



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

December 12, 2013



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BELTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **December 12, 2013**

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

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)
Presentation by Amy Shumway on Clark Lane Pedestrian Access
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/ZONE CHANGE APPLICATIONS

3. John Wheatley/Symphony Homes – Applicant is requesting a recommendation for Final Plat and Final (PUD) Master Plan approval for the Chestnut Farms Phase 3 (PUD) Subdivision (14 lots) on 7.8 acres located at 300 South and 1400 West in an A zone (S-7-13).
4. Nick Mingo/Ivory Development (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Brentwood Estates Subdivision (24 lots) on 13.816 acres located at approximately 437 West 1400 North in an LR-F zone. (S-20-13)
5. Rich Cook (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan approval for the Spring Creek Subdivision (102 units) on 8 acres located at approximately 700 North and 400 West. Applicant is also requesting a zone change from LS (Large Suburban) to CMU (Commercial Mixed Use) related thereto. (Z-3-12) (S-12-12)

CONDITIONAL USE/SITE PLAN APPLICATIONS

6. Steve Hansen (Public Hearing) – Applicant is requesting approval for a Conditional Use Permit to build an accessory dwelling to be located on property (.42 acres) at 421 West Miller Way in an AE Zone. (C-13-13)

OTHER BUSINESS

7. Miscellaneous, correspondence, etc.
 - a. Dog Grooming Business – Mural/Sign Discussion
 - b. Elections for 2014
 - c. 2014 Planning Commission Schedule
 - d. Other

8. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted December 6, 2013



Eric Anderson
Associate City Planner



Planning Commission Staff Report December 12, 2013

Item 3: Final Plat and Final (PUD) Master Plan for the Chestnut Farms PUD Subdivision Phase 3

Public Hearing:	No
Application No.:	S-7-13
Property Address:	Approximately 300 South and 1400 West
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	AE-PUD (Agricultural Estates-Planned Unit Development)
Area:	7.8 Acres
Number of Lots:	14
Property Owner:	Symphony Homes LLC
Agent:	John Wheatley

Request: *Applicant is requesting a recommendation for Final Plat and Final (PUD) Master Plan approval for the Chestnut Farms Phase 3 PUD Subdivision.*

Background Information

The applicant, Symphony Homes, is requesting a recommendation for Final Plat and Final (PUD) Master Plan approval for a 14-lot PUD subdivision on property located at approximately 300 South and 1400 West. The proposed Final Plat is Phase 3 and contains a total of 14 lots on 7.8 acres of property. The underlying zone for this property is an AE (PUD) zone. Symphony Homes is proposing to continue with a PUD adjacent to their existing Chestnut Farms PUD Phases 1 and 2. Since the applicant is dedicating and approving street rights-of-way as part of phase 3, the approval process consists of a Final Plat in addition to the Schematic and Preliminary Plat.

The Preliminary Plat and Preliminary (PUD) Master Plan were approved by City Council on July 16, 2013. However, this approval was contingent on the resolution of an issue with the waterline raised by the DRC. Currently, the waterline dead-ends at the intersection of 300 South and 1350 West. In order to accommodate the number of houses proposed in phase 3, the waterline needs to follow the main road south and east through the development and then loop around to connect to the line at 475 South and 1350 West. Because 475 South is a cul-de-sac, and the line needs to be in a dedicated easement, a paved trail connecting 475 South to "1450 West" will be built with a wide enough easement to accommodate both sewer and water. The applicant has therefore resolved this issue to staff's satisfaction.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the Final Plat and Final (PUD) Master Plan for the Chestnut Farms Phase 3 PUD Subdivision subject to all applicable Farmington City ordinances and development standards, and the following conditions: 1) the waterline must be looped from 300 South and 1350 West down the central road and connected to 475 South and 1350 West through the creation of a trail with a dedicated right-of-way wide enough to accommodate both sewer and a waterline; and 2) the final improvement drawings for this phase are reviewed and approved by staff.

Findings for Approval:

1. The proposed Final Plat is consistent with the previously approved Preliminary Plat and Preliminary (PUD) Master Plan for the subdivision.
2. The proposed subdivision meets all the requirements for approval of a Final Plat as per the ordinance.
3. A revised Final (PUD) Master Plan has been submitted with a looping waterline and an asphalt trail with a 20' easement connecting 475 South to "1450 West".

Supplemental Information

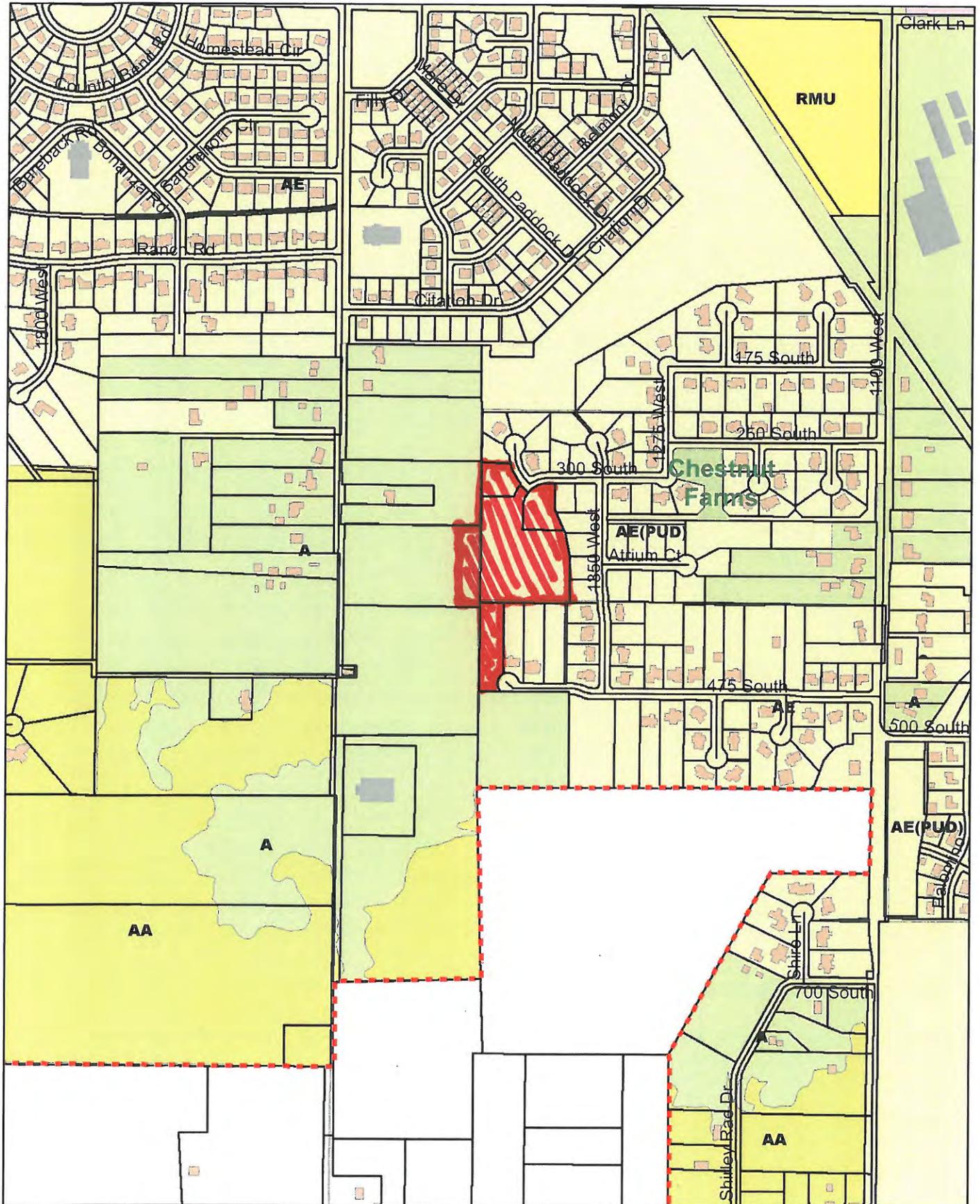
1. Vicinity Map
2. Final Plat
3. Street Tree Plan
4. Phases 3-5 Master Plan
5. Phases 3-5 Master Plan with waterline loop shown

