



Farmington City Planning Commission

March 17, 2016



F A R M I N G T O N C I T Y

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 17, 2016**

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

Study Session: 6:30 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. Russell Wilson / Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Pheasant Hollow Subdivision consisting of 10 lots on 4.55 acres located at approximately 700 South and 50 East in an R (Residential) zone. (S-4-16)
4. Nate and Anna May (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Owl's Landing Subdivision consisting of 5 lots on 2.17 acres located at approximately Glover's Lane and Shirley Rae Drive in an AA (Agricultural Very Low Density) zone. (S-3-16)

CONDITIONAL USE PERMIT

5. Sage Bubak (Public Hearing) – Applicant is requesting conditional use approval for an equestrian facility (minor commercial outdoor recreation) consisting of 1.58 acres located at 732 West 500 South in an AE (Agriculture Estates) zone. (C-7-16)

OTHER

6. Miscellaneous, correspondence, etc.
 - a. Jerry Preston/ Homes (Public Hearing) – Applicant is requesting to place a detached accessory building (garage) in a side yard, and a special exception for a driveway that will be accessing more than one lot for property located at 9 S. Sunset Hills Drive in an LR-F (Large Residential – Foothill) zone.
 - b. Other
7. 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 March 11, 2016

Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
March 3, 2016

STUDY SESSION

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

Item #3. Jerry Preston – Requesting Preliminary Plat Approval for the Residence at Farmington Hills (P.U.D) Subdivision

Eric Anderson said this item was previously tabled as the Commission was waiting to review the borings results. The borings have now been completed; GeoStrata provided the results which has been included in the staff report. He said the City's third party consultant at AGECE reviewed the results and feels the geotech study is "adequate," and those few remaining items to be addressed will be completed at the next step through the improvement drawings. **Eric Anderson** said Conditions 8 and 9 have been included to the motion which requires the applicant to follow all recommendations provided in the geotech reports. **Eric Anderson** also said a condition needs to be added that lots 1-5 are dependent on the buildable area increasing because trenching will take place as a result of additional fault exploration. The commissioners discussed the trenching in more detail and suggested adding lot 13 to the condition as well.

Rebecca Wayment asked staff for clarification on AGECE's use of the word "adequate." She is concerned that "adequate" could simply mean "adequate" or that is AGECE's way of stating they are in support of the development. **Bret Gallacher** said he feels engineers must still protect themselves so using a term like adequate may be as good of a review as the City may obtain. **Eric Anderson** agreed; he feels the term adequate is like a "thumbs up" from AGECE. **Cam Preston**, applicant Jerry Preston's son, stated he works for Ensign Engineers. He said engineers' fees are so low; however, their liability in a lawsuit is exponentially more. He said when he personally reviews items, he uses vague terminology to limit his liability exposure. He feels AGECE's use of adequate is their way of endorsing the development. Staff agreed; they agreed that they feel geotech engineers are purposefully vague to limit liability, and they also see the use of "adequate" to mean approval for the development from AGECE.

The Commissioners and staff discussed the non-buildable lots in more detail. Staff explained the need for additional trenching. **Cam Preston** also explained that plans have been based on an aerial view on a map; however, once actual surveying takes place, actual lines can be drawn. **Eric Anderson** stated that these small movements are typically finalized during the improvement drawings on Final Plat. **David Petersen** provided suggested wording for the additional condition; he will read it onto record during the Regular Session.

Rebecca Wayment asked for clarification on whether this item was or was not a public hearing as it was her understanding that it was supposed to be a public hearing based on the discussion at the last Planning Commission meeting. The commissioners and staff reviewed the previous minutes. The motion for this item during the previous Planning Commission meeting called for an additional public hearing once the borings report was received and reviewed. Staff explained this item was not posted

for public comment so a public hearing cannot be held during the meeting tonight. The commissioners and staff reviewed the dates of the next Planning Commission and City Council meetings. **David Petersen** said the City Council will meet on March 15th, but then won't meet again until April 19th. The commissioners feel it may be appropriate to hold a special Planning Commission meeting on March 10th. The commissioners feel an exception can be made as the City erroneously did not post the public hearing.

Item #4. Lew Swain - Requesting Final Plat Approval for the Oakwood Estates Phase VIII Conservation Subdivision Consisting of 1 lot

Eric Anderson said this item is very straightforward. It is a one lot subdivision. All improvements have been completed by previous subdivisions and lot lines have already been defined.

Item #5. Jerry Preston - Requesting a Recommendation for Plat Amendment Approval to Combine One Unsubdivided Parcel and Three Subdivided Lots into Two Platted Lots

David Petersen said applicant **Jerry Preston** is proposing that he take 3 platted lots and a parcel and combine them to make 2 total lots. He said the project is very straightforward, except there is a remnant piece of land that is owned by James B. Kennard that was illegally subdivided at some point. **Cam Preston** explained how they think the remnant piece of land was subdivided; he also stated he feels Mr. Kennard may not know he owns the remnant piece of property. He said they are working with him to resolve the issue. **Heather Barnum** asked about the access to the lots. **Cam Preston** said they will have a shared driveway. **David Petersen** said if the Planning Commission recommends approval and the City Council approves the plat amendment, the applicant will need to return for approval on the shared driveway. At this point, the Planning Commission cannot act on the shared driveway until the City Council has approved this item.

REGULAR SESSION

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

Item #1. Minutes

Heather Barnum made a motion to approve the Minutes from the February 4, 2016 Planning Commission meeting. **Dan Rogers** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson said there have been two City Council meetings since the last time the Planning Commission had met. The omnibus zone text change was approved by City Council at the February 16, 2016 meeting. He also said there were no planning related items on the agenda at the March 1, 2016 City Council meeting. **David Petersen** added that during the March 1st City Council meeting, presentations for years of dedicated service were given for George Chipman, former chair of the Trails Committee and Alyssa Revell, former chair of the Historic Preservation Committee. He said they both served multiple years in their respective roles and will be missed.

SUBDIVISION APPLICATIONS

Item #3. Jerry Preston – Applicant is requesting preliminary plat approval for the Residence 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)

Rebecca Wayment stated that this item was discussed during the Study Session. There was an error with the posting of the public hearing so the Planning Commission will not consider it at this time, but will move it to a later date to ensure the posting of the public hearing is completed. **Heather Barnum** added that the Planning Commission plans to hold a special meeting to vote on this item to ensure the item makes the March 15, 2016 City Council meeting. The commissioners felt a special meeting was appropriate as the public hearing posting was an error on the City's part and not the fault of the developer.

Motion:

Heather Barnum made a motion that the Planning Commission table Item #3 until a special Planning Commission meeting can be held with the intent to hold a public hearing that's been properly noticed. **Dan Rogers** seconded the motion which was unanimously approved.

Item #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)

Eric Anderson said this is a very straightforward subdivision. It is a one lot subdivision; all boundary lines have already been defined by previous phases and all system improvements and roads are already in place. Staff is recommending approval of this item.

The applicant was not present in the meeting.

Motion:

Bret Gallacher made a motion 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. **Heather Barnum** seconded the motion which was unanimously approved.

Item #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)

Eric Anderson said there are currently 3 platted lots in the Sunset Hills Subdivision Number 2 and one unplatted parcel. The applicant would like to combine the 3 lots and parcel to make 2 platted lots. The one issue is a remnant piece of property that is owned by James B Kennard. Staff believes this parcel was illegally subdivided at some point in time, but that the issue will need to be resolved prior to recordation. Staff is recommending approval of this item.

Dan Rogers asked for further clarification on the remnant piece of property. **Eric Anderson** said the piece of property must be resolved in order to record the plats properly; a condition has been

included to the motion to ensure that will be completed. **David Petersen** said the applicant has options as to ways to address it so it should be done easily prior to recordation.

Cam Preston, 14 Camden Way, representative for the applicant Jerry Preston, said the existing lots are too narrow to build. On lot 201, they have the building permit and have begun building; however, a condition to final occupancy is amending the 3 platted lots and parcel to 2 platted lots. He said they are working to resolve the remnant piece of property; it should be completed soon.

Heather Barnum asked the applicant if she heard him correctly that they have begun building on one of the lots prior to a final decision by the Planning Commission. **Cam Preston** said yes, they have begun building on Lot 19, but the home will span across lots 19 and 20, which will later become lot 201.

Motion:

Dan Rogers made a motion 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). **Heather Barnum** seconded the motion which was unanimously approved.

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.

GENERAL PLAN AMENDMENT

Item #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)

Eric Anderson said the Kaysville City Planner approached Farmington City to apply for the Wasatch Front Regional Council's (WFRC) grant program. Farmington and Kaysville were awarded the matching grant, totaling \$50,000 of which WFRC paid half, and each city contributed a quarter each, or \$12,500. The City sent out a Request for Pool Letter of Qualifications to 7 firms and received 4 proposals back. Alta Planning was selected as they were able to best meet all the tasks and deliverables the City requested. A steering committee was created and comprised of Farmington and Kaysville citizens, local bike shops, the County Health Department, the County, UDOT and other stake holders that would be influential in guiding the document. This committee met once a month and was very instrumental in the final development of this plan.

David Petersen reviewed each chapter of the Farmington Active Transportation Plan with the Commission as included in the staff report. He said there are many benefits of the Active Transportation Plan, including design guidelines. The City has design guidelines for roads, ramps, etc.; however, the City has never had similar guidelines for pedestrian and bicycle use until now.

David Petersen said based on a well-attended open house, surveys and public comments received, the City put together its priority projects list which was also included in the staff report. He reviewed this list with the commissioners.

