



Farmington City Planning Commission

August 20, 2015



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING August 20, 2015

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

3. Bruce Bassett – Applicant is requesting a recommendation for schematic plan approval for the Eagle Cove Conservation Subdivision consisting of 17 lots on 6.02 acres located at approximately 1100 West and Glover Lane in an AA (Agriculture Very Low Density) zone. (S-28-15)

CONDITIONAL USE APPLICATION

4. Daniel Thurgood/Verizon Wireless – Applicant is requesting approval for a conditional use related to a new wireless tower (30' tall) on the Oakridge Country Club located at approximately 1492 West Shepard Lane in an LS (Large Suburban) zone. (C-10-15)

OTHER BUSINESS

5. Miscellaneous, correspondence, etc.
 - a. Other
6. 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 August 14, 2015



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
August 6, 2015

STUDY SESSION

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

Item #3. Micah Peters/Clearwater Homes – Requesting Recommendation for Final Plat Approval for Meadow View Phase II Conservation Subdivision

And:

Item #4. Jason Harris/Fieldstone Homes – Requesting Recommendation for Final Plat Approval for the proposed Farminton Park Conservation Subdivision Phase II

Eric Anderson presented information related to these two agenda items. This information was contained in the staff reports and very similar to what were provided in the regular session.

Item #5. Jerry Preston/Elite Craft Homes – Requesting Conditional Use Approval for an Accessory Dwelling in a Detached Garage

Eric Anderson said this is a request for a conditional use permit. He explained after reviewing the site plan with David Petersen, it looks like the detached garage encroaches on the front yard by a few feet. He said in order for the applicant to meet the front setbacks, the garage must move back a few feet or the house must move forward a few feet. **David Petersen** said to remember with conditional uses that it is presumed to be like a permitted use with reasonable conditions if it fits into the neighborhood. **Bret Gallacher** asked that in the event the neighbors do not want the accessory building to be built, the only valid argument is that the accessory building does not fit the neighborhood. **Alex Leeman** said his understanding is yes, the City cannot outright deny a conditional use, unless there is a very good reason, but can only apply reasonable conditions.

REGULAR SESSION

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

Item #1. Minutes

Heather Barnum made a motion to approve the Minutes from the July 16, 2015 Planning Commission meeting. **Bret Gallacher** seconded the motion which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from the August 4, 2015 City Council meeting. He said the Davis County School District presented to the City Council and requested support in the upcoming bond elections. The upcoming bond elections will impact the future high school in Farmington as well as upgrading schools all over the County. The East Park Lane Subdivision schematic plan was also presented; this is the site east of the Mercedes-Benz dealership. There were some previous concerns as to whether or not the intent of the City Council was to rezone the length of the property to CMU for the dealership. The recording of a previous meeting was reviewed, and it was determined that it was not the intent to rezone the entire length of the property, and not just the property for the dealership. The East Park Lane Subdivision was approved with its current zone of LS, but a CMU designation will become effective upon approval of the first site plan. The Zoning Ordinance Amendment for Chapter 28 regarding the inclusion of pool houses was also approved.

SUBDIVISION APPLICATIONS

Item #3. Micah Peters/Clearwater Homes – Applicant is requesting a recommendation for final plat approval for the Meadow View Phase II Conservation Subdivision consisting of 19 lots on 8.89 acres located at approximately 1725 West Spring Meadow Lane in an AE (Agriculture Estates) zone. (S-10-14)

Eric Anderson showed the proposed subdivision on the vicinity map. He said Clearwater Homes submitted the preliminary plat for 24 lots; however, the Planning Commission and City Council approved 19 larger lots for Phase II of the subdivision. There is some open space provided through a trail easement on the west side of the subdivision and the other required open space was realized through an open space waiver. **Eric Anderson** said the applicant is in negotiations with the City Manager to determine the appropriate amount for the waiver; he suggested keeping Condition #1 as it applies to the open space waiver. He also said there were initial issues with the length of the proposed subdivision as the Ordinance does not allow for a cul-de-sac longer than 1,000'. The applicant has worked with the fire marshal to determine the best solution. The subdivision will include a 20' emergency access easement that will be paved and will include crash gates on it, but will be accessible in the event of an emergency. Another big issue has been the storm water. **Eric Anderson** said the applicant is working closely with the City Engineer to finalize solutions, and staff is confident all concerns will be addressed prior to recordation.

Micah Peters, 336 W. Broadway, Salt Lake City, CEO of Clearwater homes, expressed appreciation for staff's assistance with this subdivision. He said during Preliminary Plat, the Commission asked for a very detailed look at the following three issues and each have been addressed.

1. All storm water that flows through the property comes from the 75 acres northeast of the subdivision. He said that he and the City Engineer, Chad Boshnell, have conducted extensive studies and analysis to determine the flow of the water. He said he and Chad have determined the best way to discharge the water appropriately.
2. The length of the cul-de-sac caused major concern. He said he will be creating an emergency access fire lane that will be paved. He said he has worked closely with the fire marshal on it. He wants the fire lane to also allow for connectivity for pedestrians to access the DRG&W trail. The trail will also include 5 collapsible ballast in lieu of a crash gate to allow for easy access for

pedestrians. Additional, he said they will also include sidewalk improvements to increase safety for the community.

3. A 30' trail easement on the west of the property that will curve to the north side of the property and tie into the stub street to the Flanders' property will also be included.

Micah Peters said that although the process took longer than anticipated and that the approved lots were larger than the City's last 200 approved lots in that area, they are excited to move forward on Phase II of the subdivision.

Dan Rogers asked if a tree plan is required for this subdivision application. He asked because it was mentioned in the last Planning Commission meeting that City Code requires subdivisions to now have one. He wondered if the applicant was grandfathered in prior to that requirement or if it still applies and the applicant needs to complete one. **Eric Anderson** clarified that the requirement is found in the Urban Forestry code and has its own standards, but may not require a street tree plan. **David Petersen** recommended a training for the Commission regarding this would be beneficial.

The Commissioners feel all outstanding concerns and issues have been appropriately addressed by the applicant.

Motion:

Bret Gallacher made a motion that the Planning Commission recommend that the City Council approve final plat for Meadow View Phase II subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant shall receive City Council approval of the open space waiver amount, which shall be determined through negotiations with the City Manager concurrent with Final Plat approval;
2. Any outstanding issues raised by the DRC at final plat shall be resolved prior to recordation;
3. The 20' access road shall also serve as an easement for a trail connecting the subdivision to 1525 West street;
4. The applicant shall receive a vacation of a portion of the 1525 West right-of-way from the City prior to recordation;
5. All improvement drawings, and the grading and drainage plan, must receive final approval from the City Engineer, and other members of the DRC;
6. The location of the trail shall be staked by the developer for review and inspection by city staff and the trails committee prior to recordation of the final plat.

Dan Rogers seconded the motion which was unanimously approved.

Findings:

1. The final plat meets all of the requirements of a conservation subdivision in the AE zone including lot size and width;
2. The densities requested by the applicant reflect those in other surrounding developments or are less;
3. The open space that would be provided by the applicant, while significant (2.7 acres) could be better used elsewhere in the City where it could be consolidated as either a trail or a park.

Item #4. Jason Harris/Fieldstone Homes – Applicant is requesting a recommendation for final plat approval for the proposed Farmington Park Conservation Subdivision Phase II consisting of 18 lots on 6.95 acres located at approximately 1100 West and Glover Lane in an AE zone. (S-20-15)

Eric Anderson said this is the final plat for Phase II of Farmington Park Conservation Subdivision. He showed the vicinity map; he pointed out the location of Phase I as well as where the proposed elementary school and park will be located. **Eric Anderson** said the applicant received approval for all 3 phases during Preliminary Master Plan; the applicant is now required to come back for final plat for each phase. He said the issues have been or will be resolved. He explained the suggested motion covers some of those concerns, like the applicant must receive CLOMR and LOMR from FEMA to remove the property out of the flood plain, as well as a notarized no-rise certificate and a storm drain easement dedication to Farmington City.

Jason Harris, 12896 S. Pony Express Rd., Draper, said he is available to answer any questions.

Brett Anderson said he feels this subdivision has been thoroughly vetted through, and he is comfortable moving forward with its approval as there are not any outstanding issues to address. The Commissioners agreed.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the final plat for the Farmington Park Conservation Subdivision Phase II subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will obtain both a CLOMR and LOMR from FEMA prior to building permit issuance;
2. The applicant will obtain a no-rise certificate for the proposed subdivision;
3. Prior to recordation, the applicant shall dedicate a storm drain easement in favor of Farmington City and that dedication shall be approved by the City Engineer;
4. All improvement drawings, and other grading and drainage plan, must receive final approval from the City Engineer, and other members of the DRC.

Alex Leeman seconded the motion which was unanimously approved.

Findings:

1. The proposed development meets all of the old standards and requirements of a conservation subdivision (option 2) in an AE zone such as minimum lot sizes, lot widths and setbacks; the applicant received preliminary plat approval for a conservation subdivision prior to the zone text change to Chapter 12 and is therefore grandfathered in under the old rules.
2. The proposed development is at a density of 1.99 units per acre, which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreation space.
4. The overall layout follows the low density residential objectives of the General Plan.

CONDITIONAL USE APPLICATIONS

Item #5. Jerry Preston/Elite Craft Homes (Public Hearing) – Applicant is requesting a conditional use approval for an accessory dwelling in a detached garage on property located at approximately 347 East and 100 North in a LR-F (Large Residential – Foothill) zone. (C-7-15)

Eric Anderson said the applicant is proposing a detached garage with a mother-in-law (MIL) apartment on the 2nd floor. **Eric Anderson** reviewed the definition of an accessory building as found in the Zoning Ordinance as well as the conditional use standards and requirements of an accessory building. As per the Zoning Ordinance, an accessory building cannot “encroach into the front yard.” **Eric Anderson** showed the site plan for the accessory dwelling. The home is 35’ from the front property line; however, the accessory building is only approximately 32’ front the front property line. To meet the Zoning Ordinance requirements, the applicant must move the home 3’ closer to the property line or move the garage back 3’ so it no longer encroaches the front yard. Besides the concern with the front yard, the accessory dwelling meets all other standards including the height being subordinate to the home, is less than 15’ in height and seems to fit the character of the neighborhood.

Jerry Preston, 347 E. 100 N., said he currently owns the lot. His plans are to build-out the lot and sell it. The individual purchasing the home and accessory building do not have plans to rent out the “Mother-in-law” apartment, but to allow a disabled brother to live in it. **Jerry Preston** said currently his name will be approved for the conditional use permit for the accessory dwelling; however, it is his understanding that the permit is non-transferrable. He recommended putting the future property owner’s name as the approved individual for the conditional use. If the property does not sell, the conditional use would be invalid; **Jerry Preston** said he is okay with the conditional use becoming invalid. He also said he will do whatever he needs to bring the accessory dwelling in compliance with the Zoning Ordinance.

Bret Gallacher asked for further clarification on whether the conditional use is for the property owner or for the property location. **Eric Anderson** said the conditional use does apply to the property owner and cannot be transferred to a different property owner. He said **Jerry Preston’s** request is reasonable and can be added as a condition. **David Petersen** added that **Jerry Preston** can be considered the agent for this future property owner so an additional condition may not be necessary.

Brett Anderson opened the Public Hearing at 7:34 p.m.

Norman Brown, 248 E. 100 N., expressed the following concerns:

- The applicant being approved for additional dwellings when his proposed lots were barely accepted;
- If the accessory dwelling will affect the future property owners of the proposed Farmington Hills Subdivision;
- Amount of traffic pressure placed on this local road if Farmington Hills Subdivision is built;
- Possible increase in street width to accommodate future growth.

David Petersen explained that the lots were previously platted in the early 2000’s. The conditional use for the accessory dwelling does not increase the number of rooftops for the area; he reviewed the accessory dwelling definition. With regards to the Farmington Hills Subdivision, **David Petersen** explained the old road that goes out to the bench, is the proposed road for the future development. Although a traffic study has not been conducted, **David Petersen** said staff is confident 100 North is able to handle the increased traffic based on similar projections for other subdivisions without the need to be widened. Also, the accessory building should not impact the future subdivision in any way.