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

CHESTNUT FARMS PH.3

Farmington City



CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 3

A PLANNED UNIT DEVELOPMENT (P.U.D.)
PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.3N., R.1W., S.L.B.&M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
NOVEMBER, 2013

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.3N., R.1W., S.L.B.&M., U.S. SURVEY, FARMINGTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S00°07'46"E 2256.55 FEET ALONG THE SECTION LINE AND S89°52'14"W 1615.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE S89°59'46"W 330.37 FEET; THENCE S00°07'49"E 321.37 FEET; THENCE S89°46'56"W 156.00 FEET; THENCE N00°07'49"W 497.24 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N44°51'24"E, AND A CHORD LENGTH OF 21.21 FEET; THENCE S89°50'38"W 89.49 FEET; THENCE N00°09'22"W 205.00 FEET; THENCE N89°50'38"E 100.00 FEET; THENCE N00°03'25"W 303.00 FEET; THENCE N89°55'51"E 143.05 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 96.91 FEET, A RADIUS OF 227.50 FEET, A CHORD BEARING OF S26°36'43"E, AND A CHORD LENGTH OF 98.18 FEET; THENCE S38°48'54"E 9.25 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.22 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF S00°11'32"E, AND A CHORD LENGTH OF 18.73 FEET; THENCE S51°33'48"E 55.00 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 109.22 FEET, A RADIUS OF 122.50 FEET, A CHORD BEARING OF N63°58'06"E, AND A CHORD LENGTH OF 105.84 FEET; THENCE N89°30'39"E 32.55 FEET; THENCE S00°29'21"E 134.15 FEET; THENCE S25°25'58"E 128.58 FEET; THENCE S11°18'07"E 116.76 FEET; THENCE S00°05'27"E 234.31 FEET TO THE POINT OF BEGINNING.

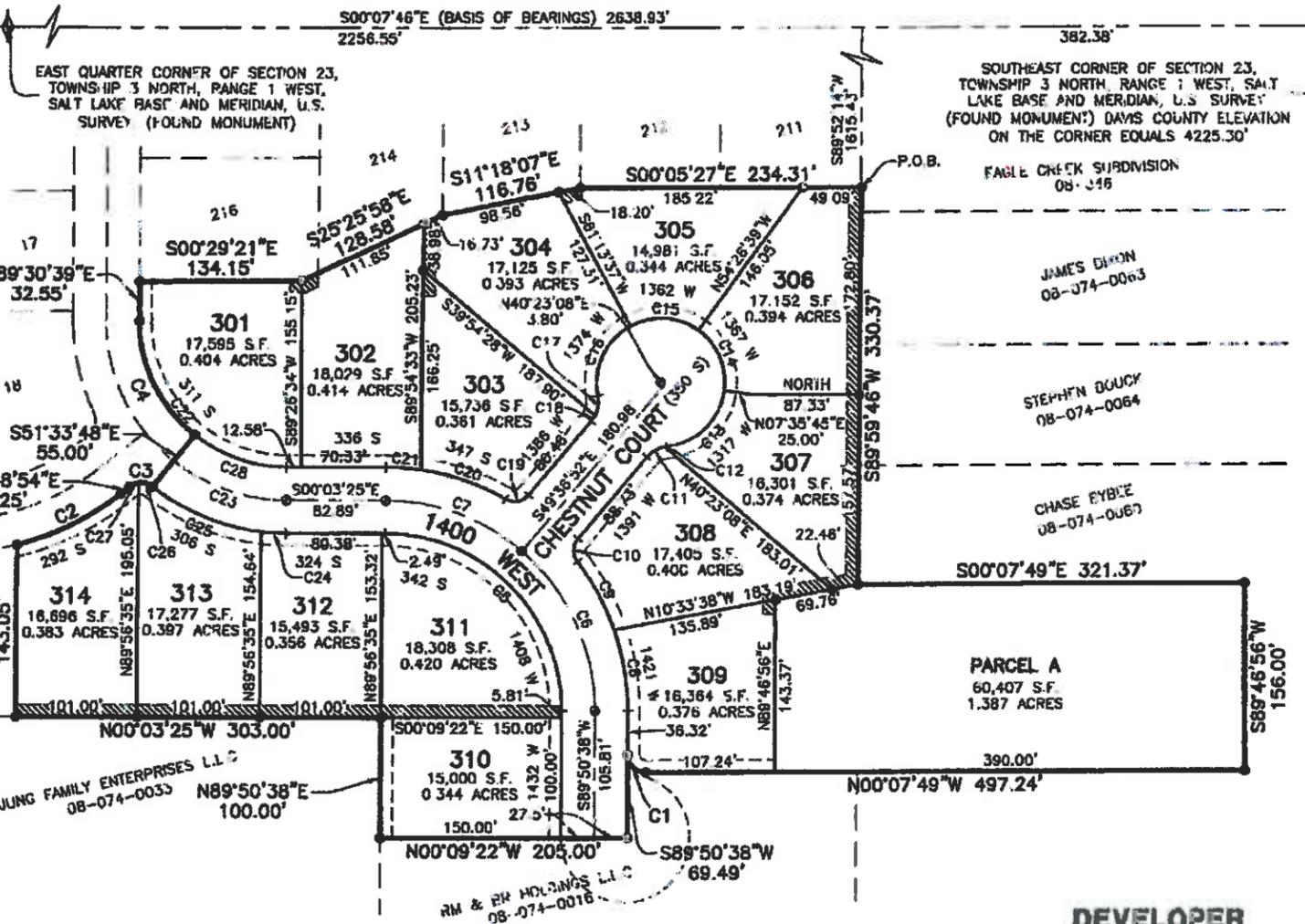
LEGEND

- SECTION CORNER
- SET STREET MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REVEE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- 10' PUBLIC UTILITY EASEMENTS
- ROAD CENTERLINE
- SECTION TIE LINE
- 10' DRAINAGE EASEMENTS



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	14.99'	N44°51'24"E	83°58'27"
C2	227.50'	98.91'	98.18'	49.20'	S26°36'43"E	24°24'22"
C3	15.00'	20.22'	18.73'	11.98'	S00°11'32"E	77°14'43"
C4	122.50'	109.22'	105.84'	58.54'	N63°58'06"E	51°05'08"
C5	147.50'	231.44'	208.42'	147.24'	N44°53'37"E	89°54'03"
C6	175.00'	151.06'	146.41'	80.60'	N65°08'54"E	49°27'29"
C7	175.00'	123.53'	120.98'	64.46'	N20°09'52"E	40°28'34"
C8	202.50'	68.78'	68.45'	34.72'	N80°06'51"E	19°27'34"
C9	202.50'	64.87'	64.69'	32.77'	N61°11'36"E	18°22'56"
C10	15.00'	20.40'	18.86'	12.13'	S89°02'42"E	77°54'20"
C11	25.00'	17.27'	16.93'	8.99'	S30°18'18"E	38°34'32"
C12	25.00'	1.96'	1.96'	0.98'	S08°18'17"E	4°29'25"
C13	53.50'	71.32'	66.15'	42.08'	S44°12'55"E	76°22'40"
C14	53.50'	57.93'	55.14'	32.17'	N66°34'33"E	62°02'24"
C15	53.50'	60.07'	56.96'	33.64'	N03°23'29"E	64°19'44"
C16	53.50'	68.23'	63.70'	39.64'	N65°18'35"W	73°04'23"
C17	25.00'	17.03'	16.71'	8.86'	N82°19'40"W	39°02'12"
C18	25.00'	5.55'	5.54'	2.79'	N56°27'03"W	12°43'02"
C19	15.00'	20.83'	19.19'	12.49'	N10°18'52"W	78°33'20"
C20	202.50'	74.73'	74.31'	37.80'	N18°53'26"E	21°08'43"
C21	202.50'	29.60'	29.57'	14.83'	N04°07'50"E	8°22'30"
C22	122.50'	191.88'	172.71'	121.76'	N44°41'05"E	89°39'08"
C23	150.00'	100.95'	99.06'	52.47'	N19°08'50"E	38°33'40"
C24	177.50'	20.66'	20.65'	10.34'	N03°12'28"E	8°40'10"
C25	177.50'	98.78'	97.51'	50.71'	N27°29'09"E	31°53'12"
C26	15.00'	11.68'	11.38'	6.15'	N16°07'15"E	44°37'07"
C27	15.00'	8.54'	8.43'	4.39'	N22°30'06"W	32°37'35"
C28	122.50'	82.46'	80.91'	42.86'	N19°08'32"E	38°34'02"