David Petersen said staff is recommending that the Planning Commission recommend approval of this item.

Rebecca Wayment opened the public hearing at 7:39 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:39 p.m.

Heather Barnum pointed out that although there was not any public comment, there has been a large amount of public comment throughout the creation of this Active Transportation Plan.

Rebecca Wayment said she feels this plan will be a great asset to the City. She said in her experience, one of the biggest complaints that developers have with adding a bike lane is the loss of developable land. She is concerned on how the follow through of the priority project lists will take place knowing this concern. **Eric Anderson** said Alta was very context sensitive to this issue. He said Alta only recommended bike lane additions where the City has the right-of-way (ROW). If the City does not have the ROW, it was proposed as a shared bike lane. **Eric Anderson** said in circumstances where the City requested additions after the funding has been completed, having a general plan in place helps with the approval process.

Heather Barnum said she has been surprised on how low transit use is within the City. She wondered how it compares to other cities similar in size. **David Petersen** said he is not sure how Farmington compares to others. He also said he is unsure how the Front Runner is doing, but the UTA's bus routes within the City are being actively used based on the UTA's reports. **Heather Barnum** said based on the community feedback, more access to transit was requested, but she didn't see that directly addressed within the plan. **Eric Anderson** explained that many of the projects on the priority list increase access to Park Lane, which will greatly increase access to Front Runner.

Heather Barnum said she feels this is a great plan, but also fills a big need within the City. **Dan Rogers** agreed; he feels the plan will be very useful for the City.

Motion:

Heather Barnum made a motion 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. **Dan Rogers** seconded the motion which was unanimously approved.

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.

CONDITIONAL USE PERMIT

Item #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)

Eric Anderson said the applicant wants to build a 2 story garage that is 17 ½' in height. **Eric Anderson** read Section 11-17-050(1) and 11-17-070(4)(d) which states an accessory building shall not exceed 15' in height unless conditional use approval is granted and must be subordinate in area and height to the home. The applicant is requesting an additional 2 ½' in height. Also, **Eric Anderson** said the proposed garage will be located on the applicant's lot to the north which he also owns. He said the issue can easily be resolved with a boundary adjustment prior to the conditional use permit going into effect. He said Condition #2 addresses that issue. Staff is recommending approval of this item.

Jim Taylor, 83 E. 600 N., said he would like to install solar panels on his home; however, he feels the panels would not look good on his home. He decided to build a detached garage with a south facing roof so the panels could be installed on it. He said he believes in old-town Farmington and maintaining the ambiance of it. He ensured the garage would look nice and will match his home. He said only one neighbor would be affected, but they are in support of it as he will have to remove some trees upon construction which will provide more light for their garden.

Rebecca Wayment asked the applicant how high the roofline is on his home and if the proposed detached garage is subordinate to it. **Jim Taylor** said his home is 3 stories high with a very high pitch. The detached garage is subordinate and it will set back far back from the street.

Rebecca Wayment opened the public hearing at 8:00 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:00 p.m.

Eric Anderson said there is a provision within the ordinance that states the proposed garage must be compatible to the other garages within the neighborhood. He said he did a loose survey of the existing garages; there was a wide variety of materials used including siding, brick, etc. He feels the most important thing with the proposed garage is that it matches the applicant's log home.

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. 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.

Dan Rogers seconded the motion which was unanimously approved.

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.

Item #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)

Eric Anderson said the school came to the City asking for the ability to use a small portable classroom. He said after reviewing the ordinance, staff felt it would be wise to go through the conditional use process (although it is not really a temporary use) as a way to notify neighbors if they have any concerns with this addition. **Eric Anderson** said the school is wanting to expand to include first and second grade classes thus the need for the portable classroom. He said the school hopes to build an extension to the school for further growth. Staff is recommending approval.

Heather Barnum asked why the Challenger school is located within a residential community; she stated these schools are technically businesses, do not have certified teachers, and should be located within a commercial zone. **David Petersen** said this school is located within the R-4 zone which allows for private schools. He said the City regards Challenger as a private school. He added that the R-4 zone also allows for office buildings so it is not a pure multi-family zone.

Matt Cooper, representative for Challenger School, said Challenger is a non-profit organization, a licensed school, and has been in operation for over 50 years. He said they have 25 campuses over 5 states with schools from preschool up to 8th grade. He said the Farmington location was meant to be a feeder campus that would include pre-kindergarten, kindergarten and 1st grade. **Matt Cooper** said parents have requested additional grades be added to this location as many parents choose not to commute to the Salt Lake City location their child's completion of the 1st grade. He said they will continue to add an additional grade each year so within a few full school years, the build out will have taken place. He requested the conditional use permit for three years or for a two year period that runs with the traditional school year. **Matt Cooper** also added that Challenger has purchased the lot to the north. Once the demand is shown and funding is in place, an expansion to the school may be considered.

Rebecca Wayment asked why this item is a conditional use permit as the applicant will have to return once the item expires. **Matt Cooper** said it is likely that the demand for the grades will be there; however, if it is not, the portable classroom can be removed.

Dan Rogers asked if the applicant would prefer 3 years for the conditional use permit expiration. **Matt Cooper** said yes, he prefers 3 years; however, the alternative of 2 school years would also be acceptable.

Rebecca Wayment opened the public hearing at 8:18 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:18 p.m.

David Petersen recommended that the Planning Commission give the applicant 3 years as often building plans take longer than expected.

Motion:

Dan Rogers 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. 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 three years from the beginning of the school year, or on September 1, 2019.

Bret Gallacher seconded the motion. The motion was approved by **Bret Gallacher, Dan Rogers, and Rebecca Wayment**. **Heather Barnum** abstained from voting on this item.

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.

Item #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)

Eric Anderson said the application is seeking a home occupation to allow his daughter to teach swim lessons to 8 or more people, but less than 16. He added that there is on street parking on 200 East and the applicant has a large driveway that could also accommodate several additional cars.

The applicant was not present at this time.

Rebecca Wayment opened the public hearing at 8:24 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:24 p.m.

Dan Rogers asked if there was a hedge surrounding the pool. **David Petersen** said building permit requirements require a fence to be built around the pool which has already taken place.

Rebecca Wayment said she feels having the hours of operation open until 10 p.m. seems too late. **Heather Barnum** suggested approving the hours of operation from 10 a.m. to 2 p.m., which is the times the applicant stated lessons will be held. **Dan Rogers** suggested 8 a.m. to 5 p.m. to allow the home owner more flexibility.

Motion:

Heather Barnum 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 5 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.

Bret Gallacher 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. There is ample parking on-site as the driveway is large and provides ample room for cars to enter 200 East facing forward.

OTHER BUSINESS

Item #10. Miscellaneous a) 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.

Eric Anderson said the applicant was previously before the Commission for approval of a pool; the applicant is now requesting approval to build a pool house to service the pool. **David Petersen** explained the pool, and the proposed pool house, are in the side yard due to the large gas easement that covers his backyard. As a result, everything must be put in his side yard, which takes Planning Commission approval.

Dennis Greenhalgh, 747 Country Lane, said the pool house will be more like a shed as there will not be any plumbing or HVAC in it. The pool house will include one side for mechanical equipment and the other side will be for pool toys. He said the pool house will mirror the home with a rock veneer and hardy board of the same color. He said they will have trees surrounding it as well.

Rebecca Wayment said she feels the proposed pool house looks great. She said she often gets nervous about proposals in side yards; however, she feels this will add value as it looks very nice.

Rebecca Wayment opened the public hearing at 8:35 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:35 p.m.

Bret Gallacher feels this proposal has been well thought out and is in favor of it. The commissioners agreed.

Motion:

Bret Gallacher made a motion 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. **Dan Rogers** seconded the motion which was unanimously approved.

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.

Item #10. Miscellaneous b) 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.

David Petersen said the City Attorney advised the City that the impact fees should be a free standing ordinance and should not be included in the Subdivision Ordinance. **David Petersen** said the City is requesting this item be repealed and then adopted word for word as a free standing ordinance.

Rebecca Wayment opened the public hearing at 8:40 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:40 p.m.

Motion:

Dan Rogers made a motion 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. **Heather Barnum** seconded the motion which was unanimously approved.

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.

ADJOURNMENT

Motion:

At 8:42 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

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 discuss the park financing plan and to answer any questions the City Council may have regarding 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, March 15, 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

PRESENTATIONS/REQUESTS/PROPOSALS

7:05 Information regarding the Air Show at Hill AFB

7:15 Community Garden Proposal – Karen Rigby

PUBLIC HEARINGS:

7:25 Sunset Hills Plat Amendment – Elite Craft Homes

7:35 General Plan Amendment Adopting the Farmington Active Transportation Plan

NEW BUSINESS:

7:50 Request for Annexation of 20.2 Acres of Property – Residences at Farmington Hills Subdivision

8:05 Right-In Right-Out Design on Highway 89 Frontage Road – WCEC Engineers

SUMMARY ACTION:

8:15 Minute Motion Approving Summary Action List

1. Reject Contract for Surplus Lot on Country Lane and Approval of Backup Offer

2. Approval of Minutes from March 1, 2016
3. Rocky Mountain Power Storm Drain Easement

GOVERNING BODY REPORTS:

8:20 City Manager Report

1. Executive Summary for Planning Commission held on March 3, 2016
2. Police and Fire Monthly Reports for February
3. UTA Improvements – Bus Stop Pads
4. Undergrounding of Utility Poles

8:25 Mayor Talbot & City Council Reports

1. Mother of the Year
2. City Council Bio's

ADJOURN

CLOSED SESSION

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

DATED this 10th day of March, 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 March 17, 2016

Item 3: Pheasant Hollow Schematic Plan

Public Hearing:	Yes
Application No.:	S-4-16
Property Address:	Approximately 700 South and 50 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	R (Residential)
Area:	4.55 acres
Number of Lots:	10
Property Owner:	Symphony Homes
Applicant:	Russell Wilson – Symphony Homes

Applicant is requesting a recommendation for schematic plan approval.

