233-5678 | PROJECT NO. _____ | SHEET NO. _____ | TOTAL SHEETS _____ |
| | | | | | DATE: _____ | SCALE: _____ | DRAWN BY: _____ |



Planning Commission Staff Report March 3, 2016

Item 8: Conditional Use Permit Approval for Portable Classroom – Challenger School

| | |
|---------------------------|----------------------------------|
| Public Hearing: | Yes |
| Application No.: | C-6-16 |
| Property Address: | 1089 N. Shepard Creek Parkway |
| General Plan Designation: | MDR (Medium Density Residential) |
| Zoning Designation: | R-4 (Multi Family Residential) |
| Area: | 1.58 Acres |
| Number of Lots: | 1 |
| Property Owner: | Challenger School |
| Agent: | Matthew Cooper |

Request: Conditional use approval to place a small portable classroom expanding the existing Challenger School.

Background Information

The applicant is requesting conditional use approval to expand on the existing Challenger School by placing a small portable classroom on their lot. The portable structure would consist of two additional classrooms, and would be removed at that time that Challenger School expands their existing school, which they are proposing to do within the next two years; at that time, they will come in for a separate application, in the meantime, the applicant wants to build this portable to begin their 1st and 2nd grade classes. The applicant met with staff to discuss this proposal, and staff could not determine anywhere in the ordinance that determines an expansion on this type of use. In Section 11-28-120 of the Zoning Ordinance, which regulates temporary uses, the ordinance does not discuss trailers for schools or educational institutions, and when Davis School District wants to put up a trailer at one of their schools, they just do it without going through any kind of approval process. However, Challenger is a for-profit private school, and so is not subject to the same kind of approval processes as that of Davis School District, and therefore Challenger School wanted to ensure that they were going through the proper channels of approval with the City before undergoing any expansion to their existing school. Although portable and temporary school structures are not covered in the ordinance, staff interpreted this portable classroom as an accessory structure to the main school building, but felt that it should go through a conditional use permit process just to be transparent and give the citizens a chance to speak, and the school itself is a conditional use. Additionally, staff felt it important that the Planning Commission have a chance to review this application and add some reasonable conditions for approval.

Suggested Motion

Move that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
3. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
4. The conditional use permit is temporary, and shall expire in two years from this date, or March 3, 2018.

Findings for Approval

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

Supplemental Information

1. Vicinity Map
2. Narrative Description of Proposed Use
3. Site Plan
4. Building Plans

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 13 – Multiple-Family Residential Zones
3. Title 11, Chapter 28 – Supplementary and Qualifying Regulations

Farmington City





February 16, 2016

Via Fed Ex (Phone: 801-030-0220)

David Petersen

Eric Anderson

Farmington City Planning Department

160 S. Main

Farmington, UT 84025

Re: Conditional Use Application for Challenger School Portable Classroom

Dear David and Eric:

Thank you for your guidance last week regarding Challenger School's desire to add a portable classroom to its Farmington Campus.

The Farmington City Planning Commission voted on June 28, 2007, to grant Conditional Use approval to construct a private school on approximately 2.70 acres located at 1089 N. Shepard Creek Parkway. Challenger completed construction over the next year and began operating the school in the summer of 2008. Presently, there are 249 students participating in preschool through first grade programs, including part day and part week students.

In order to matriculate approximately 12 of the current first grade students into a second grade classroom, Challenger needs to add a portable classroom at the campus. A Conditional Use Application to permit this use is enclosed, along with a \$250 check to cover associated fees, and the following supporting documentation:

- A copy of the General Warranty Deed verifying proof of ownership by BABB Investments, LLC. BABB Investments, LLC is wholly owned by Challenger School Foundation.
- A printout from the Davis County Recorder's Office containing the property address, legal description, and owner identification.
- A copy of the property plat from the Davis County Recorder's Office.
- A photograph of the site presenting the proposed location of the portable classroom and all associated parking, traffic circulation, landscaping and other site improvements.

- Elevations, a floor plan and access stairs and ramps for the portable classroom.