BASEMENT F.F.E.

LOT #	BASEMENT F.F.E.
301	4224.00'
302	4222.50'
303	4221.50'
304	4222.00'
305	4221.00'
306	4222.00'
307	4221.00'
308	4220.50'
309	4220.00'
310	4222.00'
311	4222.00'
312	4222.50'
313	4223.00'
314	4223.00'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 23, T.3N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S00°07'46"E.

- SOILS REPORT PREPARED BY IGES, JOB NO. G0782-001, ON NOVEMBER 2, 2005 FOR SYMPHONY HOMES AND IS ON FILE AT FARMINGTON CITY
- P.U.E. 10' TYPICAL

DEVELOPER

SYMPHONY HOMES
526 N. 400 W
NO. S.L.C. UT 84054
(801) 298-9555

SETBACKS

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

WEBER BASIN WATER CONSERVANCY DISTRICT
APPROVED BY WEBER BASIN WATER THIS _____ DAY OF _____, 20____
WEBER BASIN WATER CONSERVANCY DISTRICT

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

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

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE FARMINGTON CITY ENGINEER.
FARMINGTON CITY ENGINEER DATE

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE FARMINGTON CITY COUNCIL.
FARMINGTON CITY MAYOR ATTEST: CITY RECORDER

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

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 3 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
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 3 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 TO DEDICATE PARCELS LABELED AS PARCEL A TO THE HOME OWNER'S ASSOCIATION AS OPEN SPACE.
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, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY 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. 3
Designer: N. ANDERSON Number: 1884-B1
Begin Date: 07-22-13 Scale: 1"=80'
Revision: 11-12-13 NA
Checked:

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
AND RECORDED, _____ AT _____
IN BOOK _____ OF _____
THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
DAVIS COUNTY RECORDER DEPUTY



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

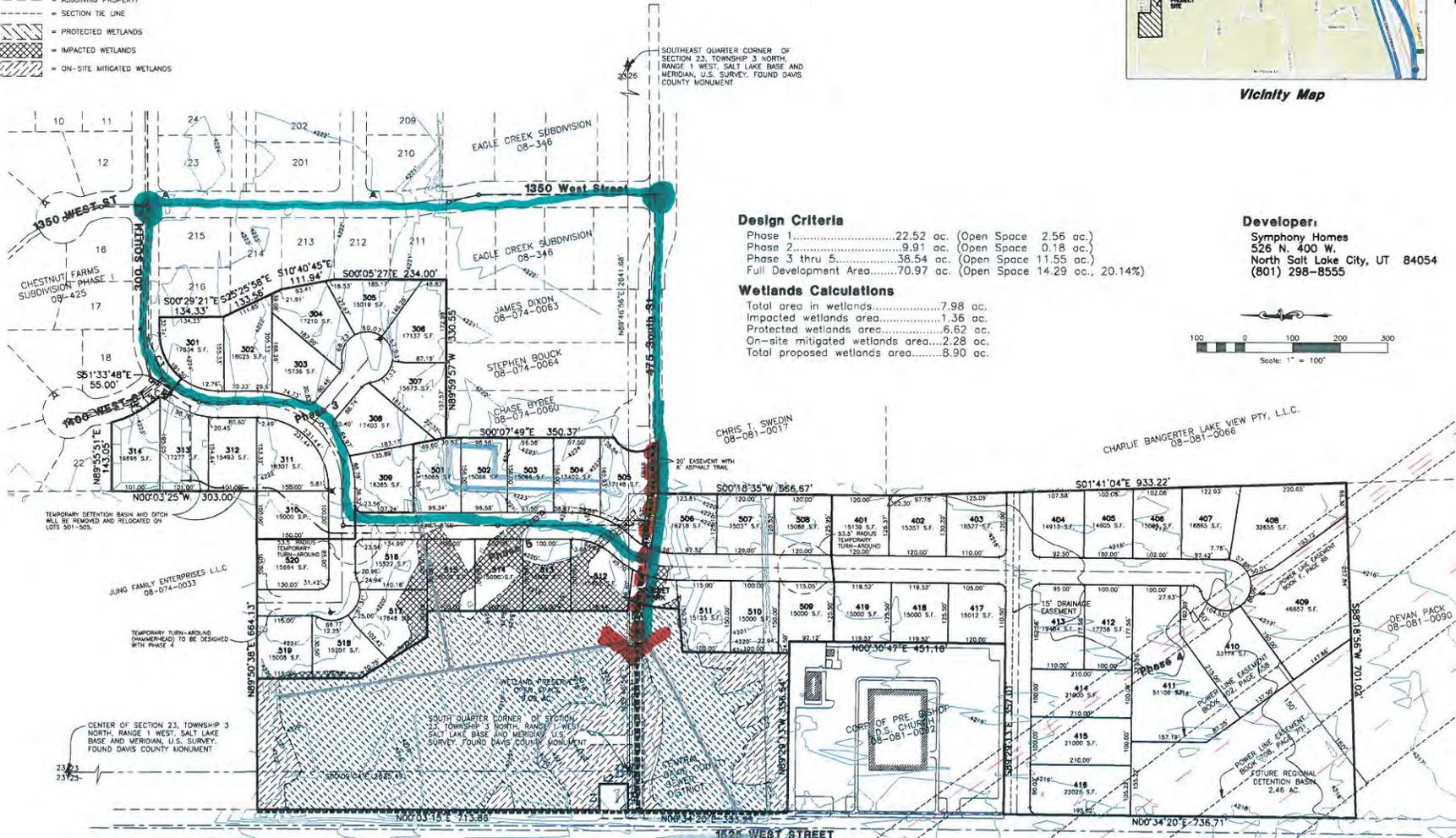
Farmington City, Davis County, Utah



Vicinity Map

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 THE LINE
- ▨ = PROTECTED WETLANDS
- ▩ = IMPACTED WETLANDS
- ▧ = ON-SITE MITIGATED WETLANDS



Design Criteria

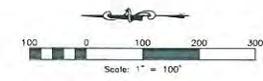
Phase 1	22.52 ac.	(Open Space 2.56 ac.)
Phase 2	9.91 ac.	(Open Space 0.18 ac.)
Phase 3 thru 5	38.54 ac.	(Open Space 11.55 ac.)
Full Development Area	70.97 ac.	(Open Space 14.29 ac., 20.14%)

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



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

NOTES:
CONTOURS ARE SHOWN WITH A TWO FOOT INTERVAL.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 4155 S. HARRISON BLVD., EXECUTIVE BLDG. #310, 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.

