FARMINGTON

HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

December 17, 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
December 17, 2015

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah
Study Session: 6:00 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. Jerry Preston (Public Hearing) – Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with the zone designation LR-F. (S-8-15 & A-1-15)

4. John Wheatley/Symphony Homes – Applicant is requesting preliminary plat approval for the Chestnut Farms Phase IV PUD Subdivision consisting of 21 lots on 13.98 acres of property located at approximately 600 South and 1525 West in an A (Agriculture) zone. (S-18-15)

ZONING MAP AMENDMENT APPLICATION

5. John Wheatley/Symphony Homes – Applicant is requesting a recommendation for a zoning map amendment of 30.57 acres of property located at approximately 1525 West and 500 South from an A (Agriculture) to an AE (Agriculture Estates) zone. (Z-7-15)

OTHER BUSINESS

6. Miscellaneous, correspondence, etc.
   a. 2016 Planning Commission Meeting Calendar
   b. Planning Commission Elections
   c. Other

7. Motion to Adjourn

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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 December 11, 2015

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Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
December 3, 2015

STUDY SESSION

Present: *Chair Rebecca Wayment, 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. Commissioner Kent Hinckley was excused.*

Item #3. John Wheatley/Symphony Homes – Requesting Preliminary Plat Approval for Chestnut Farms Phase IV Subdivision

Eric Anderson said an error occurred when the applicant previously applied for approval of Phase III. It appeared as though the other following phases were also approved for Preliminary Plat and the rezone; however, the approval that happened was the Preliminary PUD Master Plan. As a result, the subdivision's Phase IV was submitted through for final plat approval without the approval of schematic plan, preliminary plat and a rezone. Since the applicant has received approval for the Preliminary PUD Master Plan, and public opinion was received during the Master Plan's public hearing, staff is proposing that the Commission treat this item as approval for the preliminary plat. If approved, the rezone of the property from A (Agriculture) to AE (Agriculture Estates) will happen concurrently with the approval of the final plat. He said the applicant expressed concerns about the requirement to improve 1525 W. as the portion that touches the road is the proposed regional detention basin and park and not actual lots. **Eric Anderson** said staff consulted with the City Attorney and the request is reasonable as the detention basin and park go toward the applicant's open space requirement for the PUD in order to obtain the density they requested.

Item #4. Nick Mingo/Ivory Development – Requesting Recommendation of Zoning Map and General Plan Amendment from LM&B zone to an AE zone.

Eric Anderson reviewed the summaries provided in the staff report. He said the biggest thing that has changed from last meeting is that the concept plan has been amended to 90 lots. He reviewed the yield plan and explained additional lots along 650 W. may need to be removed; however, that is all something that can be revised at another time. **Eric Anderson** said the biggest discussion point with this item is deciding if the City wants to remove the LM&B zone in favor of residential. The Commissioners and staff discussed how the property has currently been marketed and developed. Staff feels it may be appropriate to wait and see if the LM&B zone will continue to grow before approving it for residential uses. **Bret Gallacher** feels that no one is developing the area for LM&B as it currently stands. **David Petersen** showed the areas that have slowly been developed on an aerial map. Staff and the Commissioners also discussed the possibility of the West Davis Corridor (WDC) being approved for this area and the distance requirements surrounding sexually orientated businesses (SOBs).

REGULAR SESSION

Present: *Chair Rebecca Wayment, 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. Commissioner Kent Hinckley was excused.

Item #1. Minutes

Heather Barnum made a motion to approve the Minutes from the December 3, 2015 Planning Commission meeting. **Bret Gallacher** seconded the motion which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from December 1, 2015 City Council meeting. He said the City Council discussed the conservation easement over 300 acres near Buffalo Ranch. Viking Real Estate (the owners of Buffalo Ranch) are exploring other options the property may be used for, including residential. He said the City Council approved the 650 West street cross-section. He also mentioned the City may join with a developer to participate in a marketing study to determine if the 85 acres near Shepard Lane could support a business park.

SUBDIVISION APPLICATION

Item #3. John Wheatley/Symphony Homes – Applicant is requesting preliminary plat approval for the Chestnut Farms Phase IV Subdivision consisting of 21 lots on 13.98 acres of property located at approximately 600 South and 1525 West in an A (Agriculture) zone. (S-18-15)

Eric Anderson said in past phases of the subdivision, the applicant requested and received approval to rezone the property to AE for the phase currently under development; however, receiving the rezone for Phase IV was erroneously overlooked. In 2013, the applicant received approval for the Preliminary PUD Master Plan for phases II, III, IV and V. Phase IV is currently being considered, but when preparing the staff report, it was discovered the property has not yet been rezoned or received schematic plan approval. Since the applicant received PUD Master Plan approval, which consisted of showing lot layout, lot sizes, street layout and holding a public hearing, staff feels it is appropriate to now consider this item for preliminary plat approval. Staff is recommending approval of this item subject to the rezone of the property from A to AE. If this item is approved, the applicant will apply for the rezone and the final plat concurrently. **Eric Anderson** also added that the improvements on 1525 West and the property that abuts it are included as a condition to the motion.

John Wheatley, 526 N. 400 W., North Salt Lake, said this is Phase IV of the project. When reviewing the Master Plan, Phase V is adjacent to Phase III; however, without 475 South coming through, completing Phase V would result in a dead-end longer than 1000'. To avoid the non-conforming dead-end, Mr. Wheatley said they are completely Phase IV now. **John Wheatley** asked for a reconsideration on the requirement by City Engineer that the applicant rip out half of the existing street and put in new asphalt; he feels this standard surpasses what other developments have been required of in the area. He also said that the regional detention basin is part of the project, but that they are paying for a service that will benefit other developments in the area. He feels adding extensive costs to rip out half of the road for their length of the property seems unreasonable.

Dan Rogers asked staff the reason the City Engineer made the request. **David Petersen** said there is some merit to the applicant's concern as the requirement was not made when the LDS church was built adjacent to the subdivision. At a minimum, the applicant will be required to do an asphalt extension and curb and gutter; however, **David Petersen** suggested discussing the request with legal counsel to see if it can be required.

David Petersen also stated that the applicant does have to provide open space as part of the PUD, but he is also right that the detention basin will also be servicing other projects so the detention basin may be viewed as a system improvement. It is appropriate for the applicant to pay the project costs for his own development and to reimburse him for the other costs based on others' usage.

Bret Gallacher asked who would be responsible for 1525 W. if the applicant is not required to improve half of the road for the length of his property and there's problems later on. **David Petersen** said the City would be responsible to improve the road.

Heather Barnum said she feels things with this item are happening out of order. She feels it is important to consider rezoning the property prior to making a recommendation on preliminary plat. **David Petersen** said that in this specific phase, it was an error that the rezone has not been completed yet as staff thought it was previously done.

Rebecca Wayment asked if the City Engineer's request is above and beyond what is normally required or if it was a reasonable request. She feels 1525 W. is in need of improvements. **David Petersen** explained the City Engineer's request is not what the City has required in the past. For example, the City did not require the church to tear out and replace half of the road's existing asphalt for its length of the property, nor does the City require it when extension agreements have been called upon. It is typical protocol to ask that the current asphalt be extended. **David Petersen** also said that just because it hasn't been done doesn't mean it can't be required so staff would like to discuss the request with the City Attorney.

Rebecca Wayment suggested tabling the item until the next meeting to give staff the opportunity to talk with the City Attorney and to possibly run the item concurrent with the rezone request. **Heather Barnum** also suggested that tabling the item will give staff time to clearly define what reimbursement may or could take place for the detention basin to ensure it is appropriately resolved.

Dan Rogers asked if tabling the item may unnecessarily hold up the applicant for an additional two weeks. **David Petersen** explained the timing of postings and the City Council meetings. He said even if the item is tabled until the next meeting, the applicant may still reach approval by the City Council at the same time.

Motion:

Heather Barnum made a motion that the Planning Commission table Item #3 based on the following reasons:

1. Clarification from the City Attorney on road improvements that are being asked of the applicant;
2. Clarification on the condition for reimbursement of system improvements with the detention basin;
3. And, to intend to do the rezone concurrent with the preliminary plat.

Alex Leeman seconded the motion which was unanimously approved.

REZONE/GENERAL PLAN AMENDMENT APPLICATION

Item #4. Nick Mingo/Ivory Development (Public Hearing Continued from 11.19.15) – Applicant is requesting a recommendation of zoning map and general plan amendment for 56.68 acres of property

located at 1269 South 650 West from an AE (Agriculture Estates) and LM&B (Large Manufacturing and Business) zone to an LR (Large Residential) zone and an LM (Light Manufacturing) to a RRD (Rural Residential Density) designation. (Z-5-15)

Eric Anderson showed the aerial map of 650 West and Glovers Lane. He said the applicant is wanting to rezone a large portion of the property from LM&B to AE so he can complete a project similar to the concept plan found in the staff report. **Eric Anderson** said the big question is whether or not the Planning Commission is comfortable losing a significant portion of the LM&B zone to residential. He said the item was previously tabled two meetings ago so the applicant could complete a traffic study, determine the exact location of the flood plain and ensure the ability to provide sanitary sewer and culinary water to the project. All the information was provided by the applicant. The item was tabled at the last meeting so the applicant could submit an updated concept plan to the staff and Commission for review. Staff is recommending denial of the application for reasons listed in the staff report, including allowing more time for the City to determine its needs before drastically reducing the LM&B zone.

Heather Barnum asked about sexually oriented businesses (SOBs) and if that may affect the decision tonight. **David Petersen** said based on the plans the applicant submitted, there is enough area to allow for SOBs that will still meet ordinance requirements.

Nick Mingo, 978 Woodoak Ln., Salt Lake City, said he is happy to review the results from the studies and reports that have been completed per the Commission's request. He said he also wanted to point out that the concept plan submitted is subject to change based on comments submitted by the residents and the Planning Commission. He said they have left enough LM&B zone along 650 W. to ensure there is a 400' buffer for SOBs based on the ordinance requirements. He wanted to ensure the Planning Commission does not feel frustration surrounding the concept plan as they are happy to make any adjustments to it. He explained property to the north is currently zoned AE so a rezone of this property would be congruent with surrounding areas. He also feels that the remaining 43 acres of LM&B that is not part of the development is adequate for the City's needs.

Rebecca Wayment reopened the public hearing at 7:40 p.m.

Eva Gisseman, 465 W. 1025 S., is here representing her property as well as her in-laws that are located on 650 W. She said they are not opposed to and actually prefer that the property remains LM&B. She said the concept plan presented by the applicant causes significant concern for her based on the location of the cul-de-sac and location of her driveway and garage on her property. She said the presented concept plan places a huge hardship on her. She said she tried to discuss with the applicant the possibility of buying her property, but was harshly denied. **Brett Anderson** explained he understands her concerns with the layout of concept plan and the proposed streets, but was curious her opinion on leaving the property surrounding her lot as LM&B versus residential homes. **Eva Gisseman** said she previously lived in an area where a subdivision was built surrounding her 3 acres. She said she received many complaints and was forced out of the area. She does not mind the industrial zone around her as they have business hours and then are gone the rest of the day.