The proposed portable classroom would be, in essence, an accessory building for the existing permitted private school use. The proposed use is compatible with the character of the site, adjacent properties and surrounding neighborhoods. Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation already exist in the current improvements. Electrical utilities exist at the proposed portable location. The portable does not include restrooms and no water is required. No other site improvements are necessary.

Please let us know if anything else is required or would be helpful in order to address this application at the March 3rd Planning Commission Meeting.

Thank you again for your assistance.

Sincerely,



Matthew G. Cooper
General Counsel

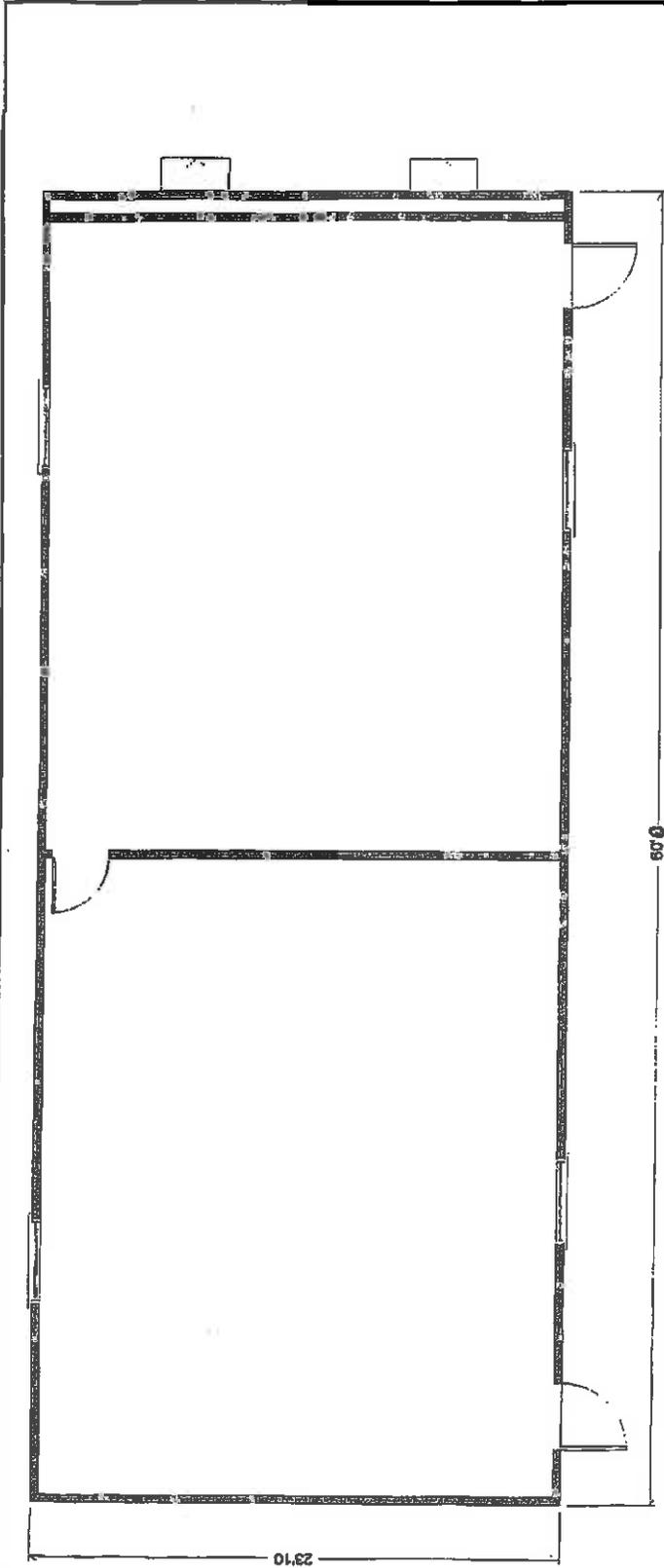
enc.