Chestnut Farms Phase 3-5

Farmington City, Davis County, Utah

Revised: June 10, 2013

Reeve & Associates, Inc.
1000 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
PHONE: (801) 298-8555 FAX: (801) 298-8555
WWW.REEVE-ASSOCIATES.COM



DATE	REVISIONS	DESCRIPTION

Chestnut Farms P.U.D.
Phase 3, 4 & 5
PART OF THE NE 1/4 OF SECTION 15, T.34N., R.32W., S.1B. & N., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

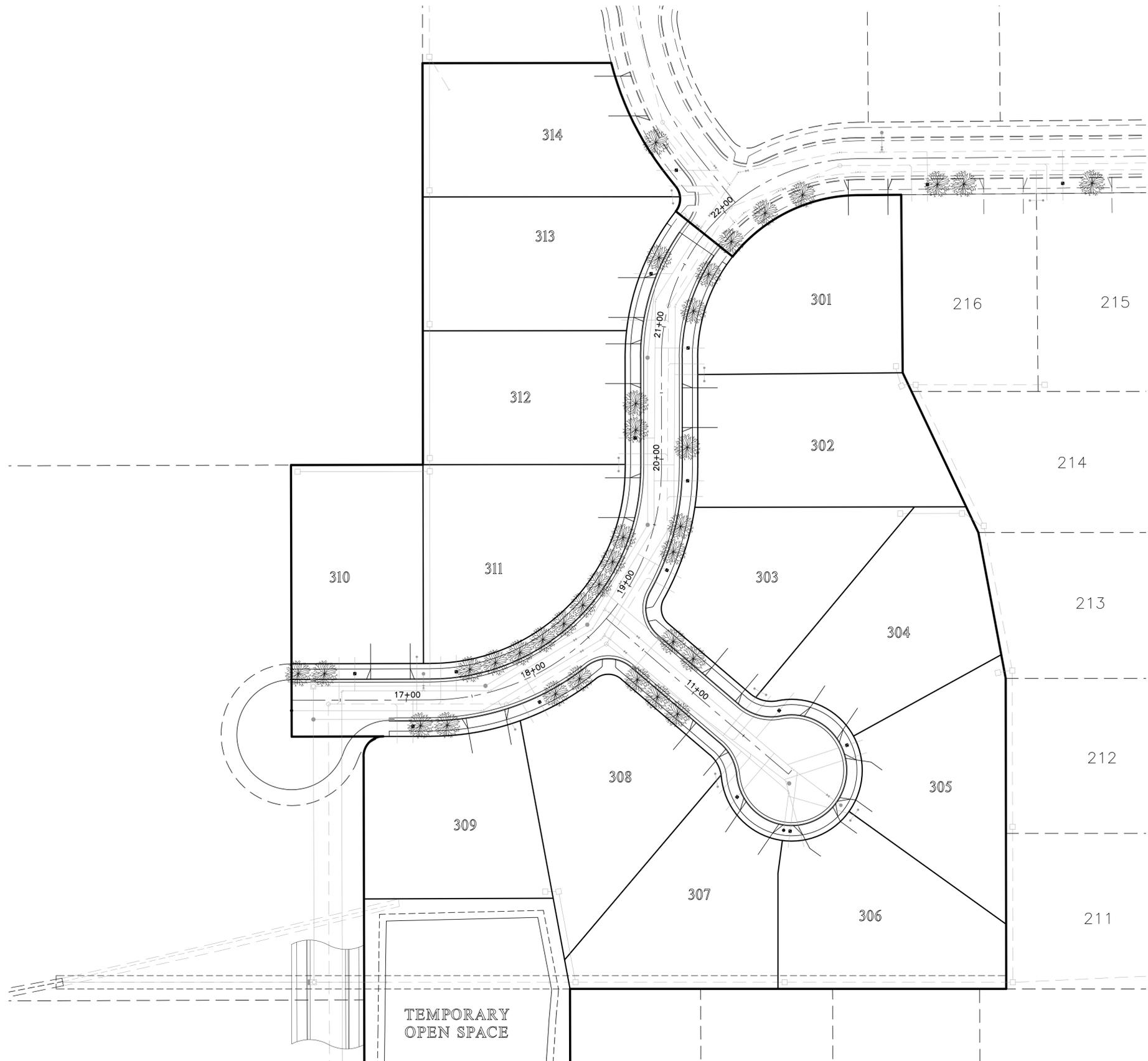
Master Plan

Preliminary
INFORMATION CONTAINED HEREIN HAS NOT BEEN FINAL CHECKED. IT IS PROVIDED AT THIS TIME FOR PRELIMINARY REVIEW ONLY AND THE DATA SHOWN HEREON SHOULD NOT BE RELIED UPON FOR FINAL APPROVAL, DOCUMENTATION, DESIGN AND/OR CONSTRUCTION.

Project Info:
Engineer: N. Reeve
Designer: J. Coors
Begin Date: MAY 8, 2013
Name: CHESTNUT FARMS SUBDIVISION
Number: 1864-01

Sheet **1** of 1 Sheets





• THERE ARE NO TREES WORTHY OF PRESERVATION

NOTE:
REFER TO FARMINGTON CITY 'URBAN FORESTRY STANDARDS AND SPECIFICATIONS' FOR (I) POLICY, (II) SPECIES, CULTIVARS & VARIETIES, (III) PLANTING, (IV) EARLY MAINTENANCE, (V) LONG TERM MAINTENANCE, (VI) REPLACEMENT AND FOR APPROVED LIST OF 'SMALL TREES' ALLOWED IN STREET PLANTING STRIPS.

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

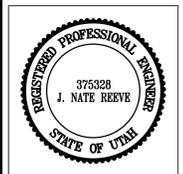
Reeve & Associates, Inc.
 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-assoc.com
 1000 WEST 1000 SOUTH, OGDEN, UTAH 84403
 TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

REVISIONS	DATE	DESCRIPTION
08-05-13	RH	City Comments

Revised 8-5-13

Chestnut Farms P.U.D. Subdivision - Phase 3
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Street Tree Plan



Project Info.

Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	JULY 15, 2013
Name:	CHESTNUT FARMS P.U.D. SUBDIVISION PHASE-3
Number:	1864-61

Sheet	10
10	Sheets



Planning Commission Staff Report December 12, 2013

Item 4: Schematic Plan for the Brentwood Estates Conservation Subdivision

Public Hearing:	Yes
Application No.:	S-20-13
Property Address:	437 West 1400 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential Foothill)
Area:	13.816 acres
Number of Lots:	24
Property Owner:	Ivory Development LLC
Agent:	Nick Mingo, Ivory Homes

Request: *Applicant is requesting a recommendation for schematic plan approval for the Brentwood Estates Conservation Subdivision.*

Background Information

The applicant, Ivory Homes, is requesting a recommendation of schematic plan approval for a 24 lot subdivision on property located at approximately 437 West and 1400 North. The subdivision as proposed would consist of 24 lots on 13.82 acres of property. The underlying zone for this property is an LR-F zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

Much of this property lies in constrained land due to the steep slopes that exceed 30%. To compensate for this slope, the applicant has exceeded the required lot size significantly throughout the proposed subdivision. For instance, the minimum lot size required in the LR-F zone under a conservation subdivision under option 1 is 7,500 s.f. with an average lot size of 9,000 s.f. The smallest lot size proposed by the applicant is 10,000 s.f. and the average lot size is 21,000 s.f. Because of these steep slopes, there is some question as to whether homes will fit on lots 117 and 118, or whether lot 117 is realistically accessible. Additionally, Chapter 11-12-080 requires all conservation subdivisions to complete a "sensitive area designation plan," because of the severe slopes the applicant should complete such a plan.

The proposed development lies in the foothill overlay zone and the applicant shall be required to complete some additional steps such as completing a drainage and erosion control

plan, a grading plan, a geology report, a fire protection plan, etc. Under Section 11-30-105 the Planning Commission shall require that all of these plans be submitted. The ordinance does not specify when they shall be completed, just that they are.