Background Information

The applicant, Symphony Homes, is requesting schematic plan approval for a 10-lot subdivision on property located at approximately 700 South and 50 East on 4.55 acres of property. The underlying zone for this property is an R zone.

This property has previously been in front of the Planning Commission on several occasions with several different layouts. At the last public hearing on this property, October 22, 2015, the applicant received preliminary plat approval for a 15 lot subdivision. As the applicant began to prepare improvement drawings as part of the final plat submission, they realized that the cost of building the cul-de-sac road would likely make that development, as approved through preliminary plat, to be cost prohibitive. As a result, the applicant has now reconfigured the site and submitted a new application with a new subdivision layout. The original layout along the proposed 700 South connection has been retained with 4 lots, however, the rest of the schematic plan is different than the previous application.

Currently, 700 South has an unfinished gap between 200 East and 50 West. The proposed development would bridge this gap and create a local road connector between these two segments. The finished road would add to the connectivity between 200 East and the Frontage Road, particularly, it would alleviate some of the east to west traffic of 620 South.

There are delineated wetlands over a significant portion of the property, and these wetlands are constrained land that will either have to be mitigated or not built on. The yield plan shows that 10 lots

can be constructed, in spite of the limitations caused by the wetlands. While the yield plan in the R zone can go down as small as 8,000 s.f., the applicant has provided a yield plan showing the conventional lot size minimum, or 16,000 s.f. Because the schematic plan is proposing the same number of lots as that on the yield plan (i.e. under a conventional subdivision), the applicant can utilize the alternative lot size provision in Chapter 11 of the Zoning Ordinance without completing a transfer of development rights (TDR) with the City. However, the applicant has proposed 6 of the 10 lots as being smaller in area than the conventional requirement of 16,000 s.f. (Lots 1-4, 5, and 10); under the alternative lot size provision of Chapter 11, the minimum lot size is 8,000 s.f., which the proposed schematic plan meets. The reason the applicant will not need a TDR to make this subdivision work, is because the number of rooftops of the proposal and a conventional subdivision are the same, i.e. the density is not increased.

The applicant is proposing two flag lots on the north end of the subdivision, Lots 7 and 8, the stems of which are side by side. In such cases, the ordinance allows the property owners to reduce their respective stem widths from 28' to 20'. The developer is also proposing that both flag lots will be served by one driveway with a reciprocal access easement to ensure dual use of a common drive in the future.

Lot 9 fronts 700 South, but due to existing wetlands on-site the applicant is proposing access to the lot via the stem of Lot 8; this is allowed under Section 11-32-106(1)(e) which states:

“Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of Section 11-3-045 of the City Zoning Ordinances and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the City, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.”

However, Section 12-7-030(10)(b)(viii) states “a stem shall service one lot only.” Therefore, in order for Lot 9 to be considered conforming, the Planning Commission will need to grant approval of a special exception as outlined in 11-3-045 for the shared access, and the applicant will need to obtain a variance approval from the Board of Adjustments for the two flag lots to share a stem.

Lot 6, on the other hand, does not have any frontage on a public street, shares a flag lot stem with Lot 7, and can only be allowed through an interpretation of Section 12-7-030(2) that states:

“All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width except for flag lots which shall have a minimum of twenty-eight feet (28') of frontage. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons stated therein.”

If the Planning Commission determines that “other means of access” applies to a shared flag lot stem, then Lot 6 will be required to go through the same additional approvals as Lot 9 outlined above (special exception and BOA approval). Staff has included these provisions in the suggested motion to account for these scenarios, if the Planning Commission decides to pursue a different path than that suggested in the staff report, they will need to adjust the motion accordingly.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the schematic plan with the exception of Lot 6, which will need to be removed at preliminary plat, approve the special exception for Lot 9 to share an access with lot 8, and deny the special exception for Lot 6 to share an access with Lot 7, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall receive a variance through BOA approval to have the two flag lots, Lots 8 and 9, share a stem prior to preliminary plat submittal;
2. The applicant shall provide a reciprocal access easement for Lot 9 and have this easement recorded against the property prior to final plat.

Findings for Approval:

1. As part of a previous approval, the applicant has provided geotech reports that exceed what is normally required for a subdivision of this size.
2. The decrease in density, and removal of the cul-de-sac road is preferable due to the potential impact from poor soils and topographic issues.
3. The bridging of the 700 South gap is beneficial to the City and provides much needed east-west connection, and will help alleviate pressures on 620 South, Glover Lane, and 450 South.
4. Although the applicant is utilizing the alternative lot size, he is not requesting any TDRs to meet that minimum standard.
5. The densities requested are comparable or exceed those of surrounding neighborhoods, and by clustering the smaller lots along 700 South and placing the larger lots interior to the project, the subdivision is context sensitive to the area.
6. Lot 6 is a land locked lot without frontage, and a “private street or other means of access” are not warranted.

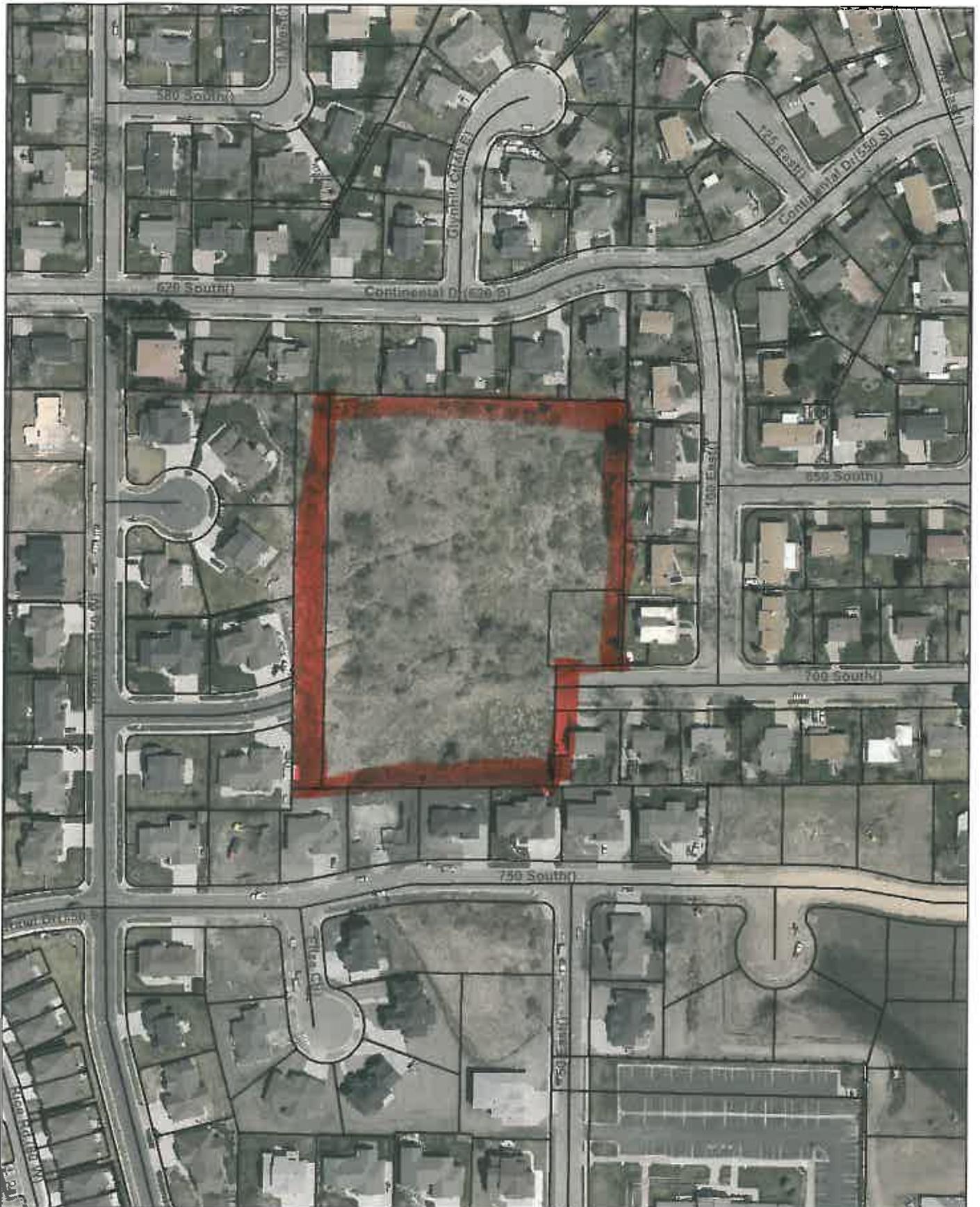
Supplemental Information

1. Vicinity Map
2. Schematic Plan

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 11 – Single Family Residential Zones
3. Title 11, Chapter 12 – Conservation Subdivisions
4. Title 11, Chapter 28 – Supplementary and Qualifying Regulations
5. Title 12, Chapter 6 – Major Subdivisions
6. Title 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City