Jackie Hardy, 325 W. Glovers Lane, said the proposed subdivision would be adjacent to her property. She prefers the LM&B zone over residential. She also expressed concern that the traffic study may not have taken into account the increased amount of traffic the new high school may bring as well as all the houses on the west side of Glovers Lane.

Brad Pack, 580 E. 400 N., Bountiful, said his family has owned property throughout several cities in the County. He said he often hears the same request from adjacent property owners that they want

the property to remain the way it is. With regards to traffic, he said light industrial traffic includes large trucks frequently accessing the area through residential areas. The problem with developing this area as LM&B is that there is no easy freeway access to the property. He said he has only been able to develop 12 acres since 2002. He feels even if they double their speed, it could potentially be 20 years to develop 40 acres of LM&B property. He feels the application for this to be residential is a reasonable request and feels Ivory has done a great job at listening to and addressing residents' and the Commissions' concerns. He asked that if the Commission does choose to deny the application that they then be reasonable with LM&B applications he may bring to the table in the future. **Dan Rogers** asked the applicant what he previously farmed on this property and what he currently does to attract businesses to his LM&B property. **Brad Pack** said he previously farmed alfalfa hay and pumpkins, and it would be his choice to continue to farm it, but financially it won't be the case. As for attracting businesses to the property, he has worked with realtors. He said his biggest draw is to those that currently live in Farmington and Centerville; however, his biggest problems are that the building permit process and fees are more expensive than other surrounding cities and freeway access to the property is challenging. The competition from the surrounding cities with lower fees and better freeway access make the LM&B build-out in Farmington very difficult.

Marvin Hill, 616 S. 950 W., said he feels this property should remain LM&B. He said the reason he was attracted to west Farmington was the large lots and lots of agriculture property. He feels approving small lots and high density will take away from the rural atmosphere.

Chet Barber, 260 N. Redwood Rd., North Salt Lake, said he is a commercial real estate broker specializing in industrial real estate. He has worked with Pack family for some time. He said, as Mr. Pack explained, there is limited access to I-15 from this property. He said a truck will have to pass through 2 school zones and residential areas to access the property which is less than ideal. Based on the concerns, he does not feel upscale tenants would choose to be located here compared to other LM&B areas located in Kaysville, Centerville, Bountiful and North Salt Lake. He also said LM&B helps to bring jobs to Farmington. He feels the property is currently Class C which results in tenants that do not provide a large number of jobs to the City. **Heather Barnum** asked if the tax revenue the City obtains is higher with LM&B versus residential property. **Chet Barber** said the City will gain revenue from LM&B property; however, ill placed LM&B is not as good of an idea as having a viable residential development. He said he feels the amount of LM&B that is planned for this area is "over kill."

Rebecca Wayment closed the public hearing at 8:05 p.m.

Brett Anderson said he keeps going back and forth as to what is the best use of this land. He said he feels businesses are out to make a profit and that the fact that businesses are not coming to this area makes him feel that they are making an informed decision to locate elsewhere because other places are better fits. He said he understands that residents are requesting the property remain LM&B, but he feels what residents are really saying is that they don't want the property to be developed.

Bret Gallacher said he also keeps going back and forth. He said he does not like the current concept plan, but feels the applicant is willing to change things to make it work. He also is not sure what will change in 5 years with this property and feels this property may still be sitting stagnant. **Brett Anderson** agreed; he said the ultimate decision is whether or not the Commission feels residential is an appropriate use of this land.

Alex Leeman said he feels cities typically put LM&B in places where people don't want to live and looking at the map, he understands why LM&B was placed in the far bottom area of the City. He feels though that when you drive this area, the property does not fit LM&B as it is property where

people want to live. He does not feel LM&B is the right use for this area; he feels the land is more fitting for residential.

Rebecca Wayment agrees that residential is a good use, but at some point there must be LM&B located somewhere in the City. She said Station Park was previously zoned LM&B, but was then moved to this area. She feels putting residential adjacent to the LM&B zone knowing that no one wants to live next to the LM&B zone does not make sense. She feels it must have a location somewhere in the City, and there's not any place to now move it.

Heather Barnum expressed concern that this situation could introduce zone creep to the area. She said if some of the property is zoned residential and future residents do not want to live next to the LM&B zone, additional requests to rezone the property come in and the LM&B zone could disappear. She feels that perhaps the applicant may not have pushed for sales of the area as LM&B knowing they were going to pursue the property as residential. **Brett Anderson** feels that it should not matter how much the applicant has pushed; if the area was cut out to be LM&B, businesses would easily come.

Rebecca Wayment said she has seen lots of changes in the Glovers Lane area over the years. She feels it would be nice to have houses across from the proposed high school, but she also feels houses can be built at any time. She is concerned that there may be future LM&B needs that cannot be considered at this time. She does not want to be short sighted by approving residential for this area when it could become a lucrative LM&B spot for the City based on changes in the area in the next 5-10 years.

Bret Gallacher expressed concern that changes, like the future high school, will not further attract LM&B uses to this area. **Dan Rogers** also expressed concern that if LM&B is ever going to flourish in this area, additional roads need to be built for better access.

Alex Leeman pointed out that the Commissioners keep asking where else LM&B could be located; however, he feels the question to be asked is if the City needs the additional 30 acres that is being proposed for the development. He also feels considering the tax revenue LM&B generates versus residential property is not an appropriate consideration as the City manages itself for the residents. He also added LM&B might be an appropriate use in the event the WDC is approved.

Nick Mingo said they have worked closely with UDOT regarding the WDC. In the event the WDC is approved, there will still be 25 acres of LM&B still available. Also, in discussing the proposed development with UDOT, UDOT's response was they could not tell us not to do something, but are happy to work with us in event something does happen.

Dan Rogers said as the LM&B property currently stands, he feels the property is unattractive and looks as though many properties are unkempt. He feels approving residential may create a nicer looking community in the long run. He feels the proposed amount of remaining LM&B will last for years to come.

Brett Anderson asked how much property is planned to be annexed into Farmington on the south border. **David Petersen** said there is approximately 35 acres; however, that does include large portions of wetlands.

A motion to deny the zoning map amendment was made, but was voted down by the majority of the Commissioners. The following motion was then made.

Motion:

Brett Anderson made a motion that the Planning Commission recommend that the City Council approve the zoning map amendment based on the following findings:

1. Rezoning the LM&B to AE would not reduce the area for this necessary zoning designation and would not hamstring the City in the future regarding enough space for these types of LM&B uses to develop in the future;
2. Rezoning the property still provides sufficient LM&B areas including warehousing, self-storage, heavy machinery storage yard, etc., and other permitted and conditional uses stated in the code;
3. Rezoning to AE is an appropriate use for this area given the surroundings and the desirability of LM&B that we've seen historically that is predictable as to what will come in the future based on the information that is before us;
4. In approving this recommendation not to deny, the Commission is in no way giving approval to any part of Ivory's presented concept plan, including size of lots, street layouts, etc.;
5. The proposed rezone to AE is still east and north of the 4218 elevation line;
6. It leaves sufficient acreage for SOBs under the code;
7. It is anticipated that additional LM&B may be acquired should the City desire to zone it as such through annexation in the future.

Bret Gallacher seconded the motion. **Dan Rogers, Bret Gallacher, Brett Anderson** and **Alex Leeman** voted in favor of the motion; **Heather Barnum** and **Rebecca Wayment** voted against the motion. The motion passed on a 4-2 vote.

OTHER BUSINESS

Item #5. Miscellaneous – Discussion on Farmington Rock and the Historic Commission Presentation

David Petersen said as he worked on what to propose to the Commission regarding the use of Farmington Rock, he said he had too many questions that needed clarification prior to moving forward.

David Petersen said he originally thought about having the Farmington Rock requirement in certain areas like Old Town Farmington (or the OTR) zone. He explained a brief history of the use of Farmington Rock by the pioneers. When the pioneers settled, they first built dugouts to live in. Eventually, families would upgrade to rock homes, then the homes were eventually replaced by brick homes. He said there are more historic buildings in Old Town Farmington that are brick than there are rock. He said the use of Farmington Rock was what families used when their income was growing, but it was not something they aspired to live in. He also pointed out that except for a few buildings within the City, most historic nonresidential buildings did not use it.

David Petersen said he is unsure why the application of Farmington Rock became so prevalent. It does not go back to the National Historic Register standards as it is not a standard at all because it is not historic. He said it's important to step back and determine what we are trying to create as a City. He said he understands the desire to create a theme within the City; however, there are many key commercial and institutional buildings within Farmington that do not have Farmington Rock on it.

David Petersen presented the following number of nonresidential buildings with Farmington Rock as a consideration within the area of Park Lane on the north, 200 South/200 West area on the south, the freeway on the west, and the mountains on the east:

- Buildings that have an element of Farmington Rock: 17
- Buildings with a kind of Farmington Rock: 5
- Businesses that started as a home, or barn, with Farmington Rock but were converted into a business: 2
- Buildings that do not contain any Farmington Rock: 39

David Petersen asked the Commission if they feel it is worth having the Farmington Rock a requirement. He asked if having an element of rock as a requirement within the ordinance is worth it, what percentage of rock should be required to meet the requirement. Or, what subjective standard is needed and who will enforce it. **David Petersen** asked for the Commission's thoughts and if they want to pursue it.

Heather Barnum said she would like to preserve the historic feel of Old Town Farmington, but is open to other consistent historic elements found within the City. **Rebecca Wayment** would like the historic district to flow and to preserve the gateway areas of the City.

Dan Rogers said he understands the importance and is in favor of a theme for the City. He said he feels Rexburg, ID had an opportunity to create a beautiful city, but ruined it with lack of appropriate planning. **Bret Gallacher** agreed; he said he understands that Farmington Rock began to be pushed in the 80's, but does not want to dismiss the fact that the City has been trying for 35 years to create a theme.

Alex Leeman asked how Station Park was able to obtain approval of its development without being required to include an element of Farmington Rock. **David Petersen** said it was approved by the City Council as an "ordinance" by development agreement. **Alex Leeman** said that is something that has always stuck out to him about requiring an element of Farmington is that the most prominent development and many of the most prominent buildings do not include Farmington Rock. He suggested looking at stylistic themes within the City to create something that unifies the City, like park strip trees. **Rebecca Wayment** expressed concern that property owners located in areas with the large trees may express concern of the damage and maintenance the trees require.

Alex Leeman explained the trees were an example, but he feels unified cities have less to do with a theme and more to do with equal quality of buildings. He asked if there is a way to create better buildings within the City. He used the Harmon's building compared to Smith's Marketplace as an example.

The Commissioner discussed how a theme standard could be dictated within the City. The Commissioners discussed percentages that could be applied, waivers that could be granted and approval of building designs by the Planning Commission and City Council.