The yield plan shows that 24 lots can be constructed. The LR-F zone requires a minimum lot size of 10,000 square feet. A minimum lot size of 7,500 s.f. can be allowed in a conservation subdivision with a set-aside of 10% of the total area for open space. The area of open space required has not been determined yet nor has the area of open space provided by the applicant. The Developer is requesting a waiver of a portion of the open space requirement, the amount of which has yet to be determined. Staff determined that the open space that should be provided would not benefit the City as undeveloped open space.

The Developer is also asking for a waiver of Section 11-12-100(b) of the Zoning Ordinance which states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." North Compton Road is an important local street, which is a higher classification than a local street. In order to have lots along North Compton Road, a waiver of this requirement by the City Council is required or the homes along this street be setback at least 80'.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council. (See full waiver provision in the ordinance)

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant completes a "sensitive area designation plan" prior to preliminary plat;
2. The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval;
3. The applicant provides proof that a home will fit on lots 117 and 118;
4. The applicant provides proof that a driveway will be able to access lot 117 at an average slope of 14%;
5. The City Manager determines what just compensation is for the waiver of open space, and the City Council approves the waiver prior to Preliminary Plat approval;
6. The City Council approves the waiver of Sections 11-12-100(b) of the Farmington City Zoning Ordinance;
7. Any outstanding issues raised by the DRC shall be addressed by Preliminary Plat.

Findings for Approval:

1. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
2. The proposed Schematic Plan meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.
3. The outstanding issues raised by the DRC are minor revisions and can be addressed by Preliminary Plat.

4. The density of the proposed subdivision match the surrounding neighborhoods and conform to the City's General Land Use Plan.

Supplemental Information

1. Vicinity Map
2. Brentwood Estates Conservation Subdivision Schematic Plan

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 11 – Residential Zones
5. Title 11, Chapter 12 – Conservation Subdivision Development Standards
6. Title 11, Chapter 30 – Foothill Overlay Zone



Farmington City



Brentwood Estates

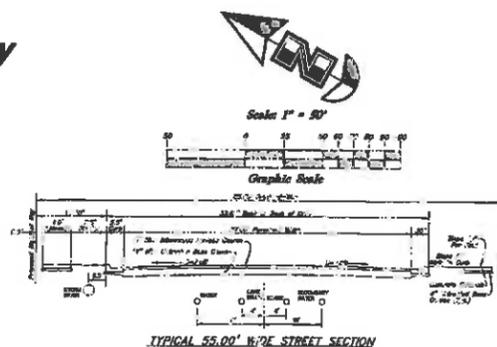
Yield Plan

A part of the Southwest 1/4 of Section 12, T3N, R1W, SLB&M, U.S. Survey
 Farmington City, Davis County, Utah
 July 2013

Lot Density Information
 31 single Family Lots
 / 15,218 Gross Acres
 2,037 Units/Acre

Average Lot Size
 598,427 Total Sq. Ft.
 / 31 Lots
 19,304 Sq. Ft.

Minimum Lot Size
 10,888 Sq. Ft.



- GENERAL NOTES:**
1. Existing zoning on this property is LR-F and is being proposed to be developed under the Conservation Subdivision Ordinance.
 2. All Sanitary sewer lines will be 8" P.V.C. unless otherwise noted or required by City engineer or the Sewer District. All Sanitary Sewer deeper than 12.0' will be Schedule 80 P.V.C. pipe.
 3. Sanitary sewer lines typically located on South/West of centerline of road.
 4. All sanitary waterlines will be 8" unless otherwise noted or required by the City engineer and will be required to loop or go under gravity fed lines.
 5. Utility water lines typically located on North/East of centerline of road.
 6. Pressure irrigation lines will be a minimum of 6" or as required by Benetland Irrigation District.
 7. Curb & Gutter will be designed with a minimum slope of 0.50%.
 8. All fees will be paid by developer along with a copy of the soils report.
 9. A specific grading and drainage plan will be provided with the improvement drawings.
 10. Max allowable transverse slope on Farmington city roads shall not exceed 1'-0" elevation difference between curbs.

ENGINEER:
 GREAT BASIN ENGINEERING INC.
 Andy Hibbard
 5746 South 1475 East Suite 200
 Ogden Utah, 84405
 P.O. Box 150048
 Ogden Utah 84415
 801-394-4515

DEVELOPER:
 Ivory Development
 Nick Milgo
 978 E Woodlark Ln.
 Salt Lake City, UT 84117
 801-747-7061

Unless otherwise approved
 minimum depth of cover over
 utility lines shall be as follows:
 48" min.
 60" min.
 84" min.
 18" min.
 24" min.
 Gas

Design sewer and water mains
 with 10' minimum horizontal
 separation. Locate sewer 2'
 east and west of road
 centerline, and all utility water
 8' north and east of road
 centerline 1' top.

GREAT BASIN ENGINEERING INC.
 5746 SOUTH 1475 EAST SUITE 200
 OGDEN UTAH 84405
 WWW.GREATBASINENGINEERING.COM

Yield Plan
Brentwood Estates
 437 West 1400 North
 Farmington City, Davis County, Utah
 A part of Section 12, T3N, R1W, SLB&M, U.S. Survey

18 Oct, 2013

SHEET NO.
C1

DESIGN - Jay Duff Foundation



Planning Commission Staff Report December 12, 2013

Items 5: Zone Change and Schematic Plan for Spring Creek Village

Public Hearing:	Yes
Application No.:	Z-3-12 and S-12-12
Property Address:	Hwy 89 and Bourne Cir
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	LS (Large Suburban)
Area:	8 acres
Number of Lots:	102
Property Owner:	DeJong Family
Agent:	Richard Cook

Request: *Applicant is requesting a recommendation to rezone approximately 8 acres adjacent to the west end of Bourne Circle, north of the Farmington Fields Subdivision and east of US 89 from LS (Large Suburban) to CMU (Commercial Mixed Use), and schematic plan approval for a 102 unit town home project related thereto.*

Background Information

The subject property is identified on the General Land Use Plan map as CMU. Nevertheless, there is a note placed on the map which states: "Accompanying text provides greater information for each area, which supersedes this map." Relative to this area, the following information is set forth in the text of Chapter 11 of the General Plan:

Specific to the designation of Commercial Mixed Use (CMU) land uses north of Park Lane and east of Highway 89, the following recommendations will be considered:

- a) Protecting the low-density residential character of/along Main Street.
- b) Encouraging non-residential uses and development immediately north of Park Lane.
- c) Allowing CMU-type land uses along both sides of the Lagoon Drive northern extension. (The final alignment of this road is still pending. Following identification of a final corridor, the Future Land Use Plan Map will be amended accordingly.)

The final alignment of the northern extension of Lagoon Drive has not been identified. The City conducted a preliminary wetland assessment report of the area north of Bourne Circle, east of US 89, west of Main Street, and south of Shepard Park. The study is for planning purposes only, and does not represent the more detailed delineation necessary for US Army Corp purposes. However, the study identified a large concentration of wetlands north of the applicant's property. The headwater of Spring Creek presumably starts at this location. The developer's schematic plan suggests that the City establish the Lagoon Drive extension east and north of these wetlands instead of south and west through his property.