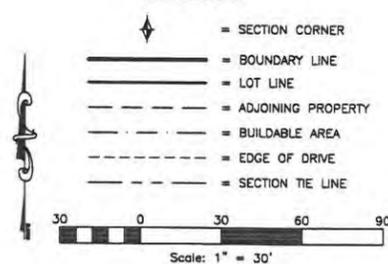


VICINITY MAP
NOT TO SCALE

NOTES:

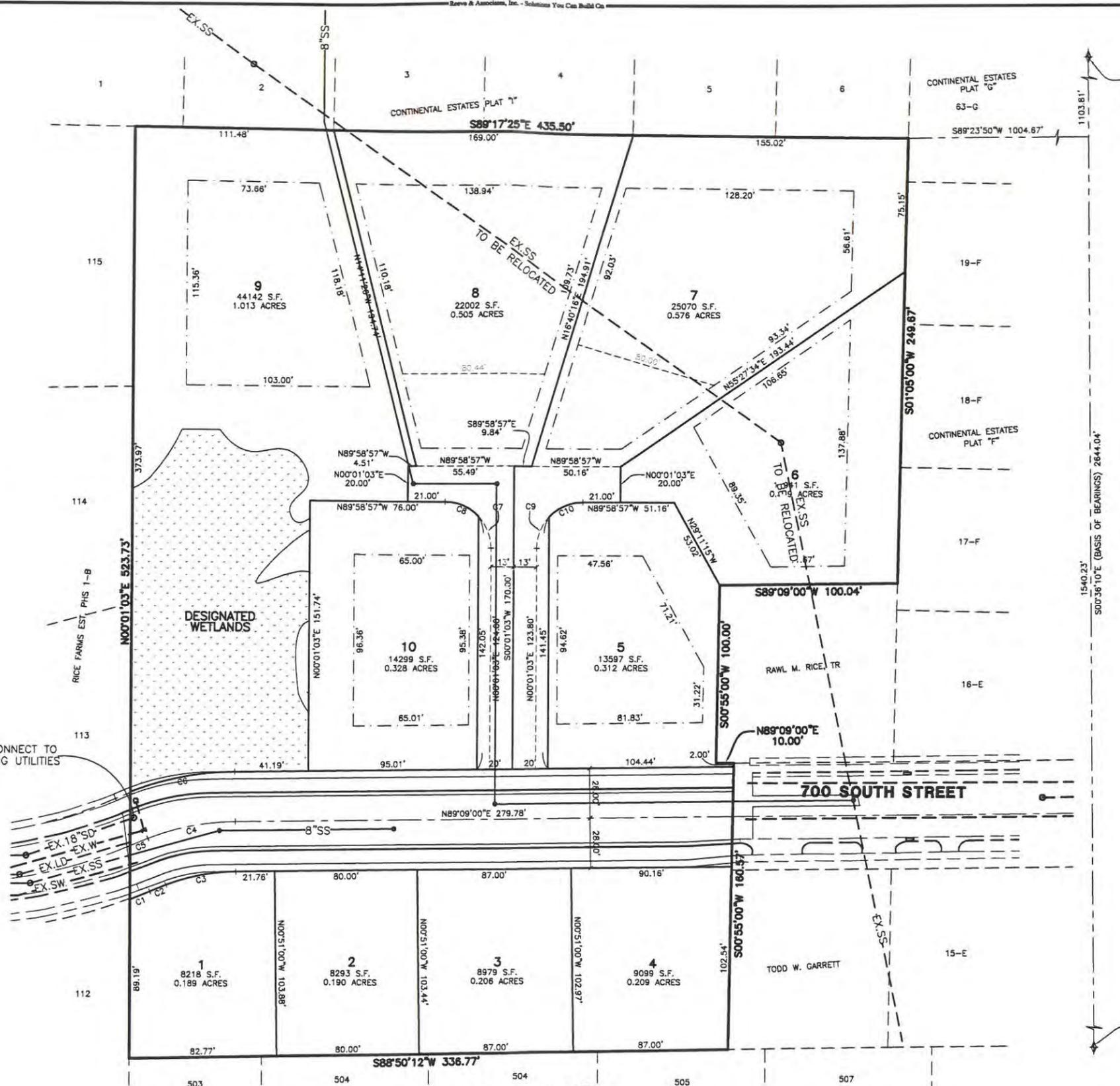
- CULINARY AND SECONDARY IS AVAILABLE AT THE STUB ROAD TO THE EAST AND WEST IN 700 SOUTH. CULINARY AND SECONDARY LINES WILL BE INSTALLED IN THE DEVELOPMENT AND CONNECT EXISTING LINES IN 700 SOUTH. THE EXISTING SEWER LINE THAT RUNS ACROSS THE PROPERTY WILL BE RE-ROUTED THROUGH RIGHT-OF-WAYS OR EASEMENTS AND TIE BACK INTO THE EXISTING LINE AND BE SHH 80 PIPE. A FIRE HYDRANT WILL BE INSTALLED AT THE END OF THE PRIVATE DRIVE.
- THERE IS AN EXISTING 8" SANITARY SEWER LINE STUBBED FROM THE EAST STUB OF 700 SOUTH. SANITARY SEWER WILL BE INSTALLED IN THE DEVELOPMENT AND TIE INTO THE 700 SOUTH STUB. CURB AND GUTTER WILL BE INSTALLED IN THE DEVELOPMENT AND TIE INTO EXISTING CITY SYSTEM.
- A 26 FOOT WIDE ASPHALT DRIVEWAY WITH TURNAROUND SPECS ARE INCLUDED FOR FIRE ACCESS.
- THE DRIVEWAY WILL GIVE RECIPROCAL ACCESS AND WILL BE OWNED BY LOTS 7 & 8 AND MAINTAINED BY LOTS 6 THRU 9.
- THERE IS NO FEMA FLOOD PLAIN IMPACTING THE DEVELOPMENT.
- WATER RIGHTS FOR THE SECONDARY WATER TO BE PURCHASED FROM BENCHLAND WATER DISTRICT BASED ON 3 ACRE FEET PER ACRE ON EACH LOT SQUARE FOOTAGE MINUS A STANDARD 2000 S.F. BUILDING FOOTPRINT DEDUCTION.
- DESIGNATED WETLAND TO BE OWNED AND MAINTAINED BY LOT 9.
- REFER TO THE SOIL REPORT (08-0118 AND 1458-8N-14) ON FILE WITH FARMINGTON CITY, FOR SITE PLAN DESIGN, CONSTRUCTION AND MITIGATION.
- DRAINAGE SYSTEMS ON LOTS ARE PRIVATE AND WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE LOT OWNERS.
- PROPERTY IS CURRENTLY UNDEVELOPED RAW GROUND.
- PROPERTY IS CURRENTLY ZONED R.

LEGEND



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	278.00'	12.13'	12.13'	6.07'	N67°38'57"E	2°30'01"
C2	249.50'	9.76'	9.76'	4.88'	N67°31'09"E	2°14'25"
C3	112.17'	40.16'	39.94'	20.29'	S78°53'41"W	20°30'38"
C4	149.17'	50.18'	49.91'	25.36'	S78°53'41"W	20°30'38"
C5	277.50'	10.86'	10.86'	5.43'	N67°31'09"E	2°14'25"
C6	168.17'	80.01'	59.89'	30.33'	S78°55'41"W	20°26'38"
C7	26.00'	19.54'	19.08'	10.25'	S21°30'25"E	43°02'57"
C8	26.00'	21.31'	20.71'	11.29'	S66°30'25"E	46°57'03"
C9	26.00'	19.54'	19.08'	10.25'	S21°32'31"W	43°02'57"
C10	26.00'	21.31'	20.71'	11.29'	S66°32'31"W	46°57'03"



Pheasant Hollow Subdivision

Farmington City, Davis County, Utah

DESIGN SPECS.

TOTAL AREA	4.55 ACRES
AREA OF RIGHT-OF-WAY	0.44 ACRES
DESIGNATED WETLAND	0.40 ACRES
AVERAGE LOT	17,064 S.F.
SMALLEST PROPOSED LOT	8,218 S.F.

Developer:

Symphony Homes
526 N. 400 W.
Salt Lake City, UT. 84054
(801) 298-8555

Reeve & Associates, Inc.
IRA
820 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 461-3100 FAX: (801) 461-3066 WWW.REEVE-IRA.COM
APPROVED ENGINEER - CIVIL ENGINEER - LICENSED PROFESSIONAL ENGINEER

REVISIONS	DESCRIPTION	DATE

Pheasant Hollow Subdivision
FARMINGTON CITY, DAVIS COUNTY, UTAH
Schematic Exhibit

Project Info.
Engineer: N. Reeve
Designer: G. Cove
Begin Date: February 8, 2016
Name: PHEASANT HOLLOW
Number: 1884-29

Sheet	1
1	Sheets



Planning Commission Staff Report March 17, 2016

Item 4: Owl's Landing Schematic Plan

Public Hearing:	Yes
Application No.:	S-2-16
Property Address:	Northwest Corner of Glover Lane and Shirley Rae Drive
General Plan Designation:	DR (Development Restricted)
Zoning Designation:	AA (Agricultural – Very Low Density)
Area:	2.17 acres
Number of Lots:	5
Property Owner:	Lew Swain
Applicant:	Nate and Anna May

Applicant is requesting a recommendation for schematic plan approval.

