



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

September 3, 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

**AMENDED
AGENDA
PLANNING COMMISSION MEETING
September 3, 2015**

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

Study Session: 6:30 p.m. – 2nd Floor Conference Room

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. Jared May (Public Hearing) – Applicant is requesting a recommendation for minor plat approval, and a waiver of certain standards thereto, for the May PUD Subdivision consisting of 3 lots on .72 acres located at 984 North 300 West in an LR-F (Large Residential-Foothill) zone. (S-19-15)
4. Ben Barrus (Public Hearing) – Applicant is requesting a recommendation for a Farmington Creek Estates Phase III Plat Amendment and a minor plat (one lot subdivision) related thereto on .73 acres located at approximately 769 South Country Lane in an AE - PUD (Agriculture Estates – Planned Unit Development) zone, and a number of boundary adjustments along the eastern boundary of the PUD. (S-31-15)

CONDITIONAL USE APPLICATION

5. Brad Knowlton/Ascent Construction (Public Hearing) – Applicant is requesting approval for a conditional use related to a new office building located at the northwest corner of Park Lane and Main in a BP (Business Park) zone. (C-9-15)
6. Michael King/Azure Midstream (Public Hearing) – Applicant is requesting approval for a conditional use and site plan related to new office space and light industrial uses on property located at 1262 South 650 West in a LM&B (Light Manufacturing and Business) zone. (C-11-15)

OTHER BUSINESS

8. Miscellaneous, correspondence, etc.
 - a. Farmington Rock Discussion
 - b. Other

9. 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 September 1, 2015



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
August 20, 2015

REGULAR SESSION

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

Item #1. Minutes

Brett Anderson made a motion to approve the Minutes from the August 6, 2015 Planning Commission meeting. **Brett Gallacher** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the August 18, 2015 City Council meeting. He said the City Council agreed with the Planning Commission's recommendation for the approval of the Zone Text Amendment for open space in PUDs; it was approved by the City Council. The City Council also approved the final plats for Miller Meadows Conservation Subdivision Phase VI and the Farmington Park Conservation Subdivision Phase II.

SUBDIVISION APPLICATION

Item #3. Bruce Bassett (Public Hearing) – 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)

Eric Anderson showed the aerial map of the property. He explained the property is located in the AA zone which is the lowest density zone in the City with a minimum of 10 acre lots. If an applicant were to apply for a conservation subdivision, the minimum lot size is still 5 acres on a yield plan; however, the proposed project consists of 3 buildable parcels which yields a total of 3 lots. The applicant is requesting an additional 14 lots by TDR. The proposed average lot size for the 17 lots is 13,000 sq. ft. The proposed development also includes 2 flag lots. **Eric Anderson** said staff is proposing 2 alternative motions: Motion A includes the 2 flag lots and 14 TDR lots to allow for 17 total lots in the development, while Motion B removes the 2 flag lots decreasing the development to 15 lots total, 12 of which would be acquired through a TDR transaction. **Eric Anderson** also said that the applicant is not seeking an open space waiver; however, the TDR would be transferring open space to the regional park so it would count toward the applicant's open space requirement.

Dan Rogers asked if the applicant pays in cash or in property for the TDR lots. **Eric Anderson** said the applicant and City Manager enter into negotiations to determine payment, but often a significant portion of the payment is cash.

Eric Anderson said it's also important to note that the applicant will also be improving the west side of 1100 West which will include curb, gutter and sidewalk; the City will be improving the east side

of 1100 West the length of the park and the School District will also be improving the street on the east side the full length of the elementary school property.

Brett Anderson asked if the existing home located on the property will be removed. **Eric Anderson** said he is unsure if the home will be removed. The Commissioners expressed some concern with the flag lots as shown on the schematic plan. **Eric Anderson** reminded the Commission that flag lots are discretionary and that, if the Commission chooses, the schematic plan could be denied based on the flag lots.

Bruce Bassett, 1132 W. Glovers Ln, said he currently lives in the existing home and that home does fit within the corner lot in the proposed development. He explained a little bit about his situation. He said he purchased his “country home” 7 years ago not knowing about the City easement on 1100 W; he was mistakenly told the 30’ easement was part of his property and was paying property taxes on it. Additionally, he was unaware 1100 W. was planned to be a major collector road which will turn his “country home” into a “city home.” **Bruce Bassett** said he is working with his title company, First American, to determine what the exact devaluation cost of his home. He hopes that the proposed development will help him recoup his losses. He also explained that his septic tank is mostly in the path of the City easement and would most likely have to be removed once the road is developed; the City would not cover the cost of the septic tank which would leave him trying to recover the costs of his utilities.

Dan Rogers asked if the applicant feels the flag lots would be sellable. **Bruce Bassett** said he is hoping the flag lots will sell; however, other designs have been reviewed. He presented the Commission with another development design that consisted of 5 lots with a cul-de-sac in lieu of the 6 southeastern lots on the proposed schematic plan.

Brett Anderson asked if the applicant owns the lower square parcel and if the co-applicant owns the larger rectangular parcel. He wondered who would be directly impacted if the flag lots were not approved. **Bruce Bassett** said yes, he owns the lower square parcel and the co-applicant owns the rectangle. Mr. Bassett said if the flag lots were not approved, he would personally be financially impacted.

Eric Anderson explained the 1100 W. ROW has been dedicated since approximately 1850. At some point, someone erroneously sold the sliver of property with the overlying 30’ ROW. It was not property that was to be sold, but it was. **Bruce Bassett** added that the 30’ was sold to the previous owner so he estimates it occurred 15-20 years ago, but that he and the previous property owner have been paying property taxes on this 30’ piece of property. **Eric Anderson** also said that 1100 W is planned to be an 80’ major collector on the Transportation Master Plan; however, it may be reduced to a 66’ minor collector if it is determined that is all that is needed. He said Mr. Bassett is not the only one dealing with this issue, but other property owners along 1100 W. are dealing with similar issues.

Rebecca Wayment asked for the exact location of the septic tank on the schematic plan. **Bruce Bassett** said to his knowledge the tank sits in the rose garden on the east side of his home with the drain-field extending beyond it. He said the drain-field most likely is located within the 30’ easement which would enter the 80’ major collector road, but that it may also enter the 66’ minor collector as well.

Kent Hinckley asked for verification of the number on lots the new design Mr. Bassett presented to the Commission that included the cul-de-sac. **Bruce Bassett** said the design is one of many, but that if the flag lots were not approved, he would submit the new design of 5 lots in a cul-de-sac, but leave the

rectangle parcel as 11 lots as shown on the proposed schematic plan. He also said a cul-de-sac is more challenging financially as there is more curb, gutter, sidewalk and asphalt to be put in.

Bret Gallacher confirmed with staff that what was presented by the applicant is correct. **Eric Anderson** said yes, the ROW was erroneously sold when it was not to be sold, and yes, the septic tank is located in the ROW.

Rebecca Wayment opened the Public Hearing at 7:37 p.m.

Cacey Bowen, 196 N. 800 E., Bountiful, said he owns the property that borders 2 sides of the proposed development. He asked the following questions. First, he asked if sewer and water would be extended to Glovers Lane as it has not previously been available. Second, he asked how the Commission could address concerns that may arise from the development's property owners regarding the sights, sounds and smells from his horse property that is adjacent to the subdivision. With regards to sewer and water, **Eric Anderson** said it depends, as the current proposed schematic plan would bring the utilities around 1100 W and onto Glovers Ln to service Lot 17; however, if the cul-de-sac is approved, the lines would be brought into the cul-de-sac to service every lot. With regards to the sights and smells associated with horse property, **Eric Anderson** said notes have been placed on plats at the time of recordation, but that's as much as the City is able to do. **Cacey Bowen** said he is in favor of the development in hopes it will lessen the financial impact of his neighbor's circumstance and lessen some of the wrongs that have taken place.

Ralph Wilcox, 677 N. 500 E., Bountiful, said he grew up in Farmington and owns the acreage across from the property as well as 2 lots up. He asked about the location of the annexation line into Farmington as well as if a decision has been made concerning the West Davis Corridor (WDC). **Eric Anderson** and a few residents discussed the annexation line, but was determined that Mr. Wilcox is still located in the County. **Eric Anderson** said a final decision on the WDC has not been made, but the City must still accept applications and move forward until a decision is made. **Ralph Wilcox** also stated he is not opposed to this development.

Guy...., said he owns a lot west of Mr. Bassett. He said he is sympathetic to Mr. Bassett's circumstance and is in favor of the proposal. He also added that he feels flag lots are very sellable and he would not have a problem living on either of the proposed flag lots.

Michael Barnes, 659 Shirley Rae Dr., said he is also in favor of the proposed development. He said he also owns a lot that borders 1100 W. and is experiencing the same pain as Mr. Bassett as a result of the proposed 1100 W. road.

John Glenn, 856 Shirley Rae Dr., said he came to see what the proposed development looked like. He expressed concern and asked for verification that he would not have to hook to the sewer line if the development brought it closer to his property. **Eric Anderson** said the County Health Department would be able to answer that question. The Health Department regulations state that if a resident lives within a specific distance to a sewer line, they must hook up to it; however, **Eric Anderson** said he does not know the exact distance. **John Glenn** said he is in favor of the proposed development if he does not have to attach to the sewer line as they already have drain-field in place.

Todd Roland, said he owns a parcel located on Shirley Rae Dr. and Glovers Lane. He is in favor of this development.

Rebecca Wayment closed the Public Hearing at 7:55 p.m.

Rebecca Wayment asked staff if the Commission is able to consider the cul-de-sac design as an alternate plan since it was not what was submitted. **Eric Anderson** said schematic plan is conceptual; the Commission could enter the cul-de-sac design in as an exhibit and make a recommended motion based on it.

The Commissioners discussed the flag lots versus the cul-de-sac option. **Brett Anderson** reviewed the criteria for flag lots as found in the Ordinance. **Kent Hinckley** feels that the fact the owner presented another reasonable option (the cul-de-sac), the land can otherwise be developable without the flag lots.

Rebecca Wayment expressed concern with the flag lots and would like to avoid them if possible. She also expressed concern with the location of the development with respect to the WDC. She feels there was a lot of discussion concerning the placement of other housing developments as well as the elementary school and City park; the WDC was taken into account in each of these projects' placements. She said she would like to assist the applicant; however, she feels by approving this project, the City could be creating another larger problem. She does not feel comfortable moving forward with this development's approval.

Bret Gallacher agreed, but also stated that the Commission and City cannot deal in hypotheticals. He said the City has advised that they act as the land will stay and then deal with the WDC if/when it comes. **Brett Anderson** agreed; he added that the Planning Commission is a recommending planning body, but that this property owner also has rights to develop. **Rebecca Wayment** said she feels for Mr. Bassett's plight as he is stuck in a situation that is not his fault; however, approving this project could also mean future displacement of 30 homeowners which would then put all of them in a situation that is not their fault. She also expressed concern that so many property owners are fighting for low-density housing; however, the residents are now for lots that are approximately ¼ an acre. She does not feel this fits with the Master Plan and what is zoned for the area.