Possible Alternative Motions

- A. Move that the Planning Commission recommend that the City Council approve the request by the applicant subject to all applicable Farmington City development standards and ordinances and the following:
1. The rezone shall not become effective until a preliminary plat is approved by the City for the project.
 2. The City shall not consider a preliminary plat until the developer completes the following:
 - a. Enters into an agreement with the CDSO whereby he agrees to pay his proportionate share of the sanitary sewer system improvements necessary to serve the area.
 - b. Establishes a location for a looped culinary water line in a location and by an easement acceptable to the City.
 3. Both the Planning Commission and the City Council must approve the preliminary plat.
 4. A Preliminary (PUD) Master Plan shall be recommended for approval by the Planning Commission and approved by the City Council prior to or concurrent with consideration of the preliminary plat.
 5. The zone change shall also not become effective until the City amends its General Plan re-designating all areas north of the applicant's property and the Farmington Fields subdivision from CMU (Commercial Mixed Use) to LDR (Low Density Residential).
 6. City staff must verify that no wetlands exist on the property as purported by the applicant.

Findings:

1. The CDSO will be better able to plan for its future needs and hence will be better able to serve the area.
2. The action will prevent more dwelling units and/or commercial development in areas north of the subject property better suited for fewer dwelling units and less commercial development.
 - a. Until shown otherwise, it appears that wetlands exist in the area. Conservation subdivision alternatives, which provide for only single-family development, are better able to interface with the unique natural characteristics of this area—not more dense development.
 - b. Regarding US 89, traffic volume (fewer vehicles than I-15), lower speeds than I-15, and the collector distributor roads which shield noise to adjacent properties, all result in noise levels acceptable for lower density development.

3. A route for a looped culinary water line will be established.
4. The Lagoon Drive extension to the northwest will primarily be a “residential” collector.

- OR -

- B. Move that the Planning Commission recommend that the City Council deny the request by the applicant and amend the General Plan to show a designation of GC (General Commercial) for the subject property and areas immediately next to Park Lane, repeal the CMU Zone, rezone Farmington Fields to C (Commercial), and eliminate residential development as a possibility in the C zone.

Findings:

1. If the applicant’s project is approved the minor collector will traverse east and north around Spring Creek. If this scenario occurs the General Plan suggests that a large portion of the area north of the subject property and the Farmington Fields subdivision will develop as commercial mixed use and may result in multi-family housing.
 - a. It is uncertain whether CDS can serve this many dwelling units in the future.
 - b. Too much multi-family housing will compromise future low density residential development recommended for the area by the General Plan.
 - c. Until shown otherwise, it appears that wetlands exist the area. Conservation subdivision alternatives, which provide for only single-family development, are better able to interface with the unique natural characteristics of this area—not more dense development.
 - d. Regarding US 89, traffic volume (fewer vehicles than I-15), lower speeds than I-15, and the collector distributor roads which shield noise to adjacent properties, all result in noise levels acceptable for lower density development.
2. Revenue derived from general commercial designation will better enhance the City’s tax base.

- OR -

- C. Move that the Planning Commission recommend that the City Council approve the application as requested if it is verified by staff that no wetlands exist on the property as purported by the applicant.

Findings:

1. The closed proximity of the project to the interchange is suited to multi-family development.
2. It is possible that the present CMU area north of the applicant’s property will develop as multi-family. A collector street alignment to the north of Spring Creek can accommodate a multi-family development similar in area and density as Farmington Crossing which is located west of US 89.

3. So long as the CDS D understands the projected density for the area it can plan accordingly.
4. The location of the looped water line can be established later on in the process— after the property is rezoned.
5. Wetlands exist north of the property, and in some ways multi-family development interfaces better with these areas because it does not result in rear yards that may encroach into wetlands which are often typical of non-conservation subdivision single-family development set forth in Chapter 11 of the Zoning Ordinance.

Supplemental Information

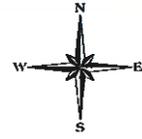
1. Vicinity/Zoning map.
2. General Land Use Plan map.
3. Master Transportation Plan map.
4. Spring Creek Village Schematic Plan.
5. Proposed building elevations.
6. Letter from Central Davis Sewer District, December 17, 2012.
7. Preliminary Wetland Assessment Report.

Applicable Ordinances

1. Title 11, Chapter 19 – Commercial Mixed Use (CMU) Zone



GENERAL LAND USE PLAN FARMINGTON CITY

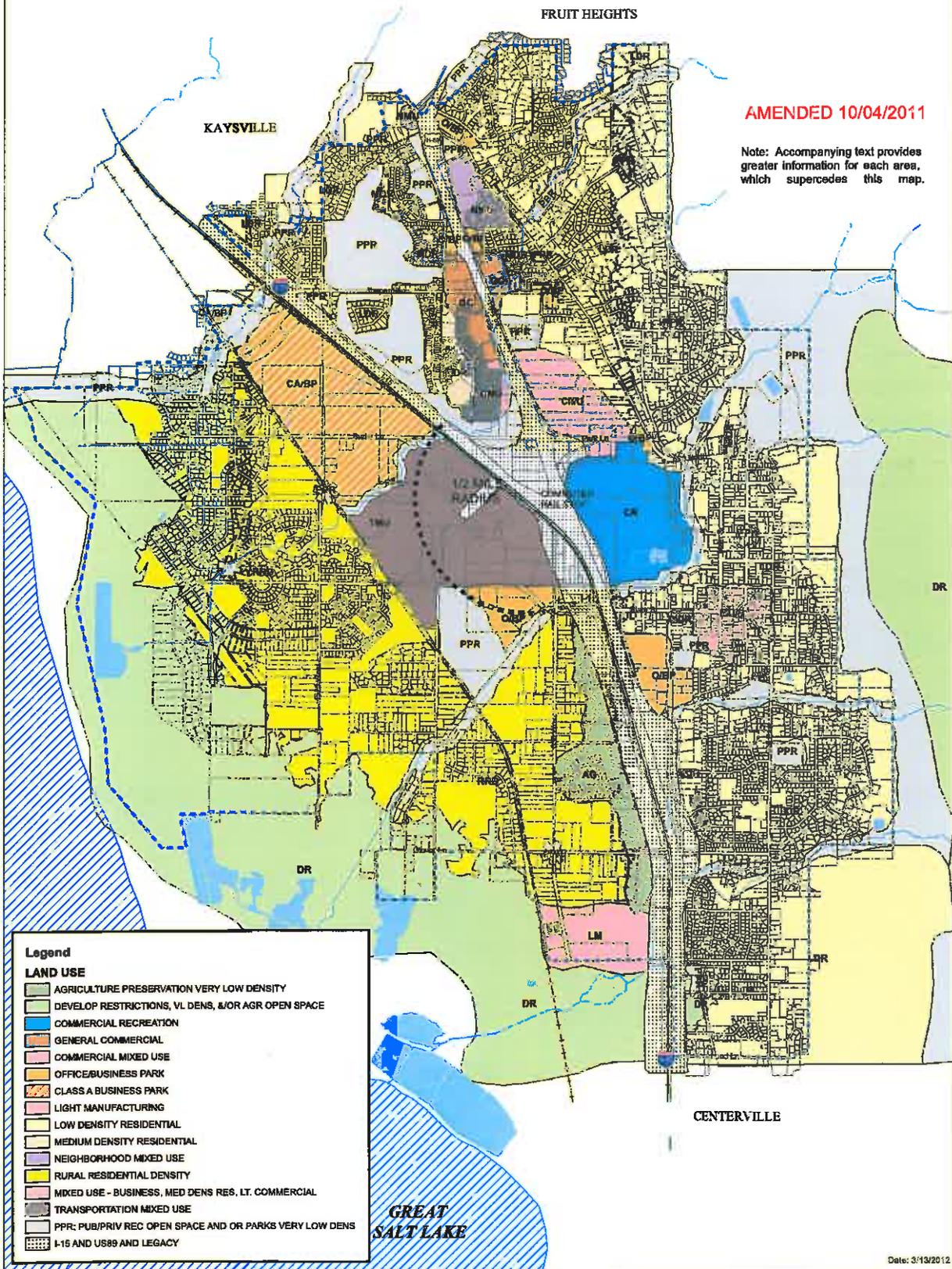


FRUIT HEIGHTS

KAYSVILLE

AMENDED 10/04/2011

Note: Accompanying text provides greater information for each area, which supercedes this map.