Farmington Campus
1089 Shepard Creek Parkway
Farmington, UT 84025



CHALLENGER
SCHOOL



Specifications

Size(s)

- 64' Long (including hitch)
- 60' Box size
- 24' Wide
- 8' Ceiling height

Interior Finish

- Vinyl covered walls
- Carpeted floors
- T-grid ceiling

Electric

- Fluorescent ceiling lights
 - Breaker panel 2-100 amp
- Windows/Door*
- Horizontal sliding windows
 - Steel doors
 - Exterior door location may vary

Heating and Cooling

- Central HVAC
- Exterior Finish/Frame*
- Wood siding
 - I-beam frame
 - Removable hitch available on request

Additional floor plans available. Floor plans and specifications may vary from those shown and are subject to in-stock availability.



Mobile Offices • Storage Products
And More
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Classroom 64 x 24
Box Size 60 x 24

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Planning Commission Staff Report March 3, 2016

Item 9: Conditional Use Permit Approval for Swim Lessons as a Home Occupation

| | |
|---------------------------|---------------------------------|
| Public Hearing: | Yes |
| Application No.: | C-2-16 |
| Property Address: | 528 South 200 East |
| General Plan Designation: | RRD (Rural Residential Density) |
| Zoning Designation: | LR (Large Residential) |
| Area: | .6 Acres |
| Number of Lots: | 1 |
| Property Owner: | Andrew Hogan |
| Agent: | Andrew Hogan |

Request: *Conditional use approval to have swim lessons for between 8-16 pupils as a home occupation.*

Background Information

The applicant is requesting conditional use approval to hold swimming lessons at his home located at 528 South 200 East. In the LR zone, which is covered by Chapter 11 of the Zoning Ordinance, it lists "Home occupations as identified in Section 11-35-104 of this Title" as a conditional use. Section 11-35-104(1)(a) states the following:

"(1) The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a Conditional Use Permit:

- (a) Uses in which over eight (8) pupils but not more than sixteen (16) individuals (including any natural, adopted, or foster members of the operator's household) are cared for or receive instruction in the home at any one time. Such uses may include dance instruction, aerobics classes, music lessons, preschools, child day care, crafts classes, and other similar uses. For all such uses, the Farmington Building Official shall inspect the facilities to ensure compliance with the requirements of the Uniform Building Codes."*

Staff has historically interpreted swimming lessons held at the instructor's home as a home occupation which falls under the "and other similar uses." However, to qualify for a home occupation, the lessons must have less than 16 pupils at any given time. Although this number is regulated by the ordinance, it may be prudent for the Planning Commission to add a condition to the motion that addresses this requirement.

Suggested Motion

Move that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. The hours of operation are limited to 8 a.m. to 10 p.m.;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
5. No more than 16 students are allowed to be instructed at any given time.

Findings for Approval

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. There is ample parking on-site as the driveway is large and provides ample room for cars to enter 200 East facing forward.

Supplemental Information

1. Vicinity Map
2. Applicant's Letter

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 11 – Single Family Residential Zones
3. Title 11, Chapter 35 – Home Occupations

RE: Asia Swimming Business License

Dear Farmington Business License Division:

In reply to your request for more information about the details for swimming lessons in my backyard this summer, I have prepared the attached plan. In addition, I would also like to provide you with the following information:

- My home is located on 200 E straight across the street from the center of the cemetery. There is much room for cars to pull over for dropping off and picking up students without disrupting traffic or the neighbors. There is a sidewalk on the west side of 200 E directly in front of my house that is approximately 5 vehicle lengths. Parents driving southbound can use that stretch for dropping off and loading. North of my house there is also a stretch of sidewalk approximately 5 vehicle lengths.
 - Straight across from my house on the east side of 200 East is the sidewalk below the whole west end of the cemetery where northbound cars can drop off and pick up.
 - I plan to begin lessons at 10:00 AM and end at 2:00 PM Mon - Sat. This time of day has the lowest traffic on 200 E, and consequently will have the lowest effect on traffic flow. Notice my disclosure/rules informs parents that the road can be busy and caution for the students as well as consideration for traffic on 200 East must be given at all times.
 - I have allotted 6 spots for each lesson. I don't know yet if they all will be filled. I believe this number is manageable for safety in the water (3 students per instructor) as well as avoiding causing disruptions in traffic.
 - My backyard around the pool is fenced with 7 foot, non-see-through vinyl and only one gate access. It creates a safety zone for the students as well as a convenient way for them to come and go without disrupting the neighbors.
- My parents (Andy and Sariah Hogan) have committed to help manage and supervise these swimming lessons. At least one of them will be home during swimming lessons.