Bret Gallacher asked for further clarification on **Norman Brown’s** concern; is it because he previously requested something similar but was turned down. **Norman Brown** said he received a lot of

pushback regarding the total number of lots on 100 North that will likely be allowed in the event he chose to develop his property on the same street. **Brett Anderson** asked if his concern resides with the platting of the lots that already exist. **Norman Brown** said yes.

Brett Anderson closed the Public Hearing at 7:45 p.m.

Brett Anderson reviewed the standards and purpose of intent for conditional uses. He feels the majority of the debate comes down to the compatibility of the accessory building with the character of the site, development and neighborhood. He does not feel the proposed accessory building is incompatible.

Bret Gallacher asked if there are concerns with either moving the accessory dwelling back, the dwelling forward or making the accessory building shorter. **Jerry Preston** said he is comfortable making any necessary changes to ensure it meets all requirements.

Dan Rogers asked if or how Mr. Brown's comments can be addressed. He wondered if there was a time when less lots were allowed, but are now allowed more. **Brett Anderson** said if there is an issue that pre-dates what is being presented, it is out of the Commission's purview to address it. The Commission and staff reviewed the date when the lots were platted; although the exact date was unclear, it was in the early 2000's.

The Commission and staff discussed if an additional condition needs to be added to ensure the future property owner is the name on the conditional use permit. It was decided that **Jerry Preston** will be considered the agent of the property owner; no additional condition needs to be included.

Bret Gallacher asked if an additional condition needs to be included to ensure all setbacks are appropriately met for the accessory dwelling. **Brett Anderson** said he feels an additional condition does not need to be included as the motion already states that all applicable codes, standards and ordinances must be met.

Motion:

Heather Barnum made a motion that the Planning Commission approve the conditional use for accessory dwelling unit subject to all applicable codes, development standards and ordinances and with the following conditions:

1. The accessory dwelling must comply with all applicable side and rear setbacks for the LR-F zone;
2. The accessory dwelling must meet any other requirements as set-forth in Chapter 11.

Alex Leeman seconded the motion which was unanimously approved.

Findings for Approval:

1. The height of the proposed accessory dwelling is subordinate to the main building.
2. The proposed accessory dwelling is at least 15' away from any dwelling on an adjacent lot.
3. The proposed accessory dwelling footprint occupies less than 25% of the rear yard area.
4. The building lot where this propose accessory dwelling and detached garage would sit is large.
5. The accessory dwelling and detached garage fits in with and would enhance the surrounding neighborhood

6. The potential impact from this detached garage would be minimal, as long as it meets all applicable and required building setback standards and regulations.

Item #6. Farmington City (Public Hearing) – Applicant is requesting a conditional use approval to expand an existing water pump-house on property located at approximately 140 South Main in the OTR (Original Townsite Residential) zone. (C-8-15)

Eric Anderson said this item is to expand the current water system to include an ozone system in the pump house located behind the City Community Center. This ozone system will improve the overall water quality. **David Petersen** explained that when the City drilled the well behind the Community Center, the well sufficiently produced; however, the water had an odor from the iron and sulfur and was discolored. The well was taken off-line. The City has grown significantly faster than the City's water plan. In the event the City will need more water, a release valve to Weber Basin water can be used. The Weber Basin water would be released into the City's system and cleaned for culinary use; however, the City has to pay for the water used. The City has determined it is more cost effective to do an expansion to our current water system than pay for water from Weber Basin. The City has worked for over a year treating and testing the water to filter out the undesirable attributes of the off-line well. A solution has been reached and City Council is ready to move forward; however, an expansion to the pump house is needed to accommodate the new water system. **Brett Anderson** asked if there are any concerns with setback or building height requirements. **David Petersen** said no, it meets all City requirements.

Brett Anderson opened the Public Hearing at 8:09 p.m.

Brad Bornemeir, 54 S. Main St., said he lives two homes away from the property where the pump house is located. He expressed concern that the pump house already contains fluoride and chlorine that is being added to the water; he feels the addition of O₂ to the mix could potentially be dangerous. He is concerned that the pump house is near the park, bowery, community center and school. He does not know how much the new system will dissipate, but he does not want it going into the venting system of the community center. He also asked what emergency protection is in place in the event of a leak. He feels the City should ensure the expansion to the pump house will include "Farmington Rock" on it as the City removed a historic home to build the pump house.

Scott Bass, 74 S. Main St., said he lives in the home right next to the property where the pump house is located. He explained his family owned the property where the City Hall now stands and the land surrounding it. He said his grandfather had wells on the property and knew the quality of water it produced. He said he understands the need for water; however, he expressed concern that the City is already storing and adding two toxic chemicals to the water. He is uncomfortable adding another chemical to the water. He is especially concerned as the facility is right next to his home, a park and a community center.

Brett Anderson closed the Public Hearing at 8:15 p.m.

David Petersen conference called the City's Water Sewer Advisor **Larry Famulinar** to better answer the residents' concerns and any questions of the Commission.

The Commission and staff asked **Larry Famulinar** many questions. He explained the ozone is generated on site and is mixed directly into the water to detract the brown particles from the water as well as the iron and sulfate. It is a system that has been used for many years around the world to create safe, clean water. The treat tank only generates ozone when the well is running. There are not any

chemicals delivered; it is all created in the tank. He likened the system to a water heater, it is always lit and ready to run, but is turned off when the water is not running.

The Commissioners expressed concern if the ozone being created is combustible and wondered what emergency precautions will be taken in an emergency. **Larry Famuliner** explained ozone is not any more combustible than fluoride. In the event the water in the system gets too high, the system will shut down and cannot be restarted until someone looks at it. In the event there is a leak, everything is contained in the chemical room. He added that this system is much cheaper than purchasing water from Weber Basin. He feels this new ozone system will make the water smell and taste better.

Brett Anderson said that the Commission cannot go back on the City's determination to use fluoride or chlorine in the water; what is to be discussed is the expansion for the ozone system. **David Petersen** added that fluoride and chlorine are used in most well houses in Davis County.

With regards to the Commission and residents' concerns about safety measures of the pump house and the new ozone system, **Alex Leeman** feels leaving the technical requirements on how it should run should be left to the experts. **Dan Rogers** agreed; he was uncomfortable learning that the ozone is combustible, but likes that the system only operates when the well is operating.

Bret Gallacher asked if a condition to put "Farmington Rock" on the expansion should be included. The Commissioners and staff discussed. **Scott Bass** stated the rock used on the pump house was the original rock saved from the historic home that was removed. Mr. Bass said the City agreed to put Farmington Rock on the entire north side of the building. **David Petersen** said he is not sure if there was an agreement the City, and he said a large portion of the historic home the well house replaced did contain Farmington Rock, but that the main portion of the historic home that was removed was cinder block. The Commissioners asked staff to review any agreement the City may have had regarding the use of rock on the pump house. If there is an agreement, the Commissioners feel it is important to extend the agreement's rock requirements to the expansion.

Motion:

Alex Leeman made a motion that the Planning Commission approve the conditional use subject to all applicable codes, development standards and ordinances and the following condition:

The City will comply with any prior agreement, if any, regarding the amount of Farmington Rock that must be used on the north side of the building.

Dan Rogers seconded the motion which was unanimously approved.

Finding for Approval:

This is an existing public use, and the improvements to this pump-station will benefit the City, and the subsequent overall quality of the municipal water system.

ZONE TEXT AMENDMENT APPLICATION

Item #7. Farmington City (Public Hearing) – Applicant is requesting a recommendation for zone text amendment approval of Chapters 27 and 28 of the Zoning Ordinance as it relates to allowing the use

of transfer of development rights (TDR) and other related open space matters for planned unit developments (PUD). (ZT-10-15)

[Note: due to the nature of this agenda item, **Brett Anderson** removed himself as a voting member of the Planning Commission, and **Alex Leeman** acted as Vice-Chair for this item.]

David Petersen showed an aerial view of the Farmington Creek Estates Phase III PUD. He said this subdivision came in as a PUD with Phase II and Phase IV. The City felt it was prudent to have a trail connection from 500 S. to Glover Lane. To fulfill part of the open space requirement for the PUD, a 20' easement next to the then DRG&W railroad right-of-way (ROW) was included with a small portion of property left for a possible pocket park in the future. The subdivision was approved; UTA then purchased the railroad ROW and announced plans for a rails to trails project. Since that time, the City's 40 acre regional park and the elementary school with the 10 acre adjacent park have been approved. The need for the pocket park is no longer there. The developer held the land for a while, then deeded it into an HOA. Since that time, the property owners have asked that the property be conveyed back to them. The City Manager, Mayor and City Council have entered into a memorandum that if 75% of property owners on the east side of Country Lane and 50% on the west side agree upon it, the City will convey the 20' strip of land back to the owners, the HOA will deed a portion of the neighborhood park property to an adjacent owner and remaining portions of this parcel to the City for purposes of establishing a building lot. In reviewing Chapter 27 of the Ordinance, however, a PUD is required to have 10% open space. This subdivision was right at the 10% limit. If each piece of open space is conveyed back to the property owners, the subdivision would no longer be in line with the City's ordinance. **David Petersen** proposed a waiver provision that can be used only for PUDs and is strictly a legislative act. This would ensure full discretion as to the waiver's use.

David Petersen also explained another scenario where the PUD text amendment may be used. Jared May recently presented a 3 lot PUD as a way to split his property. The only way to get 3 uniform lots is to propose a PUD to deviate from the standard, but the 10% open space requirement still applies. He proposed saving the "historic shed" as an exchange for the 10% open space; however, it was determined that the shed was not historic. The Planning Commission denied his request and City Council approved the schematic plan in hopes that the applicant could work with staff to determine a solution. The 10% open space just doesn't make sense for his property. So, **David Petersen** said staff is also proposing a discretionary waiver provision as a text amendment that would allow the City to waive the 10% open space requirement.

Alex Leeman asked if the Commission is addressing the Farmington Creek and May subdivision transactions or just the text amendments. **David Petersen** said the Commission is just reviewing the text amendments, but he wanted to share examples on how the changes will be applied.

Alex Leeman opened the Public Hearing at 9:00 p.m.

Ben Barris, 872 Country Lane, said he feels this amendment is a good idea. The 20' easement that is near the Farmington Creek PUD is a weed patch that is full of vermin. The creek located near it is also a hazard for nearby families. He feels conveying it back is a good idea as the property owners will take better care of it and the TDR and waiver money may be applied to the park.

David Petersen also pointed out that the waiver of the 10% open space requirement for PUDs will only apply to infill parcels, like Jared May, and on property that is equal to or less than 1 acre in size. To ensure the waiver be used appropriately, **David Petersen** recommended that on page 11 of Chapter 27 of the Zoning Ordinance under Section 11-27-155 Waiver, "single-family residential" be added as

follows: “Subject to the provisions set forth herein, for single-family residential PUDs, or boundary adjustments related to a PUD....”

Alex Leeman closed the Public Hearing at 9:06 p.m.

Alex Leeman said he feels this amendment is well written; he likes that it is a legislative act which will require the super majority of the City Council.

Heather Barnum expressed concern over the use of subjective terms in the proposed text amendment, like “good cause,” “special circumstance,” etc. **David Petersen** said the use of these terms allows the Planning Commission and City Council greater discretion as they determine their meaning. By leaving the waiver as a discretionary act, it gives the Commission and Council the ability to say no.

With regards to how often this text amendment may be applied, **David Petersen** said there are very few 1 acre infill parcels within the City. Amending the text to what is being proposed will allow property owners to have options as to how to subdivide their property.