Background Information

The applicant, Nate and Anna May are requesting a recommendation for schematic plan approval for the Owl's Landing Subdivision, which is located on the northwest corner of Glover Lane and Shirley Rae Drive. In the AA zone, the minimum lot size is 10 acres, and the applicant is proposing five lots ranging from 13,149 to 33,449 s.f. As the minimum lot size in the AA zone is 10 acres, and 5 acres for a conservation subdivision, the applicant has a yield of one lot. Although in the agricultural zones, a minimum of 5 acres is required to pursue a conservation subdivision, this property is within the Conservation Subdivision Overlay Zone, and therefore may qualify. The minimum lot size is 12,000 s.f. with a 40% open space provision. The applicant is proposing to bring in the additional four lots through a transfer of development rights (TDR) transaction with the City; this would mean transferring the 40% required open space to other more desirable open space elsewhere (such as the new regional park) and transferring the density rights to this subdivision. This transaction will require an interpretation of the ordinance, because the property is currently unsubdividable as zoned, and is reliant on a TDR transaction to precipitate the subdivision of the property. Under normal circumstances, a subdivision triggers a TDR transaction, not vice versa. If the Planning Commission is comfortable with this interpretation of the ordinance, then the schematic plan conforms to the standards for a conservation subdivision in this zone.

In their review of this schematic plan, the DRC brought up a lot of issues that will have to be resolved at a later stage in order for this subdivision to occur. The two biggest issues are bringing in sewer (currently it is located approximately 1300 feet away, as the crow flies), and the feasibility of conveying

storm-water away from the site (due to flat topography, low elevation, and high water table). Additionally, the applicant will need to improve Glover Lane and Shirley Rae Drive installing, sidewalk, park strip, curb, and gutter, and for Glover Lane the applicant will also need to install approximately 7 feet of asphalt extension. As part of these road improvements, there are several (4-5) power poles that currently sit in the right-of-way, and will need to be relocated at the cost of the applicant.

Suggested Alternative Motions

A. Move that the Planning Commission recommend that the City Council deny the schematic plan.

Findings for Denial:

1. The underlying zone designation of AA is intended to be development restricted and very low density; this is because of the 4218 elevation line. The proposed development does not conform to the required densities of the underlying zone.
2. The schematic plan approval is dependent on a liberal interpretation of the TDR provision in the Zoning Ordinance.
3. Approval of this subdivision may result in system-wide issues in the future due to the difficulties with conveying storm-water off site.

OR

B. Move that the Planning Commission recommend that the City Council approve the schematic plan, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall receive approval for a 4 lot TDR by City Council concurrent with schematic plan approval, the amount of which will be determined through negotiations with the City Manager;
2. The applicant shall address all outstanding DRC comments on preliminary plat;
3. The applicant shall provide a Sensitive Area Designation Plan;
4. The applicant shall improve, or enter into an extension agreement for both Glover Lane and Shirley Rae Drive, including curb, gutter, sidewalk, park strip, and asphalt extension (on Glover Lane).

Findings for Approval:

1. The improvement of Glover Lane that will be part of this subdivision will benefit the City because with the opening of the new high school, staff is anticipating that there will be an increase of traffic on 1525 West, 1100 West, 650 West, and Glover Lane.
2. The requested lot sizes match other neighborhoods north and east of the area that have previously been subdivided.

Supplemental Information

1. Vicinity Map
2. Schematic Plan

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 10 – Agriculture Zones

3. Title 11, Chapter 12 – Conservation Subdivisions
4. Title 11, Chapter 28 – Supplementary and Qualifying Regulations
5. Title 12, Chapter 6 – Major Subdivisions
6. Title 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City



OWL'S LANDING SUBDIVISION

JOHN GLENN OPENSHAW

Y J HOLZER



SCHEMATIC PLAN

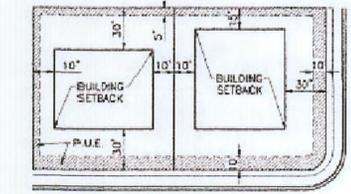
Owl's Landing Subdivision
 Comprising all of Parcel 5, Knighton Subdivision
 Tax ID: 08-082-006
 Farmington City, Davis County, Utah

Property located at: 1234 W Glover Lane
 Date: 2/5/16 Total Acreage: 2.17
 Property Owner: Bruce Middleton
 Developers: Nate and Anna May
 Email: Maylor33@msn.com Phone: 801-403-5582
 Mailing Address: 59 S 300 W Farmington, UT 84025

ZONING REQUIREMENTS:
 ZONE: AA (5 LOT TDR)
 LOT SIZE: 12,000 sq.ft.
 FRONTAGE: 75'

PROJECT TABULATIONS
 TOTAL ACREAGE =2.17 ACRES
 TOTAL LOTS =5
 TOTAL DENSITY =2.30 UNITS/ACRES
 AVERAGE LOT SIZE =.43 ACRES
 AVE. LOT FRONTAGE =103.6'

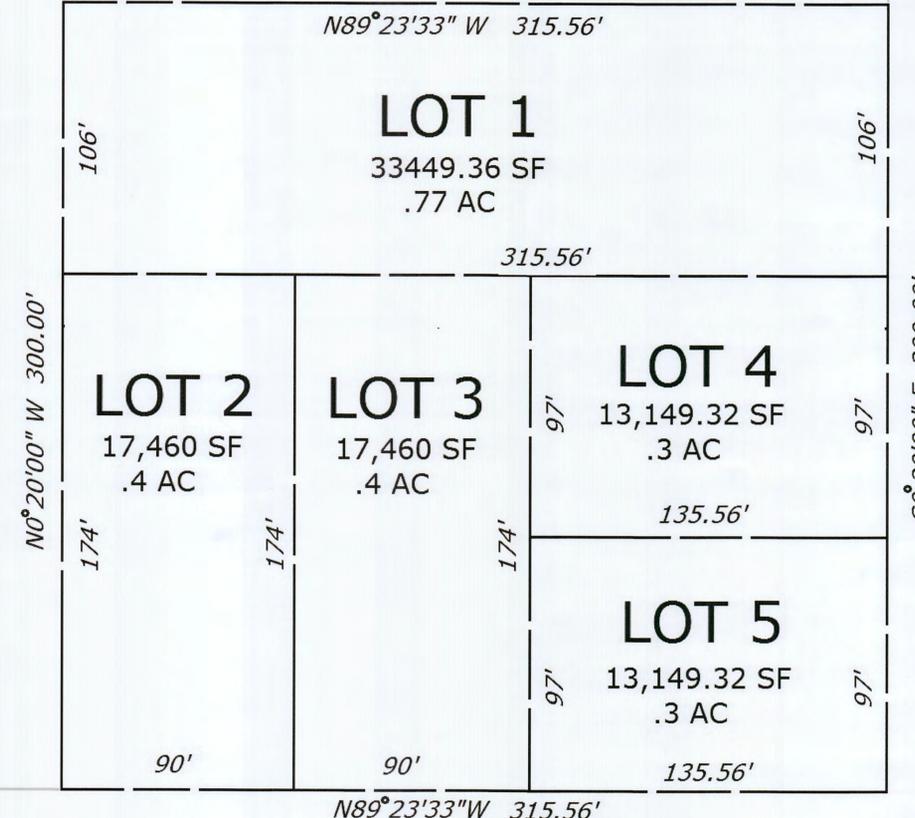
TYPICALLY MINIMUM BUILDING SETBACKS



- 15" storm drain to be installed along Glover
- Culinary water to be extended the property length along Glovers Lane from it's end point at the junction of Shirley Rae Dr. and Glovers
- Sewer to run across the proposed Eagle Cove Lane and down the east side of Shirley Rae 400 ft. or as far as elevation allows, with pressurized lines extending to the further lots
- Fill dirt to be brought in and steps taken to remove the property from the FEMA flood plain



VICINITY MAP



SHIRLEY RAE DR

CACEY N. & CAROL J. BOWEN

WILLIAM C. & JEANNA B. SMITH

IDC MANAGEMENT LLC

TODD A. & KRISTA R. GROLL

FLATROCK LC

SUE & TREVOR RYAN STODDARD

DAVIS COUNTY

GLOVERS LANE



Planning Commission Staff Report March 17, 2016

Item 5: Conditional Use Permit Approval for an Equestrian Facility as a Minor Commercial Outdoor Recreation Center

Public Hearing:	Yes
Application No.:	C-7-16
Property Address:	732 West and 500 South
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	1.58 Acres
Number of Lots:	2
Property Owner:	Stewart Webster
Applicant:	Sage Bubak

Request: *Conditional use approval for an equestrian facility.*

Background Information

The applicant is requesting conditional use approval to have an equestrian facility as a minor commercial outdoor recreation center. In the AE zone, this type of use is conditional, and the applicant has provided a narrative description and associated graphic materials that describe in great detail what he wishes to do. According to the proposal, the site would meet and exceed any necessary parking requirements. The associated barn and stable structures are allowed in this zone provided that they are a distance of “fifty (50) feet to any public street or to any dwelling on adjacent properties,” and that they meet the height requirement. However, if the applicant goes through the building permit process, the height requirement will be reviewed at that time. If the applicant needs to exceed the 25’ requirement for an accessory building in the AE zone, the applicant would need a separate conditional use 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. All farm animal structures, including barns, stables, stalls, corrals, etc. shall be located a minimum of fifty (50) feet from 500 South;

2. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
3. The hours of operation are limited to 8 a.m. to 10 p.m.;
4. 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;
5. 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;
6. The applicant must enter into an extension agreement with the City for all improvements related to 500 South, including sidewalk, curb & gutter, park strip, and road improvements.

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 500 South.