*I approve
this message
Andy Hogan*

Thank you for your time and consideration for a business license. Please let me know if you need any other information. I look forward to hearing from you again soon.



Asia Hogan

Asia Swimming — Proposed Plan

Mon – Thurs General Classes:

- Intermediate – advanced levels
- 40 minutes/day, Mon – Thurs, 2 weeks
- Up to 6 students per class
- 80.00 (8 lessons)

Friday Private Class

- Intermediate – advanced levels
- 55 minutes/ 4 Fridays
- 1 on 1 or 2-3 siblings with instructor
- 200.00 (4 lessons)

Informed Consent/Rules

- Classes are for children 5 years old up to 13.
- Two instructors will be present at the pool at all times.
- Parents or guardians are welcome to be at the poolside during lessons as long as they don't interfere with other students. Parents or guardians are not allowed in the pool with their children.
- There will be a restroom/changing room provided for emergencies only. Please have your children use the restroom before coming, and have them dressed in swimming apparel before arrival. Bring a towel to dry off with following the lesson as there will not be a changing room available.
- Students and guests must follow the rules from the instructors at all times. Unruly behavior may result in discipline up to non refunded, terminated service.
- Please do NOT pull into the driveway to drop off, pick up, or park; use the curbside along 200 East.
- **Warning** – 200 East can be busy. Parents are responsible for their children's safety while crossing or being around the road. Please be courteous and aware of the traffic.
- Please enter the yard through the south, white gate and walk west past the house to the pool.
- Parents have the responsibility to make sure their children make it through the gate and to the swimming pool at the beginning of the lesson, and to be picked up after the lesson. There will be no roadside pickup or drop-off supervision provided because the instructors will be in the pool.
- Please be prompt dropping off and picking up your child. Classes begin on the hour and end 40 minutes past the hour. Friday private lessons end at 55 minutes past the hour.
- In the event of inclement weather, classes may be delayed or postponed to a following Saturday.
- Lesson plans follow the American Red Cross Water Safety Instructor's Manual.
- Full payment is due prior to lessons starting. Payment options include cash or checks made to Andy Hogan. Credit Cards may be used (if you have an email and internet) for a 5.00 credit card fee.
- No refunds or make-ups will be given for missed or tardy days.

About the Instructors

Asia Hogan is 18 years old. She worked for Farmington City during the summer of 2015 as a certified swimming instructor. Now she is bringing her knowledge and skills to her backyard.

Lizzy Hogan is also 18 years old. With 4 younger siblings, Lizzy has helped tend children all her life. She is responsible and trustworthy.

Asia and Lizzy will be closely supervised by Asia's parents.

(roster on back side)



Planning Commission Staff Report March 3, 2016

Misc. Item: Approval to place a detached accessory building (pool house) in a side yard

| | |
|---------------------------|---|
| Public Hearing: | Yes |
| Application No.: | n/a |
| Property Address: | 741 S. Country Lane |
| General Plan Designation: | RRD (Rural Residential Density) |
| Zoning Designation: | AE - PUD (Agriculture Estates – Planned Unit Development) |
| Area: | .28 Acres |
| Number of Lots: | 1 |
| Property Owner: | Dennis Greenhalgh |
| Agent: | Dennis Greenhalgh |

Request: *Approval to place a pool house in the side yard.*

Background Information

The applicant desires to build a pool house in the southern side yard of his home located in Farmington Creek Estates Phase III Subdivision, Third Amendment. On September 15, 2015 there was a plat amendment that extended the applicant's property line to the south and east adding 10,657 square feet of property. The applicant has built a pool on the newly acquired property south of his home. Now, the applicant desires to build a pool house adjacent to the pool in his side yard. Section 11-10-040(8)(c) states the following:

"A detached accessory building, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side yard of a lot providing that a separation is maintained from the residence in compliance with applicable building codes, and all front and side setbacks are provided as specified in Section 11-10-040(7)(a). In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building."