David Petersen explained that after the creation of Station Park, the developer, CenterCal, wanted to ensure the development's standard was maintained in surrounding properties. The Master Development Guidelines ordinance was created in 2008 for the mixed use areas. Each time a development comes in, adjacent developments can comment as everyone wants to ensure new projects are of the highest quality. He suggested that perhaps a set of guiding principles for the east side could be created; if residents and businesses live within a certain radius, an invitation to comment on the appearance of the proposed building is extended. He feels it may be an appropriate way to ensure quality buildings on the east side.

The Commissioners discussed this option, as well as using the Site Plan Architectural Review Committee (SPARC) to develop appropriate design guidelines to maintain quality buildings and remodels

within the east side of Farmington. **David Petersen** suggested having a committee, which includes 2-3 members of the Planning Commission and possibly a consultant, to create the guidelines. The Commissioners agreed this is an appropriate way to move forward.

David Petersen also asked that, if possible, the Commissioners attend the City Council's Study Session on December 15, 2015 at 6 p.m. A geologist professor from the University of Utah will be attending to comment on Jerry Preston's proposed Farmington Hills subdivision and the potential of a slide factor.

ADJOURNMENT

Motion:

At 9:53 p.m., **Dan Rogers** made a motion to adjourn the meeting which was unanimously approved.

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Rebecca Wayment
Chair, Farmington City Planning Commission

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss high school site impacts and 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, December 15, 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

NEW BUSINESS:

7:05 Review and Acceptance of Audit Report

7:25 Presentation of "Award of Financial Reporting Achievement" to Keith Johnson

7:30 Timing of the Collection of Park Impact Fees for Future Project – Discussion Only

7:45 Inventory of Sidewalks as they relate to New West Side Schools – Discussion Only

JOINT CITY COUNCIL/PLANNING COMMISSION

8:00 Residences at Farmington Hills GeoTech and Geological Hazards Reports Presentation

CITY COUNCIL – SUMMARY ACTION:

8:45 Minute Motion Approving Summary Action List

1. Farmington Park Phase 2 Improvements Agreement
2. Farmington Bungalows Improvements Agreement
3. Park Lane Commons Phase 3 Improvements Agreement
4. Ordinance Establishing Dates, Time and Place for Holding Regular City Council Meetings
5. Approval of City Council Minutes from November 10, 2015

6. Approval of City Council Minutes from November 17, 2015
7. Approval of City Council Minutes from December 1, 2015
8. Approval of Storm Water Bond Log for September, October and November
9. Resolution to end Contributions to the Retirement Health Savings Plan (RHS) for Part Time Firefighters
10. Park Lane Extension Agreements

GOVERNING BODY REPORTS:

8:50 City Manager Report

1. Building Activity Reports for September, October and November
2. Fire Monthly Activity Report
3. Executive Summary for Planning Commission held December 3, 2015
4. Lagoon/Station Park Shuttle 2015 Performance Report
5. Suggested Dates for Strategic Planning (February 3rd or 4th in the morning or February 18th any time)
6. Set Hearing Date for Proposed Amendments to Buffalo Ranch Conservation Easements
7. Update on Prop 1 Funding

9:05 Mayor Talbot & City Council Reports

1. Planning Commission Appointment

ADJOURN

CLOSED SESSION

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

DATED this 10th day of December, 2015.

FARMINGTON CITY CORPORATION

By: Holly Gadd

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
December 17, 2015

Item 3: Preliminary Plat, Annexation and Zone Designation for the Residences at Farmington Hills Subdivision

Public Hearing:	Yes
Application No.:	A-1-15 and S-8-15
Property Address:	Approx. 300 East between 100 and 400 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	44.3 Acres
Number of Lots:	23
Property Owner:	Jerry Preston, et. Al.
Agent:	Jerry Preston

Request: *Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D) Subdivision; and a recommendation to annex approximately 20 acres of the 44.3 acre development with the zone designation of LR-F.*

Background Information

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

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

PUD master plan for these 3 lots as part of their schematic plan consideration on June 30th. In order to meet his open space requirement for this small PUD, the applicant is proposing to dedicate trail easements over and across the flag rock trail on the south side of the project, and the lower firebreak road trail on the north side of the development.

The easterly 20 acres of the development is presently located in the unincorporated area of the County. As part of the process, the applicant submitted a petition to annex the acreage into Farmington City and requested the zone designation (LR-F) similar to the rest of his property and adjacent properties in the area that are already located within the city limits. It was brought up at the last public hearing that the ordinance regulating annexation uses an A (Agriculture) zone designation as a default; however, staff feels that assigning an LR-F zone designation is more appropriate. However, if the Planning Commission determines that an A zone designation is more appropriate, it will not affect the preliminary plat, as the lots within the annexation area far exceed the conservation subdivision minimum lot size, and for the most part, exceed the conventional A zone lot size of 2 acres as well. The City Council accepted the petition for annexation study by resolution on May 5, 2015.

Since the time that the schematic plan was approved by the City Council on June 30, 2015, the applicant has been preparing the studies required to address Section 11-30-105 of the Zoning Ordinance related to the Foothill Development Standards. The most important component of this has been the geotechnical (soils) report and the geo-hazards report. While many of the requirements of the foothill development standards have been met, there are some that will not be required until either the final improvement drawings or building plans have been submitted; these include a drainage and erosion control plan or SWPPP, grading plan, revegetation plan, and streets; all of these outstanding design requirements will be part of the improvement package required at the next step. Excerpts from the geo-hazards and geotech (soils) report have been included as part of this staff report. Both reports state that the property is developable as long as the mitigation methods and engineering guidelines detailed in these reports are followed. Staff has had a third party geotech engineer (that is a consultant for the City) review the reports, he added a few mitigation requirements, but found the report to be fundamentally sound. Additionally, some concerned residents have acquired a professor of geology from the University of Utah to give her opinion on these reports. At the City Council meeting held on December 15th, the Planning Commission was invited to hear what Dr. Nicoll said; staff will report on that discussion as part of this item.

Suggested Motion:

Move that the Planning Commission approve the preliminary plat and recommend that the City Council approve the petition to annex approximately 20 acres into Farmington City, and a zone designation of LR-F related thereto, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The 20 acres must be annexed prior to the City accepting any application for final plat and/or final (PUD) master plan;
2. All cut and fills shall meet the requirements of Chapter 30 of the Zoning Ordinance;
3. The City Engineer must approve any exception to the maximum street slope of 12%, but in no event shall any exception exceed 14% slope as per the ordinance;
4. The developer must work with the City Manager/City Council to acquire property now owned by the City within the proposed development;

5. The applicant must deed trail rights-of-way, for public access to the City for the Flag Rock Trail and the lower firebreak road trail, and these easements shall be shown on final plat;
6. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance, that have not been addressed yet;
7. The applicant shall receive preliminary plat approval prior to the property being annexed.

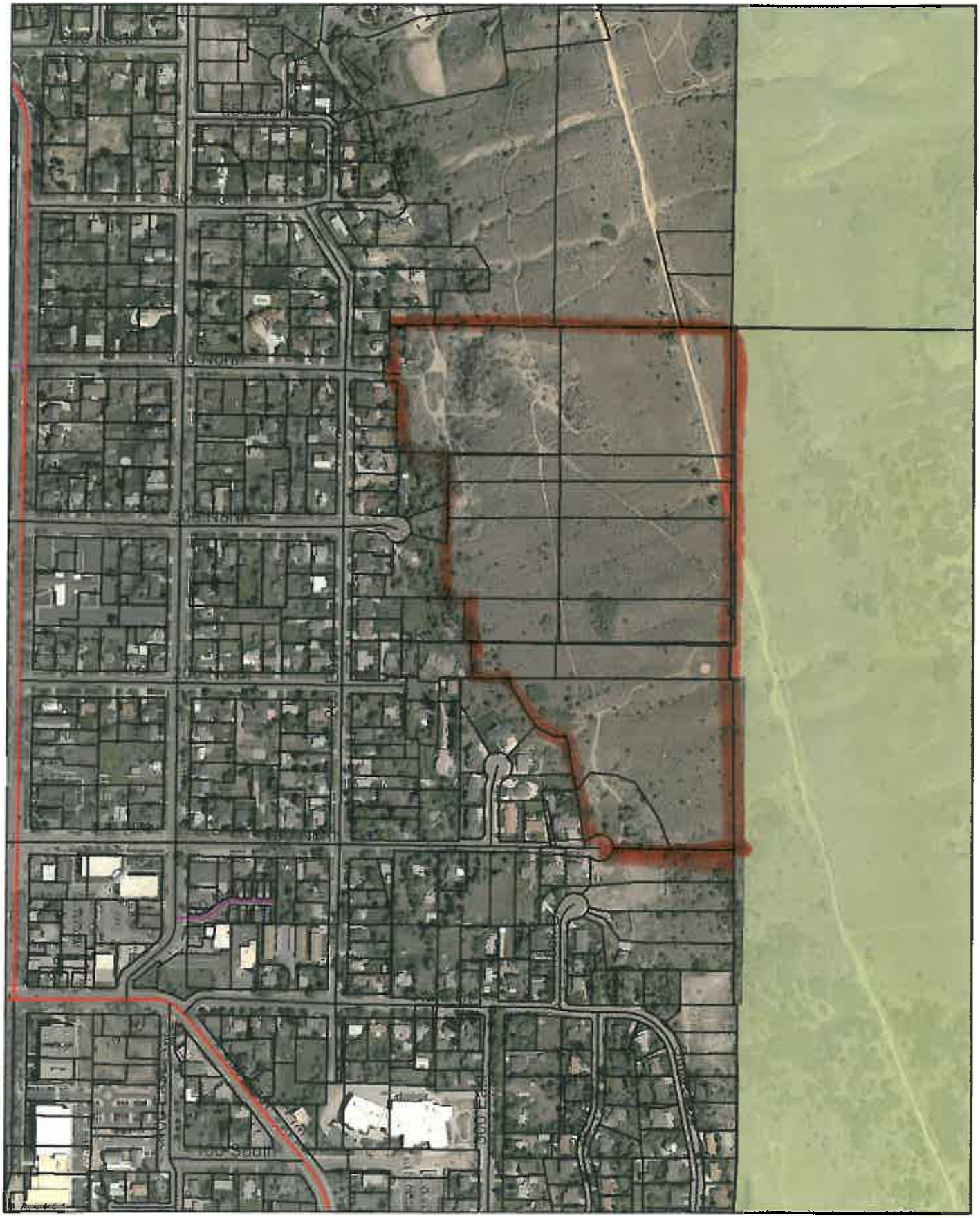
Findings for Approval:

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

Supplemental Information

1. Vicinity Map
2. Annexation Area Map
3. Yield Plan
4. Preliminary Plat
5. Excerpt from GeoTech Report
6. Excerpt from Geological Hazards Report