Supplemental Information

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

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 10 – Agriculture Zones

HISTORICAL/CURRENT USE OF PROPERTY:

The properties associated with this Conditional Use Permit application includes Farmington City parcel numbers 080770080 and 080770079. Both parcels are owned by Stewart R and Lisa D Webster and total 1.58 acres; 0.67 and 0.91 acres respectively. An overview of the properties and their location within Farmington City can be seen in attachment "Overall Map of Property within Farmington City." The properties in question and surrounding area has long been a horse community. The two parcels are currently surrounded by a number of horse properties and agriculture fields.

For approximately the past 25 years the two parcels in question have been utilized for recreational horseback riding. The riding arena (found on parcel 080770080) has been used by the owners of the property, their family members and surrounding neighbors as a means of recreational enjoyment and continues to be used on a regular basis; weather and ground conditions permitting.

Currently, on parcel 080770079, is a stable/barn that houses no more than five horses. There is also a detached stall near the barn that can house no more than a single horse and on the south end of the arena, more specifically described as parcel 080770080, there are two stalls that are rarely occupied and if they are occupied they are used to hold horses already on the property. On the east side of the property is a pasture which allows for grazing opportunity of resident horses. The barn and stalls described above can be seen in attachment "Location of Stable/Stalls."

Note: The riding area found on parcel 080770080 is approximately 110' x 200'

PROPOSED USE OF PROPERTY:

It is hereby proposed the properties in question be used to teach horseback riding lessons. Sage Bubak is the daughter of landowners, Stewart R. and Lisa D Webster. Sage is the majority owner of a Limited Liability Company (Silver Sage Equestrian, L.L.C.) registered in the state of Utah. She's taught riding lessons professionally for 14 years and her current work load largely revolves around Arrowhead Stables in Layton, Utah. However, due to the growth in and around Farmington she has been asked by various members of the community to offer riding lessons near or within the city of Farmington; this being the reason for Conditional Use application.

Currently, and in the future, recreational riding and training/lessons will occur within the arena on parcel 080770080. As it stands now, the arena is uncovered and subject to environmental conditions which, in the winter, eliminates riding opportunities for the family and residence in the surrounding area. In order for Silver Sage Equestrian, LLC to offer riding lessons year-round an indoor riding facility must be constructed. This riding facility has been quoted at two different sizes (see attached bids) but will not exceed 81' x 80'. The general location where the barn is to be located and its relative size in relation to the property can be seen in attachment "Location of Proposed Indoor Riding Barn." Also attached to this Conditional Use Request is the quoted description of the barn that is to be built upon cooperative agreement of this Conditional Use Permit. For riding during the summer months, the arena has means to be watered, reducing the presence of dust. These watering actions are common and are routinely used when recreational riding occurs.

All parking is found on the south end of the two parcels and can be seen in attachment "Current/Future Parking Availability". Increased parking areas will not be required if riding lessons are offered on the property as current parking conditions are sufficient for expected increases, which are minimal. In totality, parking consists of a driveway leading to the Webster residence. Four vehicles can be safely parked on the driveway, keeping them off the public roadway. Near the arena there is a pull through driveway that can park 8+ cars safely off the public roadway for a total of 12+ parking spots, all of which will have zero effect on traffic flow on 500 South.

Currently there are typically two cars in the pull through drive when recreational rides are taking place on the property. It is expected that with the acceptance of this Conditional Use and the offering of professional riding lessons for the community, the volume of cars parked on the property will increase slightly. It is expected that at any time, no more than five vehicles associated with riding lessons will be parked on the property; well below that which the property can maintain.

The time of day upon which riding lessons will be offered will vary, based on the time of year. Due to the fact Silver Sage Equestrian, LLC clients are largely school aged kids, although adults are also routinely taught, lessons largely revolve around "after school hours." It is estimated that from August/September through May/June lessons will occur from approximately 1400 – 1800 hours. During the summer months (May through August) lessons may occur between 0900 – 1100 hours and 1400 – 1900 hours.

The noise generated from a riding lesson will be minimal. What noise is present would be limited to verbal communication between trainer and student.

The number of horses required to conduct such an operation would be relatively low, well below the number of horses legally allowed to be held on the property by city ordinances. For this reason odors would not exceed their current levels, which, like all other factors associated with this operation are minimal.

BENEFIT TO THE COMMUNITY

Offering these horseback riding lessons in Farmington is a fantastic way to build on the family friendly way of life that this community has to offer. For those members of the community who are seeking such an opportunity, Silver Sage Equestrian, LLC is able to provide a safe and professional environment with reliable horses and a skilled and experienced instructor. Additionally, horseback riding lessons are a fantastic activity for people of all ages to be involved in, as it is not only a great opportunity to get outdoors and interact with horses, but it also opens up valuable teaching opportunities that improve on such skills as responsibility, teamwork, personal and interpersonal communication, confidence, conflict resolution, decision making and building healthy relationships.

APPLICATION REQUIREMENTS

It was made known to Silver Sage Equestrian, LLC. by Associate City Planner Eric Anderson, that due to the nature of this proposal justification/explanation for all elements detailed in the application form do

not need to be described here. However, let it be known that the proposed projects meets all elements (#1-#6) detailed on the CONDITIONAL USE INFORMATION SHEET associated with this application.

APPLICATION REQUIRMENTS

Overall Map of Property Location Within Farmington City

732 W 500 S Farmington, Utah

080770080

080770079



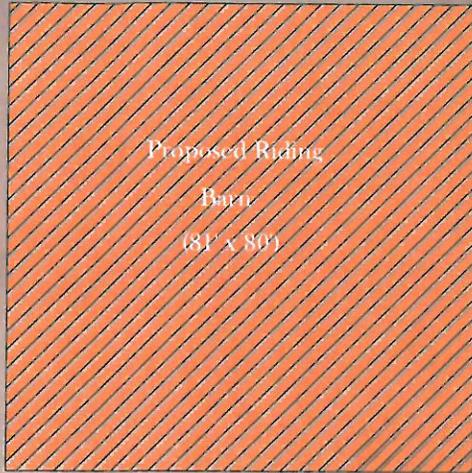
0

100 Feet



Location of Proposed Indoor Riding Barn

732 W 500 S Farmington, Utah



Proposed Riding
Barn
(81' x 80')

080770080

080770079



0

60 Feet



ROBIN HARRIS
 Cell Phone: (435) 512-3543
 Phone Number: (435) 257-4578
 Email: rharris@clearybuilding.com
 Branch Email: garland@clearybuilding.com

3/1/2016
 BUBAK, WYATT
 Doc ID: 4060020160301095803

Client Proposal - Erected

Building Specification For:

BUBAK, WYATT
 X
 CLEARFIELD, UTAH 84015
 Cell Phone: (801) 628-9201
 Email: sage6762002@msn.com

Building Site Location:

Location: N/A
 Tenant: N/A
 X
 CLEARFIELD, UTAH 84015
 County: DAVIS



Endwall 1 & Sidewall 2



Endwall 2 & Sidewall 1

Notes

1. Only the Primary building is shown above.
2. These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Commercial 72' 0" width x 80' 0" (Bays at 8' o.c.) length x 16'-8" eave height with 15' 0" truss clearance from 100'-0" mark.

Truss (Standard Lower Chord) with 3/12 roof pitch. Default ceiling design: Not Designed to Support a Ceiling

Type foundation: In Ground Concrete floor: No

Building Code: IBC 2012

Building Use: arena Wind Speed: 120

Purlin Blocking at Selected Trusses (Distance from Endwall 1): @ 0' 0"; @ 80' 0";

30 psf Roof Snow Load with 2"x4" Continuous 2' 0" inch on center purlins.

- Trusses are "made to order" for each building and designed by our Engineering Department.
- We manufacture a non-spliced laminated treated column with a two bolt saddled truss to column connection for superior strength. The Cleary column has a 50 year warranty against rot and decay.

Exterior Finishes

Roof: Grand Rib 3

- Lifetime Film Integrity Warranty, 30 Year Fade and Chalk Warranty, and G-60 standard galvanized coating.

Siding: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: None

Ventilation

Standard Ridge Cap not vented.

None on S1 & S2

Current/Future Parking Availability
(Not Including Roadside)
732 W 500 S Farmington, Utah

080770080

080770079

8+ Cars

4 Cars



0

60 Feet



Location of Stables/Stalls

732 W 500 S Farmington, Utah



5 Stall
Barn

1 Stall

080770080

080770079

2 Stalls



0 70 Feet

SITE DEVELOPMENT PLANS

Note: It was told to Silver Sage Equestrian, LLC. that specifics for "Site Development Plans" were not required as the proposed construction of a riding barn was not significant enough to warrant a detailed description of the building specification. However, an overview of the construction project and its appearance will be described here.

2: Architectural Plans:

(a): A description of the riding barns dimensions, materials used and appearance are detailed on the following page. It is expected the riding barn will be red and white to match other buildings found on the property in question. The barn itself will not have an element of "Farmington Rock;" however, there are elements of "Farmington Rock" found throughout the two parcels on which this operation is to occur.

(b): The visual impact associated with the construction of the proposed riding barn is minimal and is largely incurred only by the property owners; which they have agreed to and have signed for in the attached affidavit. The location and layout of the riding barn can be seen in a detailed map within this section.

(c): The exterior design and material used for the riding barn is similar to numerous other structures on surrounding properties and will not distract from the overall appearance of the community.

3: Landscaping

All required fencing is currently in place on the property and repairs/modification will be conducted as needed.