The applicant is therefore required to obtain Planning Commission approval to site the pool house in the side yard before submitting plans for building permit. As the pool house will be sited in a yard that now has ample room for a pool and an accessory building, and the proposed building will be compatible with the home and be flush with the front façade of the home, staff is recommending approval of this item.

Suggested Motion

Move that the Planning Commission approve the detached accessory building placement in the side yard of the applicant’s property, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval

1. The proposed structure conforms to the goals, policies, and principles of the Comprehensive General Plan.
2. The proposed structure is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
3. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
4. The proposed structure is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
5. All requirements as set forth in Section 11-10-040(8)(c) will be met during the building permit review process, including applicable setbacks, required separation from the main building, etc.

Supplemental Information

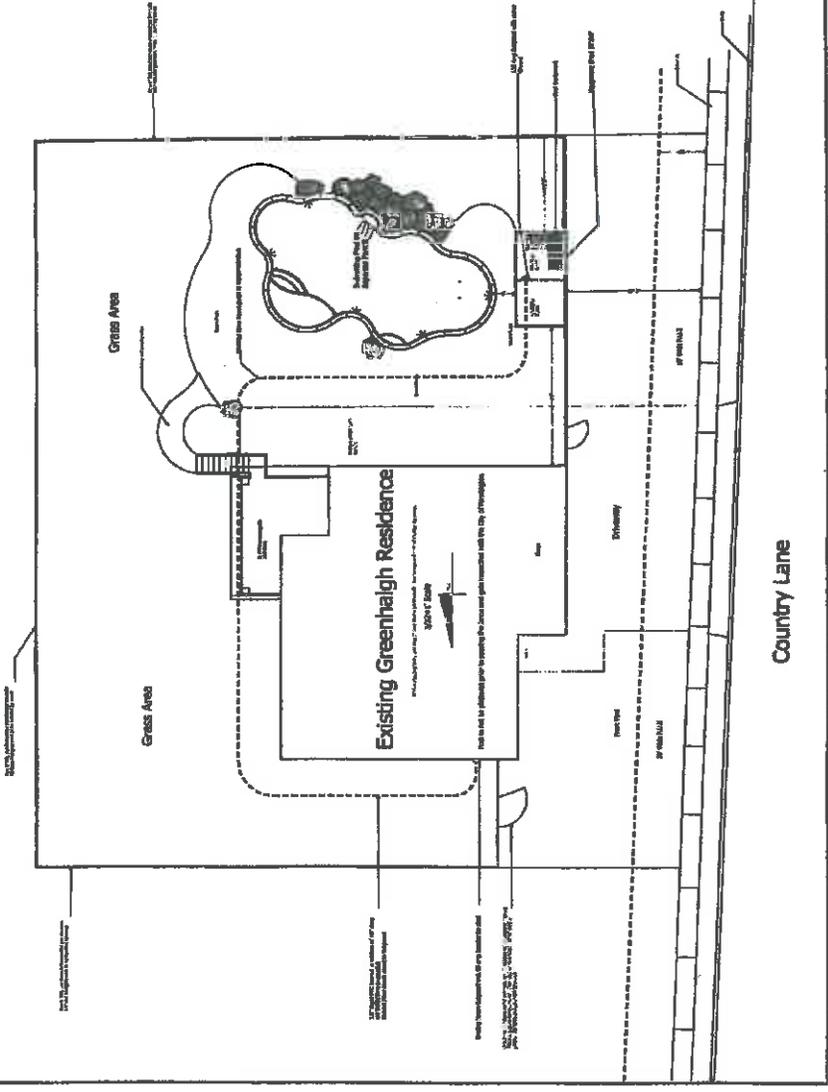
1. Vicinity Map
2. Site Plan
3. Elevations

Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones

Drainage Easement

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.



Greenhalgh Residence Buzz & Jen
Buzz Cell (801) 673-1354
741 Country Lane, Farmington
Farmington Creek Estates Subdivision
Lot #310



**Planning Commission Staff Report
March 3, 2016**

Item 10a: Repeal of Chapter 9 of the Subdivision Ordinance

| | |
|---------------------------|-----------------|
| Public Hearing: | Yes |
| Application No.: | ZT-1-16 |
| Property Address: | NA |
| General Plan Designation: | NA |
| Zoning Designation: | NA |
| Area: | NA |
| Number of Lots: | NA |
| Applicant: | Farmington City |

Applicant is requesting a recommendation to repeal Chapter 9 of the Subdivision Ordinance regarding development fees and to establish the same text/information contained therein by ordinance.