Farmington City



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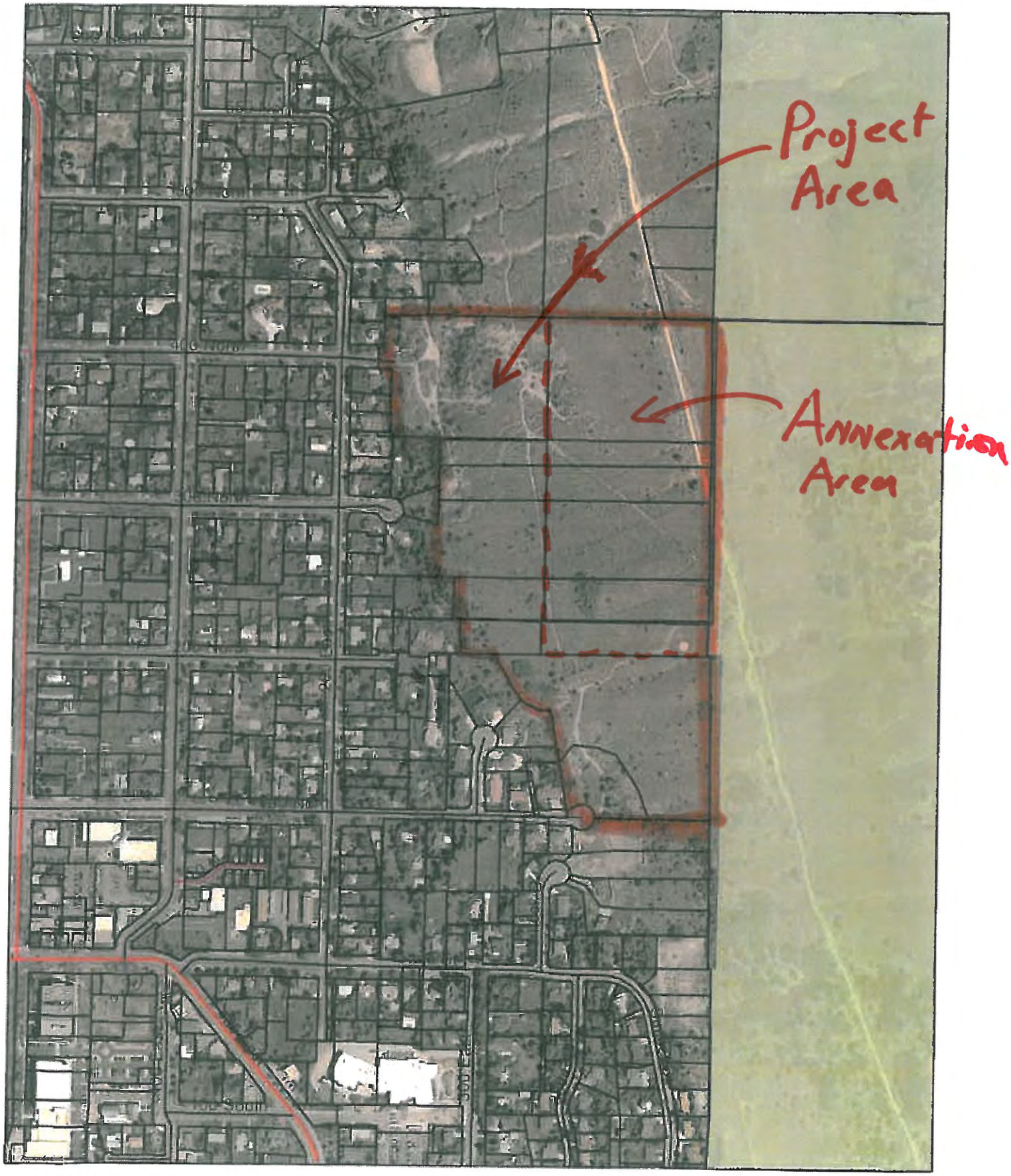
Farmington City



Tuesday, February 24, 2009 10:44:54 AM
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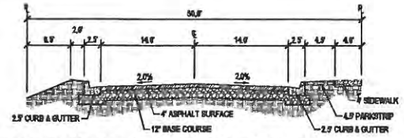
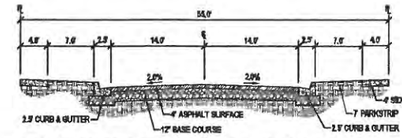
0 220 440 880 1,320 Feet

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



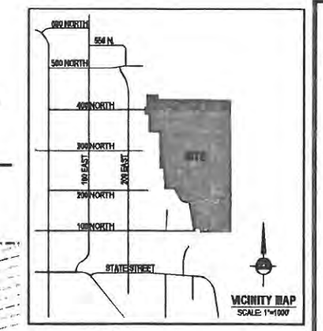
1 TYPICAL 50' STREET CROSS SECTION

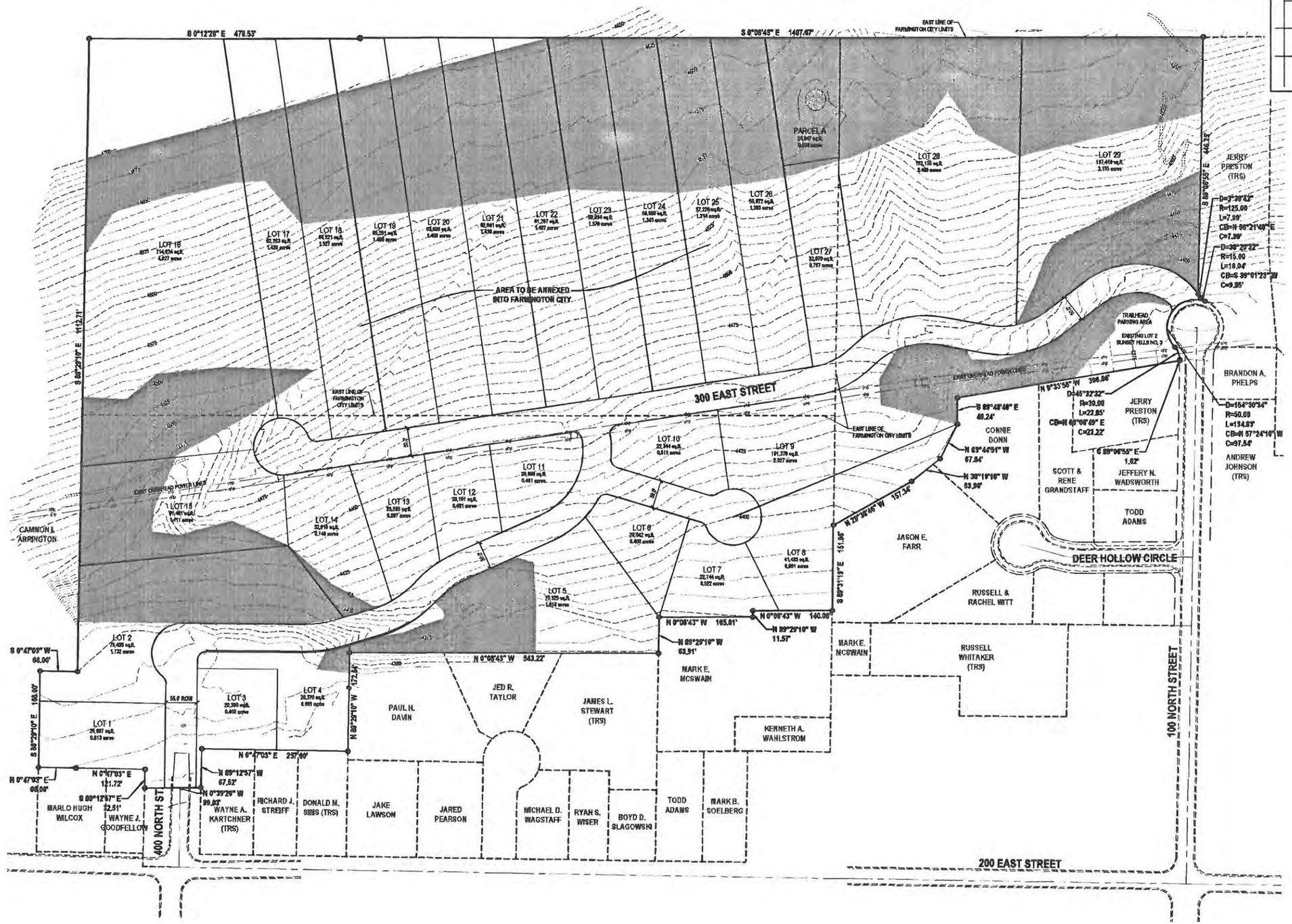
SCALE: NONE



2 TYPICAL 55' STREET CROSS SECTION

SCALE: NONE





LEGEND

- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SECONDARY WATER VALVE
- PROPOSED SECONDARY WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN CLEAN OUT BOX
- PROPOSED STORM DRAIN CLEAN OUT BOX
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN COMBO BOX
- EXISTING LIGHT
- PROPOSED LIGHT
- SD — EXISTING STORM DRAIN LINE
- SD — PROPOSED STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER LINE
- W — EXISTING CULINARY WATER LINE
- W — PROPOSED CULINARY WATER LINE
- SW — EXISTING SECONDARY WATER LINE
- SW — PROPOSED SECONDARY WATER LINE
- OHP — EXISTING OVERHEAD POWER LINE
- EXISTING CONTOURS
- EASEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- SLOPE > 30%

SITE IMPROVEMENT TABLE	
TYPE	AREA
TOTAL AREA (S.F.)	1,939,443 sq.ft.
TOTAL AREA (ACRES)	44.517 sq.ft.
TOTAL RESIDENTIAL LOTS	28 sq.ft.
AVERAGE LOT SIZE (S.F.)	54,297 sq.ft.