Bruce Bassett said he appreciated the comments and is also frustrated with the many "what-ifs" he has had to live with for the last few years. After consulting with an attorney, the City and even UDOT, it was determined that he can move forward with the proposed project as no decision has been made regarding the WDC. He said the latest status of the WDC is the consideration of the "Shared Solution," which is an attempt to argue that there is not a need for the WDC with the widening of roads and an increase to mass transit. The "Shared Solution" is under study; if it has enough "legs" to make it to the next level by "September-ish", then the whole EIS draft process will be pushed out another year. If the "Shared Solution" does not make it, then UDOT is free to move forward with their decision.

Bret Gallacher said he would like to again discuss the option of the cul-de-sac as he feels this is the best solution for the development. **Brett Anderson, Kent Hinckley** and **Dan Rogers** agreed. **Rebecca Wayment** said she is more comfortable with the cul-de-sac, but is still not okay with the overall development and its proximity to the possible WDC.

Eric Anderson asked for clarification as to the number of lots on the development's revised design. **Bruce Bassett** stated the revised design would include 11 lots located on the large rectangular parcel with an additional 5 lot cul-de-sac located on the square parcel.

Motion:

Kent Hinckley made a motion 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 to show 16 total lots, 5 of those lots will be located on the south east parcel;
2. The applicant shall receive approval for 13 TDR lots by City Council concurrent with schematic plan approval;
3. The applicant shall address all outstanding DRC comments on preliminary plat;
4. The applicant shall provide a Sensitive Area Designation plan;
5. A note will be placed on the plat regarding the sights, smells and sounds associated with agricultural uses on adjacent properties.

Bret Gallacher seconded the motion which was unanimously approved.

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. If 1 lot is removed, the densities requested are more consistent with the surrounding neighborhoods.
4. 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.

CONDITIONAL USE APPLICATION

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

Eric Anderson said this item is for a wireless communications tower. It a new design that is being rolled out. The tower has a smaller foot print, is only 30' tall, does not have the typical antenna and has a smaller power box and transformer. The tower will be located on the Oakridge Country Club golf course so the tower will be buffered from view from the road and the country clubhouse. Staff is recommending the Commission approve this conditional use.

Dakota Hawkes, 5710 Green St., Murray, said this tower is a new design for the whole Utah market. The smaller cell towers are a way for carriers to now reach places where they have not been able to before. He said the golf course was first to be considered as there were concerns with lack of cell coverage at its facility.

Dan Rogers asked if there were other considerations, other than coverage, as to why Oakridge Country Club would be comfortable allowing the placement of the tower on its golf course. **Dakota Hawkes** said they will be paid monthly for the leased spaced.

Brett Anderson asked if the new tower only allows for 1 antenna. **Dakota Hawkes** said yes, there would only be one antenna on top.

Rebecca Wayment opened the Public Hearing at 8:28 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 8:28 p.m.

Brett Anderson asked if an institutional use is a broad concept so the tower would be allowed under this use. **Eric Anderson** said in the past the country club has been interpreted as an institutional use because it functions similar to a park. **Brett Anderson** suggested that staff revisit this use and proposed a possible zone text change; he feels if there will be more mini-towers in the future, the City can be proactive in defining the smaller towers. The Commissioners agreed. **Kent Hinckley** asked if this type of tower would also be allowed in a commercial area. **Eric Anderson** reviewed the permitted and conditional uses for each zone and explained where the towers may be located within that use table.

The Commissioners and the applicant also discussed the color of the pole, but a definitive decision on it has not yet been made.

Motion:

Bret Gallacher made a motion that the Planning Commission approve the 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 applications 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, associate ground equipment, and any accessory buildings related thereto;
4. The monopole shall be limited to 30' as proposed in the plans;
5. The monopoles shall be fenced with a six (6) foot vinyl coated chain-link fence and 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.

Kent Hinckley seconded the motion which was unanimously approved.

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 effects 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.

ADJOURNMENT

Motion:

At 8:36 p.m., **Dan Rogers** 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, September 1, 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 Issuance and Sale of \$3,700,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2015 and the Potential Economic Impact that the Improvement, Facility or Property for which the Bonds Pay All or Part of the Cost will have on the Private Sector.

7:15 Farmington Fields Plat Amendment

7:25 Eagle Cove Conservation Subdivision – Schematic Plan

SUMMARY ACTION:

7:40 Minute Motion Approving Summary Action List

1. Approval of Minutes from City Council held August 18, 2015
2. Meadow View Conservation Subdivision Phase II Final Plat
3. Street Cross Section Proposal for the Cul-de-sac in Pheasant Hollow Subdivision
4. Resolution in Support of School Bond for Davis County School District

GOVERNING BODY REPORTS:

7:45 City Manager Report

1. Executive Summary for Planning Commission held August 20, 2015

7:50 Mayor Talbot & City Council Reports

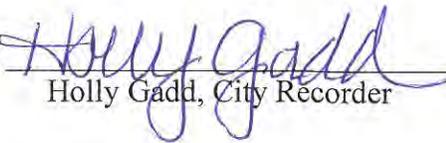
ADJOURN

CLOSED SESSION

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

DATED this 27th day of August, 2015.

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 September 3, 2015

Item 3: Minor Plat Approval for the May PUD Subdivision

Public Hearing:	Yes
Application No.:	S-19-15
Property Address:	984 North 300 West
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	.72 acres
Number of Lots:	3
Property Owner:	Jared May
Agent:	Jared May

Applicant is requesting a recommendation for minor plat approval, and a waiver of certain standards thereto for the May PUD Subdivision.

Background Information

The applicant, Jared May, is requesting approval for a 3 lot subdivision located at 984 North 300 West. There is an existing historic home on the site, however, the home is in a state of disrepair, despite the applicant's best efforts at preservation (he currently resides in the home). Additionally, the home sits awkwardly on the property making the subdivision of the property difficult. The applicant is proposing that the existing home be torn down and that the property be subdivided into 3 lots, however, in order to get the requested density, the applicant will need to do a PUD because the requested lot size falls under the 10,000 s.f. alternative lot size requirement as found in the LR zone.

According to Chapter 27 of the Zoning Ordinance:

11-27-120 Standards and Requirements.

(a) The minimum area for a Planned Unit Development shall be five acres in AA, A, AE, LS and S zones, and two and one-half acres in LR, and R-2 zones; and one and one half acres in R-4 and R-8 zones. Any proposal for a Planned Unit Development in areas smaller than those cited above, may be approved by the Planning Commission based upon the specific conditions related to the site upon which the development is proposed. Smaller Planned Unit Developments are encouraged in the older historical parts of the City in order to use lot interiors where unique conditions may exist.

The total acreage of this property falls well below the LR zone threshold of 2.5 acres, however, the property is in an older and historical part of the City and there are unique conditions due to both the irregular shape of the parcel, and the placement of the historic home on the site.

In the LR zone, every PUD has a 10% open space requirement. However, 10% of .72 acres is .07 acres, or approximately 3,000 s.f. The PUD chapter does provide a provision whereby historic preservation may be used in lieu of the open space requirement. Section 11-27-120(g) states:

“The City, at its sole discretion, may consider preservation of an on-site building or structure eligible, or that may be eligible, for the National Register of Historic Places in lieu of the 10 percent open space requirement or portion thereof.”

An historic home is currently situated on the site. A yield plan for the property demonstrated the possibility of establishing three lots at this location. Nevertheless, a deviation from standards of the underlying zone is desirable in order to better orient the lots to the street, and this is only possible as a PUD. In lieu of the 10% open space requirement, the ordinance allows the City to consider the preservation of an on-site historic building. Mr. May appeared before the Planning Commission with a proposal to preserve an existing accessory building, but the Commission determined that the structure was not historic and recommended denial of his schematic plan. The City Council agreed with the Planning Commission regarding the historical nature of the structure, but approved the 3 lot schematic plan and directed staff to help the applicant find a way to meet the 10% requirement.

Staff wrote a zone text change to Chapter 27 of the Zoning Ordinance that allows for any single family detached PUD under one acre in size to seek for a waiver of *any* provisions within the PUD chapter through a vote of not less than four City Council members. The applicant will be seeking for a waiver of *all* applicable PUD requirements for his subdivision, including the open space requirement, design standards, landscaping plans, elevations, etc.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed Minor Plat for the May PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant shall receive a full waiver for any applicable PUD requirements as found in Chapter 27 of the Zoning Ordinance through a vote of not less than four (4) members of the City Council.

Findings for Approval:

1. The proposed subdivision would match the densities of the surrounding neighborhood.
2. The proposed Minor Plat submittal is consistent with all necessary requirements for a Minor Plat as found in Chapter 5 of the City’s Subdivision Ordinance.