Heather Barnum asked if each Farmington Creek property owner must apply separately for their 20’ easement to be conveyed back to them. **David Petersen** said yes, the City will work with each individual property owner; however, there is no application, but just a letter of request

Motion:

Dan Rogers made a motion that the Planning Commission recommend that the City Council approve the enclosed text changes to Chapter 27 and 28 of the Zoning Ordinances as drafted and with the addition to Chapter 27 under Section 11-27-155 Wavier as follows: “Subject to the provisions set forth herein, for single-family residential PUDs, or boundary adjustments related to a PUD....” **Bret Gallacher** seconded the motion which was unanimously approved.

Findings:

1. One of the premises of a single-family residential PUD is that sometimes conventional lot size dimensions do not always make sense; hence, for this and other reasons, the ordinance allows deviations from the standards of the underlying zone, but even for small adjustments the same open space thresholds are required for all PUDs large or small. The proposed text change allows for more flexibility for small developments.
2. Deviations from the standards of the underlying zone may be appropriate for small infill parcels; however, the resulting open space required for such is often too small without much utility. Nor does it make sense to establish an HOA for these situations. The proposed waiver offers greater flexibility to the owner of a small property.
3. The waiver is limited to single family detached dwellings on properties one acre or less in size, and only as the sole discretion of the city as a legislative act.
4. From time to time a TDR may make sense for conventional subdivisions. The same is true for PUDs. This additional tool, at the sole discretion of the city as part of the legislative process, provides greater flexibility to the property owner and the City.
5. Boundary adjustments regarding lots within the PUDs and open space outside the PUD are not uncommon. The waiver helps facilitate these situations when they arise.

OTHER BUSINESS

Item #8. Farmington City (Public Hearing) – Applicant is requesting a recommendation regarding an ordinance to designate the Farmington City Conservation, Recreation, Wildlife, and Waterfowl Refuge and Park, and to provide for the continued management thereof, and a management plat related thereto. The park encompasses 400+ acres along the City west corporate limit line between 950 North and Glover’s Lane. (M-3-15)

David Petersen said this item missed one of its required public notices so it will need to be continued. Also, he proposed having a joint public hearing with the Planning Commission and the City Council to discuss this item. The Commissioners and staff decided to hold the joint meeting on Thursday, September 3, 2015.

Brett Anderson opened the Public Hearing at 9:18 p.m.

No comments were received.

Brett Anderson closed the Public Hearing at 9:18 p.m. for this meeting, but continued it until September 3, 2015.

Motion:

Alex Leeman made a motion that the Planning Commission continue this item and the public hearing to September 3, 2015. **Heather Barnum** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 9:22 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 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, August 18, 2015, 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 Zone Text Amendment for Open Space in PUDS and Other Subdivisions

NEW BUSINESS:

7:10 Canvass of Primary Election Results

7:15 Amendment to Consolidated Fee Schedule Relating to Proposed Fees for Baseball/Softball Program

SUMMARY ACTION:

7:20 Minute Motion Approving Summary Action List

1. Public Improvements Reimbursement Agreement with Davis School District for Portions of 1100 West
2. Miller Meadows Conservation Subdivision Phase VI Final Plat
3. Farmington Park Conservation Subdivision Phase II Final Plat
4. Ratification of Approval of the Storm Water Bond Log
5. Surplus Property
6. Approval of Minutes from City Council dated August 4, 2015

GOVERNING BODY REPORTS:

8:05 City Manager Reports

1. Executive Summary for Planning Commission held August 6, 2015
2. Building Activity Report for July
3. Fire Monthly Activity Report for July

8:10 Mayor Talbot & City Council Reports

1. Letter from Resident

ADJOURN

CLOSED SESSION

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

DATED this 13th day of August, 2015.

FARMINGTON CITY CORPORATION

By: _____
Heidi Bouck, Deputy 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 August 20, 2015

Item 3: Eagle Cove Conservation Subdivision Schematic Plan

Public Hearing:	Yes
Application No.:	S-28-15
Property Address:	Approximately 1100 West and Glover Lane
General Plan Designation:	DR (Development Restricted, Very Low Density, and/or Agriculture Open Space)
Zoning Designation:	AA (Agriculture – Very Low Density)
Area:	6.02 Acres
Number of Proposed Lots:	17
Property Owners:	Bruce Bassett and YJ Holzer
Agent:	Bruce Bassett

Request: Applicant is requesting a recommendation of schematic plan approval.

Background Information

Bruce Bassett is seeking to develop his property and his neighbor's property on 1100 West and Glover Lane. The property is currently zoned AA, which is a development restricted zone and intended for very low density. Under a conventional subdivision in the AA zone, the minimum lot size is 10 acres. In the agriculture zones, any land being subdivided that totals more than 5 acres is eligible as a conservation subdivision; this property is slightly over 6 acres, therefore the applicant is seeking for a conservation subdivision.

Staff didn't require the applicant to provide a yield plan for this subdivision because the minimum lot size requirement for a yield plan in the AA zone is 5 acres, and given that the subject properties total slightly above 6 acres, the yield plan would only produce 1 lot. However, there are currently three existing parcels that are being subdivided, therefore the yield is 3 lots. The applicant is requesting approval of 17 lots; with the 3 lot yield plan, the proposed subdivision will require a TDR transaction for 14 lots. The minimum lot size for a conservation subdivision in the AA zone is 12,000 s.f., the proposed subdivision meets this requirement, and has an average lot size of 13,500 s.f. However, to obtain the requested density of 12,000 s.f. lots, the applicant is required to provide 40% open space. In this case, staff feels the 40% open space could be better served elsewhere in the city, particularly considering that a 10 acre park is being built directly across 1100 West. The applicant is seeking to use a TDR transaction to fulfill the 40% open space requirement, and obtain the requested densities. Part of the Planning Commission's recommendation under consideration tonight, is whether the commissioners are comfortable with 14 of the proposed 17 lots being obtained through a TDR transaction.

Additionally, lots 12 and 16 in the schematic plan under review are flag lots. While the lots meet all of the requirements of a flag lot as determined by Section 12-7-030(10), this is a legislative decision, and must meet one of the four criteria as outlined at the beginning of the flag lot section of the Subdivision Ordinance. Staff feels that the only criteria that the current proposal could possibly meet, is number four, which allows “a property owner reasonable use and benefit of a parcel of land not otherwise developable”; the Planning Commission is tasked to determine whether any of these criteria apply or not.

Another consideration as part of this application is that the applicant will be required to improve his half-width of both Glover Lane and 1100 West that abut his property; Glover Lane is designated as a minor collector and 1100 West as a major collector on the Master Transportation Plan. On Glover Lane, the applicant will be required to install a 5’ sidewalk, 7’ park strip, 2.5’ curb-and-gutter, and extend the asphalt 7.5’ to meet the minor collector cross-section requirement for the project’s half-width. On 1100 West, the applicant will need to install a 5’ sidewalk, 7’ park strip, 2.5’ curb-and-gutter, and build half of the required asphalt road to 28’ to meet the major collector cross-section requirement for the project’s half-width, and dedicate an additional 7’ of right-of-way.

Suggested Alternative Motions

A. Move that the Planning Commission recommend approval of the schematic plan for the Eagle Cove Subdivision, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall address all outstanding DRC comments on preliminary plat;
2. The applicant shall receive approval for the 14 TDR lots by City Council concurrent with schematic plan approval;
3. The applicant shall receive approval for the 2 flag lots by City Council concurrent with schematic plan approval;
4. The applicant shall provide a Sensitive Area Designation plan.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed development will aid the City in improving Glover Lane and 1100 West.
3. The densities requested are similar to those found in Farmington Park, and Farmington Creek Estates Phases II-IV.
4. The two proposed flag lots meet criteria number 4 as outlined in Section 12-7-010 of the Subdivision Ordinance regulating flag lots.

OR

B. Move that the Planning Commission recommend approval of the schematic plan for the Eagle Cove Subdivision, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall revise the preliminary plat showing only 15 lots;

2. The applicant shall receive approval for 12 TDR lots by City Council concurrent with schematic plan approval;
3. The applicant shall remove the 2 flag lots by City Council concurrent with schematic plan approval;
4. The applicant shall address all outstanding DRC comments on preliminary plat;
5. The applicant shall provide a Sensitive Area Designation plan.

Findings for Approval:

5. The proposed subdivision conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
6. The proposed development will aid the City in improving Glover Lane and 1100 West.
7. If 2 lots are removed, the densities requested are more consistent with the surrounding neighborhoods.
8. The two proposed flag lots do not meet any of the criteria as outlined in Section 12-7-010 of the Subdivision Ordinance regulating flag lots, and must therefore be removed.