Background Information

Recently, Farmington updated its Park Impact fees and in doing so realized that the Section of the City Code dealing with development fees is misplaced as Chapter 9 of Title 12 (the Subdivision Ordinance). The current placement is not consistent with State Code because the City's Subdivision Ordinance is governed by the State's Land Use Development Management Act (LUDMA) and impact fees are addressed in a different section. Accordingly, the City Attorney recommends that the City repeal Chapter 9 and simultaneously re-adopt it by ordinance separate from the City Code, but with the exact text as now set forth therein.

Suggested Motion:

Move that the Planning Commission recommend the City Council repeal Chapter 9 of Title 12 and re-adopt it by ordinance to contain the same language as now constituted.

Finding:

This action is more consistent with State Law because impact fees are not governed by LUDMA, but a different section of the State Code.

Supplemental Information

1. Chapter 9 "Development Fees" of the Subdivision Ordinance.

CHAPTER 9

DEVELOPMENT FEES

| | |
|----------|--------------------------------------|
| 12-9-010 | Definitions. |
| 12-9-020 | Findings and Purposes. |
| 12-9-030 | Service Areas Established. |
| 12-9-040 | Impact Fees Levied. |
| 12-9-050 | Time of Collection. |
| 12-9-060 | Use of Fees. |
| 12-9-070 | Adjustments. |
| 12-9-080 | Accounting, Expenditures and Refund. |
| 12-9-090 | Impact Fee Challenges and Appeals. |

12-9-010 Definitions.

(A) "Capital Facilities Plan" means the Capital Facilities Plan most recently adopted by Resolution of the City Council.

(B) "City" means Farmington City, a Utah municipal corporation.

(C) "Development activity" means an construction or expansion of a building, structure, or use, any change in use of a building or structure, or any changes in the use of land that creates additional demand and need for public facilities.

(D) "Development approval" means any written authorization from the City that authorizes the commencement of development activity.

(E) "Impact fee" means a payment of money imposed upon development activity as a condition of development approval.

(F) "Service area" means the geographic area designated by the City which a defined set of public facilities provides service within the area.

12-9-020 Findings and Purposes.

The City Council hereby finds and determines:

- (A) There is a need for public facilities for new developments which have not been constructed and are required to be consistent with the City's General Plan and to protect the public's health, safety, and welfare.

- (B) The rapid and continuing growth of Farmington City necessitates the imposition and collection of impact fees pursuant to law that require development to pay its fair share of the cost of providing public facilities occasioned by the demands and needs of the development project at service levels necessary to promote and preserve the public health, safety, and welfare.
- (C) Except as otherwise provided in this section, the City Council hereby adopts that certain Impact Fee Written Analysis for Road Capital Facilities, prepared by Rosenthal & Associates, Inc., and dated December 2, 2009, which establishes the costs for providing transportation public facilities occasioned by development projects within the City and certain credits allowable against impact fees in the City.
- (D) The impact fees established by this Ordinance are based upon the cost which are generated through the need for new facilities and other capital acquisition costs required, incrementally, by new development within the City.
- (E) The impact fees established by this Ordinance do not exceed the reasonable cost of providing public facilities occasioned by development projects within the City.

12-9-030 Service Areas Established.

Except for storm water facilities, the City shall constitute a single service area and all real property located within the corporate boundaries of the City shall be included within such service area. There shall be two (2) service areas for storm water facilities.

12-9-040 Impact Fees Levied.

The impact fees for the City's service areas are hereby established and/or levied and are contained in Exhibit "A" attached hereto and by this reference made a part hereof.

12-9-050 Time of Collection.

Unless otherwise provided by the City Council, impact fees shall be payable prior to the issuance of a building permit by the City except for impact fees for parks, storm sewer, and water which shall be payable prior to recordation of a final subdivision plat for new subdivisions.