- Legend**
- LAND USE**
- AGRICULTURE PRESERVATION VERY LOW DENSITY
 - DEVELOP RESTRICTIONS, VL DENS, &/OR AGR OPEN SPACE
 - COMMERCIAL RECREATION
 - GENERAL COMMERCIAL
 - COMMERCIAL MIXED USE
 - OFFICE/BUSINESS PARK
 - CLASS A BUSINESS PARK
 - LIGHT MANUFACTURING
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - NEIGHBORHOOD MIXED USE
 - RURAL RESIDENTIAL DENSITY
 - MIXED USE - BUSINESS, MED DENS RES, LT. COMMERCIAL
 - TRANSPORTATION MIXED USE
 - PPP: PUB/PRIV REC OPEN SPACE AND OR PARKS VERY LOW DENS
 - I-15 AND US89 AND LEGACY

GREAT SALT LAKE

CENTERVILLE

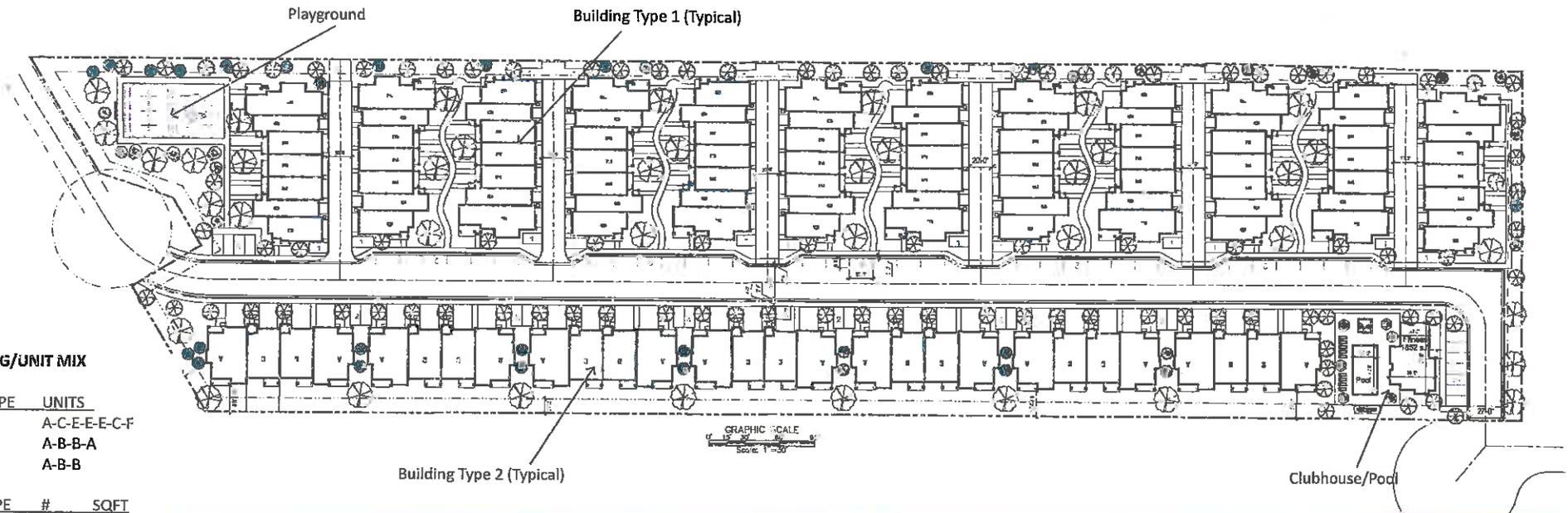


2009 ROADWAY FUNCTIONAL CLASSIFICATION PLAN

- | | | |
|-----------------------------|------------------------------------|------------------------------------|
| Arterial (106')* | Future North Legacy Connector Area | *NOTE: Roadways Are Designated As: |
| Minor Arterial (100')* | Intersection Improvements | |
| Major Collector (80')* | Farmington Boundary | Existing |
| Minor Collector (66')* | Future Interchange | Proposed Alignment |
| Important Local Road (60')* | Interchange Reconfiguration | Future Improvement |