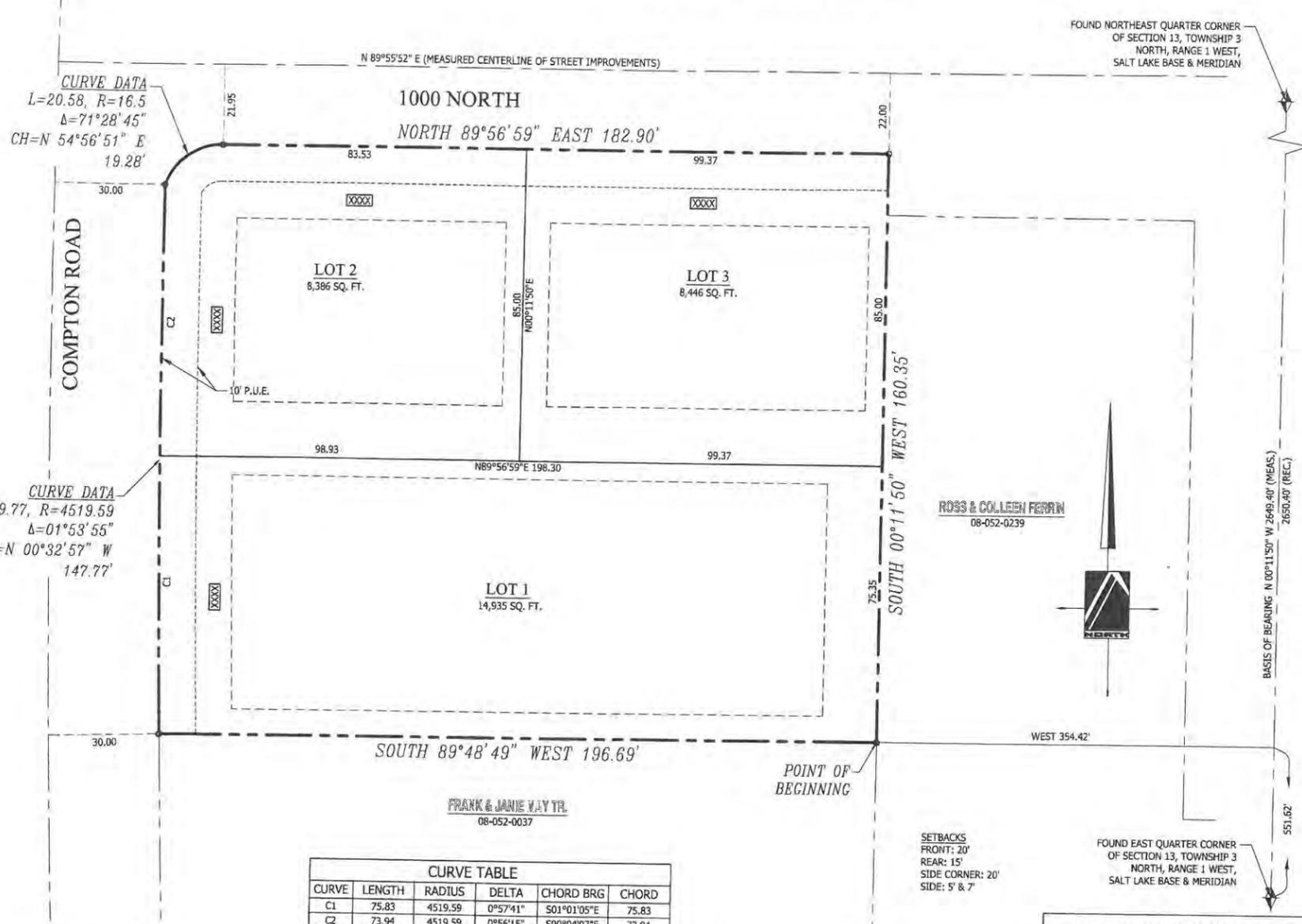
Supplemental Information

1. Vicinity map
2. Minor Plat
3. Section 11-27-155 of the Zoning Ordinance

Applicable Ordinances

1. Title 11, Chapter 11 – Single Family Residential Zones
2. Title 11, Chapter 27 – Planned Unit Developments
3. Title 12, Chapter 5 – Minor Subdivisions
4. Title 12, Chapter 7 – General Requirements for all Subdivisions

MAY P.U.D.
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 3 NORTH, RANGE 1 WEST, S.L.B.&M.,
 FARMINGTON CITY, DAVIS COUNTY, UTAH

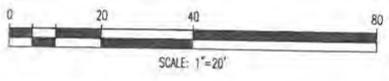


CURVE DATA
 L=20.58, R=16.5
 $\Delta=71^{\circ}28'45''$
 CH=N 54°56'51" E
 19.28'

CURVE DATA
 L=149.77, R=4519.59
 $\Delta=01^{\circ}53'55''$
 CH=N 00°32'57" W
 147.77'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	75.83	4519.59	0°57'41"	S01°01'05"E	75.83
C2	73.94	4519.59	0°56'15"	S00°04'07"E	73.94

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - CENTER / SECTION LINE
 - STREET RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - ◆ NEW CENTERLINE MONUMENT
 - ◆ SECTION CORNER
 - ◆ P.U.D. PUBLIC UTILITY & DRAINAGE EASEMENT
 - SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE 191517



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

 CENTRAL DAVIS SEWER DISTRICT

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

 BENCHLAND WATER 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.

 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.
 ATTEST:

 FARMINGTON CITY RECORDER FARMINGTON CITY MAYOR

UTILITY COMPANY APPROVAL

ROCKY MOUNTAIN POWER	DATE _____
QUESTAR GAS	DATE _____
CENTURYLINK	DATE _____

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 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 LOTS, HEREAFTER TO BE KNOWN AS: MAY P.U.D. AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #2817804, BOOK 6079, PAGE 88; SAID POINT BEING LOCATED NORTH 00°11'50" EAST ALONG SECTION LINE 551.62 FEET AND WEST 354.42 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE ALONG SAID BOUNDARY LINE AGREEMENT SOUTH 89°48'49" WEST 196.69 FEET TO THE EAST LINE OF COMPTON ROAD; THENCE NORTHWESTERLY ALONG SAID EAST LINE 149.77 FEET ALONG THE ARC OF A 4519.59 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°53'55" (CHORD BEARS NORTH 00°32'57" WEST 147.77 FEET) TO A NON-TANGENT CURVE; THENCE NORTHEASTERLY 20.58 FEET ALONG THE ARC OF A 16.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 71°28'45" (CHORD BEARS NORTH 54°56'51" EAST 19.28 FEET) TO A POINT ON THE SOUTH LINE OF 1000 NORTH; THENCE NORTH 89°56'59" EAST ALONG SAID SOUTH LINE 182.90 FEET; THENCE SOUTH 00°11'50" WEST 160.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 31,768 SQ. FT. / 0.73 ACRES - 3 LOTS

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS MAY P.U.D.
 IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
 ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
 RESIDING IN DAVIS COUNTY

MAY P.U.D.
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 3 NORTH, RANGE 1 WEST, S.L.B.&M.,
 FARMINGTON CITY, DAVIS COUNTY, UTAH

PINNACLE
 Engineering & Land Surveying, Inc.
 2728 North 350 West, Suite #108 Phone: (801) 773-1916
 LAYTON, UT 84041 Fax: (801) 773-1925

DAVIS COUNTY RECORDER

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

 DAVIS COUNTY RECORDER
 BY _____ DEPUTY RECORDER

8/24/15



Planning Commission Staff Report September 3, 2015

Item 4: Farmington Creek Estates Phase III Plat Amendment, Minor Plat Subdivision, and Boundary Adjustments

Public Hearing:	Yes
Application No.:	S-31-15
Property Address:	769 South Country Lane
General Plan Designation:	Rural Residential Density (RRD)
Zoning Designation:	AE – PUD (Agriculture Estates – Planned Unit Development)
Area:	.73 Acres
Number of Lots:	1
Property Owner:	Blakewood on Farmington Creek Homeowners Association
Agent:	Ben Barrus

Request: *Applicant is requesting a recommendation regarding a plat amendment for the Farmington Creek Estates Phase III PUD and Minor Plat approval for a one lot subdivision related thereto, and a number of boundary adjustments along the east boundary of the PUD.*

Background Information

The Farmington Creek Estates Phase III PUD was recorded years ago. At that time the City obtained a 20' wide strip of land next to what was then the D.R.G. & W. Rail Road right-of-way in hopes of providing a trail connection from 500 South to Glovers Lane. Concurrently the developer set aside land for a small 0.75 acre neighborhood park on the east side of Country Lane next to the trail r.o.w. A short time later UTA acquired the rail road r.o.w. and announced plans for a rails to trails project, which meant that the City's 20 foot wide strip of property which is difficult to access and to maintain, was no longer needed. Subsequently, abutting property owners have asked that the City convey this land to them. Also; after the plat was recorded the City started assembling land some 2,000 feet to the north of the PUD via the UTA trail r.o.w. for a future regional park and no longer felt a need to establish a neighborhood park at this location. The developer held onto the property for a while and then deeded it to the HOA. Property owners within the PUD often wondered what could be done to rectify problems associated with the maintenance of the property. Now it is proposed to deed the 20 foot strip of land to the adjacent property owners by way of boundary adjustments, and to do another boundary adjustment and create an additional lot in place of the neighborhood park property.

Suggested Motion:

Move that the Planning Commission recommend approval to amend the plat for the Farmington Creek Estates Phase III PUD by implementing a boundary adjustment and establishing an additional lot in place of the park property located at 769 South Country Lane (.73 acres), and approve boundary adjustments along the entire east boundary of the PUD thereby eliminating a 20' wide strip of property now owned by the City, subject to all applicable Farmington City codes, ordinances, and development standards and the attached memorandum of understanding between the property owners and Farmington City.

Findings:

1. In May of this year, property owners within the PUD and Farmington City entered into a memorandum of understanding whereby the City agreed to deed a 20 foot strip of land to the owners, and the HOA agreed to 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.
2. Upon receiving a recommendation from the Planning Commission, the City Council approved amendments to the zoning Ordinance on August 18, 2018 enabling the additional lot within the PUD, and approval of the boundary adjustments, while at the same time reducing the total amount of open space for the development.
3. The 20' wide strip of "trail" property is no longer needed, because the UTA established a trail next to the PUD which connects 500 South to Glover's Lane.
4. The 20' wide property as presently situated is difficult to maintain, but now each abutting property owner will be able to maintain their respective strip of additional land.
5. A pocket park is no longer needed on Country Lane due to the close proximity of the new Elementary School in the vicinity, the City's new 10 acre park next to the school, and the regional park north of the PUD.

Supplemental Information

1. Vicinity Map
2. Subdivision Plan/Minor Plat, which also shows the proposed boundary adjustments.
3. Memorandum of Understanding.

Applicable Ordinances

1. Title 11, Chapter 27 – Planned Unit Development (PUD)
2. Title 11, Section 11-28-240 – Transfer of Development Rights/Lots (TDR)
3. Title 12, Chapter 5 – Minor Subdivisions

Farmington City



MEMORANDUM OF UNDERSTANDING
BETWEEN
THE HOME OWNERS OF COUNTRY LANE, FARMINGTON, UTAH
AND
THE CITY OF FARMINGTON, UTAH

This MEMORANDUM OF UNDERSTANDING (MOU) is hereby made and entered into by and between the home owners of Country Lane, hereinafter referred to as HOME OWNERS and The City of Farmington, Utah, hereinafter referred to as FARMINGTON CITY.

A. PURPOSE:

The purpose of this MOU is to continue to develop and expand a framework of cooperation between HOME OWNERS and FARMINGTON CITY to amend the neighborhood plat of Farmington Creek Estates Phase 3, establish a marketable building lot and sell or abate land currently recorded as open space along the eastern most property line of Farmington Creek Estates Phase 3.

B. FARMINGTON CITY:

Shall give approval to modify Farmington Creek Estates Plat to include a new building lot and drainage easement. The plat currently shows this land as Parcel 2.

Shall stub electric, sewer and gas into new building lot at its own cost.

Shall repair the existing curb, gutter and sidewalk that parallels the new building lot and drainage easement at its own cost.

Shall maintain the new stream drainage easement at its own cost, or include the stream and maintenance responsibility thereof in the newly created lot.

Shall sell or abate open space along east side of Farmington Creek estates to the home owners located along the eastern property line approximately 20 to 22 foot section of land also currently recorded as Parcel 1 on the plat.

Shall agree to market and sell the new building lot at their own cost.

C. HOME OWNERS:

Shall arrange for all surveying and new plat drawings at their own cost.

Shall obtain approval from at least 75% of all home owners residing on the east side of Country Lane stating they agree to the plat amendments in writing.

Shall obtain approval from at least 50% of all home owners residing on the west, north

and south sides of Country Lane stating they agree to the plat amendments in writing.

Shall agree to pay a land acquisition cost of between \$0.00 and \$1,000 per home owner if living on the east side of Country Lane with property that will incorporate new land.(lots 318 to 304).

IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:

1. GENERAL UNDERSTANDING. In connection with this MOU the following items are understood between the parties.
 - a. Ben Barrus shall represent the sale of the new building lot on behalf of FARMINGTON CITY. For this he will be paid by FARMINGTON CITY 5% of the gross sale if the new building lot sells for any amount less than \$145,000 (One Hundred and Forty Five Thousand Dollars) and 6% if the new building lot sells for any amount greater than or equal to \$145,000 (One Hundred and Forty Five Thousand Dollars)
 - b. In the event the new building lot sells for any amount less than \$140,000 (One Hundred and Forty Thousand Dollars) then each HOME OWNER located on the east side of Country Lane will pay to FARMINGTON CITY an amount to be determined, not to exceed \$1,000 (One Thousand Dollars) to acquire land located on the east side of Farmington Creek Estates currently recorded on the plat as open space. The amount shall be determined but in no case will be less than \$500.00 (Five Hundred Dollars). In the event the new building lot sells for \$145,000 (One Hundred and Forty Five Thousand Dollars) or more, then there will not be a fee(s) assessed to any of the HOME OWNERS to acquire land located on the east side of Farmington Creek Estates currently recorded on the plat as open space.
 - c. It is understood that once the plat has been amended FARMINGTON CITY will negotiate and sell a portion of the newly established drainage easement with Buzz Greenhelgh in good faith.
2. MODIFICATION. Modifications to this agreement shall be made by mutual consent of the parties, by the issuance of a written modification, signed and dated by authorized officials, prior to any changes being performed.
3. PARTICIPATION IN SIMILAR ACTIVITIES. This agreement in no way restricts FARMINGTON CITY or HOME OWNERS from participating in similar activities with other public or private agencies, organizations, and individuals.
4. TERMINATION. Either party, upon thirty (30) days written notice, may terminate the agreement in whole, or in part, at any time before the date of expiration.

5. PRINCIPAL CONTACTS. The principal contacts for this instrument are:

HOME OWNERS:

Ben Barrus

Buzz *Greenhalgh*

Christian Larsen

FARMINGTON CITY:

Dave Millheim

6. COMMENCEMENT/EXPIRATION DATE. This agreement is executed as of the date of last signature and is effective through 8/1/2015 at which time it will expire unless extended.
7. LIABILITIES. It is understood that neither party to this Memorandum of Understanding is the agent of the other and neither is liable for the wrongful acts or negligence of the other. Each party shall be responsible for its negligent acts or omissions howsoever caused, to the extent allowed by their respective state laws.
8. THE PARTIES ACKNOWLEDGE THAT NEITHER PARTY MAKES A WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the last written date below.

FOR FARMINGTON CITY:

Date: 5/28/15

[Signature]
Name and Title:





Planning Commission Staff Report September 3, 2015

Item 5: Ascent Construction Office Building CUP

Public Hearing:	Yes
Application No.:	C-9-15
Property Address:	NW Corner of Main and Park Lane
General Plan Designation:	O/BP (Office/Business Park)
Zoning Designation:	BP (Business Park)
Area:	1.422 Acres
Number of Lots:	1
Property Owner:	Ascent Construction
Agent:	Brad Knowlton

Request: *Applicant is requesting a conditional use approval for construction of a large professional office building.*

Background Information

Ascent Construction is proposing to construct their new headquarters in a two story professional office building on property located on the northwest corner of Park Lane and Main Street. The existing site had a home on it that has been vacant for some time which has been torn down along with some trees on the property. The proposed building will add to this important city intersection by providing professional offices that will bring jobs to the City and accommodate the growing commercial office space needs in Farmington City and Davis County.

The new building and site placement will allow for all parking to be located to the side and rear of the building as well as provide the required 15% open space predominantly along the street front and surrounding the building. Landscaping and fencing will be added to the site and signage will remain at a minimum, consistent with the City's Sign Ordinance. All lighting will allow for a safe environment without adding additional glare to the nearby residential neighborhood to the north.

While the applicant has completed a full DRC review with a few issues, the majority of these issues deal with site plan as it relates to building permit, these issues can be addressed prior to a pre-construction meeting and the issuance of a building permit.

Section 11-7-107(7)(b) states:

“A six (6) foot high masonry fence and/or thirty (30) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, shall be constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of a commercial or industrial nature.”

The plan as proposed shows a landscaped buffer of 5’ feet, and a six foot high composite panel fence (to match the existing fence on the Hampton Inn’s property line) along the north property line that abuts Patricia DeJong’s property and the parking lot. According to the Section of the Zoning Ordinance cited above, the Planning Commission can require either a 6’ high fence, a 30’ buffer zone, or both; if a 30’ buffer is required by the Planning Commission, the whole site may have to move south, closer to Park Lane, and this would change the whole site plan. Staff felt that because of the magnitude such a decision would have on this site plan, that it would be wise to receive a Planning Commission decision on Section 11-7-107(7)(b) before having the DRC review the plans any further. While such a move would not necessarily affect the site’s compliance with the ordinance, the move would affect the layout of improvements, parking, landscaping, etc. As such, staff is only submitting this application for conditional use approval tonight and requesting that the site plan component of this application be deferred to staff. The reason for this, beyond those cited above, is that the Planning Commission can review the site plan and give their blessing, and leave the final approval for site plan and improvements to staff and the DRC.

On May 26, 2015, the City Council passed a Zone Text Change allowing for more flexibility in front setback requirements in the BP zone, in order to help Ascent Construction bring their building to the street and give others in the future the same opportunity. The ordinance reads as follows:

11-14-050 *Minimum Lot and Setback Standards.*

(1) Setback from Streets: The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional ten (10) feet (thirty (30) feet total). The minimum side and rear setback from streets may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application. Parking lots shall not be permitted within the minimum required street setback(s).

(2) Commercial side and rear setbacks: The minimum side and rear setbacks from property lines shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional ten (10) feet (thirty (30) feet total). If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten (10) feet in width shall be maintained along the property lines. The minimum side and rear setback for commercial buildings and structures may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application.

While Ascent Construction’s current proposal meets the standard *as it currently exists* without any further approval required by the Planning Commission, if the Planning Commission does determine that they want a 30’ buffer between the north side of the parking lot and the DeJong property, then the

building would need to move within that 30' front setback towards Park Lane. Such a shift would require Planning Commission approval.

Suggested Motion:

Move that the Planning Commission approve the proposed conditional use subject to all applicable City codes, development standards and ordinance and with the following conditions:

1. The Farmington City Sign Ordinance shall be followed for all signs throughout the site;
2. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots;
3. An element of "Farmington Rock" shall be included in part of the exterior façade of the building **OR** as architectural elements in the landscape and be approved by the City Planning Department;
4. The site plan related to this application shall be deferred to staff and the DRC for final approvals, including all improvement drawings.

Findings for Approval:

- a. 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. The Ascent Construction Building is a great asset to the community and provides more space for local businesses here in the county;
- b. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use, as it is a professional office building;
- c. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
- d. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development as it will be a much needed upgrade to the facilities that are currently existing in the area;
- e. 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;
- f. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surrounding property; and
 - c. A need for essential municipal services which cannot be reasonably met.

Supplemental Information

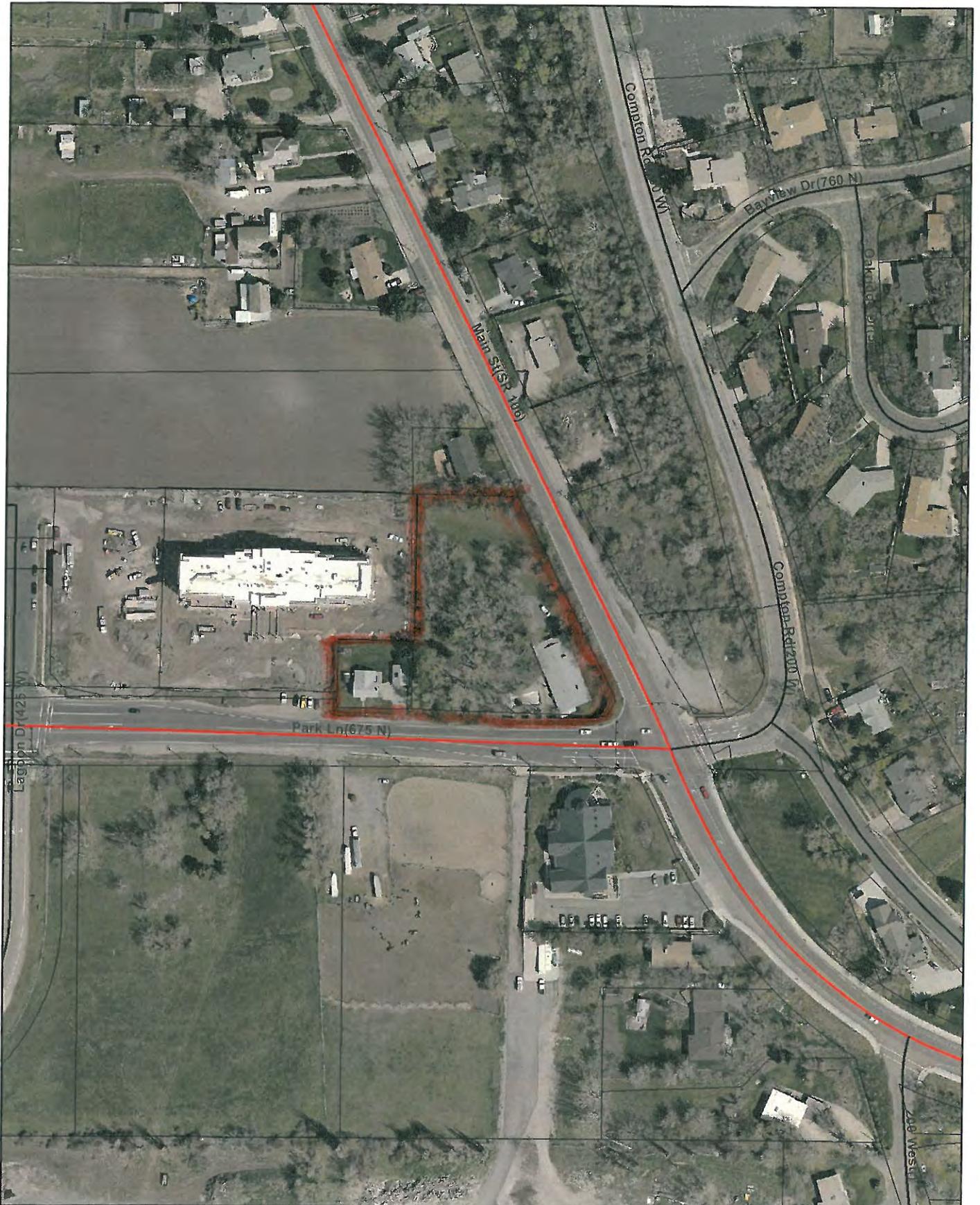
1. Vicinity Map
2. Ascent Construction Office Building Site Plan
3. Elevations
4. Landscape Plan