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

COLORADO SPRINGS
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FOR:
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT. 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6625
FAX:

RESIDENCES AT FARMINGTON HILLS SUBDIVISION

400 NORTH TO 100 NORTH
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
LICENSED
No. 5049039
3-31-15
STATE OF UTAH
CAMRON HESS PRESTON

NO.	DATE	REVISION	BY
1	3-31-15	FOR CONCEPT APPROVAL	CHP
2	3-31-15	FOR CONCEPT APPROVAL	CHP

YIELD PLAN

PROJECT NUMBER: L2162
PRINT DATE: 3/31/15
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BOUNDARY DESCRIPTION

Beginning at the Southwest Corner of Lot 7, Sunset Hills No. 4 Subdivision, said point being North 89°49'10" East 561.66 feet along the quarter section line and North 0°25'28" West 719.93 feet to the north line of 100 North Street and South 89°39'30" East 166.29 feet along the north line of 100 North Street from the Center of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian (not found), said point of beginning also being South 89°39'30" East 921.91 feet along the centerline of 100 North Street and North 0°20'30" East 30.00 feet from a Farmington City Street Monument in the intersection of 100 North Street and 300 East Street, (the Basis of Bearing being North 0°17'15" East 1785.51 feet record, 1786.04 feet measured, along the monument line in 300 East Street from a monument in 100 North Street to a monument in 400 North Street as shown on the Farmington Townsite Re-Survey, and running;

Thence North 10°06'30" West 189.00 feet along the west line to the Northwest Corner of Lot 7, Sunset Hills No. 4 Subdivision, also being the Southeast Corner of Lot 6, Deer Hollow Run Planned Unit Development;

Thence North 10°06'30" West 207.87 feet along the east line of Lot 6 and Lot 5 to the Northeast Corner of Lot 5, Deer Hollow Run Planned Unit Development;

Thence South 89°38'39" West 46.24 feet along the northerly line of Lot 5, Deer Hollow Run Planned Unit Development;

Thence North 64°17'26" West 67.84 feet along the northerly line of Lot 5, Deer Hollow Run Planned Unit Development;

Thence North 38°51'53" West 63.90 feet along the northerly line of Lot 5 and easterly line of Lot 4, Deer Hollow Run Planned Unit Development;

Thence North 30°11'21" West 157.34 feet along the easterly line to the Northeast Corner of Lot 4, Deer Hollow Run Planned Unit Development;

Thence South 89°58'06" West 142.92 feet along the north line of Lot 4, Deer Hollow Run Planned Unit Development;

Thence North 0°19'14" East 139.45 feet;

Thence North 89°59'05" West 23.54 feet;

Thence North 0°17'15" East 164.31 feet;

Thence North 52°36'45" East 219.78 feet;

Thence North 24°44'40" West 125.23 feet;

Thence North 89°59'05" West 150.22 feet;

Thence North 0°22'40" East 239.00 feet;

Thence North 89°59'05" West 167.15 feet;

Thence North 10.02 feet;

Thence North 89°40'58" West 7.86 feet;

Thence North 0°17'15" East 247.54 feet;

Thence North 89°42'52" West 67.52 feet;

Thence North 1°09'15" West 99.03 feet;

Thence South 89°42'52" East 32.51 feet;

Thence North 0°17'15" East 187.72 feet;

Thence South 89°59'05" East 168.00 feet;

Thence South 0°17'15" West 66.00 feet;

Thence South 89°59'05" East 1112.71 feet to a Bureau of Land Management 3.5"Brass Disk Monument at a 1/16th Corner in Section 19, Township 3 North, Range 1 East;

Thence South 0°44'21" East 1965.05 feet along the 1/16th line to the Northeast Corner of Lot 3, Sunset Hills No. 4 Subdivision;

Thence North 89°39'30" West 446.31 feet along the north line of Sunset Hills No. 4 Subdivision;

Thence southwesterly 8.37 feet along the arc of a 125.00 foot radius curve to the right, (center bears North West and long chord bears South 55°24'30" West 8.37 feet, with a central angle of 3°50'13");

Thence southwesterly 10.07 feet along the arc of a 15.00 foot radius curve to the left, (center bears South 32°40'23" East and long chord bears South 38°05'57" West 9.88 feet, with a central angle of 38°27'19") to the right of way line of 100 North Street;

Thence northwesterly 133.85 feet along the arc of a 50.00 foot radius curve to the left, (center bears North 71°10'42" West and long chord bears North 57°49'00" West 97.31 feet, with a central angle of 153°22'35") along the easterly and northerly right of way line of 100 North Street;

Thence southwesterly 23.48 feet along the arc of a 30.0.0 foot radius curve to the right, (center bears North West and long chord bears South 67°55'06" West 22.89 feet, with a central angle of 44°50'47") along the northerly right of way line of 100 North Street;

Thence North 89°39'30" West 2.45 feet along the north line of 100 North Street to the point of beginning.

Contains 1,874,711 square feet, 43.037 acres, 23 lots.

11-19-15
Date

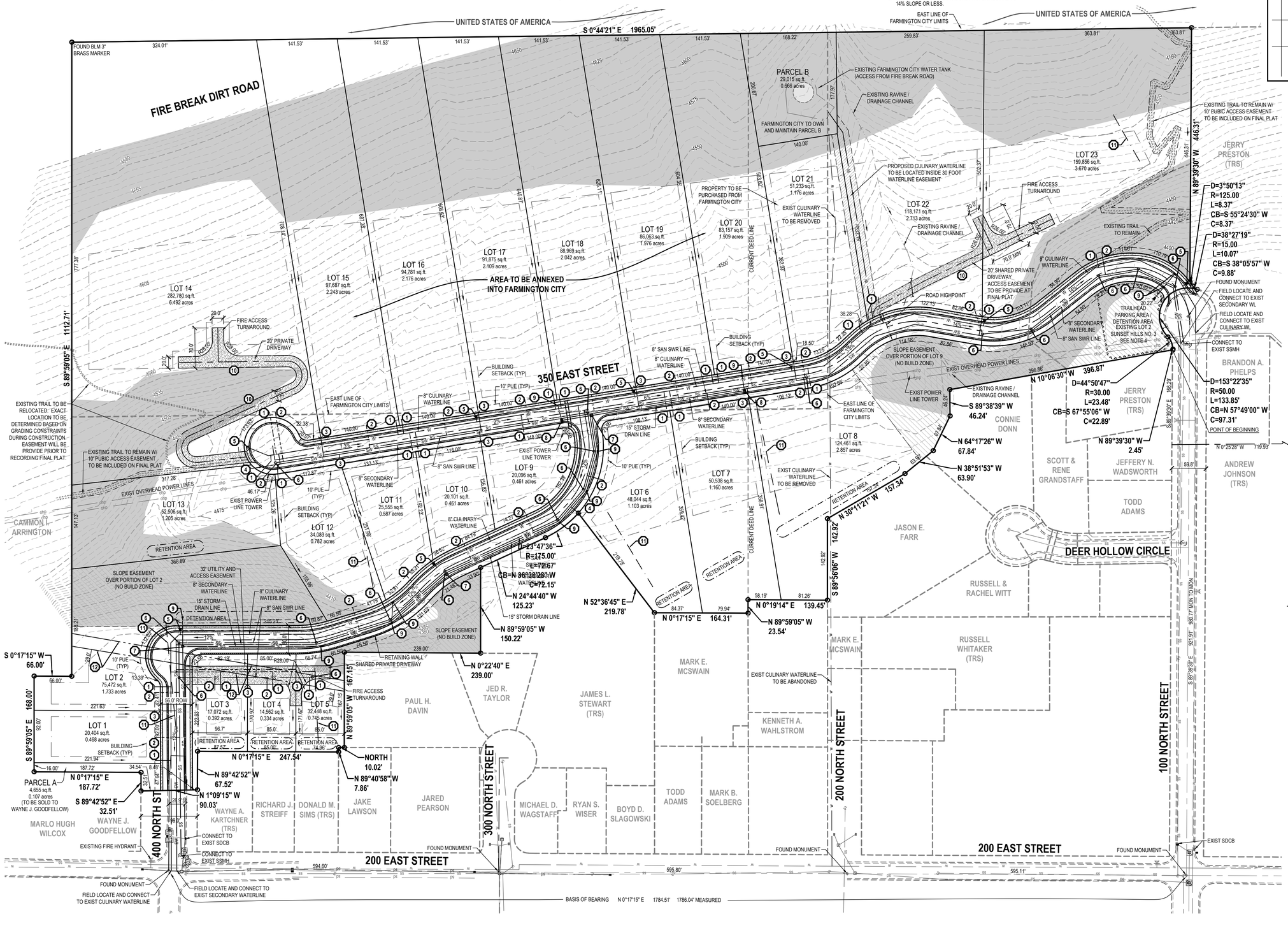
Keith R. Russell
License no. 164386

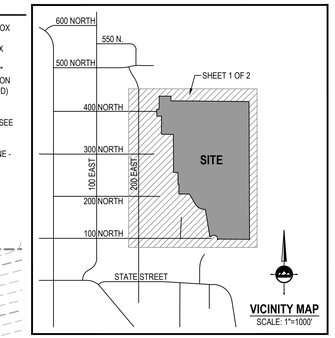
NOTES

1. BOOSTER PUMPS WITH VAULT PER FARMINGTON CITY STANDARDS WILL BE PROVIDED FOR EACH INDIVIDUAL LOT ON EAST SIDE OF 350 EAST STREET ON THE CULINARY WATERLINE. (POWER PROVIDED BY INDIVIDUAL LOTS)
2. ALL LOTS UNABLE TO DRAIN TO CITY RIGHT-OF-WAY WILL PROVIDE ONSITE RETENTION. NO STORM WATER WILL BE ALLOWED TO DRAIN ACROSS PROPERTY LINES.
3. ALL AREAS (INCLUDING PROPERTY TO BE ANNEXED) IS PROPOSED TO BE LR ZONE.
4. DETENTION POND @ TOP OF 100 NORTH TO PROVIDE ENOUGH STORAGE TO MAINTAIN HISTORICAL RELEASE RATE ONTO 100 NORTH STREET.
5. ALL DRIVEWAYS TO INDIVIDUAL PROPERTIES ARE TO 14% SLOPE OR LESS.

KEYED NOTES

1. INSTALL 1" CULINARY WATER SERVICE
2. INSTALL 4" SANITARY SEWER SERVICE
3. INSTALL 1-1/2" DUAL TURNOUT SECONDARY WATER SERVICE
4. INSTALL 1" SINGLE LOT SECONDARY WATER SERVICE
5. INSTALL FIRE HYDRANT AND VALVE
6. INSTALL SANITARY SEWER MANHOLE
7. INSTALL STORM DRAIN MANHOLE
8. INSTALL STORM DRAIN COMBO BOX
9. INSTALL STORM DRAIN INLET BOX
10. INSTALL "NO PARKING FIRE LANE" SIGNS (12"X18" W/ RED LETTERS ON WHITE REFLECTIVE BACKGROUND)
11. EXCAVATED TRENCH FOR GEOTECHNICAL EXPLORATION - SEE GEOTECHNICAL REPORT
12. LOCATED SECONDARY FAULT LINE - SEE GEOTECHNICAL REPORT





LEGEND

- EXISTING REBAR AND CAP
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- PROPOSED WATER METER
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- PROPOSED WATER VALVE
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- EXISTING SECONDARY WATER VALVE
- PROPOSED SECONDARY WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN CLEAN OUT BOX
- PROPOSED STORM DRAIN CLEAN OUT BOX
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN COMBO BOX
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED SECONDARY WATER LINE
- EXISTING OVERHEAD POWER LINE
- TRENCH LOCATION - GEOTECHNICAL REPORT
- LOCATED SECONDARY FAULT LINE
- EXISTING CONTOURS
- EASEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING SLOPE GREATER THAN 30%
- DRAINAGE ARROW

SITE IMPROVEMENT TABLE	
TYPE	AREA
TOTAL AREA (S.F.)	1,874,711
TOTAL AREA (ACRES)	43.037
TOTAL RESIDENTIAL LOTS	23
AVERAGE LOT SIZE (S.F.)	73,474
LOTS PER S.F.	81,509
LOTS PER ACRE	1.871
ANNEXATION AREA (ACRE)	20.07

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.