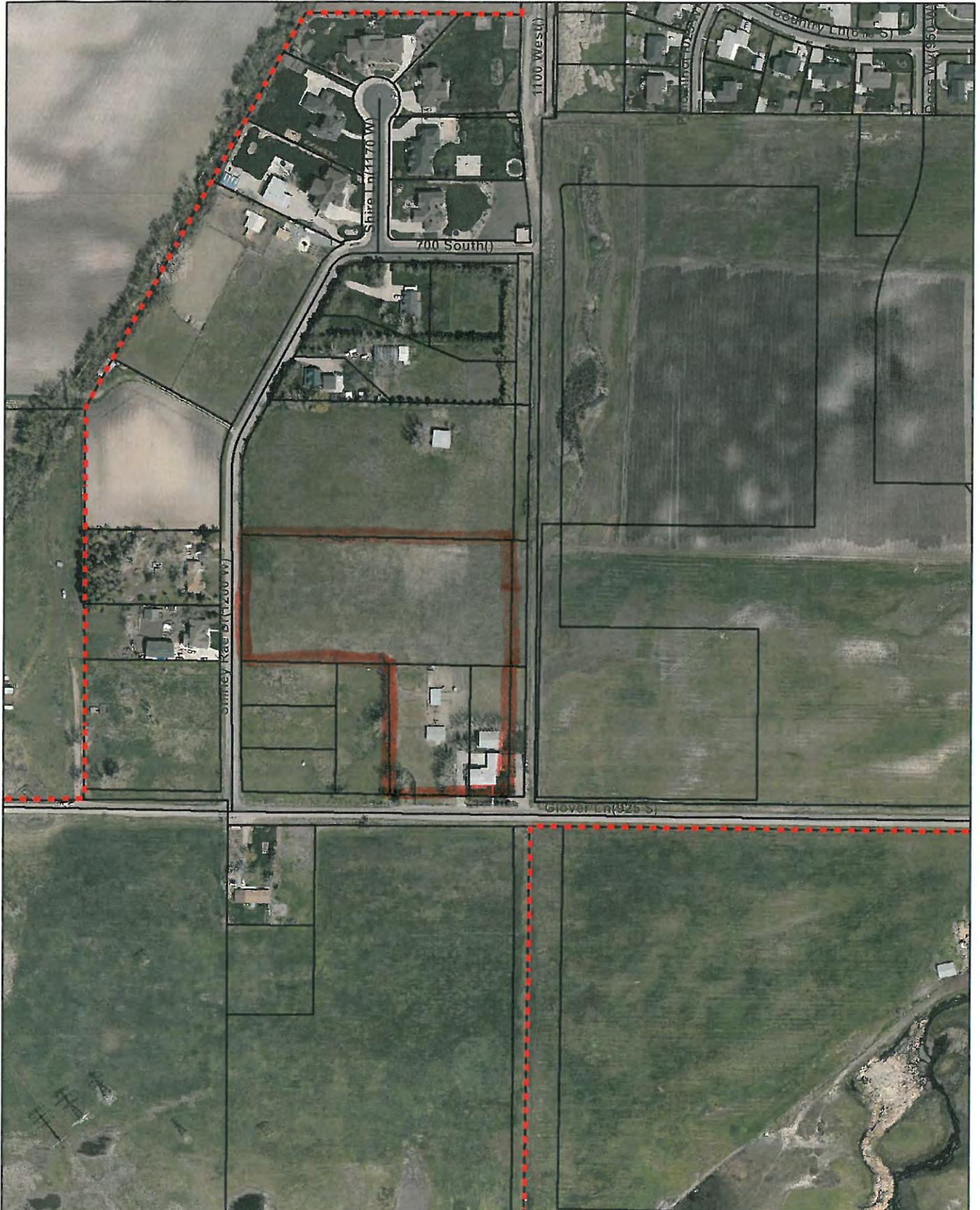
Supplementary Information

1. Vicinity Map
2. Schematic Subdivision Plan
3. Section 12-7-010 of the Subdivision Ordinance
4. Street Cross-Sections

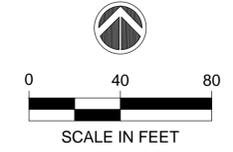
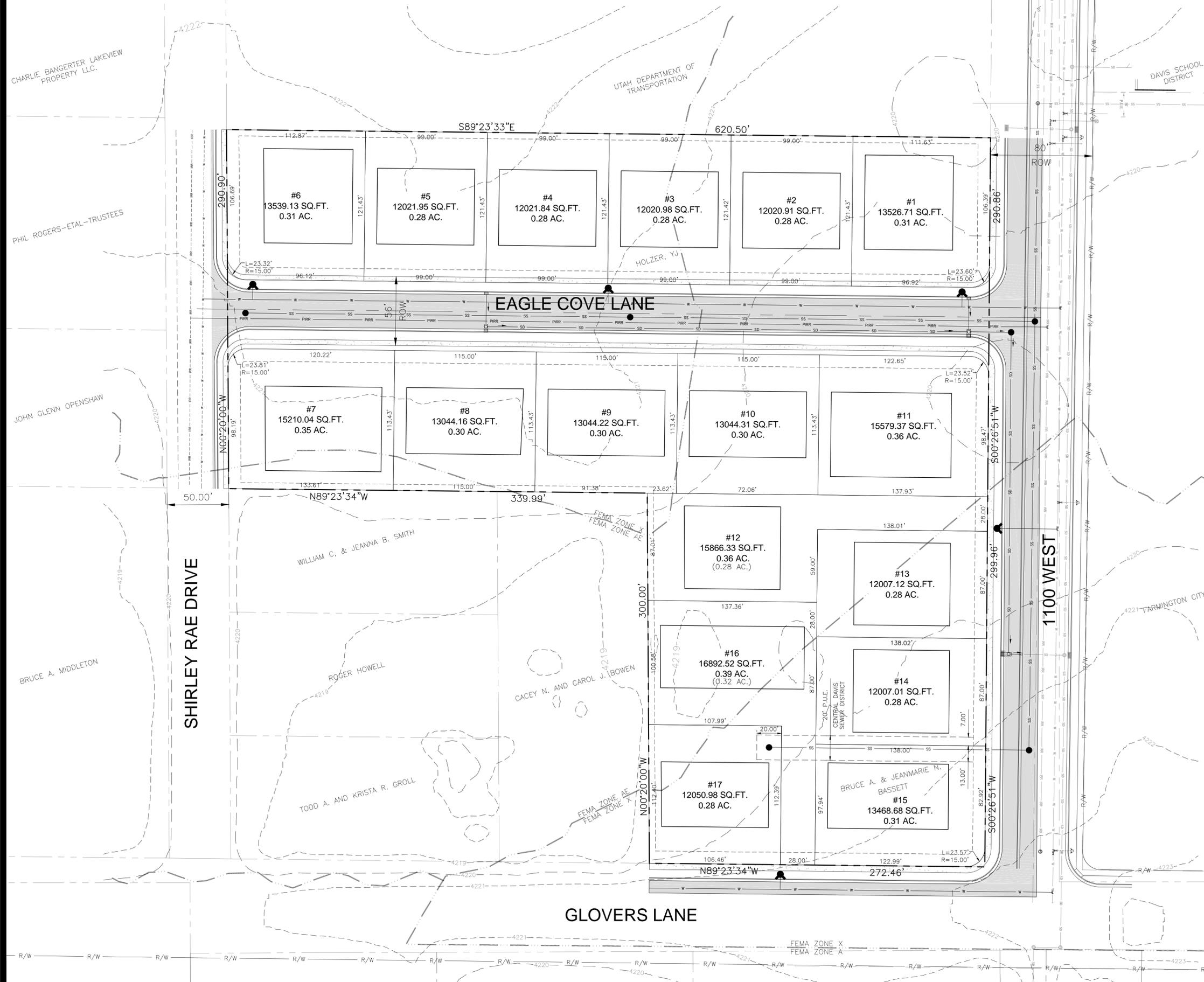
Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 10 – Agriculture Zones
3. Title 11, Chapter 12 – Conservation Subdivisions
4. Title 12, Chapter 6 – Major Subdivisions
5. Title 12, Chapter 7 – General Requirements For All Subdivisions

Farmington City



EAGLE COVE SUBDIVISION



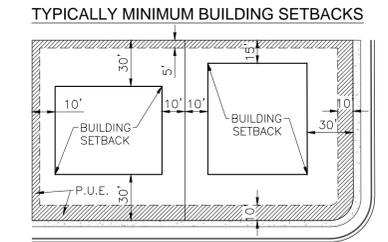
SCHEMATIC PLAN
EAGLE COVE SUBDIVISION
LOCATED IN THE EAST 1/2 OF SECTION 26,
T.3N., R.1W., S.L.B.&M
FARMINGTON CITY, DAVIS COUNTY, UTAH.

Property located at: 1132 West Glovers Lane
Date: June 29th 2015 Total Acreage 6.02 Zone:
Property Owners: Bassett & Holzer
Mailing Address: 1132 W. Glovers Lane Farmington, UT.
Email: bruce.bassett@L-3com.com Phone: 801-671-0151

ZONING REQUIREMENTS
ZONE: AA (14 LOT TDR)
LOT SIZE: 12,000 sq.ft.
FRONTAGE: 75'

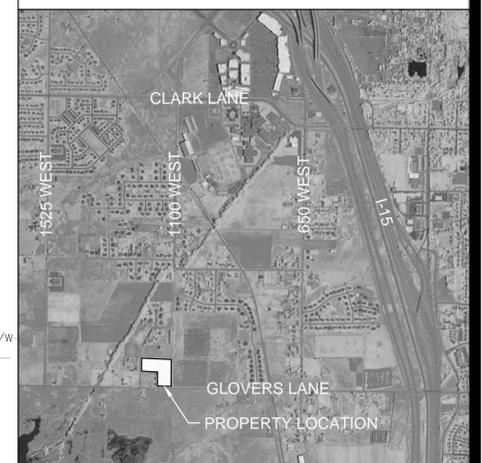
PROJECT TABULATIONS
TOTAL ACREAGE = 6.02 ACERS
TOTAL LOTS = 17
TOTAL DENSITY = 2.82 UNITS/ACERS
AVERAGE LOT SIZE = 0.31 ACERS
AVE. LOT FRONTAGE = 100.67'
DEEDED RIGHT OF WAY = 56' W x 620' L
= 0.80 ACERS

FEMA PANEL: 49011C0383E DATE: 06/18/07
ZONE AE = 2.51 ACERS
ZONE X = 3.51 ACERS



PROPOSED UTILITIES

8" WATERLINE
8" SEWER
18" STORM DRAIN LINE
6" WEBER BASIN LINE



VICINITY MAP

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

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

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

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

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

The design requirements for a flag lot are as follows:

- a) A flag lot shall be comprised of a stem portion and a flag portion.
- b) The stem portion must be contiguous to a dedicated public street.
- c) All buildings can be placed on the flag portion only.
- d) The front yard shall be determined and approved by the zoning administrator at the time of building permit.
- e) A flag lot must comply with all requirements, standards and ordinances as determined by the underlying zone district in which it is located; this includes setbacks, building height, accessory buildings, minimum lot size, etc.
- f) Minimum lot size calculations exclude the stem and only take the flag

portion of the lot into consideration.

- g) The stem shall be at least 28' wide and no longer than 150' long.
- h) The stem shall service one lot only.
- i) No more than two flag lots shall be allowed in a subdivision.
- j) For back-to-back flag lots, a reduction of each stem to 20' wide is permitted where the stems abut one another.
- k) The access drive shall be at least 20' wide and no greater than a 14% grade. The drive shall be paved with a hard surface such as asphalt or concrete and conform to all applicable Fire Code regulations, including access to fire hydrants, emergency access and turnarounds.
- l) The access drive must have a minimum of 4' wide landscaped yard along both sides where there are no abutting stems, in the case of abutting stems, then the outside edge of the abutting stems must have a 4' landscape strip.
- m) All utilities and related services (including easements) shall be provided to the flag lot in accordance with the applicable regulations and ordinances adopted by the City.

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

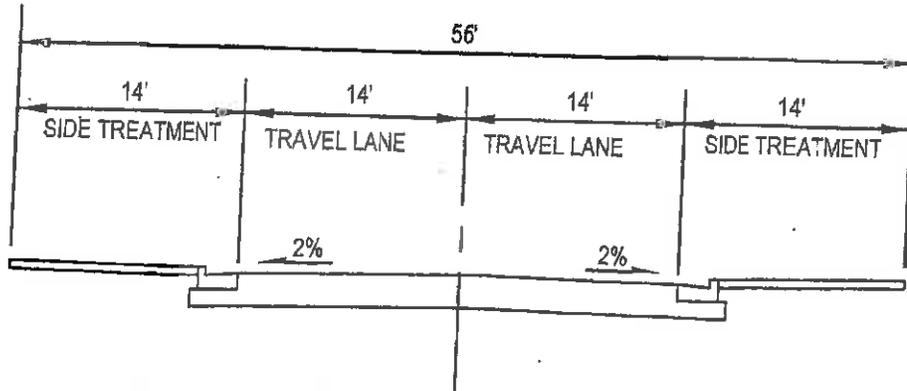
12-7-040 Streets.

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

STREET CLASSIFICATION

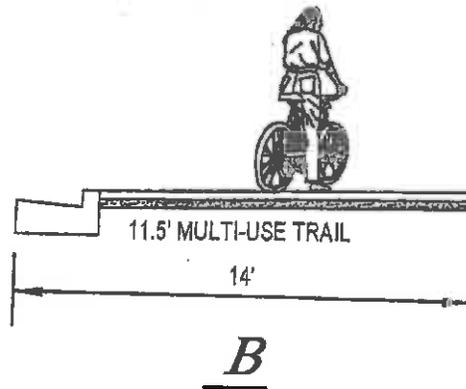
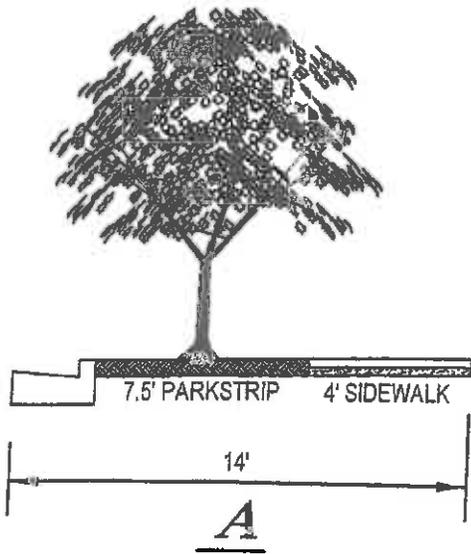
	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Important Local	Local
R-O-W Width	106 ft.	100 ft.	80 ft.	66 ft.	60 ft.	56 ft.