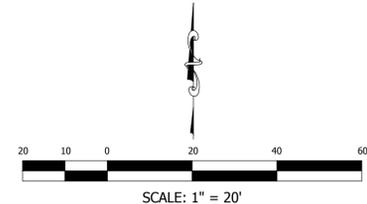
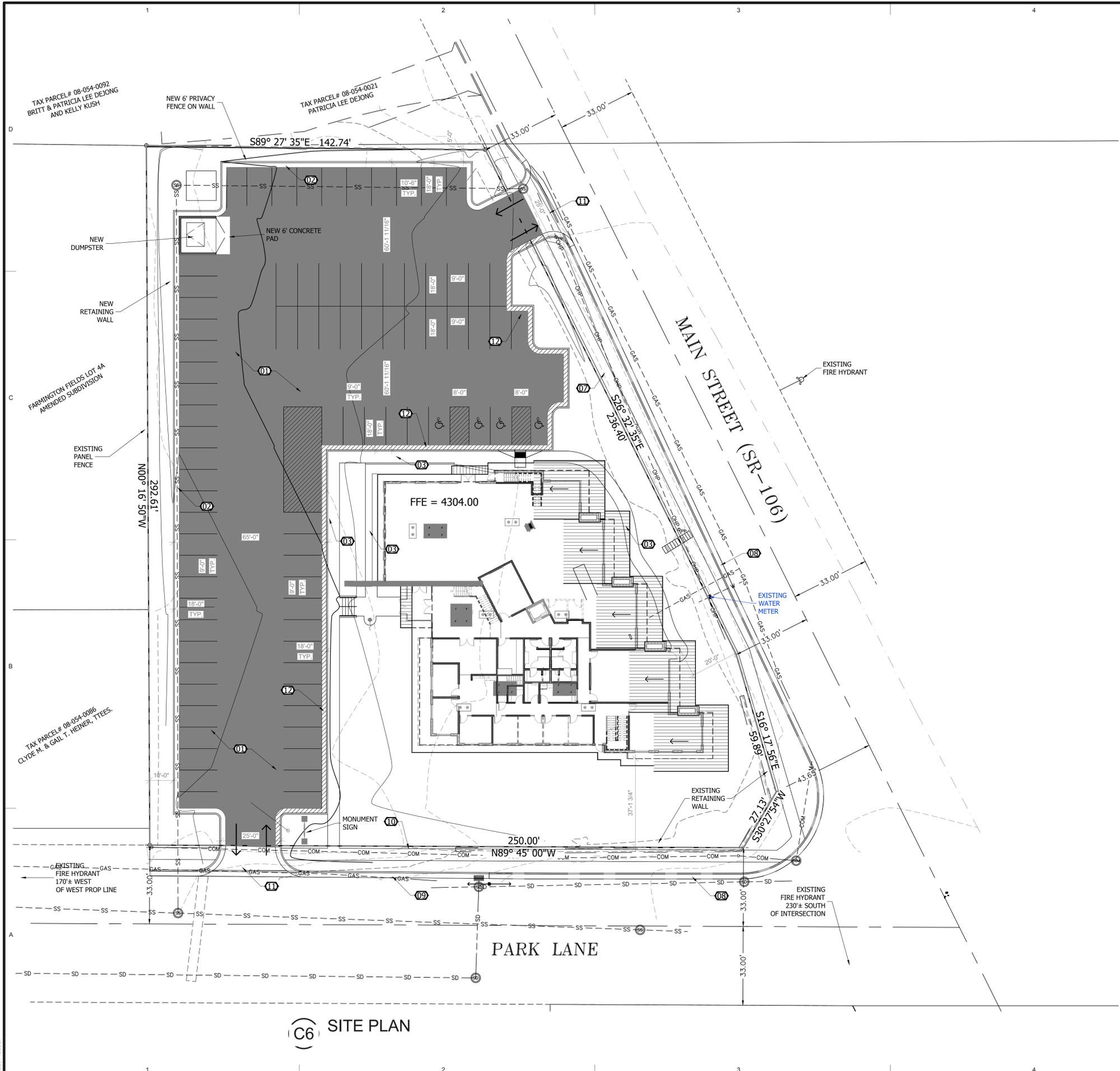
Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards

2. Title 11, Chapter 8 – Conditional Uses
3. Title 11, Chapter 14 –Business Park Zone (BP)

Farmington City





- SYMBOL LEGEND**
- 01 ASPHALT & BASE
 - 02 24" CONC. CATCH CURB & GUTTER
 - 03 60" CONC. SIDEWALK
 - 04 ADA COMPLIANT WHEELCHAIR RAMP
 - 05 CENTERLINE MONUMENT
 - 06 8" COMPACTED ROAD BASE
 - 07 EXISTING SIDEWALK
 - 08 EXISTING 30" CURB AND GUTTER
 - 09 NEW 30" CURB AND GUTTER
UDOT GW-2 TYPE B-1
 - 10 NEW 5' SIDEWALK
UDOT GW-11
 - 11 NEW DRIVE APPROACH
UDOT GW-4B
 - 12 24" CONC. RELEASE CURB & GUTTER
- ALL ITEMS TO CONFORM TO THE KAYSVILLE CITY CONSTRUCTION STANDARDS & SPECIFICATIONS.

LAND USE TABLE

SITE AREA =	1.422 ACRES
BUILDING ROOF =	0.32 ACRES (14,052 SF)
SIDEWALK =	0.07 ACRES (3,155 SF)
CURB/GUTTER & ASPHALT =	0.65 ACRES (28,193 SF)
LANDSCAPE =	0.38 ACRES (16,399 SF)

ARCHITECTS INFORMATION:

SCOTT P. EVANS ARCHITECT & ASSOCIATES P.C.
 108 West Center Street
 Bountiful, Utah 84010
 T.801.298.1368 - F.801.298.2192
 info@spe-architect.com
 www.spe-architect.com

NOT FOR CONSTRUCTION

NEW OFFICE BUILDING FOR ASCENT CONSTRUCTION

ASCENT CONSTRUCTION

FARMINGTON, UTAH

ASCENT CONSTRUCTION

REVISIONS:

NO.	DATE	DESCRIPTION
01	07/31/15	SITE DEVELOPMENT SUBMITTAL PACKAGE

ISSUED:

OWNER PROJECT #: XXXXXXXX
 SPE PROJECT #: 15-12
 DRAWN BY: BC
 CHECKED BY: STA
 DESIGNED BY: STA

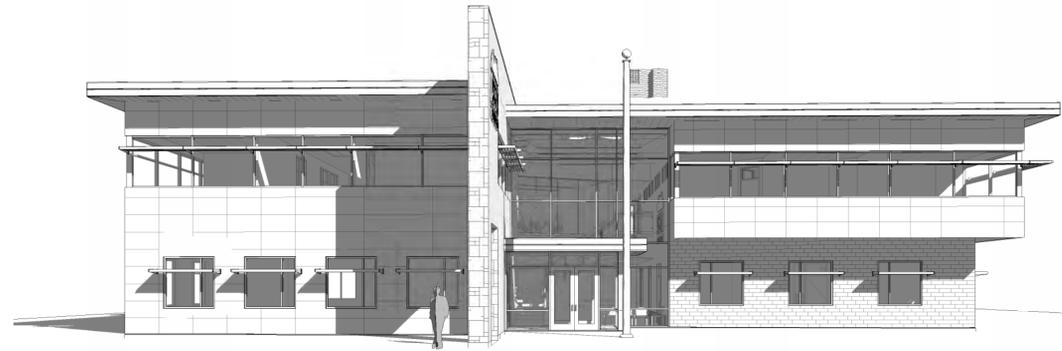
COPYRIGHT:
 © 2015 SCOTT P. EVANS - ARCHITECT

SHEET TITLE:
SITE PLAN

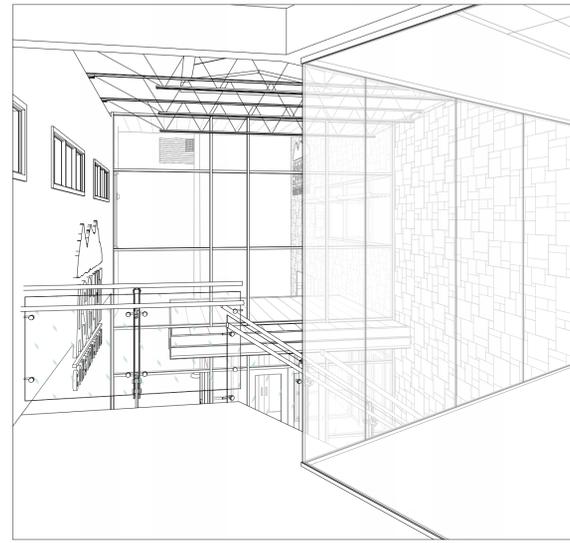
SHEET NUMBER:
CE-106

181 North 200 West, Suite #4
 Bountiful, Utah 84010
 Phone 801-298-2236
 Fax 801-298-5983

(C6) SITE PLAN



2 3D View 02



7 3D View 06



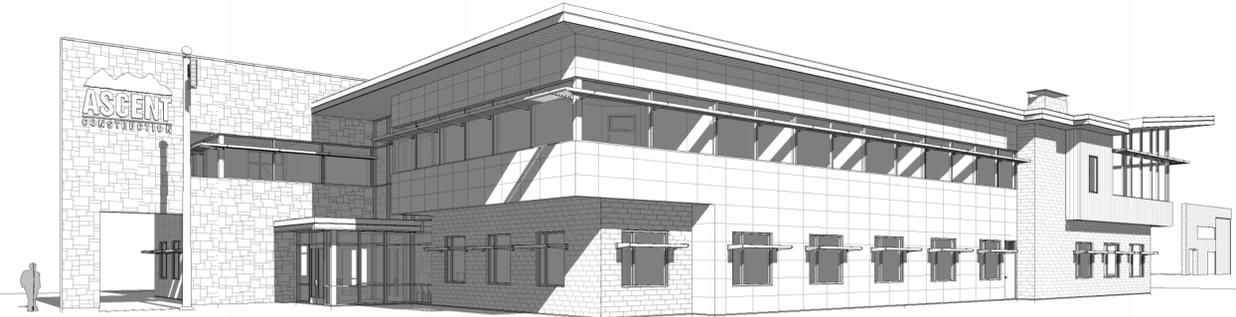
4 3D View 04



6 3D View 07



8 3D View 92



3 3D View 03



1 3D View 01



5 3D View 05

LANDSCAPING IS NOT SHOWN -
PLEASE REFER TO THE LANDSCAPING
DRAWINGS IN THIS SET

REFER TO THE EXTERIOR BUILDING
ELEVATIONS FOR DESCRIPTION OF
THE BUILDING MATERIALS



ARCHITECT
SCOTT P. EVANS ARCHITECT &
ASSOCIATES P.C.
108 West Center Street
Bountiful, Utah 84010
1.801.298.1368 - 1.801.298.2192
info@spe-architect.com
www.spe-architect.com

PROFESSIONAL STAMP:
**NOT FOR
CONSTRUCTION**



NEW OFFICE BUILDING FOR
ASCENT CONSTRUCTION

PARK LANE & MAIN STREET
FARMINGTON, UTAH



REVISIONS:
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
01	07/31/15	SITE DEVELOPMENT SUBMITTAL PACKAGE

ISSUED:
OWNER PROJECT #:
SPE PROJECT #: 15-12
DRAWN BY: JBE
CHECKED BY: SPE
DESIGNED BY: SPE
COPYRIGHT:
© 2015 SCOTT P. EVANS - ARCHITECT

SHEET TITLE:
IMAGES

SHEET NUMBER:
AE-901

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From A Local Source - Product To Be Local "Farmington Stones". Submit Sample For Approval.
	New Laun Area / Use Water Conservative Mixture	Install In Straight True Lines And Uniform Curves Between Laun, Shrub And Various Mulch Types. Compact Sub-grade Prior To Installation. Provide Cutsheet For Water Conservative Mixture.
	New Rock Area / Earth Tone Color / 3" Minimum Size	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Used Barrier Fabric. Rock To Be A Rounded Cobble Product.
	New Shrub - Rock Area / Earth Tone Color / 2" Minimum Size	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Used Barrier Fabric. Rock To Be A Fractured Crushed Product.
	New Shrub - Rock Area / 1 1/2" Minimum Size	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Used Barrier Fabric. Rock To Be A "Calico" Product Or Equal.