ENSIGN

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100
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CONTACT:
JERRY PRESTON
PHONE: 801-451-6525
FAX:

RESIDENCES AT FARMINGTON HILLS SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED

400 NORTH TO 100 NORTH
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 5149039
11-19-15
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY PLAT

PROJECT NUMBER L2162	PRINT DATE 11/20/15
DRAWN BY M.ELMER	CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON	

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

Geotechnical Investigation
Farmington Hills Development
Farmington, Utah

GeoStrata Job No. 1039-002

October 19, 2015

Prepared for:

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

Learn More

1.0 EXECUTIVE SUMMARY

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

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

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

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

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

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

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

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

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

2.2 PROJECT DESCRIPTION

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

3.0 METHOD OF STUDY

3.1 SUBSURFACE INVESTIGATION

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

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

3.2 LABORATORY TESTING

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

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

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

3.3 ENGINEERING ANALYSIS

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

4.0 GENERALIZED SITE CONDITIONS

4.1 SURFACE CONDITIONS

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

4.2 SUBSURFACE CONDITIONS

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

4.2.1 Soils

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

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

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

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

4.2.2 Groundwater Conditions

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

5.0 GEOLOGIC CONDITIONS

5.1 GEOLOGIC SETTING

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

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

5.2 SEISMICITY AND FAULTING

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

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

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

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

Site Location: **Latitude = 40.9856 N** **Longitude = -111.8804 W**	**Site Class C Site Coefficients:** **Fa = 1.00** **Fv = 1.30**
Spectral Period (sec)	**Response Spectrum Spectral Acceleration (g)**
0.2	$S_{MS}=(F_a*S_s=1.00*1.37) = 1.37$
1.0	$S_{M1}=(F_v*S_1=1.30*0.56) = 0.73$

[a] IBC 1613.3.4 recommends scaling the MCE_R values by 2/3 to obtain the design spectral response acceleration values; values reported in the table above have not been reduced.

5.3 LIQUEFACTION

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

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

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Geologic Hazards Assessment
Farmington Hills Development
Farmington, Utah

GeoStrata Job No. 1039-002

October 15, 2015

Prepared for:

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

Learn More

1.0 EXECUTIVE SUMMARY

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

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

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

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

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

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

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

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

2.2 PROJECT DESCRIPTION

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

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

3.0 METHODS OF STUDY

3.1 OFFICE INVESTIGATION

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

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

Table 1

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

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

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

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

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

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

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

3.2 FIELD INVESTIGATION

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

3.3 SUBSURFACE INVESTIGATION

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

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

4.0 GEOLOGIC CONDITIONS

4.1 GEOLOGIC SETTING

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

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

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

4.2 TECTONIC SETTING

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

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

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

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

Planning Commission Staff Report
December 17, 2015

Item 4: Preliminary Plat for the Chestnut Farms PUD Subdivision Phase IV

Public Hearing:	No
Application No.:	S-18-15
Property Address:	Approximately 600 South and 1525 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	A-PUD (Agriculture-Planned Unit Development)
Area:	13.98 Acres
Number of Lots:	21
Property Owner:	Symphony Homes LLC
Agent:	John Wheatley

Request: *Applicant is requesting preliminary plat approval for the Chestnut Farms Phase IV PUD Subdivision.*

Background Information

The applicant, Symphony Homes, is requesting preliminary plat approval for a 21-lot PUD subdivision on property located at approximately 600 South and 1525 West. The underlying zone for this property is currently an A (PUD) zone, however, the applicant will need to obtain a rezone of the subject property to AE (Agricultural Estates) prior to or concurrent with final plat approval, as the requested densities, even for a PUD require at least an AE designation. Symphony Homes is proposing to continue with a PUD adjacent to their existing Chestnut Farms PUD Phases 1 -3. Since the applicant is dedicating and approving street rights-of-way as part of phase 4, the approval process is for a major subdivision.

The preliminary (PUD) master plan for phases III-V of Chestnut Farms was approved by City Council on July 16, 2013. However, the applicant has not received schematic plan approval for phase IV. Staff is comfortable using the preliminary (PUD) master plan approval to count as schematic plan, because the requirements are similar for both, and they each require a similar level of detail. This notwithstanding, staff wants to ensure that the Planning Commission is comfortable with this before allowing the applicant to move any further in the process.

The applicant initially submitted a final plat and final PUD master plan for Chestnut Farms Phase IV, but in writing the staff report for the December 3rd Planning Commission meeting, staff realized that the applicant had not received preliminary plat nor schematic plan approval yet. As such, the DRC reviewed this subdivision as though it were a final plat, complete with improvement drawings. While we are not

sure where the error occurred, staff has already reviewed and approved this as a final plat, meaning that the level of detail required far exceeds the normal preliminary plat requirements. If the Planning Commission approves this preliminary plat tonight, the applicant will be able to move quickly to final plat approval because staff has fully vetted this subdivision. Additionally, because the property hasn't been rezoned to AE, preliminary plat consideration can be held concurrently (tonight) with the rezone application by both the Planning Commission, which is Item 5 on the agenda. Additionally, at the December 3rd Planning Commission meeting, staff was directed to speak with the City Attorney regarding the improvements to 1525 West; staff has completed this request and the City Attorney said that requiring the applicant to tear up the half-width of 1525 West and replace it with subgrade, road base, and asphalt may exceed the city's standard practice and may be too onerous a requirement to be placed on the applicant, but the final recommendation should be left to staff and the City Council.

Suggested Motion:

Move that the Planning Commission approve the preliminary plat for the Chestnut Farms Phase IV PUD Subdivision subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Approval of preliminary plat is subject to the property being rezoned from A to AE;
2. The applicant shall include a P.U.E along the park and detention basin property;
3. The applicant shall provide storm drain easements in favor of Farmington City connecting phases III and the future phase V as per the City Engineer's requirements;
4. The applicant shall provide a letter from the power company approving the improvements as proposed;
5. The applicant shall improve their half-width of 1525 West the entire length of their property, unless otherwise directed by the City Council;
6. The applicant shall address any outstanding issues raised by the city DRC prior to final plat approval.

Findings for Approval:

1. The proposed preliminary plat is consistent with the previously approved preliminary PUD master plan for the subdivision.
2. The proposed subdivision meets and exceeds all the requirements for approval of a preliminary plat as per the ordinance.
3. Because the applicant proposed a final plat not realizing that preliminary plat had not occurred yet, the applicant has received staff approval (via the DRC) up through final plat, including improvement drawings.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat
3. Phases 3-5 Master Plan

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agricultural Zones
4. Title 11, Chapter 27 – Planned Unit Developments

Farmington City

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CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4

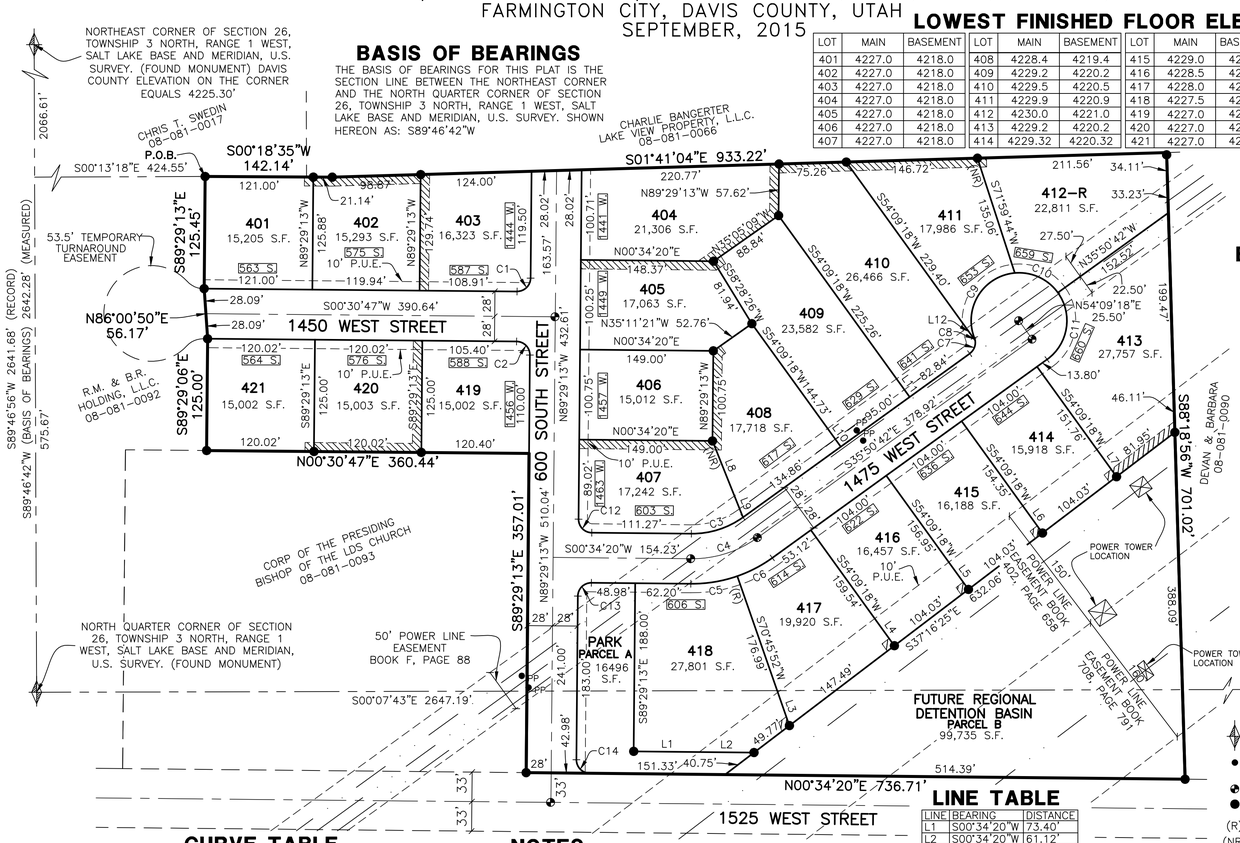
A PLANNED UNIT DEVELOPMENT (P.U.D.)
PART OF THE NORTHEAST 1/4 & NORTHWEST 1/4 OF SECTION 26, T.3N., R.1W., S.L.B.&M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2015

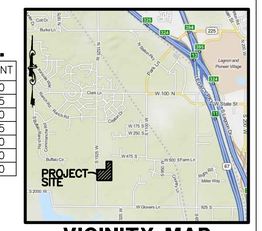
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°46'42"W

LOWEST FINISHED FLOOR ELEV.