LOCAL



55-FOOT RIGHT-OF-WAY

2 LANES

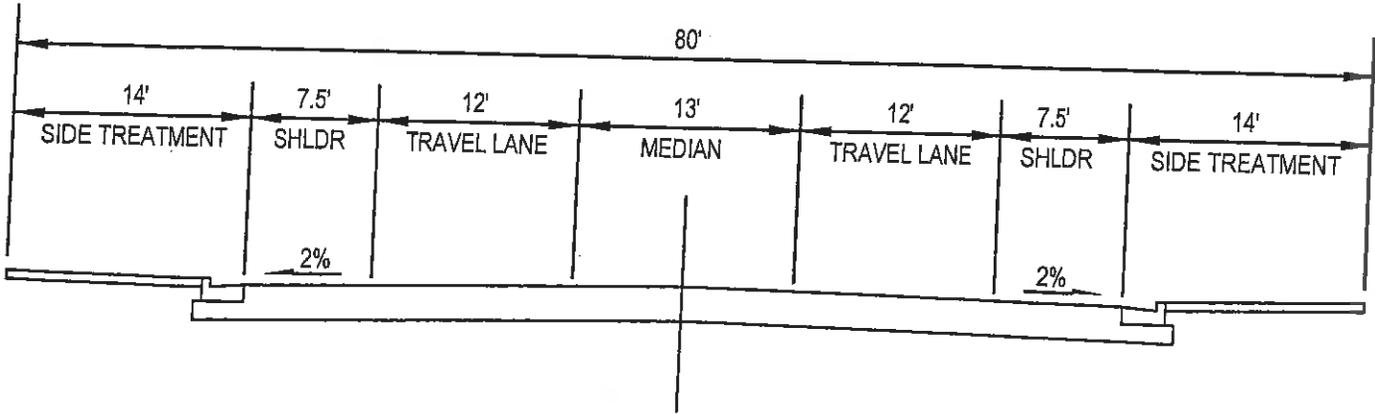


SIDE TREATMENTS

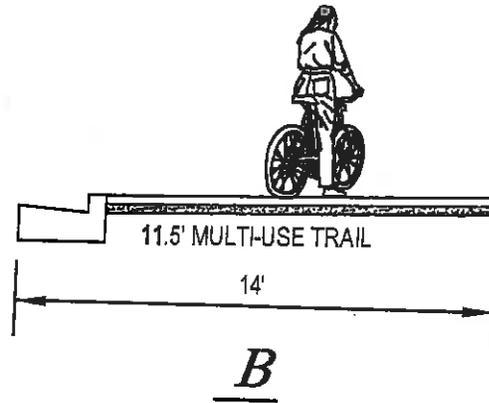
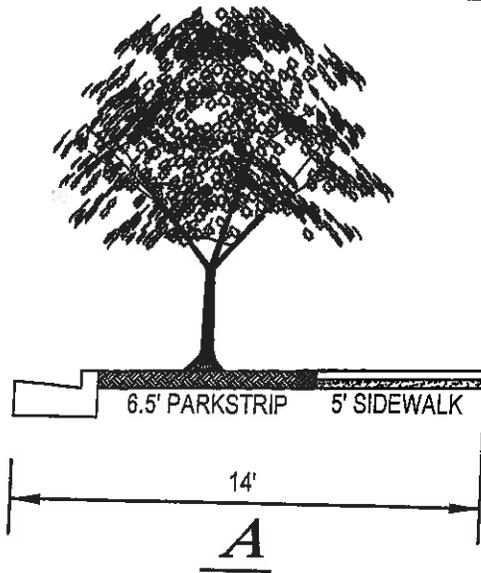
ROAD SECTION

PLAN NO. 260 SP
DRAWING 1 OF 6

MAJOR COLLECTOR



80-FOOT RIGHT-OF-WAY 3 LANES



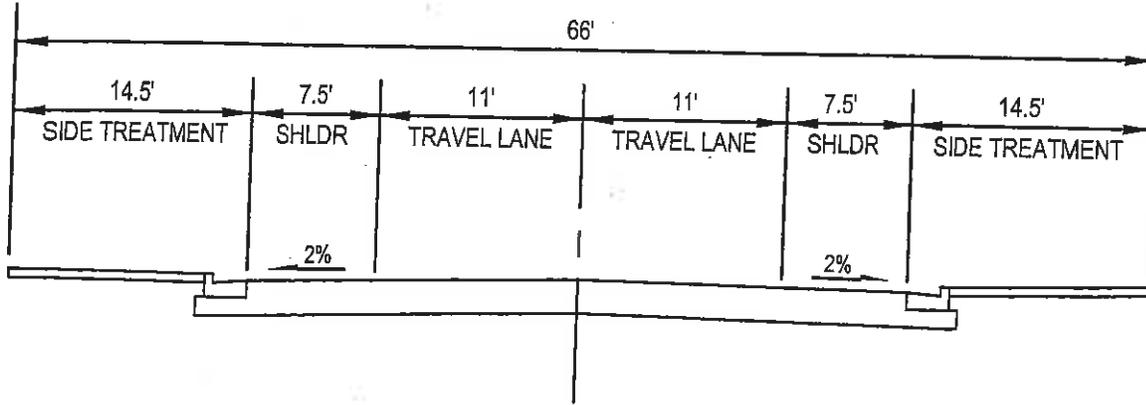
SIDE TREATMENTS

ROAD SECTION

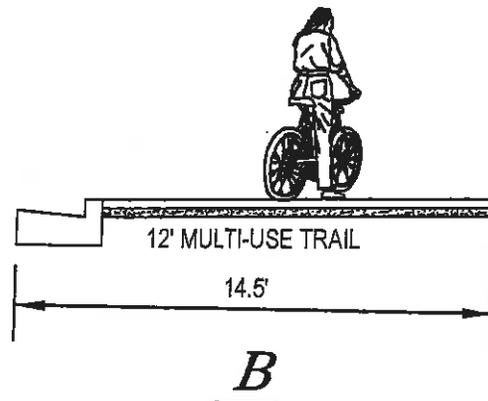
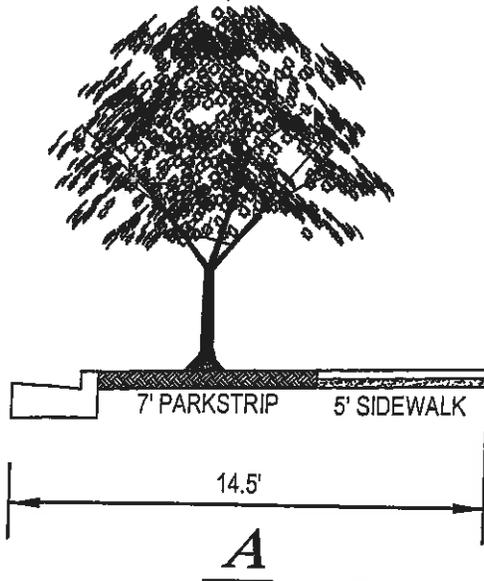
PLAN NO. 260 SP

DRAWING 4 OF 6

MINOR COLLECTOR



66-FOOT RIGHT-OF-WAY 2 LANES



SIDE TREATMENTS

ROAD SECTION

PLAN NO. 260 SP
DRAWING 3 OF 6



Planning Commission Staff Report August 20, 2015

Item 4: Verizon Wireless Conditional Use Permit for 30' Monopole Telecommunications Tower

Public Hearing:	Yes
Application No.:	C-10-15
Property Address:	Approximately 1492 West Shepard Lane
General Plan Designation:	PPR (Public/Private Recreation Open Space)
Zoning Designation:	LS (Large Suburban)
Area:	N/A
Number of Lots:	N/A
Property Owner:	Oakridge Country Club
Agent:	Daniel Thurgood / Technology Associates

Request: *Applicant is requesting a conditional use permit to build a 30' telecommunications tower.*

Background Information

The applicant has requested to place a 30' telecommunications facility, monopole on property located at approximately 1492 West Shepard Lane, on the Oakridge Country Club golf course. The proposed monopole is a new design for telecommunication towers, in that it is only 30' tall instead of the standard 60-100', and does not have an array of antennae on the top. The range is more limited than the standard pole, but this new design has far less impact than the standard, and will likely replace the traditional towers in the future. The proposal is to place the 30' telecommunications tower on the Oakridge Country Club where it will be removed from streets and surrounding neighbors, and have a lower overall visual impact to surrounding properties. The proposal also includes a small cell cabinet measuring approximately 5'x4'x3', and a small power transformer.

Section 11-28-190(e)(2) of the Zoning Ordinance states:

"All types of wireless telecommunication facilities are prohibited in residentially zoned areas except as may be permitted with a conditional use permit upon or within any institutional use, regardless of the zoning designation. These institutional uses include, but are not limited to: churches, well sites, water tanks, city parks, city buildings (fire, police, city hall) public schools, quasi-public schools and similar and compatible uses)."

The proposed facility is within a residential zone (LS), and therefore must lie within an “institutional use” or a “similar and compatible use.” Staff feels that although a private golf course may not fit into the narrow definition of an institutional use, it is a similar use. Furthermore, with the location of the proposed facility in the center of a golf course, and removed from any neighboring home, road, or other conflicting use, and with the tower only being 30’ tall, staff feels that this is a good location for this proposed facility and the facility will have minimal impact to the surrounding environs.

A coverage plan must be approved by the Planning Commission prior to issuance of building permit; as part of your approval tonight, the applicant will provide a coverage plan to meet this requirement.

Suggested Motion:

Move that the Planning Commission approve a conditional use permit for the placement of a 30’ monopole wireless telecommunications tower on property located at approximately 1492 West Shepard Lane with the following conditions:

1. A coverage plan site specific to the application shall be submitted by the applicant and approved by the Planning Commission prior to issuance of any building permit;
2. Any future poles shall be located in the area shall require a separate conditional use permit;
3. A building permit shall be submitted for the construction of the monopole, initial antenna array and each additional co-location antenna array, associated ground equipment, and any accessory buildings related thereto;
4. The monopole shall be limited to 30’ as proposed in the plans;
5. The monopole shall be fenced with a six (6) foot vinyl coated chain-link fence or other fencing as required or approved by the Planning Commission;
6. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole;
7. All power lines leading to the accessory building and antenna structure shall be underground.

Findings:

1. The proposed antenna is a new design, and will have a very low impact due to the reduction of size (both horizontal and vertical) as compared to the standard wireless telecommunication facilities.
2. The location of the antenna in the center of a golf course removes it from being visually intrusive and will mitigate any potential adverse affects on neighboring properties.
3. The proposed use of the particular location is necessary to provide a service or facility which will contribute to the general well-being of the community.
4. The proposed use complies with the regulations and conditions in the Farmington City ordinance for such use.
5. The proposed use conforms to the goals, policies, and governing principles of the Comprehensive General Plan for Farmington City.
6. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development.
7. 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 are available.
8. Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.