12-9-060 Use of Fees.

The fees shall be used solely to:

- (A) Pay for the described public facilities to be constructed by the City;

- (B) For reimbursing the City for the development's share of those capital improvements already constructed by the City; or
- (C) To reimburse developers who have constructed public facilities where those facilities were beyond that needed to mitigate the impacts of the developer's project(s).

12-9-070 Adjustments.

The City may, upon a proper showing, adjust the standard impact fee at the time the fee is charged to:

- (A) Respond to unusual circumstances in specific cases; and
- (B) Ensure that the impact fees are imposed fairly; and
- (C) Allow credits as specified in the Impact Fee report for the City of Farmington, Utah.
- (D) Adjust the amount of the fee based upon studies and data submitted by the Developer which are approved by the City after review of the same; and
- (E) Allow credits as approved by the City for dedication of land for, improvement to, or new construction of, public facilities providing services to the community at large, provided such facilities are identified in the capital facilities plan and are required by the City as a condition of approving the development activity. No credit shall be given for project improvements as defined in the Act.

12-9-080 Accounting, Expenditure and Refund.

The City shall account for, expend, and refund impact fees in accordance with the provisions of the Act.

12-9-090 Impact Fee Challenges and Appeals.

A. Any person or entity residing in or owning property within a service area, and any organization, association, or corporation representing the interests of persons or entities owning property within a service area, may file a declaratory judgment action challenging the validity of the fee.

B. Any person or entity required to pay an impact fee imposed by the City who believes the fee does not meet the requirements of law may file a written request for information with the City as provided by law.

C. Within two (2) weeks of the receipt of the request for information, the City shall provide the person or entity with the written analysis required by the Act and with any other relevant information relating to the impact fee.

D. Within thirty (30) days after paying an impact fee, any person or entity who has paid the fee and wishes to challenge the fee shall:

1. File a written appeal with the Farmington City Council by delivering a copy of such appeal to the Farmington City Administrator setting forth in detail all grounds for the appeal and all facts relied upon by the appealing party with respect to the fees appealed. Upon receipt of appeal the City Council shall thereafter schedule a public hearing on the appeal at which time all interested persons will be given an opportunity to be heard. The City Council shall schedule the appeal hearing and thereafter render its decision on the appeal no later than thirty (30) days after the challenge to the impact fee is filed. Any person or entity who has failed to comply with the administrative appeal remedies established by this section may not file or join an action challenging the validity of any impact fee.
2. Within ninety (90) days of a decision upholding an impact fee by the City or within one hundred twenty (120) days after the date the challenge to the impact fee was filed, whichever is earlier, any party to the appeal that is adversely affected by the City Council's decision may petition the Second Judicial District Court in and for Davis County for review of the decision.
3. In the event of a petition to the Second Judicial District Court, the City shall transmit to the reviewing Court the record of its proceedings including its minutes, findings, orders and, if available, a true and correct transcript of its proceedings.
4. If the proceeding was tape recorded, a transcript of that tape recording is a true and correct transcript for purposes of Subsection 3. above.
5. If there is a record:
 - i. the District Court's review is limited to the record provided by the City; and
 - ii. the District Court may not accept or consider any evidence outside the City's record unless that evidence was offered to the City and the Court determines that it was improperly excluded by the City.
6. If there is an inadequate record, the District Court may call witnesses and take evidence.

7. The District Court shall affirm the decision of the City if the decision is supported by substantial evidence in the record.
8. The judge may award reasonable attorney's fees and costs to the prevailing party in any action brought under this section.

Title 6 (now Title 12) Amended, 6-06-91, Ord. 91-21
6-9-101(2) and (5) (now covered under 12-9-020) Amended, 7-07-93, Ord. 93-27
Chapter 9 Amended and Recodified, 6-19-96, Ord. 96-24
Chapter 9 Amended, 6-11-97, Ord. 97-32
Amended 12-9-010(A); 12-9-020(C); & 12-9-040 5-7-03, Ord. 2003-16.
Amended 12-9-020(C), 12/7/05, Ordinance 2005-09
Amended 10/16/07, Ordinance 2007-49
Amended 12/01/09, Ord. 2009-67