LOT	MAIN	BASEMENT	LOT	MAIN	BASEMENT	LOT	MAIN	BASEMENT
401	4227.0	4218.0	408	4228.4	4219.4	415	4229.0	4220.0
402	4227.0	4218.0	409	4229.2	4220.2	416	4228.5	4219.5
403	4227.0	4218.0	410	4229.5	4220.5	417	4228.0	4219.0
404	4227.0	4218.0	411	4229.9	4220.9	418	4227.5	4218.5
405	4227.0	4218.0	412	4230.0	4221.0	419	4227.0	4218.0
406	4227.0	4218.0	413	4229.2	4220.2	420	4227.0	4218.0
407	4227.0	4218.0	414	4229.32	4220.32	421	4227.0	4218.0





VICINITY MAP

SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FARMINGTON CITY, DAVIS COUNTY, UTAH. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°46'42"W 2066.61 FEET AND S00°13'18"E 424.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°18'35"W 142.14 FEET; THENCE S01°41'04"E 933.22 FEET; THENCE S88°18'56"W 701.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1525 WEST STREET; THENCE N00°34'20"E ALONG SAID EAST RIGHT-OF-WAY LINE, 736.71 FEET; THENCE S89°29'13"E 357.01 FEET; THENCE N00°30'47"E 360.44 FEET; THENCE S89°29'06"E 125.00 FEET; THENCE N86°00'50"E 56.17 FEET; THENCE S89°29'13"E 125.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 608,938 SQUARE FEET AND 13.979 ACRES

LEGEND

- = SECTION CORNER
- PP = EXISTING POWERPOLE (TO REMAIN)
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- (R) = RADIAL
- (NR) = NON-RADIAL
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = 10' PUBLIC UTILITY EASEMENTS
- = 10' PRIVATE DRAINAGE EASEMENTS
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = POWERLINE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	15.00'	S44°29'13"E	90°00'00"
C2	15.00'	23.56'	21.21'	15.00'	S45°30'47"W	90°00'00"
C3	97.00'	61.65'	60.62'	31.91'	S17°38'11"E	36°25'02"
C4	125.00'	79.45'	78.12'	41.12'	S17°38'11"E	36°25'02"
C5	153.00'	52.89'	52.63'	26.71'	S09°19'54"E	19°48'28"
C6	153.00'	44.35'	44.20'	22.33'	S27°32'25"E	16°36'34"
C7	15.00'	17.01'	16.11'	9.55'	S68°19'48"E	64°58'11"
C8	15.00'	2.68'	2.67'	1.34'	N74°04'15"E	10°13'43"
C9	53.50'	98.98'	85.45'	71.00'	S58°02'38"E	105°59'56"
C10	53.50'	55.28'	52.85'	30.39'	S24°33'19"W	59°11'58"
C11	53.50'	84.04'	75.66'	53.50'	N80°50'42"W	90°00'00"
C12	15.00'	23.55'	21.20'	14.98'	S45°32'33"W	89°56'27"
C13	15.00'	23.58'	21.22'	15.02'	N44°27'27"W	90°03'33"
C14	15.00'	23.55'	21.20'	14.98'	S45°32'33"W	89°56'27"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°34'20"W	73.40'
L2	S00°34'20"W	61.12'
L3	S70°45'52"W	39.44'
L4	S54°09'18"W	37.51'
L5	S54°09'18"W	37.51'
L6	S54°09'18"W	37.51'
L7	S54°09'18"W	37.51'
L8	S68°14'10"W	66.18'
L9	S68°14'10"W	25.77'
L10	S54°09'18"W	25.00'
L11	S54°09'18"W	25.00'
L12	S54°09'18"W	24.37'

NOTES:

- SOILS REPORT PREPARED BY IGES, JOB NO. 00782-001, ON NOVEMBER 2, 2005 FOR SYMPHONY HOMES AND IS ON FILE AT FARMINGTON CITY
- P.U.E. 10' TYPICAL.
- A PRIVATE DRAIN SYSTEM WILL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION

SETBACKS

25' FRONT YARD
8'-10' SIDE YARD
20' SIDE CORNER YARD
30' REAR YARD

DEVELOPER

SYMPHONY HOMES
526 N. 400 W.
NO. SLC, UT 84054
(801) 298-8555

80 0 80 160 240
Scale: 1" = 80'

SEWER DISTRICT APPROVAL

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

CENTRAL DAVIS SEWER DISTRICT

WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED BY WEBER BASIN WATER THIS _____ DAY OF _____, 20___

WEBER BASIN WATER CONSERVANCY 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 AND ZONING COMMISSION.

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

FARMINGTON CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF CHESTNUT FARMS P.U.D. SUBDIVISION – PHASE 4 IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___

150228
UTAH LICENSE NUMBER

ROBERT D. KUNZ

REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND CHESTNUT FARMS P.U.D. SUBDIVISION – PHASE 4, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO DEDICATE PARCEL A TO THE HOME OWNERS ASSOCIATION TO BE USED FOR A PARK AND PARCEL B TO FARMINGTON CITY FOR A FUTURE REGIONAL DETENTION BASIN.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME HE IS THE MANAGING MEMBER OF SAID BR & RM HOLDINGS, LLC AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: R. KUNZ	Project Name: CHESTNUT FARMS. P.U.D. SUBD. 4
Designer: N. ANDERSON	Number: 1864-61
	Scale: 1"=100'
Begin Date: 07-22-13	Revision: 09-17-15 C.C.
	Checked:

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER
DEPUTY.

Reeve & Associates, Inc. - Solutions You Can Build On

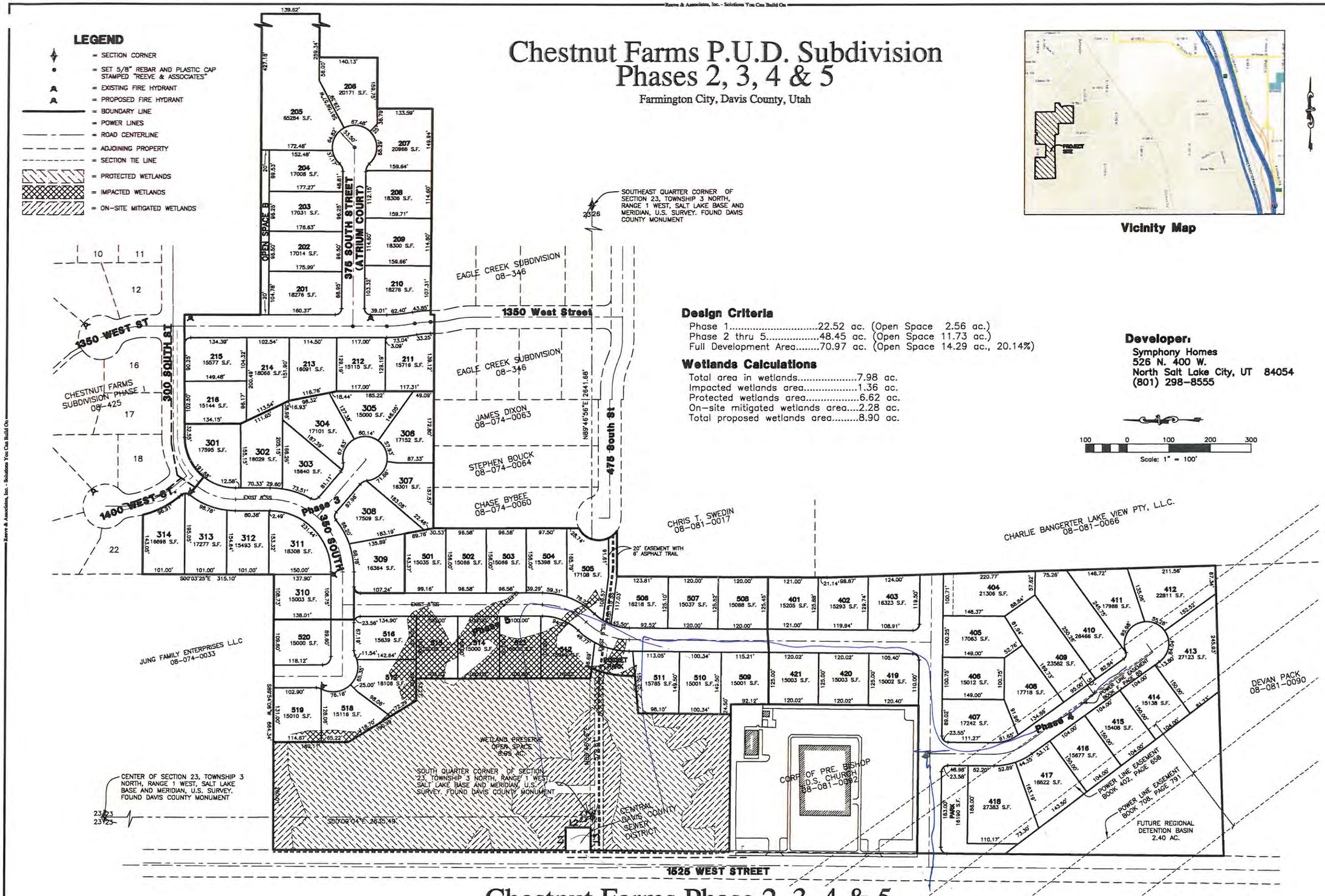
Reeve & Associates, Inc. - Solutions You Can Build On

Chestnut Farms P.U.D. Subdivision
Phases 2, 3, 4 & 5

Farmington City, Davis County, Utah

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = EXISTING FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- = BOUNDARY LINE
- = POWER LINES
- = ROAD CENTERLINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = PROTECTED WETLANDS
- = IMPACTED WETLANDS
- = ON-SITE MITIGATED WETLANDS



Vicinity Map

Design Criteria

Phase 1.....22.52 ac. (Open Space 2.56 ac.)
Phase 2 thru 5.....48.45 ac. (Open Space 11.73 ac.)
Full Development Area.....70.97 ac. (Open Space 14.29 ac., 20.14%)

Wetlands Calculations

Total area in wetlands.....7.98 ac.
Impacted wetlands area.....1.36 ac.
Protected wetlands area.....6.62 ac.
On-site mitigated wetlands area....2.28 ac.
Total proposed wetlands area.....8.90 ac.

Developer:

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

100 0 100 200 300
Scale: 1" = 100'

Chestnut Farms Phase 2, 3, 4 & 5

Farmington City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET, STE. 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
920 CHAMBERS STREET, STE. 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 E-MAIL: mail@reeveassociates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

Chestnut Farms P.U.D.
Phase 2,3,4 & 5
PART OF THE NE 1/4 OF SECTION 15, T.5N., R. 2W., S.L.B & M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Preliminary Master Plan

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: JAN. 3, 2015
Name: CHESTNUT FARMS SUBDIVISION
Number: 1864-61

Sheet 1 of 1 Sheets

Planning Commission Staff Report
December 17, 2015

Item 5: Zone Change for Chestnut Farms Phases IV and V

Public Hearing:	Yes
Application No.:	Z-7-15
Property Address:	Approximately 500 South and 1525 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	A (Agricultural)
Area:	30.5 Acres
Number of Lots:	41
Property Owner:	RM & BR Holdings, LLC/Symphony Development Corp.
Agent:	John Wheatley – Symphony Homes

Request: *Applicant is requesting a recommendation for approval of a requested zone change from A (Agricultural) to AE (Agricultural Estates) for Chestnut Farms Phases IV and V.*

Background Information

The request for rezone is in conjunction with the Subdivision application for the Chestnut Farms Phase IV and the future Phase V subdivision. This is for the approximately 30.5 acres of property located at approximately 500 South 1525 West. The current zoning is A (Agricultural) and the request is for AE (Agricultural Estates). Mr. Wheatley would like to rezone this property so that it may be subdivided into smaller lot sizes for his PUD development. The subdivision application for Phase IV and the subsequent lots sizes proposed are completely dependent on this rezone application being approved. The City has always intended that as this subdivision and related PUD master plan is approved, the property would be rezoned to reflect the first three phases of Chestnut Farms as well as other adjacent properties. Normally, the property would have been rezoned when the developer obtained schematic and preliminary PUD master plan approval, but this action did not occur at that time.