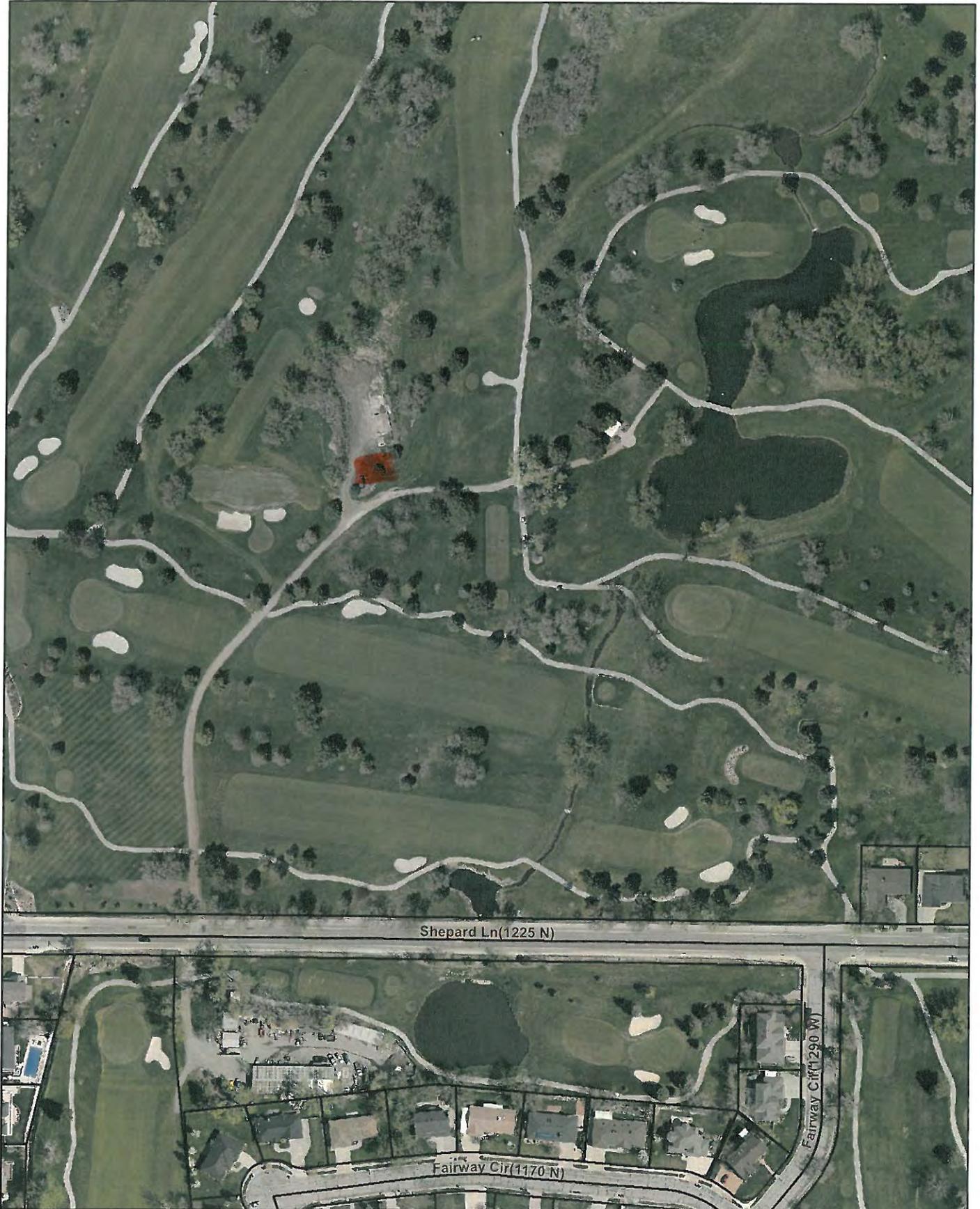
Supplemental Information

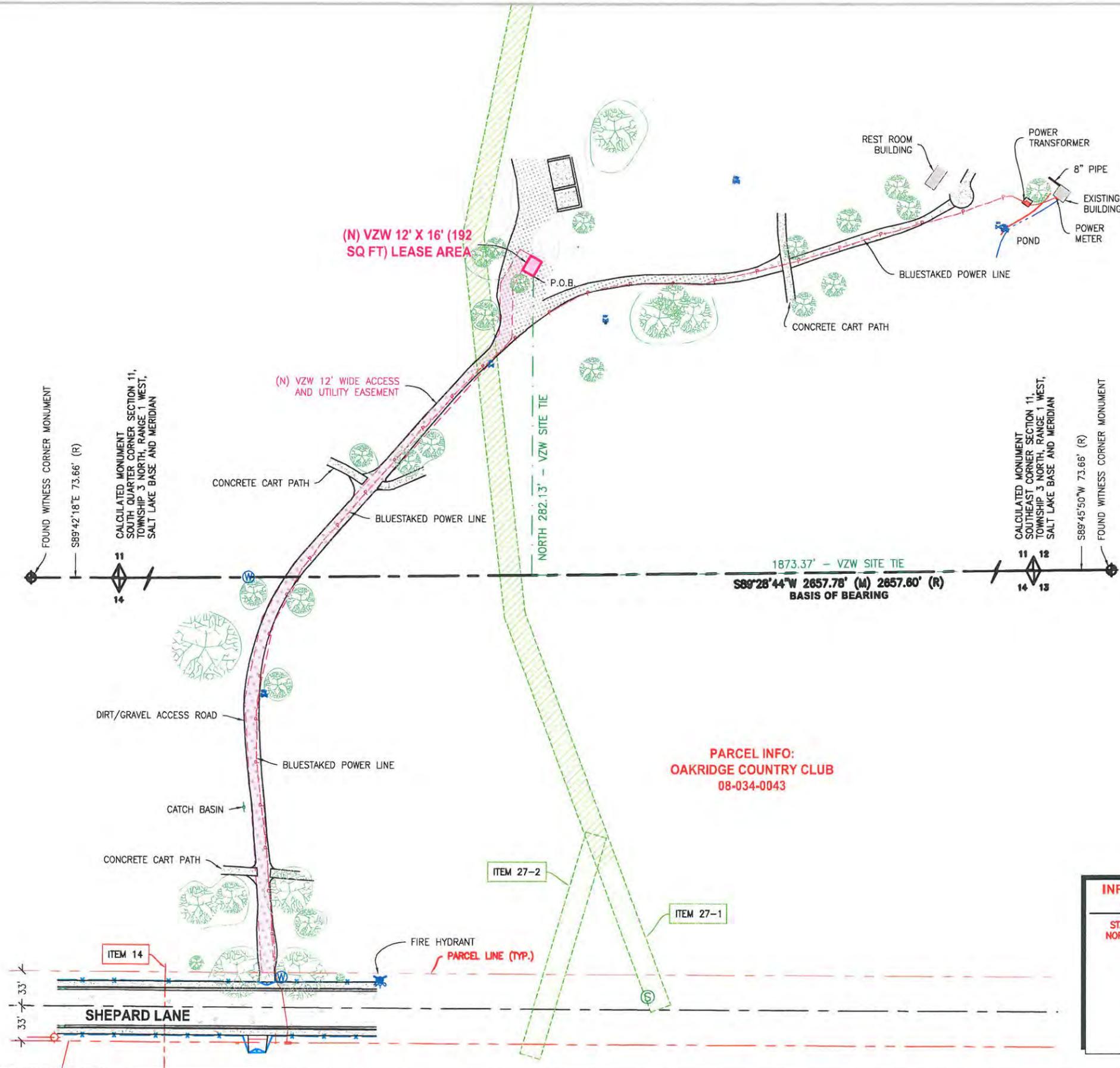
1. Vicinity Map
2. Site Plans
3. Elevations
4. Section 11-28-190 – Wireless Telecommunications Facilities

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 11 – Single Family Residential
3. Title 11, Chapter 28 – Supplementary and Qualifying Regulations

Farmington City





CERTIFICATE OF SURVEY:
 I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 89°28'44" WEST 1873.37 FEET ALONG SECTION LINE AND NORTH 282.13 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 60°00'00" WEST 12.00 FEET; THENCE NORTH 30°00'00" EAST 16.00 FEET; THENCE SOUTH 60°00'00" EAST 12.00 FEET; THENCE SOUTH 30°00'00" WEST 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 192 SQ. FT. OR 0.004 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:
 A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED SOUTH 89°28'44" WEST 1880.96 FEET ALONG SECTION LINE AND NORTH 305.05 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 30°00'00" WEST 35.52 FEET; THENCE SOUTH 01°01'43" WEST 48.68 FEET; THENCE SOUTH 41°41'14" WEST 293.19 FEET; THENCE SOUTH 29°37'12" WEST 56.55 FEET; THENCE SOUTH 11°40'20" WEST 77.50 FEET; THENCE SOUTH 03°57'23" EAST 257.23 FEET, MORE OR LESS, TO NORTH RIGHT-OF-WAY LINE OF SHEPARD LANE AND TERMINATING.

CONTAINS: 0.212 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS / ROCKY MOUNTAIN POWER UTILITY EASEMENT DESCRIPTION:
 A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°28'44" WEST 1868.19 FEET ALONG SECTION LINE AND NORTH 291.05 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 32°26'06" EAST 46.62 FEET AND TERMINATING.

CONTAINS: 0.011 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:
 (1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.

(M) = MEASURED BEARING OR DISTANCE.
 (R) = RECORDED BEARING OR DISTANCE.
 (CALC) = CALCULATED BEARING OR DISTANCE.

(3) REFERENCE PLATS:
 (A) OAKRIDGE COUNTY CLUB ESTATES PLAT "A", IN BOOK 649 AT PAGE 953, RECORDED MAY 18, 1977.

(CONTINUED ON SHEET SURV2)

INFORMATION FOR THE CENTER OF THE VZW LEASE AREA
 STATE PLANE COORDINATES - NAD 83 (FT)
 NORTHING=3524974.47, EASTING=1525025.40
 GEODETIC COORDINATES - NAD 83
 LATITUDE = N 41°00'09.63"
 LONGITUDE = W 111°55'05.04"
 GROUND ELEVATION - NAVD88
 4279' A.M.S.L.
 STATE OF UTAH, NORTH ZONE



TAEC
 Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
 5710 SOUTH GREEN STREET
 SALT LAKE CITY, UTAH 84123
 CORPORATE OFFICE
 3115 SOUTH MELROSE DRIVE, SUITE #110
 CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR
 SURVEYING, LLC
 PHONE: 801-230-8988
 EMAIL: JERRY@SUPERIOR-SURVEYING.COM

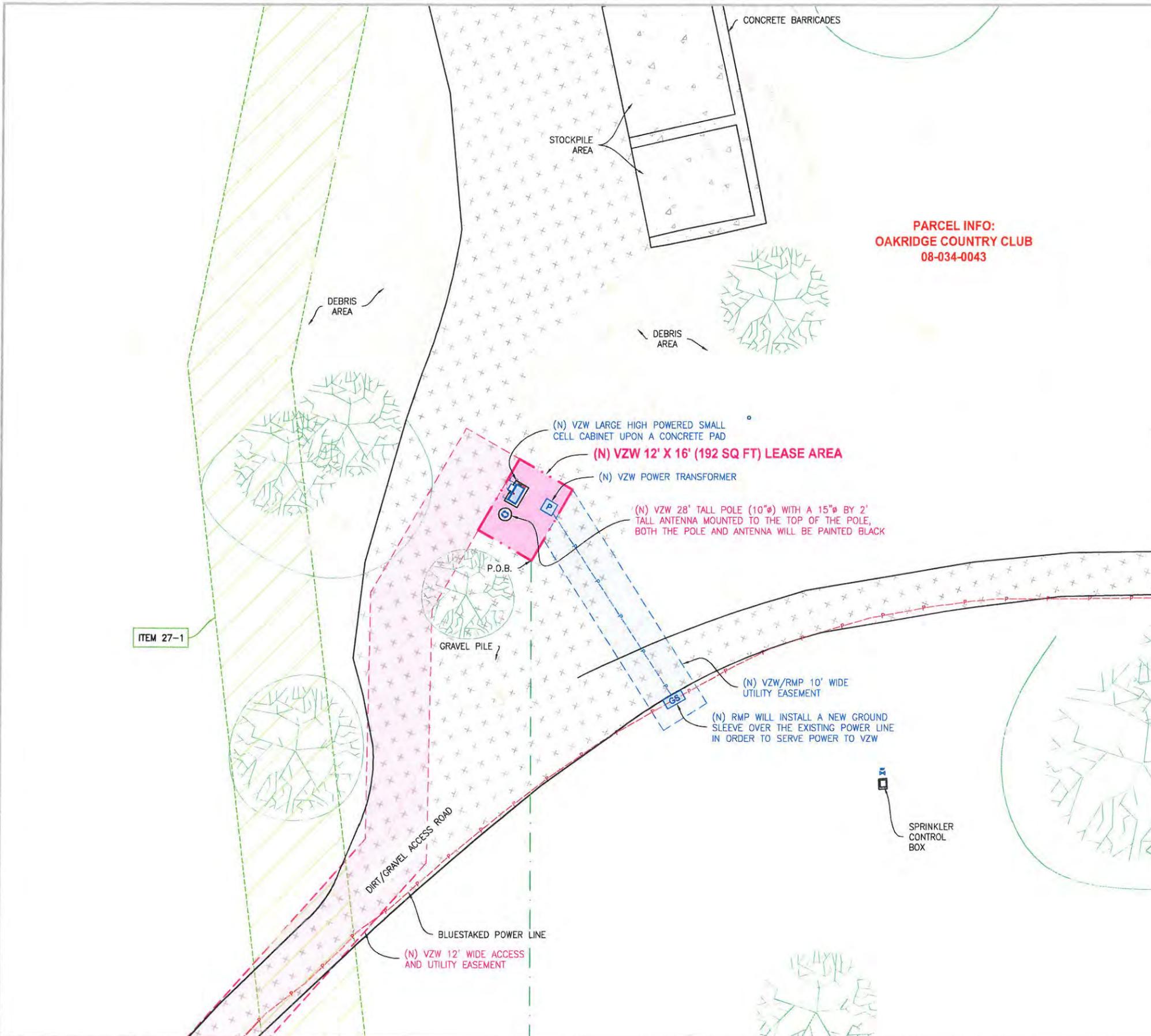
DRAWN BY: JERRY F.
 CHECKED BY: JERRY F.