Calculations

TOTAL Site Area 68,744 sf. 100%
Landscape Area 23,722 sf. 34%

Irrigation Note

All Landscape Areas Shall Be Irrigated With An Automatic System, Including Automatic Controller. Plant Materials Shall Utilize Drip Type Emitters And/Or In-Line Tubing, And Laun Areas Spray Or Rotor Type Sprinkler Heads. The Contractor Shall Coordinate With The Site Utility Contractor On The Available Water Supply For The System, And IF IT WILL BE FROM A POTABLE OR NON-POTABLE SOURCE.

Existing Plants

No Existing On-Site Trees Or Other Plant Materials Are Intended To Remain.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11		Acer rubrum 'Armstrong'	Armstrong Red Maple	2" Caliper B 4 B	10'-12" Height Straight Trunk
3		Picea orientalis 'Green Knight'	Green Knight Spruce	10" Height B 4 B	Full Throughout Specimen
2		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Caliper B 4 B	8'-10" Height Straight Trunk
4		Pyrus calleryana 'Silver Ball'	Silver Ball Pear	2" Caliper B 4 B	8'-10" Height Straight Trunk
5		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Caliper B 4 B	8'-10" Height Straight Trunk
11		Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2 1/2" Caliper B 4 B	10'-12" Height Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
87		Buxus sempervirens 'Green Velvet'	Green Velvet Boxwood	5 Gallon	15"-18" Height
8		Cornus alba 'Ballhalo'	Ivory Halo Dogwood	5 Gallon	21"-24" Height
9		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	21"-24" Height
9		Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 Gallon	24"-30" Height
44		Rhus aromatica 'Grow Low'	Grow Low Sumac	5 Gallon	21"-24" Spread
4		Rhus typhina 'Baltiger'	Tiger Eyes Sumac	5 Gallon	30"-36" Spread
36		Rosa sp. 'Knock Out Red'	Red Knock Out Rose	5 Gallon	21"-24" Height
30		Rosa sp. 'Meidiland White'	White Groundcover Rose	5 Gallon	21"-24" Height
18		Spiraea bum. 'Goldflame'	Goldflame Spiraea	5 Gallon	21"-24" Height
23		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	21"-24" Height
16		Taxus media 'Dark Green'	Dark Green Spreading Yew	5 Gallon	21"-24" Spread
20		Yucca filamen. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
57		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
41		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	24"-30" Height
53		Helictotrichon sempervirens	Blus Ost Grass	2 Gallon	12"-15" Height
11		Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass	5 Gallon	15"-18" Height
20		Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	5 Gallon	15"-18" Height
46		Feniistum alopecurus 'Little Bunny'	Little Bunny Fountain Grass	2 Gallon	12"-15" Height
25		Feniistum alopecurus 'Karlsey Rose'	Oriental Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size
37		Agastache 'Sonoran Sunset'	Sonoran Sunset Hyssop	1 Gallon - Full Can
95		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon - Full Can
14		Heuchera species 'Mixture'	Coral Bella Mixture	1 Gallon - Full Can
44		Lavandula 'Hidcote Blue'	Hidcote Blue Lavender	1 Gallon - Full Can
45		Salvia 'East Friesland'	East Friesland Sage	1 Gallon - Full Can

Plant List (ANNUAL/GROUND COVER COLOR)

Symbol	Description
	Provide Annual And/Or Groundcover Color In Designated Areas And Under Direction Of Landscape Architect. Provide A +1500.00 Allowance For This Work, Which Shall Include All Materials And Labor To Complete Installation.

Planting Notes

- All laun areas shall receive a 6 inch depth of topsoil, all perimeter shrub planting areas shall receive a 4 inch depth of topsoil and all building shrub planting areas a 12 inch depth of topsoil. If topsoil material is not available at the site, it must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All laun areas shall be sodded using high grade material of a water conservative mixture, and shall be composed of drought tolerant Bluegrass & Fescue. Prior to installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- All trees located in laun areas shall receive an 'Arbor Guard' trunk protector, or equal, and have a minimum 3 foot diameter mulch ring. All trees shall "NOT" be staked, and is not necessary if planted correctly.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone material to be "BID" shall be "Calico" (or equal) 1"-1 1/2" size. This material is available through several local suppliers. The final material type will be chosen once the building colors are determined and/or installed on the project.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the laun (30 days minimum) and shall include mowing, weeding, pruning and one fertilization. In addition to the initial maintenance period, the landscape contractor shall provide a separate price as an additive alternate to extend the maintenance period through the one-year warranty period. The one-year contract will be between the landscape contractor and the Owner.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personal on-site experience in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scales.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Submittal Requirements

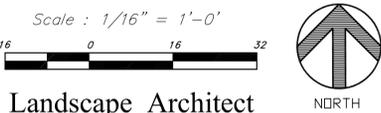
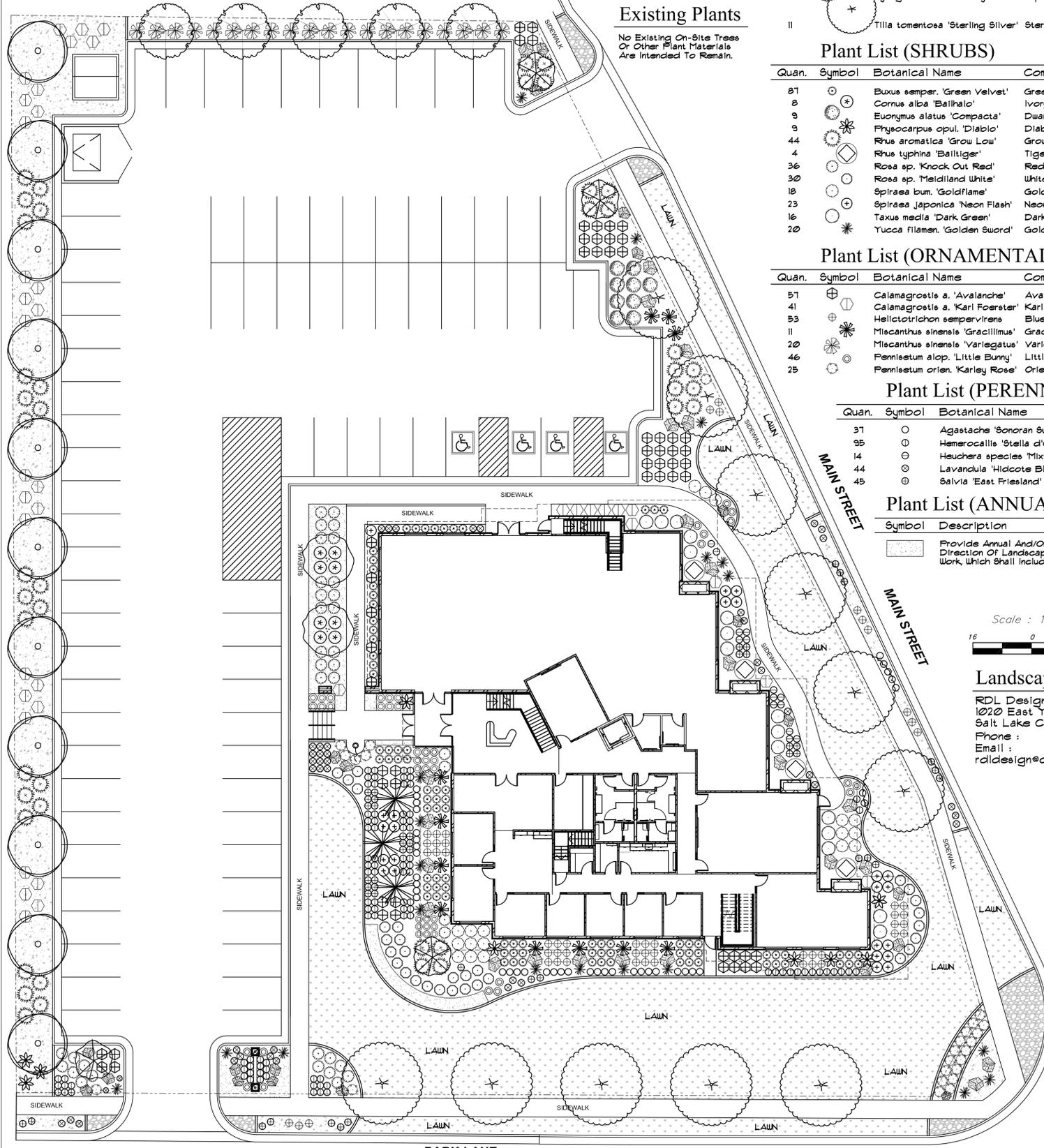
- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site.
- The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Sub-Grade Requirements

- LAUN AREAS : Eight (8) inches below finish grade. This will allow for the installation of a six inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
- PERIMETER SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.
- BUILDING SHRUB AREAS : Sixteen (16) inches below finish grade. This will allow for the installation of a twelve inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.