(a) The property currently meets and exceeds the 15% landscape requirement asked of commercial operations

(b) - (e): Due to the proposed use of the property, a plant legend has been deemed unnecessary by Eric Anderson.

(f): (shown as (a) in the application). All landscaped areas are currently irrigated/sprinklered to ensure good health and aesthetics on the property.

4: Lighting

There are no plans for additional lighting outside of the riding barn. Lighting will be used inside the barn to provide safe and quality use of the facility at times when ambient light is not sufficient. The addition of these lights will have zero effects on the surrounding community.

5: Site Plans

Service yards, storage areas and refuse containers are not needed resources associated with the proposed use of the property.

6: Screening

(a) N/A to proposed business operation

(b) Sound and light are not elements that need to be addressed as they will be minimal (verbal conversation between rider and trainer) or they don't exist (i.e. artificial lighting). Current fencing is sufficient to withstand 100 mph winds

(c) N/A as fencing meets these standards

(d) N/A

7: Sign Plans

No signs will be required. We may be interested in putting a banner on the vinyl fencing found at the front of parcel 080770080 indicating Silver Sage Equestrian, LLC and its location of operation and associated parking.

8: Grading and Drainage Plans

(a)-(g): Told to Silver Sage Equestrian, LLC. these factors are not required due to the nature of the proposal.

9: Parking and Circulation Plans

(a) Traffic will not increase to any substantial degree in association with the operation of professional riding lessons in the area. It is expected that a maximum of five cars will be parked on the property in association with riding lessons.

(b)-(e) All parking is to be off the established roadways in locations indicated on the attached map indicating the location and size of currently existing parking locations.

10: Water and Sewer Plan:

(a)-(b) N/A for proposed operation.



Planning Commission Staff Report March 3, 2016

Misc. Item: Approval to place a detached accessory building (garage) in a side yard and special exception for a shared driveway

Public Hearing: Yes
Application No.: n/a
Property Address: 9 South Sunset Drive
General Plan Designation: LDR (Low Density Residential)
Zoning Designation: LR-F (Large Residential Foothill)
Area: 1.17 Acres
Number of Lots: 1
Property Owner: Jerry Preston
Agent: Jerry Preston – Elite Craft Homes

Request: *Approval for special exception regarding access and to place a detached garage in a side yard.*

Background Information

The applicant desires to build a garage in the northern side yard of his home located in Sunset Hills Subdivision Number 2. On March 3rd there was a plat amendment that combined an existing lot with an unplatted parcel. Section 11-11-060(c) states the following:

“A detached garage, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side yard of a lot providing that a separation is maintained from the residence in compliance with applicable building codes, and all front and side setbacks are provided as specified in Section 11-11-050, and the rear setback is specified in Section 11-11-060(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 garage in the side yard before construction can commence. As the garage will be sited in a yard that now has ample room for an accessory building, and the proposed building will be compatible with the home and behind front façade of the home, staff is recommending approval of this item.

At the March 3rd Planning Commission meeting, the applicant received a recommendation for plat amendment that would combine 3 lots and 1 parcel into 2 lots. However, the applicant is proposing

that these two lots share a common driveway because of the steep topography of the site. The resulting Lot 202 abuts Sunset Drive, and in normal circumstances, the applicant would be required to provide access off of that street because it does not abut any other public right-of-way. However, because the approach off of Sunset Drive is steep, the applicant wants to take the driveway across Lot 201 to service both lots. As a solution, the applicant is proposing that Lot 202 have frontage on Sunset Drive and that the home face that direction, but the access to the lot will come from the rear through Lot 201 by way of a 20' reciprocal access easement that will be recorded against the property.

Section 11-32-106(1)(e) of the Zoning Ordinance states:

“Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of Section 11-3-045 of the City Zoning Ordinances and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the City, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.”

The proposed site plan does meet all of the criteria for the special exception as both lots face a public street Sunset Drive and the homes will fully face this public street. The applicant is planning on recording a reciprocal access easement as is required by the ordinance, however, staff has included this as a condition of approval to ensure that this will occur prior to or concurrent with the issuance of final occupancy (as part of building permit).

Sections 11-3-045(4)(b)(4) and 11-3-045(5)(b) of the Zoning Ordinance states:

“(4) The Planning Commission shall hold a public meeting and thereafter shall approve, approve with conditions or deny the application pursuant to the standards set forth in Section 11-3-045(5) below. Any conditions of approval shall be limited to conditions needed to conform to the special exception to approval standards”

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

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

(ii) Will not create unreasonable traffic hazards;

(iii) Is located on a lot or parcel of sufficient size to accommodate the special exception.”

Suggested Motions

- A. 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 11-11-060(c) will be met during the building permit review process, including applicable setbacks, required separation from the main building, etc.

AND

- B. Move that the Planning Commission approve the special exception, subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant shall record a reciprocal access easement on Lot 201 prior to or concurrent with issuance of occupancy (as part of the building permit), and such easement shall be acceptable to the City as determined by the City Planner.

Findings for Approval:

1. The proposed special exception is desirable in that it avoids the steep slopes found on the western portion of Lot 202.
2. The proposed special exception is not detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
3. The proposed special exception does not create unreasonable traffic hazards, and the parcel where the special exception is located is sufficient in size to accommodate the use.

Supplemental Information

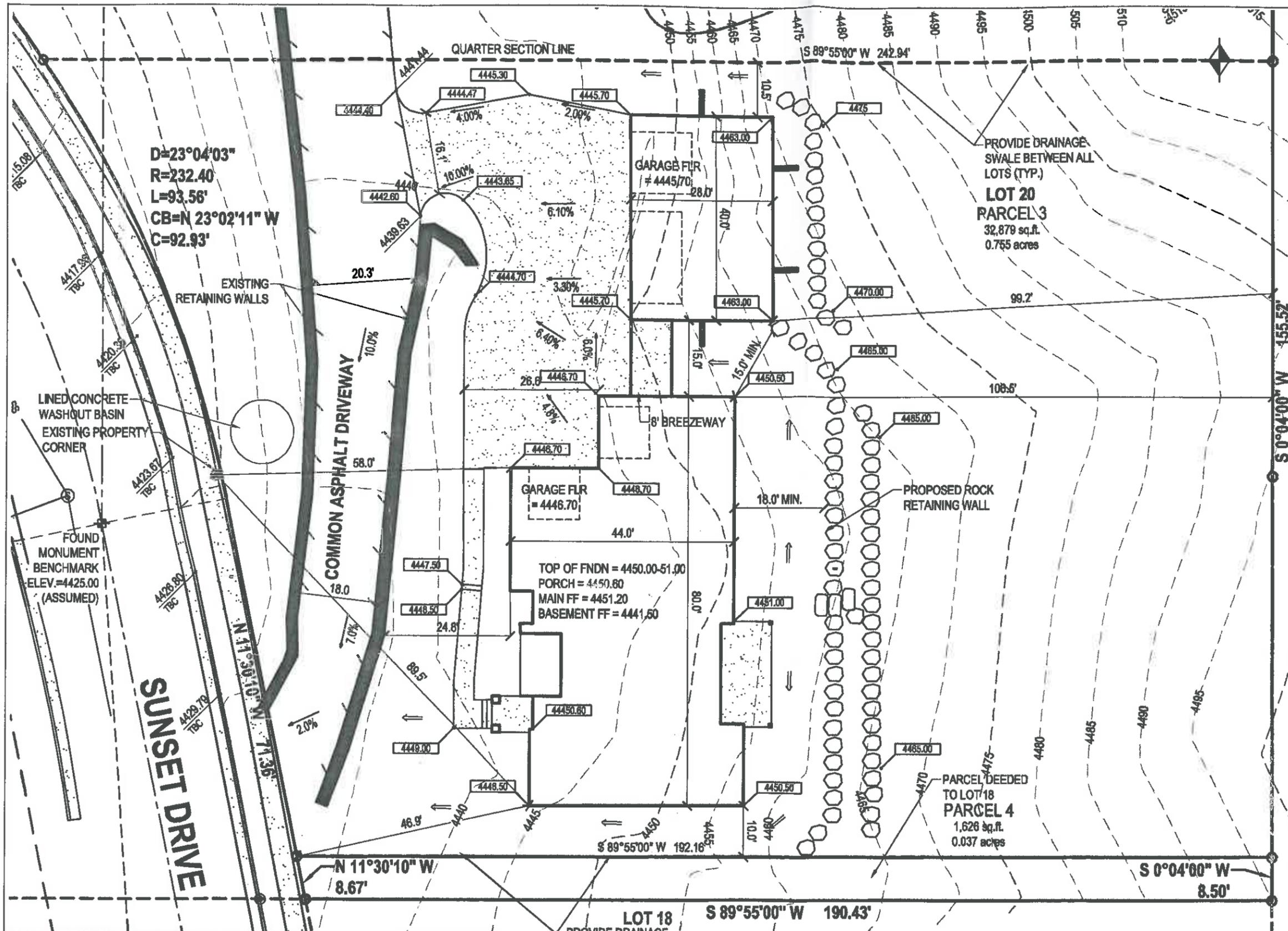
1. Vicinity Map
2. Site Plan
3. Sunset Hills Plat Amendment

Applicable Ordinances

1. Title 11, Chapter 11 – Single Family Residential Zones
2. Title 11, Chapter 3 – Planning Commission
3. Title 11, Chapter 32 – Off-Street Parking, Loading, and Access

Farmington City





- NOTES:**
- ALL GRADES SHOWN ARE A MINIMUM GRADE FOR THE REQUIRED DRAINAGE TO THE STREET WITH THE REQUIRED 5% SLOPE FOR THE FIRST 10' FROM THE FOUNDATION
 1. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (5%)
 2. TOP OF FOUNDATION MUST BE SET HIGH ENOUGH TO ALLOW 6" EXPOSED, 6" FALL IN 10' (5% SLOPE FOR 10'), AND ENOUGH DROP TO ALLOW DRAINAGE OF LOT IN COMPLIANCE WITH GRADING AND SITE PLANS.
 3. ALL STORM WATER AND DIRT WILL BE KEPT ONSITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ONSITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
 4. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
 5. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWN STREAM FROM SITE DURING CONSTRUCTION.
 6. ALL LOT CORNER SURVEY MARKERS TO BE LOCATED (OR RE-SET TO ALLOW FOOTING SETBACKS TO BE CHECKED.
 7. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
 8. ALL SUBDIVISION BMP'S MUST BE FOLLOWED DURING HOME CONSTRUCTION.
 9. A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.