REV	DATE	DESCRIPTION
0	05.11.2015	SITE SURVEY

SAL - OAKRIDGE SC
 SE SEC 11, T3N, R1W
 1492 W. SHEPARD LANE
 FARMINGTON, UTAH 84025
 -- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV1



NARRATIVE: (CONTINUED)

- (4) SCHEDULE B NOTES PER BONNEVILLE SUPERIOR TITLE COMPANY COMMITMENT NO. 01459-11499, DATED MARCH 04, 2015:
- (A) ITEM 12 - REFERENCES POSSIBLE EASEMENTS ON PARCEL, HOWEVER NO EASEMENT DOCUMENTS LISTED OR PROVIDED (NOT SHOWN ON PLAT).
- (B) ITEM 13 - UTAH POWER AND LIGHT CO. POLE LINE EASEMENT IN BOOK "T" AT PAGE 316, MISSING FROM TITLE REPORT. (NOT SHOWN ON PLAT)
- (C) ITEM 14 - UTAH POWER AND LIGHT CO. POLE LINE EASEMENT IN BOOK "T" AT PAGE 317, LOCATED SOUTHWEST OF SITE. (SHOWN ON PLAT)
- (D) ITEM 15 - UTAH POWER AND LIGHT CO. POLE LINE EASEMENT IN BOOK "T" AT PAGE 318, LOCATED SOUTHWEST OF SITE ACROSS SHEPARD LANE. (NOT SHOWN ON PLAT)
- (E) ITEM 16 - UTAH OIL REFINING CO. EASEMENT IN BOOK "M" AT PAGE 351, DESCRIBES A BLANKET AREA NORTH OF SITE. (NOT SHOWN ON PLAT)
- (F) ITEM 17 - UTAH OIL REFINING CO. EASEMENT IN BOOK "M" AT PAGE 409, DESCRIBES A BLANKET AREA NORTH OF SITE. (NOT SHOWN ON PLAT)
- (G) ITEM 18 - UTAH OIL REFINING CO. EASEMENT IN BOOK "M" AT PAGE 413, IS NOT COMPLETELY LEGIBLE. (NOT SHOWN ON PLAT)
- (H) ITEM 19 - UTAH OIL REFINING CO. EASEMENT IN BOOK "M" AT PAGE 414, DESCRIBES A BLANKET AREA EAST OF SITE. (NOT SHOWN ON PLAT)
- (I) ITEM 20 - UTAH OIL REFINING CO. EASEMENT IN BOOK "M" AT PAGE 415, DESCRIBES A BLANKET AREA SOUTH OF SITE. (NOT SHOWN ON PLAT)
- (J) ITEM 21 - WATER AGREEMENT IN BOOK 3 AT PAGE 503, DIVIDES DRAIN WATER FROM PARCEL. (NOT SHOWN ON PLAT)
- (K) ITEM 22 - PIONEER PIPE LINE CO. EASEMENT IN BOOK 42 AT PAGE 50, IS NOT COMPLETELY LEGIBLE. (NOT SHOWN ON PLAT)
- (L) ITEM 23 - PIONEER PIPE LINE CO. EASEMENT IN BOOK 42 AT PAGE 52, IS NOT COMPLETELY LEGIBLE. (NOT SHOWN ON PLAT)
- (M) ITEM 24 - PIONEER PIPE LINE CO. EASEMENT IN BOOK 42 AT PAGE 58, IS NOT COMPLETELY LEGIBLE. (NOT SHOWN ON PLAT)
- (N) ITEM 25 - PIONEER PIPE LINE CO. EASEMENT IN BOOK 42 AT PAGE 60, IS NOT COMPLETELY LEGIBLE. (NOT SHOWN ON PLAT)
- (O) ITEM 26 - JACK & SUSAN TURNER SEWER, WATER AND UTILITY EASEMENT IN BOOK 448 AT PAGE 22, DOES NOT DESCRIBE AN EXACT AREA. (NOT SHOWN ON PLAT)
- (P) ITEM 27 - OMEGA PROPERTIES 20' SEWER AND/OR STORM DRAIN EASEMENTS IN BOOK 558 AT PAGE 14, DESCRIPTION 1 AND 2 ARE SHOWN ON PLAT, DESCRIPTIONS 3-5 ARE NORTH OF SITE OUTSIDE VIEWABLE AREA OF PLAT. (PARTIALLY SHOWN ON PLAT)
- (Q) ITEM 28 - CENTRAL DAVIS SEWER DISTRICT EASEMENT IN BOOK 568 AT PAGE 897, IS A GRANT FROM OMEGA PROPERTIES OF EASEMENTS DESCRIBED IN ITEM 27. (NOT SHOWN ON PLAT)
- (R) ITEM 29 & 30 - ASSIGNMENT IN BOOK 3102 AT PAGES 613 & 696, TRANSFER EASEMENT RIGHTS FROM UTAH OIL REFINING COMPANY (ITEMS 16-20) TO ROCKY MOUNTAIN PIPELINE SYSTEM LLC. (NOT SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.



VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.

TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:



PHONE: 801-230-8988
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F.

CHECKED BY: JERRY F.

REV	DATE	DESCRIPTION
1	06.09.2015	REVISIONS PER CS
0	05.11.2015	SITE SURVEY

SAL - OAKRIDGE SC
SE SEC 11, T3N, R1W
1492 W. SHEPARD LANE
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY DETAIL

SHEET NUMBER
SURV2



verizon
wireless

VERIZON WIRELESS
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.

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UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	06.09.2015	REVISIONS PER CS
0	06.05.2015	ZONING DRAWINGS

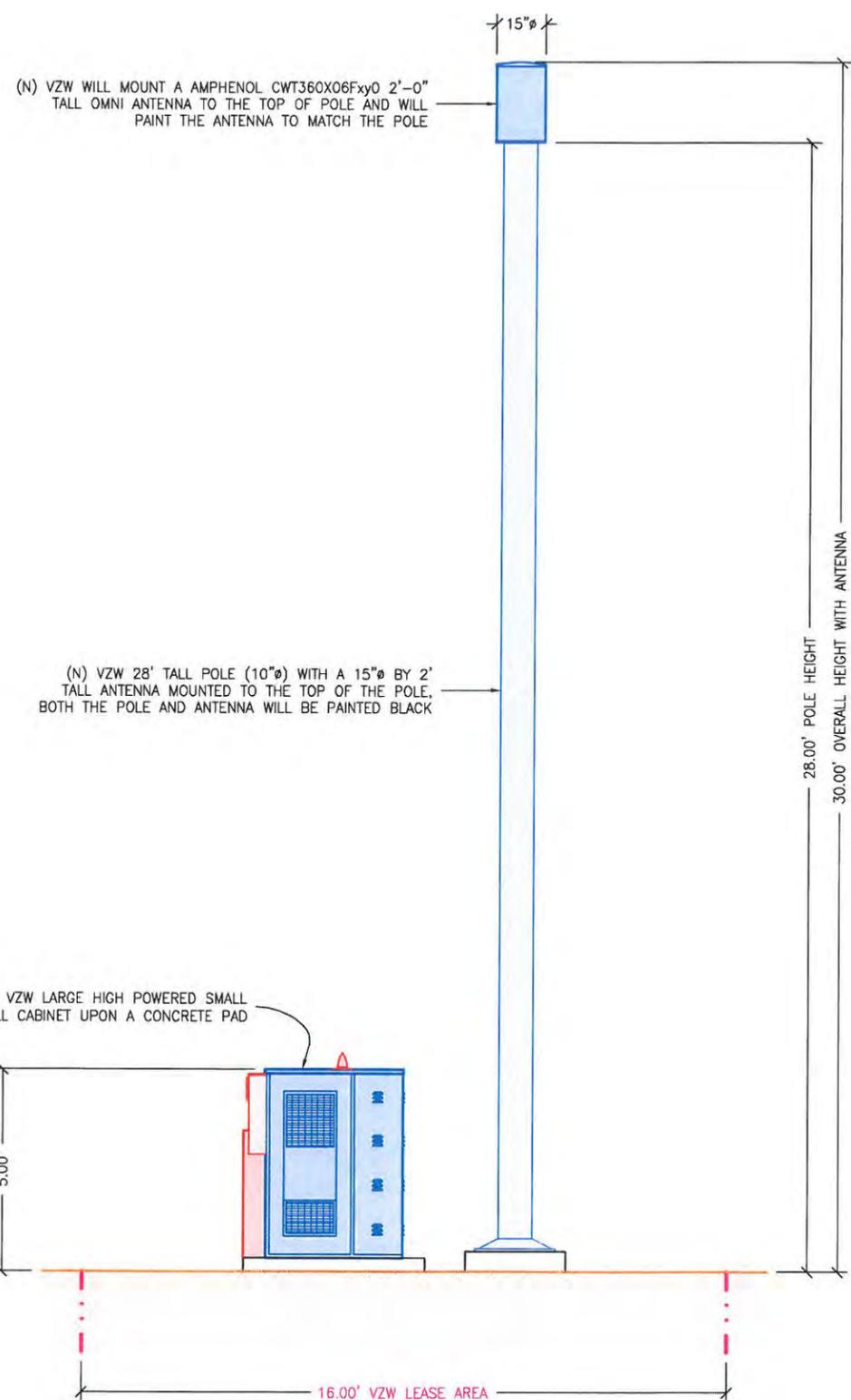
SAL - OAKRIDGE SC
SE SEC 11, T3N, R1W
1492 W. SHEPARD LANE
FARMINGTON, UTAH 84015
-- RAWLAND SITE --