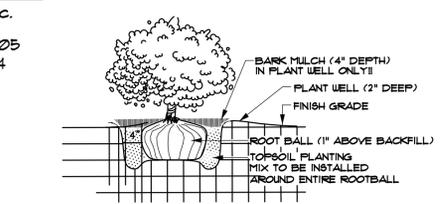
Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 30 days prior to the anticipated installation date. No plant material substitutions will be considered following the 30 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

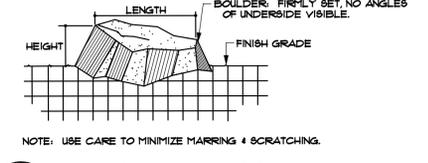


Landscape Architect

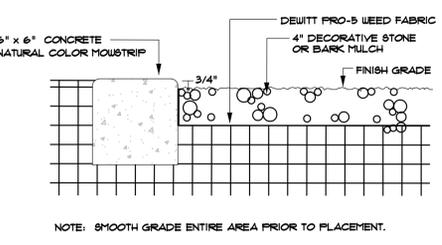
RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rddesign@comcast.net



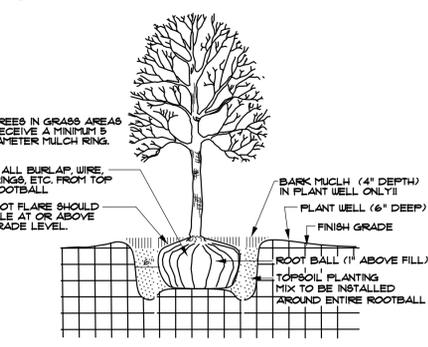
1 Shrub Planting
L-1 N.T.S.



2 Landscape Boulder
L-1 N.T.S.



3 Mowstrip / Stone Mulch
L-1 N.T.S.



4 Tree Planting
L-1 N.T.S.

ARCHITECTS INFORMATION:

SCOTT P. EVANS ARCHITECT & ASSOCIATES P.C.
108 West Center Street
Bountiful, Utah 84010
t.801.298.1368 - f.801.298.2192
info@spe-architect.com
www.spe-architect.com

PROFESSIONAL STAMP:

PROJECT NAME:

NEW OFFICE BUILDING FOR ASCENT CONSTRUCTION

PARK LANE & MAIN STREET FARMINGTON, UTAH

REVISIONS:

NO.	DATE	DESCRIPTION
01	07/31/15	SITE DEVELOPMENT SUBMITTAL PACKAGE

OWNER PROJECT #:

SPE PROJECT #:

DRAWN BY: RDL

CHECKED BY: RDL

DESIGNED BY: RDL

COPYRIGHT: © 2015 SCOTT P. EVANS - ARCHITECT

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101



Planning Commission Staff Report September 3, 2015

Item 6: Azure Midstream CUP

Public Hearing:	Yes
Application No.:	C-11-15
Property Address:	1262 South 650 West
General Plan Designation:	LM (Light Manufacturing)
Zoning Designation:	LM&B (Light Manufacturing & Business)
Area:	N/A
Number of Lots:	N/A
Property Owner:	Bradley Pack Trust
Agent:	Daniel Thurgood / Technology Associates

Request: *Applicant is requesting a conditional use permit to build an office in the existing Farmington Bay Business Park warehouse building.*

Background Information

The applicant has proposed to build a business office within an existing building in the Farmington Bay Business Park Plat A subdivision. In addition to the office space, the applicant is proposing to also use the space for warehousing; there will also be a small component of light manufacturing and industrial uses. Although business and professional offices are listed as permitted in the LM&B zone, light manufacturing and “mini-warehousing” is listed as a conditional use. The applicant is coming before the Planning Commission tonight requesting conditional use approval for the proposed office space.

The attached narrative provided by the applicant explicates in more detail the proposal for this site; the proposal, as stated in the application, is very low impact and is a good fit for the LM&B zone.

Suggested Motion:

Move that the Planning Commission approve a conditional use permit for the Azure Midstream office to be located at 1262 South 650 West, subject to all applicable Farmington City codes, ordinances, and development standards and the following conditions:

1. Normal business hours shall be limited to 6 a.m. to 6 p.m. Monday through Friday;
2. No hazardous materials will be stored on site;

3. Equipment storage inside the building shall be maintained at ground-level and there will be no stacked storage racks.

Findings:

1. The proposed use is very low impact in comparison to most light industrial and manufacturing uses.
2. 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.
3. The proposed use complies with the regulations and conditions in the Farmington City ordinance for such use.
4. The proposed use conforms to the goals, policies, and governing principles of the Comprehensive General Plan for Farmington City.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development.
6. 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.
7. Such use shall not, under the circumstances of this particular application, 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. Narrative describing proposed use
3. Site Plans
4. Sections 11-26-030 and 11-26-040

Applicable Ordinances

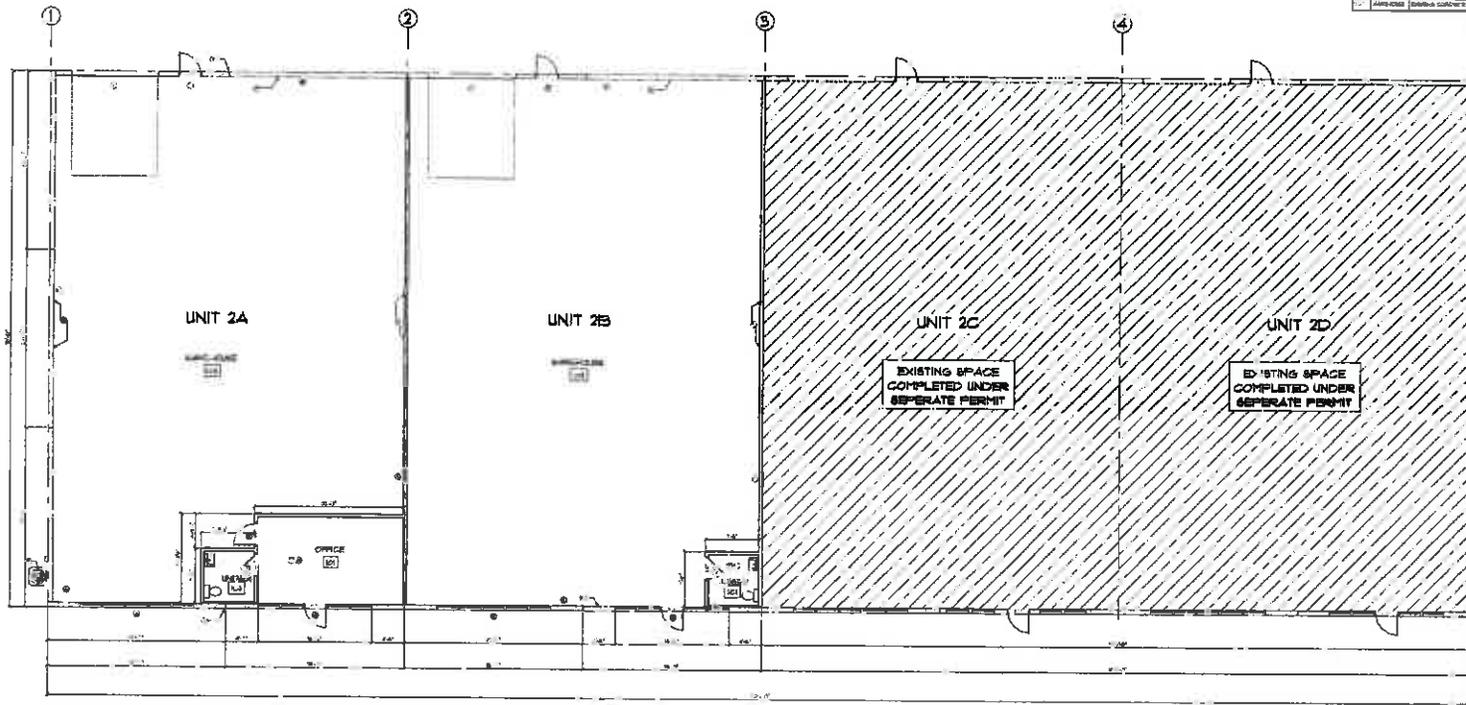
1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 26 – Light Manufacturing and Business

Farmington City



Unit 2A

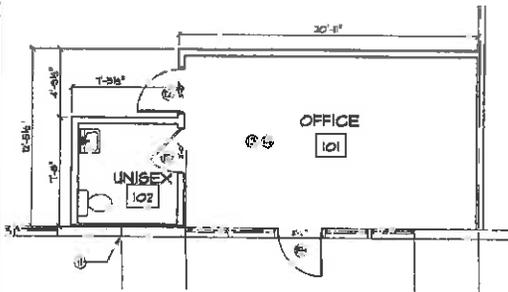
NO.	DESCRIPTION	QTY	UNIT	REMARKS	DATE
01	CONCRETE	1	100	CONCRETE	10/10/10
02	STEEL	1	100	STEEL	10/10/10
03	WOOD	1	100	WOOD	10/10/10
04	GLASS	1	100	GLASS	10/10/10
05	PAINT	1	100	PAINT	10/10/10
06	ELECTRICAL	1	100	ELECTRICAL	10/10/10
07	MECHANICAL	1	100	MECHANICAL	10/10/10
08	PLUMBING	1	100	PLUMBING	10/10/10
09	FINISH	1	100	FINISH	10/10/10
10	LABOR	1	100	LABOR	10/10/10



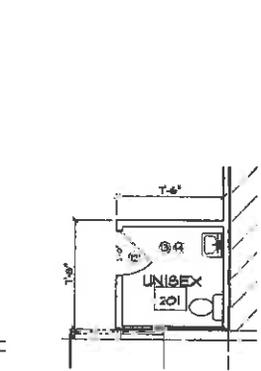
FLOOR PLAN KEY NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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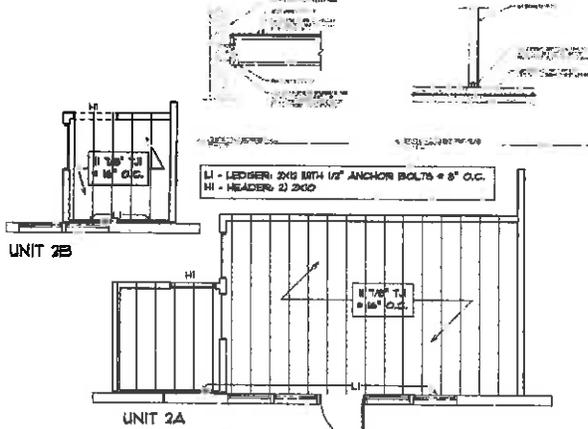
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UNIT 2A ENLARGED
SCALE: 1/4" = 1'-0"