DATE
2/1/16

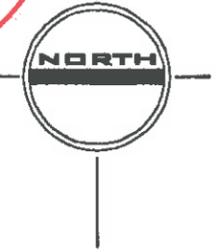
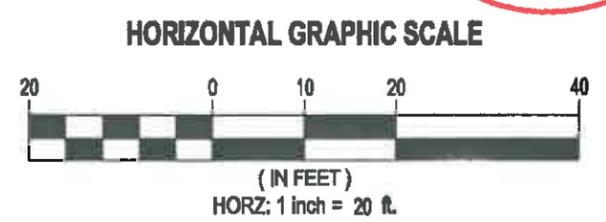
1

FILE:
SUNSET_DRIVE_LOT_20

SUNSET HILLS NO. 2 - LOT 20
23 SOUTH SUNSET DRIVE
FARMINGTON, UT 84025

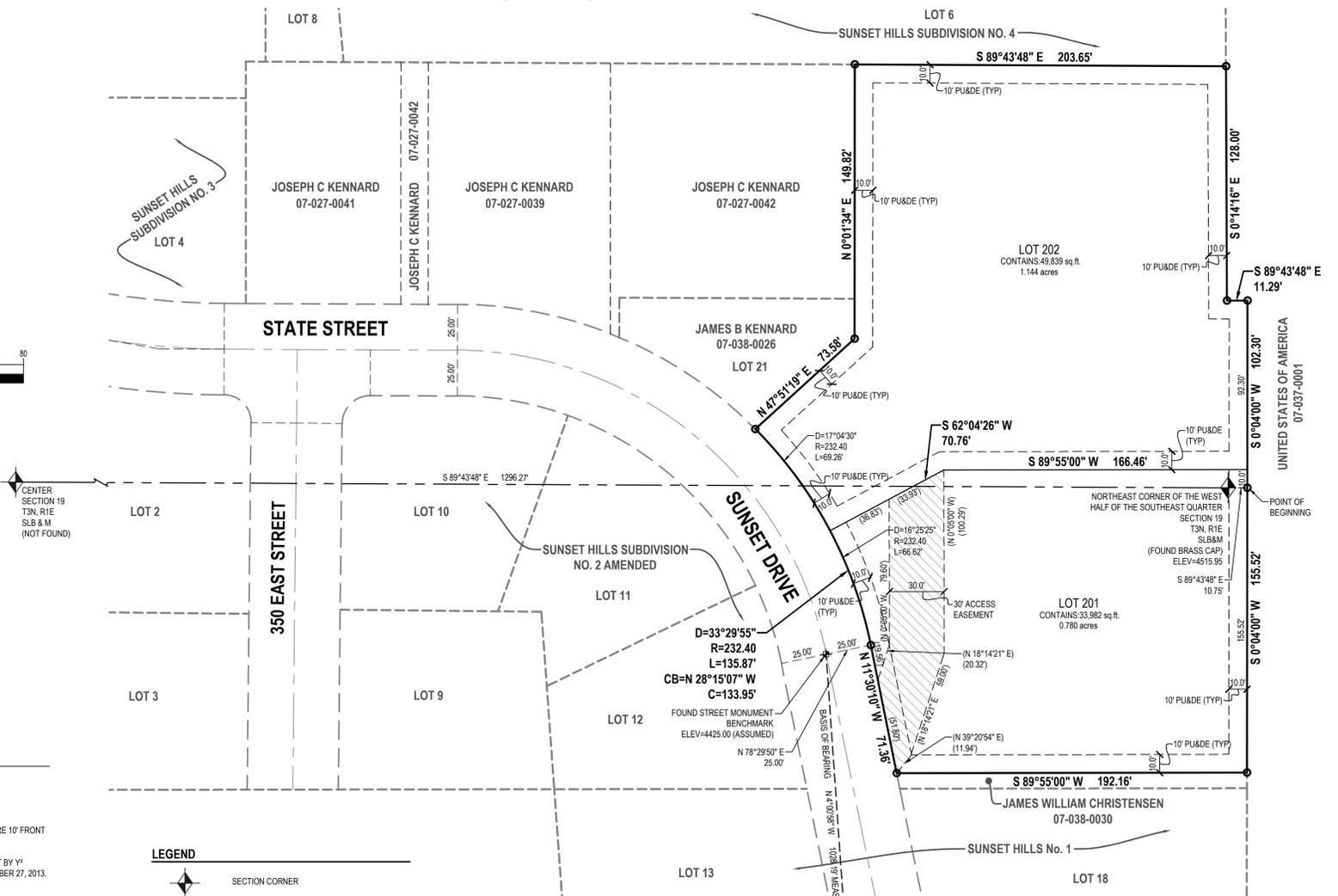
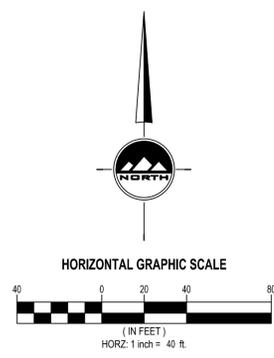
PLOT PLAN

JPC CONTRACTING
40 North 100 East
Farmington, UT 84025
Phone: 801.451-6525
Fax: 801.451-6575

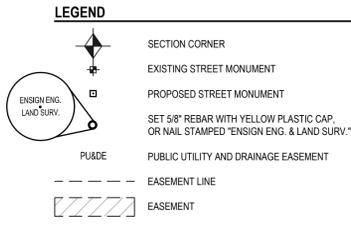


SUNSET HILLS SUBDIVISION NO. 2 SECOND AMENDED AMENDING LOTS 19, 20 & 21 OF SUNSET HILLS NO. 2 AMENDED - FARMINGTON CITY

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



- GENERAL NOTES:**
- PROPERTY IS ZONED LR-F (LARGE RESIDENTIAL)
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10' MINIMUM TOTAL 22'
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT ON INTERIOR LOTS AS SHOWN HEREON.
 - A SOILS REPORT HAS BEEN COMPLETED FOR THIS PROJECT BY Y² GEOTECHNICAL, P.C. JOB NUMBER 136-065, DATED SEPTEMBER 27, 2013.



BENCHLAND WATER DISTRICT

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

BENCHLAND WATER DISTRICT

CENTRAL DAVIS SEWER DISTRICT

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

CENTRAL DAVIS SEWER DISTRICT

CITY ATTORNEY'S APPROVAL

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

FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR



DEVELOPER
JPC CONTRACTING
JERRY PRESTON
40 NORTH 100 EAST
FARMINGTON, UTAH 84025
801-451-6525

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

DAVIS COUNTY RECORDER

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

SHEET 1 of 1

PROJECT NUMBER : L1697C
MANAGER : C.PRESTON
DRAWN BY : MELMER
CHECKED BY : K.RUSSELL
DATE : 2/10/16

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into units, streets, common areas and limited common area parcels, hereafter to be known as SUNSET HILLS SUBDIVISION NO. 2 SECOND AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all units meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point South 89°43'48" East 10.75 feet from the Northeast Corner of the West Half of the Southeast Quarter of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running:
Thence South 0°04'00" West 155.52 feet along the east line of said Lot 20 to and along the east line of said Lot 19;
Thence South 89°55'00" West 162.16 feet to the west line of said Lot 19, also being on the easterly line of Sunset Drive;
Thence North 11°30'10" West 71.36 feet along the west line of said Lot 19, also being the easterly line of Sunset Drive;
Thence northwesterly 135.87 feet along the arc of a 232.40 foot radius curve to the left, (center bears South 33°29'55" West and long chord bears North 28°15'07" West 133.95 feet, with a central angle of 23°04'03") along the west line of said Lot 19 to and along the west line to the Northwest Corner of said Lot 20, also being the easterly line of Sunset Drive;
Thence North 47°51'19" East 73.58 feet;
Thence North 0°01'34" East 149.82 feet;
Thence South 89°43'48" East 203.65 feet;
Thence South 0°14'16" East 128.00 feet;
Thence South 0°04'00" West 102.30 feet;
Thence South 89°43'48" East 11.29 feet;
Thence South 0°04'00" West 102.30 feet to the point of beginning.

Contains 2 lots, 83,821 square feet, 1.924 acres.

Date 2-16-16
Keith R. Russell
License No. 164386



OWNER'S DEDICATION

I/we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

**SUNSET HILLS SUBDIVISION
NO. 2 SECOND AMENDED**

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I/we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis) S.S.
On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

**SUNSET HILLS SUBDIVISION
NO. 2 SECOND AMENDED**