SHEET TITLE

SITE ELEVATIONS

SHEET NUMBER

C200

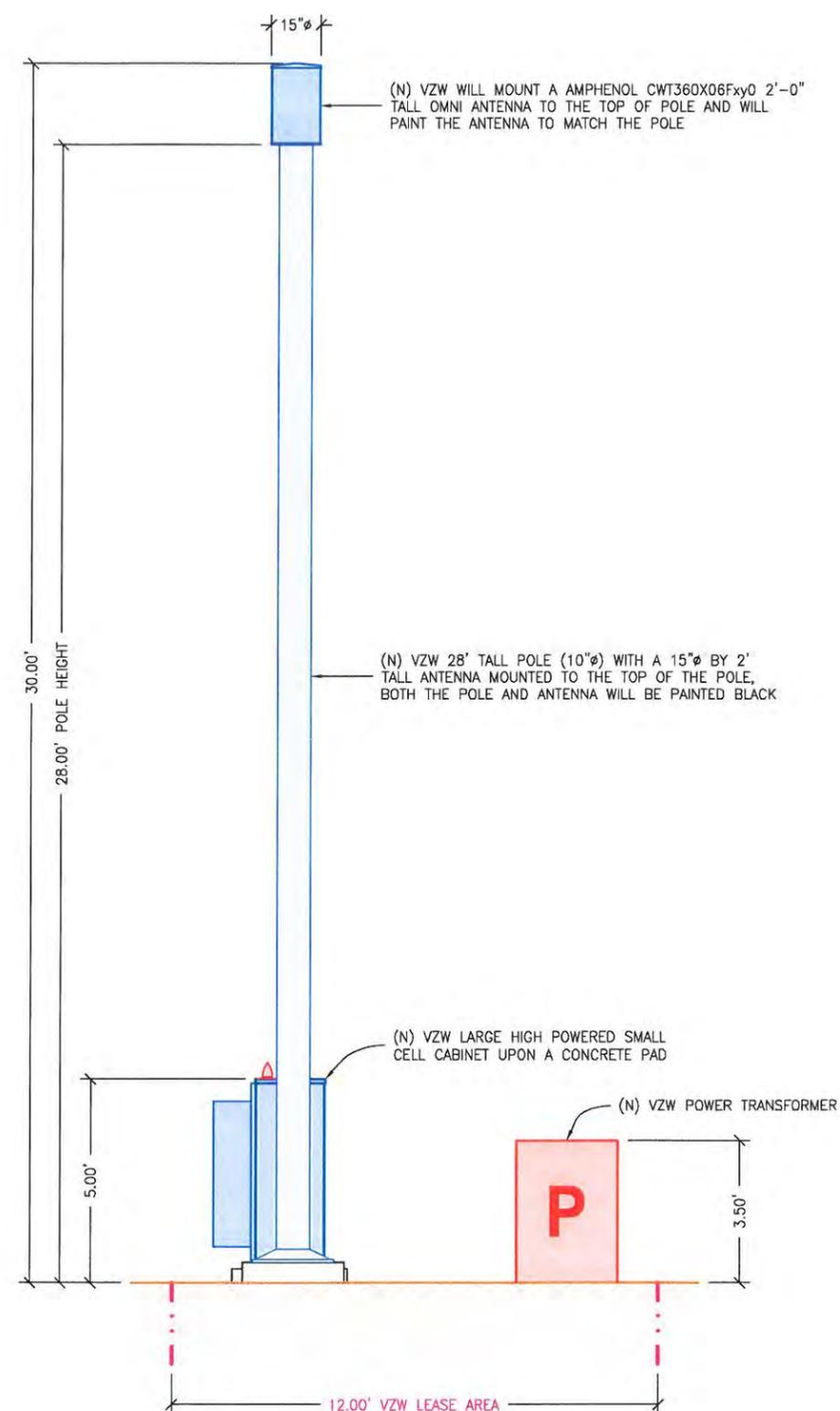


WEST ELEVATION

SCALE: 1/4" = 1'-0"

1

SOUTH ELEVATION



SCALE: 1/4" = 1'-0"

2

- (ix) Roof. The roof of the dwelling must be pitched at a minimum of three to twelve (3:12) and shall have a roof surface of wood shakes or shingles, asphalt, concrete, or metal tiles or slate. The roof overhang must be at least twelve (12) inches measured from the vertical side of the dwelling.

(b) Alterations. The City Zoning Administrator may, in his or her sole discretion, approve deviations from one or more of the development or architectural standards set forth in subsections (5) through (9) upon sufficient showing and finding that the proposed alteration is compatible and harmonious with existing or proposed structures in the area and meets or exceeds the Uniform Building Codes, as adopted and amended by the City or the HUD Code, whichever is applicable.

11-28-190 Wireless Telecommunications Facilities.

(a) Purpose. The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety, and facility siting.

Chapter: (b) Definitions. The following definitions are specific to this

- (1) Antenna. A transmitting or receiving device used in telecommunications that radiates or captures radio signals.
- (2) Lattice Tower. A self-supporting multiple sides, open steel frame structure used to support telecommunications equipment.
- (3) Low Power Radio Services Facility. An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or (wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached.

- (4) Monopole with Antennas and Antenna Support Structure Greater than Two (2) Feet in Width. A self-supporting monopole tower on which antennas or an antenna structure exceeding two (2) feet in width are placed. The antennas and antenna support structures may not exceed thirteen (13) feet in width or eight (8) feet in height.
- (5) Monopole with Antennas and Antenna Support Structure Less than Two (2) Feet in Width. A monopole with antennas and antenna support structure not exceeding two (2) feet in width. Antennas and antenna support structures may not exceed ten (10) feet in height.
- (6) Monopole. A single cylindrical steel or wooden pole that acts as the support structure for antennas.
- (7) Roof Mounted Antenna. A roof mounted antenna is an antenna or series of individual antennas mounted on a flat roof, mechanical room or penthouse of a building.
- (8) Wall Mounted Antenna. An antenna or series of individual antennas mounted against the vertical wall of a building.
- (9) Whip Antenna. An antenna that is cylindrical in shape. Whip antennas can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

(c) Low Power Radio Services Facility. The requirements of this Section apply to both commercial and private low power radio services such as "cellular" or PCS" (Personal Communications System) communications and paging systems. All facilities shall comply with the following regulations and all other ordinances of the City and any pertinent regulations of the Federal Communications Commission and the Federal Aviation Administration.

(d) Coverage Plan Required. A coverage plan site specific to the application shall be submitted by each company desiring placement of wireless telecommunication facilities. The coverage plan shall be submitted and accepted by the Planning Commission prior to the processing of any permits for

permitted or conditional use locations. The coverage plan shall show approximate future locations that may be needed within a twenty-four (24) month period from the date of approval by the Planning Commission of facilities in adjoining areas and/or communities, and provide specific locations when possible, but are not required to detail the specific type (i.e., pole, roof, wall mount) of facility.

(e) **Permitted and Conditional Uses.** The uses specified in Table 1 are allowed provided that they comply with all requirements of section marked Wireless Telecommunications Facilities.

- (1) Antennas to be located on any previously approved communication site, as allowed herein, may be allowed as a permitted use.
- (2) All types of wireless telecommunication facilities are prohibited in residentially zoned areas except as may be permitted with a conditional use permit upon or within any institutional use, regardless of the zoning designation. These institutional uses include, but are not limited to: churches, well sites, water tanks, city parks, city buildings (fire, police, city hall) public schools, quasi-public schools and similar and compatible uses.

(f) **Facility Types.** Low power radio service facilities are characterized by the type or location of the antenna structure. There are five (5) general types of such antenna structures. Wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two (2) feet in width; monopoles with antennas and antenna support structure greater than two (2) feet in width and lattice towers. Standards for the installation of each type of antenna are as follows:

- (1) **Wall Mounted Antenna.** The following provisions apply to Wall Mounted Antennas:
 - (i) Wall mounted antennas shall not extend above the wall line of the building or extend more than four (4) feet horizontally from that face of the building.
 - (ii) Antennas, equipment and the supporting structure shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Antennas and the supporting structure on buildings should be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

- (iii) Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms, with no portion of the antenna extending above the roof line of such structures, shall be considered a wall mounted antenna.
- (2) Roof Mounted Antenna. The following provisions apply to Roof Mounted Antennas:
- (i) Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms provided the antennas and antenna support structures are enclosed by a structure that creates a visual screen. The screening structure, antennas and antenna mounting structures shall not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.
 - (ii) For antennas not mounted on a penthouse or mechanical equipment room, the antennas shall be mounted at least five (5) feet from the exterior wall of a building. For antennas mounted between five (5) and ten (10) feet from the exterior wall, the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten (10) feet above the roof line of the building to which the antenna is attached.

Antennas shall be mounted at least five (5) and ten (10) feet behind a parapet wall. For antennas mounted between five (5) and ten (10) feet behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of ten (10) feet as measured from the top of the

parapet wall. The antennas shall not exceed more than fifteen (15) feet above the roof line of the building itself unless approved as a conditional use.

(iii) Roof mounted antennas are permitted only on a roof and shall be screened, constructed and/or colored to match the structure to which they are attached.

(3) Monopole with Antennas and Antenna Support Structures Less than Two (2) feet in Width. The total antenna structure mounted on a monopole shall not exceed two (2) feet in width. The maximum height of such antenna shall not exceed ten (10) feet in height. No such antenna shall be located within two hundred (200) feet of a residential zone.

(4) Monopole with Antennas and Antenna Support Structure Greater than Two (2) Feet in Width. The maximum visible width of antennas and antenna mounting structures shall not exceed eight (8) feet in height or thirteen (13) feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure. No such monopole shall be located within two hundred (200) feet of a residential zone.

(5) Lattice Tower. Lattice Towers are not permitted.

(g) Height Limit. The height limit is up to one hundred (100) feet or up to one hundred twenty (120) feet if approved as a co-location. Each pole location requires a separate conditional use permit.

(h) Co-Location. For those service providers who desire to co-locate upon an existing pole, they may do so as a permitted use, provided that the initial installation received a conditional use permit. The new facility shall comply with all other provisions relating to site development, landscaping, security, etc., as provided herein.

(i) Location and Minimum Setbacks. Monopoles with antennas and antenna support structure less than two (2) feet in width and monopoles with antennas and antenna support structure greater than two (2) feet

in width, shall be allowed only in the rear yard area of any commercial or industrial lot. These structures shall not be located in a required landscaped area, buffer area or required parking area.

(j) **Area Limitations for Wall and Roof Mounted Antennas.** A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed forty (40) square feet for each exterior wall of the building or a total of one hundred sixty (160) square feet per building per carrier. A maximum of four (4) walls shall be occupied by cellular antennas. The total area is the sum of the area of each individual antenna face the visible portion of the support structure as viewed when looking directly at the face of the building. The total area for a roof mounted antenna shall apply to the closest exterior wall. Up to three (3) carriers may utilize each building side for a maximum of four (4) sides. Each carrier must obtain a separate conditional use permit.

(k) **Additional Conditional Use Requirements.** In addition to conditional use standards outlined in Conditional Uses, the following shall be considered by the Planning Commission:

- (1) Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.
- (2) Whether co-location of the antenna on other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc., is possible without significantly impacting antenna transmission or reception.
- (3) The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening.
- (4) Whether the spacing between monopoles creates quantifiable detrimental impacts to adjoining properties.
- (5) The Planning Commission may reduce the required setback from a residential zone if practical difficulties are demonstrated by the applicant (i.e. City Park location, public buildings, etc.), or upon

detailed demonstration by the application that the proposed facility can be effectively screened from the view of nearby sensitive land uses.

(l) **Accessory Buildings to Antenna Structures.** Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six (6) foot vinyl coated chain-link fence or other fencing as approved or required by the Planning Commission. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole. All power lines on the lot leading to the accessory building(s) and antenna structure shall be underground.

(m) **Historic Districts.** Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the Historic Preservation Commission and Planning Commission.

(n) **Antennas and Mounting Structures on or over a public right-of-way.** Antennas and mounting structures encroaching on or over the public sidewalk or on or over a public right-of-way shall be subject to obtaining permission from the city pursuant to the City's Rights-of-Way Encroachment Policy.

(o) **Non-maintained or Abandoned Facilities.** The Zoning Administrator may require each non-maintained or abandoned low power radio services antenna to be removed from the building or premise when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within thirty (30) calendar days after notice of non-maintenance or abandonment is given to the owner, person having control or person receiving the benefit of such structure.

Table 1: Summary of Permitted and Conditional Uses

Zone District	Wall Mounted Antenna	Roof Mounted Antenna	Monopoles/<2 ft structure, <60 ft tall or max height for district, if less	Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district	Monopoles/>2 ft structure, <60 ft tall or max height for district, if less	Monopoles /<2 ft structure, >60 ft tall or exceeding max height for district
A	C!	C!	C	C	C	C
AE and AA	C!	N	C#	N	N	N
LS	C!	N	C#	N	N	N
S	C!	N	C#	N	N	N
LR	C!	N	C#	N	N	N
R	C!	N	C#	N	N	N
R-2	C!	N	C#	N	N	N
R-4	C!	N	C#	N	N	N
R-8	C!	N	C#	N	N	N
BP	P	P	P	C	C	C
C-H	C!	P!	P	C	C	C
C-R	P	P	P	C	C	C
C	P	P	P	C	C	C
BR	C!	C!	C#	C	N	N
M-1	P	P	P	C	C	C
S	P	P	P	C	C	C
B	C!	N	C#	N	N	N

KEY: N = Not Permitted P = Permitted C = Conditional Use != Allowed Only on Non-Residential Structures
 # = Allowed Only on School, Church, etc, if Disguised

11-28-200 Secondary Dwelling Units.