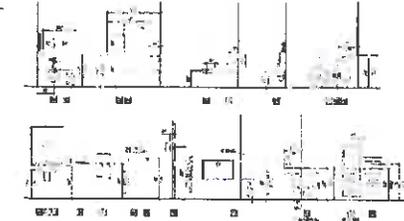


3 UNIT 2B ENLARGED
SCALE: 1/4" = 1'-0"



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

ADA MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES



5 ADA DETAILS
SCALE: 1/4" = 1'-0"



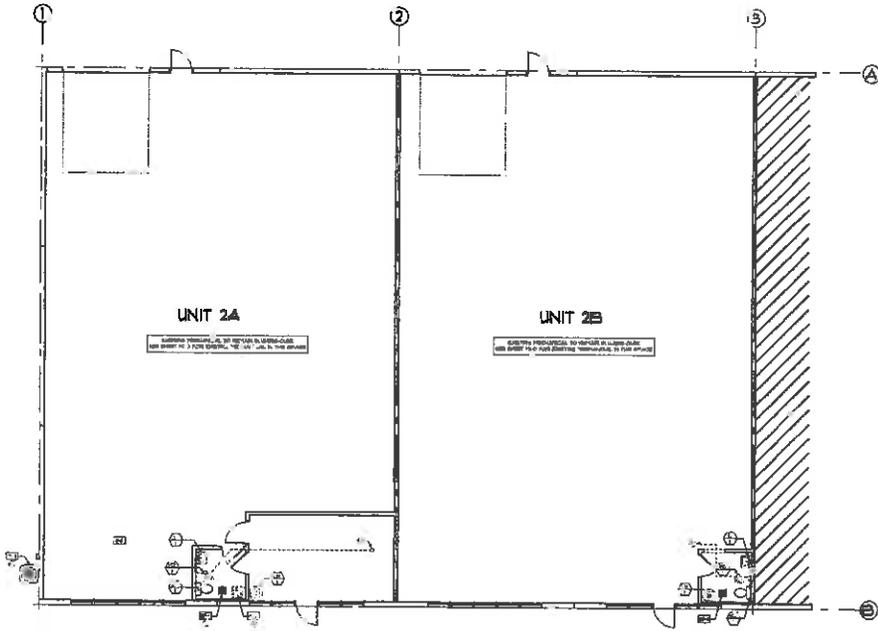
WATCH WEST CONTRACTING, LLC
1282 S. 650 W.
FARMINGTON, UT 84125

**FARMINGTON BAY WAREHOUSE
UNITS 2A & 2B TENANT IMPROVEMENT**

DRAWN BY: JBT
CHECKED BY:
DATE: 03/15/18
PROJECT NO: 1801

FLOOR PLAN
A-101

Unit 2A



1 MECHANICAL & PLUMBING PLAN
SCALE: 1/8" = 1'-0"

MECHANICAL & PLUMBING PLAN KEY NOTES

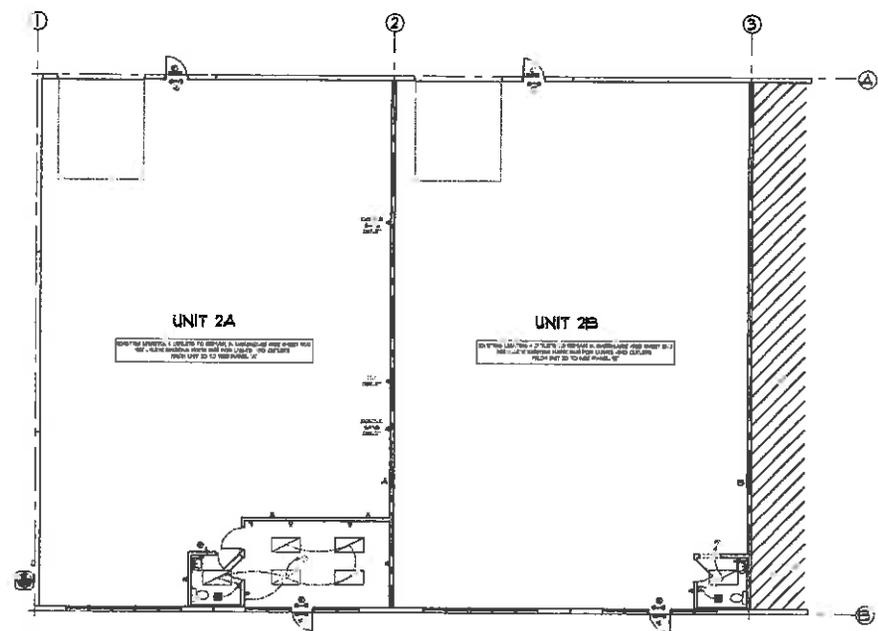
1. ALL MECHANICAL & PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES (IMC) AND THE NATIONAL PLUMBING CODE (NPC).
2. ALL MECHANICAL & PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES (IMC) AND THE NATIONAL PLUMBING CODE (NPC).
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MECHANICAL EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MODEL	NOTES
1	ROOF EXHAUST FAN	100 CFM	100 CFM EXHAUST FAN
2	ROOF EXHAUST FAN	100 CFM	100 CFM EXHAUST FAN
3	ROOF EXHAUST FAN	100 CFM	100 CFM EXHAUST FAN

PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MODEL	NOTES
1	KITCHEN SINK	18" x 24"	18" x 24" KITCHEN SINK
2	BATHROOM TOILET	12"	12" BATHROOM TOILET
3	BATHROOM SHOWER	36" x 48"	36" x 48" BATHROOM SHOWER



2 LIGHTING & POWER PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL PLAN KEY NOTES

1. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
2. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
3. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
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9. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
10. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).

ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	NOTES
1	ROOF EXHAUST FAN	100 CFM
2	ROOF EXHAUST FAN	100 CFM
3	ROOF EXHAUST FAN	100 CFM



HARTON WEST
CONTRACTING, LLC
PO BOX 6046
CARRINGTON, UT 84414
PHONE 434-3208
FAX 434-3540
WWW.HARTONWEST.COM

FARMINGTON BAY WAREHOUSE UNITS 2A & 2B TENANT IMPROVEMENT

1252 S. 600 W.
FARMINGTON, UT 84125

REVISIONS

DESIGNED BY
CHECKED BY
DATE 04/20/2018

MECHANICAL
PLUMBING
ELECTRICAL
MEP 1.0

Azure Midstream is a fee based, growth oriented midstream company offering natural gas gathering, compression and processing in Texas and Louisiana. Also crude oil logistics in Utah, New Mexico and Wyoming.

Azure's business purpose and intended use for this commercial space located at 1262 South 650 West Suite 2A Farmington, Utah will be foremost a single office space. Additionally the space will be used as a storage warehouse for logistics equipment, light metal repair work (welding and grinding) and fabrication of company owned assets. Actual fabrication will be no more than a few hours per week.

Normal business hours will be from 6am to 6pm Monday through Friday.

Equipment storage inside the building will be maintained at ground level having no stacked storage racks.

No more than 3 people will be working at these premises.

No hazardous materials will be stored.

Azure will have occasional visitors for brief office meetings.

CHAPTER 26

LIGHT MANUFACTURING AND BUSINESS (LM&B)

11-26-010	Description.
11-26-020	Purpose.
11-26-030	Permitted Uses.
11-26-040	Conditional Uses.
11-26-050	Prohibited Uses.
11-26-060	Accessory Uses.
11-26-070	Yard and Lot Regulations.
11-26-080	Other Regulations.

11-26-010 Description.

The LM&B Zone is established to provide for the siting of light industrial, light manufacturing, fabricating, commercial, business park, professional offices, research and development businesses, and related uses within the City of Farmington. The regulations contained herein are intended to encourage a productive operating environment for light industry, manufacturing and business parks, to protect such businesses and development within the Zone from the adverse effects of incompatible uses, to reduce the impact of light industries, manufacturing and business parks on surrounding non-industrial, manufacturing and business land uses, to lessen traffic congestion, and to protect the health and safety of the residents and workers in the area and within the City in general.

11-26-020 Purpose.

The purpose of the standards and requirements of this Chapter are to control light industrial, manufacturing and business park uses and development in Farmington City so as to:

- (1) Encourage and provide an environment and location for light industrial, manufacturing and business park uses and development consistent with City goals and standards for attractive, well planned development;
- (2) Discourage uses from locating within the Zone that will tend to impede the use of the land for light industrial, manufacturing and business park purposes; and
- (3) To ensure that all light industrial, manufacturing and business park uses and development within the City will provide methods to protect the community from hazards and nuisances.

11-26-030 Permitted Uses.

The following are permitted uses in the LM&B Zone. No other permitted uses are allowed, except as provided by Section 11-4-105(6):

- (1) Business and professional offices;
- (2) Research and development activities;
- (3) Veterinary Clinic or Animal Hospital; and

- (4) Warehousing.

11-26-040 Conditional Uses.

The following are conditional uses in the LM&B Zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (1) Any development which includes multiple buildings or is proposed on a site which is over one (1) acre in size;
- (2) Accessory Living Quarters;
- (3) Automotive Equipment and Accessories Sales;
- (4) Automotive Service and Maintenance Centers;
- (5) Automotive and Vehicle Sales;
- (6) Contractor Yards;
- (7) Dry Cleaning and Laundry Facilities;
- (8) Golf courses and/or related recreation uses;
- (9) Handicraft Manufacturing;
- (10) Light Manufacturing, Compounding and Processing, Assembling or Packaging of the following products:
 - (a) Beverages,
 - (b) Electric appliances and electronic instruments,
 - (c) Pharmaceutical or biological products,
 - (d) Food, except yeast, vinegar or rendering of fat,
 - (e) Scientific instruments,
 - (f) Signs, including electric and open,
 - (g) Wearing apparel,
 - (h) Automotive parts and accessories,
 - (i) Lumber and wood products,
 - (j) Rubber and plastic products, and
 - (k) Roof tile products;
- (11) Lumber and Building Material, Sales;

- (12) Mini-Warehousing/Self-Storage;
- (13) Outcall Services as defined and conducted in accordance with the City Business Regulations and Zoning Ordinances regarding sexually-oriented businesses are permitted in this zone;
- (14) Planned Commercial Development;
- (15) Printing/Publishing;
- (16) Public Utilities;
- (17) Retail uses compatible with area; and
- (18) Sexually-Oriented Businesses as defined and conducted in accordance with the City Business Regulations and Zoning Ordinances regarding sexually-oriented businesses.

11-26-050 Prohibited Uses.

Uses expressly prohibited in the LM&B Zone include, but shall not be limited to: auto wrecking, salvage, junkyards, redi-mix asphalt and concrete plants, dwellings (single family or multiple family), refineries, large or regional warehouse and distribution only facilities, refuse transfer station, and other heavy industrial or heavy manufacturing uses.

11-26-060 Accessory Uses.

Accessory uses and buildings customarily incidental to the permitted uses and conditional uses provided herein may be permitted within the LM&B Zone as a conditional use.

11-26-070 Yard and Lot Regulations.

- (1) Lot Size: No minimum.
- (2) Lot Width: No minimum, except each lot shall have a minimum frontage of thirty-five (35) feet on a public street.
- (3) Front Yard: 10 feet.
- (4) Side Yards: No minimum, except that thirty (30) feet shall be provided where the lot line is co-terminus with any residential zone boundary.
- (5) Side Yard Corner: Minimum side yard on corner lot shall be ten (10) feet on the side adjacent to the street.
- (6) Rear Yard: No minimum, except that thirty (30) feet shall be provided where the lot line is co-terminus with any residential zone boundary.
- (7) Accessory Buildings: Accessory buildings shall be subject to the yard requirements cited above. Accessory buildings shall not be located in front of the main building.
- (8) Building Height: Maximum building height shall be forty (40) feet (except for towers, chimneys and other structures with no human habitation).