Suggested Motion

Move that the Planning Commission recommends that the City Council approve the requested zone change from A (Agricultural) to AE (Agricultural Estates) on 30.5 acres of property as described in Exhibit "A" located at approximately 500 South 1525 West.

Findings for Approval:

1. The requested zone change is consistent with the General Plan for the area.

2. The requested zone change is associated with the requested subdivision application for Chestnut Farms Phase IV PUD Subdivision. The preliminary plat as submitted is consistent with the rezone application.
3. Staff feels that granting this zone change would allow proportionate sized single family homes on all of the property consistent with previous phases of the development.
4. It has been common practice that all agricultural zone land east of the 4218 line will be rezoned to AE.

Supplemental Information

1. Vicinity Map
2. Zoning Map
3. General Land Use Map
4. Boundary Description of Property that is to be Rezoned – Exhibit "A"

Applicable Ordinances

1. Title 11, Chapter 10 – Agricultural Zones

Farmington City

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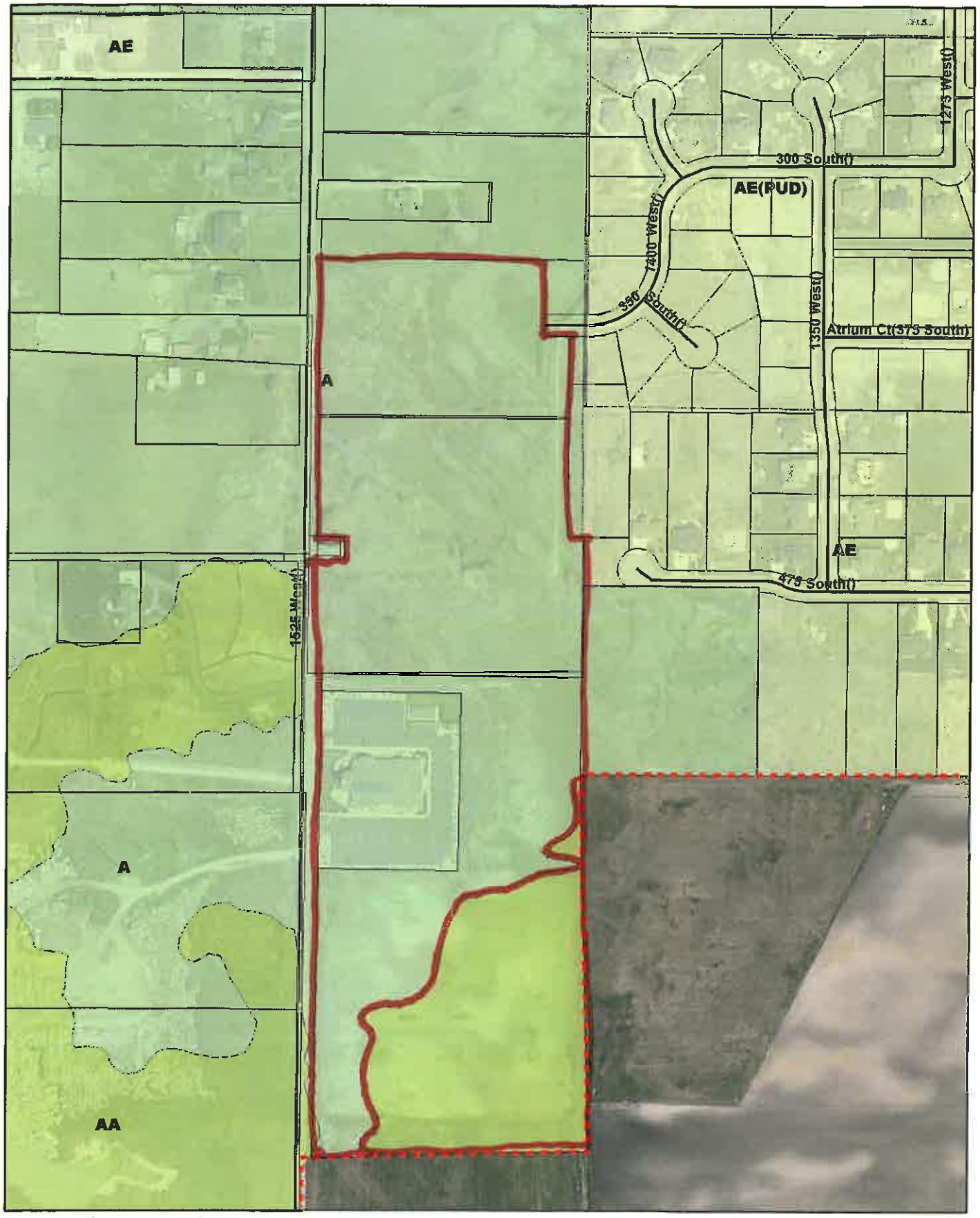
Farmington City



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Farmington City

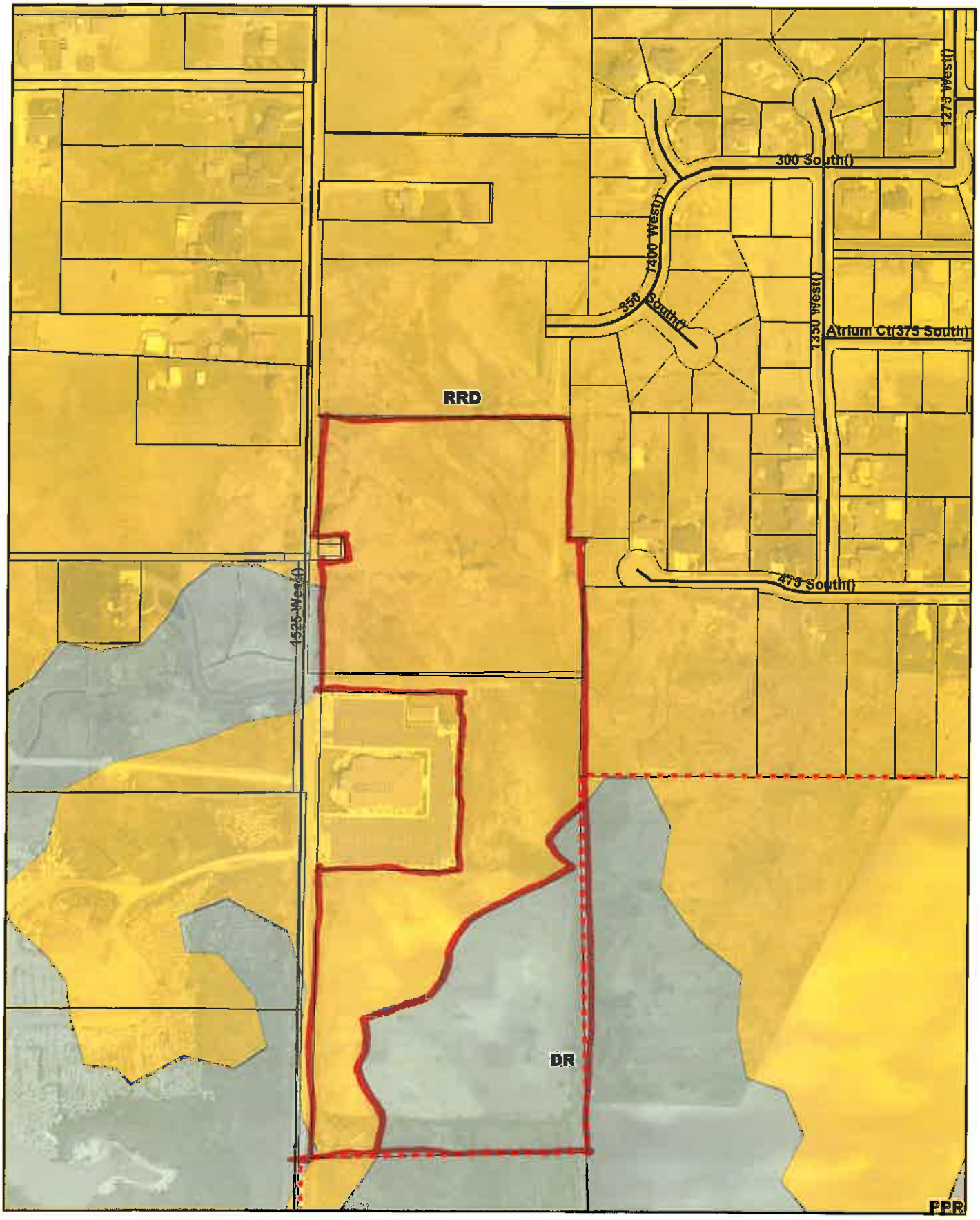

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EXHIBIT "A"

Reeve & Associates, Inc.

11-30-15
1864-61

CHESTNUT RE-ZONE LEGAL DESCRIPTION
FARMINGTON CITY, DAVIS COUNTY, UTAH

PART OF THE NORTH HALF OF SECTION 26 AND THE SOUTH HALF OF SECTION 23 OF TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N89°46'42"E 579.01 FEET AND S00°13'18"E 64.17 FEET FROM THE QUARTER CORNER COMMON TO SAID SECTION 23 AND 26; THENCE S00°18'35"W 502.54 FEET; THENCE S01°41'04"E 933.22 FEET; THENCE S88°18'56"W 701.02 FEET; THENCE N00°34'20"E 736.71 FEET; THENCE S89°29'13"E 357.01 FEET; THENCE N00°30'47"E 451.16 FEET; THENCE N89°29'13"W 356.54 FEET; THENCE N00°34'20"E 333.29 FEET; THENCE N89°43'35"E 55.04 FEET; THENCE N00°16'25"W 60.00 FEET; THENCE S89°41'42"W 54.73 FEET; THENCE N00°03'15"E 703.26 FEET; THENCE N89°54'06"E 555.42 FEET; THENCE S00°09'22"E 193.01 FEET; THENCE N89°50'38"E 78.24 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF S44°51'24"W, AND A CHORD LENGTH OF 21.21 FEET; THENCE S00°07'49"E 497.24 FEET; THENCE N89°46'56"E 156.00 FEET; THENCE S00°07'49"E 34.80 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 107.00 FEET, A RADIUS OF 53.50 FEET, A CHORD BEARING OF S05°27'39"W, AND A CHORD LENGTH OF 90.04 FEET; THENCE S89°46'56"W 107.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,331,546 SQUARE FEET OR 30.568 ACRES