0 650 1,300 2,600 3,900 Feet



BUILDING/UNIT MIX

BLDG TYPE	UNITS
1	A-C-E-E-E-C-F
2	A-B-B-A
3	A-B-B

UNIT TYPE	#	SQFT
A	14	1,673
B	14	1,466/1504
C	24	1,142
D	12	1,243
E	36	1,280
F	12	1,547
TOTAL	112	

SITE SUMMARY

AREA	7.99 ACRES
UNITS/ACRE	14

PARKING SUMMARY

LOCATION	#	#/UNIT
GARAGES	204	1.82
DRIVEWAYS	28	0.25
OFF STREET	47	0.42
ON STREET	30	0.27
TOTAL	309	2.76



Building Type 1



Building Type 2


 OVERALL SITE PLAN

SPRING CREEK VILLAGE

Farmington City, Utah



2022.10.12



BUILDING TYPE 1 - PERSPECTIVE VIEW

SPRING CREEK VILLAGE

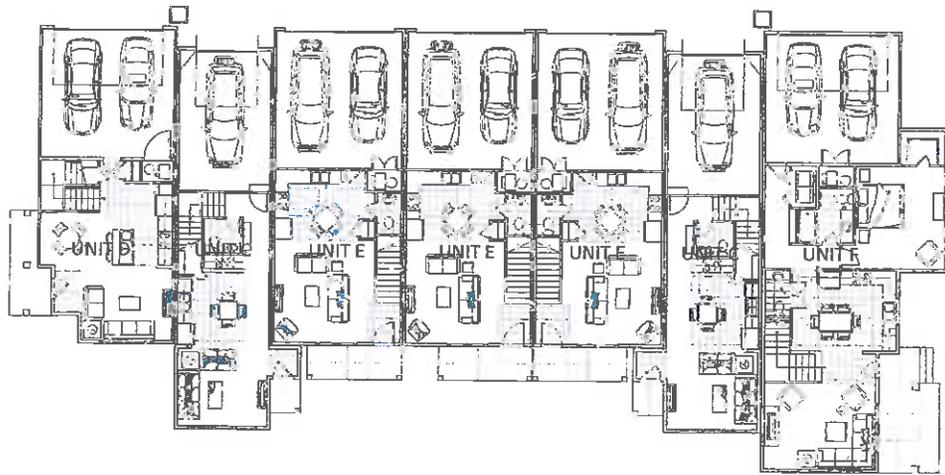
Farmington City, Utah

2012.06.15

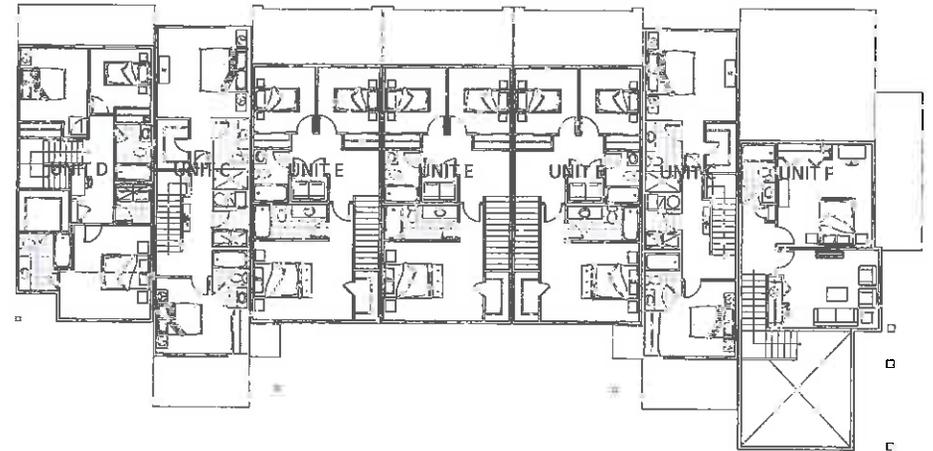




Front Elevation



Main Level Floor Plan



Upper Level Floor Plan

BUILDING TYPE I

SPRING CREEK VILLAGE

Farmington City, Utah

2012.10.10



BUILDING TYPE 2 - PERSPECTIVE VIEW

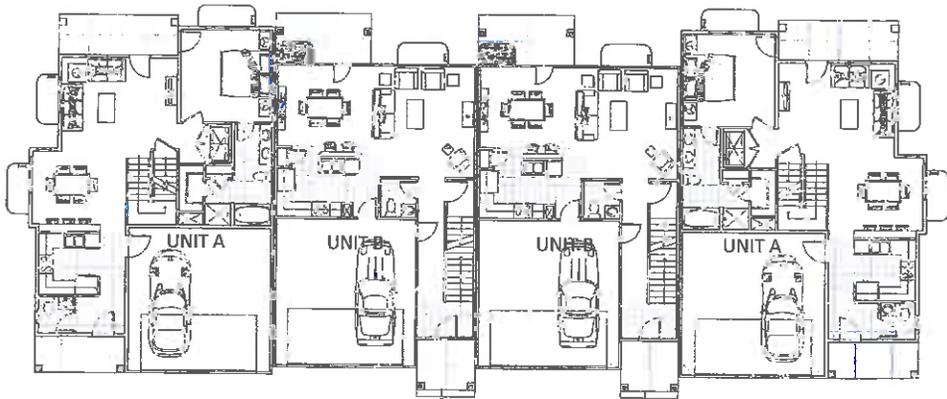
SPRING CREEK VILLAGE

Farmington City, Utah

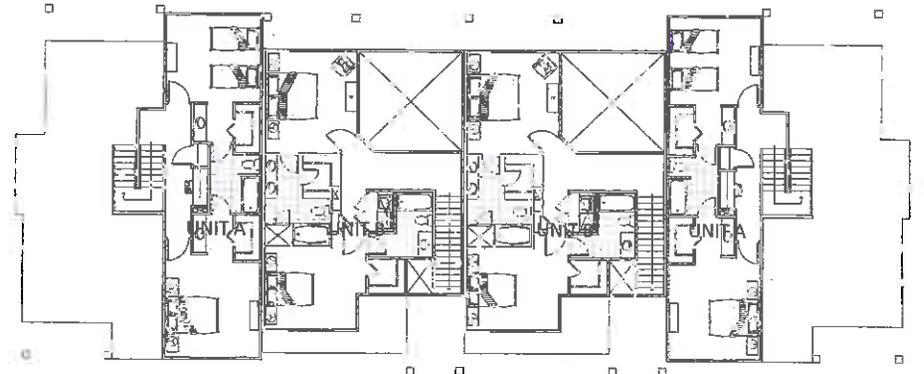
2012.10.17



Front Elevation



Main Level Floor Plan



Upper Level Floor Plan

BUILDING TYPE 2

SPRING CREEK VILLAGE

Farmington City, Utah

2013.10.12

CENTRAL DAVIS SEWER DISTRICT

December 17, 2012

8280 Etienne Way
Sandy, UT 84093

Mr. Dade Rose and Mr. Richard Cook,

Spring Creek Villas is a proposed subdivision to be constructed on Park Lane east of I-15 with a higher density than the Central Davis Sewer District master plan. The development if allowed will ultimately require additional sewer capacity, in excess of what is available in the existing sewer line.

Central Davis understands there is an application for a rezone of the area to CMU (commercial mixed use) which allows for no more than 14 units per acre.

Central Davis Sewer District agrees in principal to service the property of the proposed Spring Creek Villas subdivision at the proposed density. If Farmington City allows the re-zone, an agreement will be prepared which requires the developer to pay the project component portion of the system improvement.

The District needs to understand Farmington City's plan for the properties bounded by Shepard Lane and Park Lane, and Hwy 89 and Main Street to enable the District to plan effectively for service to the area. If a rezone is allowed resulting in higher density for the area, the District may decide to update the Capital facility plan for that area.

If you have any questions, you can contact me at the number below.

Thank you,



Jill Houston
Asst. Manager
Central Davis Sewer District

cc: David Millheim Farmington City Manager



June 11, 2013

Dave Petersen, Director
Farmington City Community Development
P.O. Box 160
Farmington, UT 84025

Subject: Preliminary Wetlands Assessment Report
Approximately 78.4-acre Project Area
East Side of U.S. Highway 89 and North Side of Park Lane
Farmington City, Davis County, Utah

Dear Mr. Petersen:

Per your request, Frontier Corporation USA (Frontier) completed a preliminary wetlands assessment for an approximately 78.4-acre project area located on the east side of U.S. Highway 89 and the north side of Park Lane in Farmington City, Davis County, Utah (Figures 1 and 2). Farmington City is in the process of preparing a master plan for the future development of the project area. The project area consists of approximately 15 privately owned property parcels, several parcels owned by the Utah Department of Transportation, and one parcel owned by the Weber Basin Water Conservancy District. A copy of the property parcels map that was provided by Farmington City is attached to this report. The parcels are mostly undeveloped and the current land uses are predominantly irrigated farmland and horse pasture.

Frontier investigated the potential presence of wetlands and other water bodies that could be regulated by the U.S. Army Corps of Engineers (USACE) under Section 404 of the federal Clean Water Act. This included a query of existing U.S. Geological Survey (USGS) topographic mapping data, U.S. Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) soil survey data, and National Wetlands Inventory (NWI) data. A site inspection was completed on May 29, 2013 to photo-document site conditions and to preliminarily map the locations of potential wetland areas.

Any construction activities that would result in the filling of wetlands or other water bodies that have a surface water connection to the Great Salt Lake would require a 404 permit from the USACE. Additionally, construction activities that would alter natural stream channels would require a separate state stream alteration permit from the State Engineers' Office through the Utah Division of Water Rights (UDWR).

The purpose of the preliminary wetlands mapping is for planning purposes only, and was not done at a level of detail necessary for USACE or UDWR permit applications. A formal delineation of jurisdictional wetland or stream channel boundaries must be completed and approved by the USACE before it or the UDWR can issue permits to fill wetlands or modify stream channels.

The preliminary wetlands assessment was done in mid-spring about eight weeks after the growing

Frontier Corporation USA
221 N. Gateway Drive, Suite B
Providence, Utah 84332
(435) 753-9502
FAX 753-9534

Dave Petersen, Director
Farmington City Community Development
June 11, 2013
Page 2 of 5

season had begun. The preliminary wetlands mapping shown on Figure 3 is an estimation of the locations and acreages of potential wetland areas based on the presence of wetland indicator plant species and secondary indicators of wetland hydrology that could be readily observed.

Because of the widespread use and long history of flood irrigation within the project area, several of the irrigated horse pastures had wetland indicator plants, but no obvious source of wetland hydrology other than irrigation water. These pastures were identified as problem areas on Figure 3 because the presence or absence of wetland hydrology would have to be verified in the early spring after irrigation had been removed from these fields. Irrigation water may have enhanced other potential wetland areas that were preliminarily mapped, making them larger than they would normally be in the absence of irrigation water.

A formal delineation in accordance with the Corps of Engineers 2008 Arid West Delineation Manual would have to be done to verify whether the potential wetland areas and problem areas meet the requisite delineation criteria for soils, hydrology and vegetation. An area dominated by wetland indicator plants may meet the delineation criteria if wetland hydrology is present for 14 consecutive days during the growing season. The USACE's delineation manual recommends that delineations should be completed 2 to 3 years after the removal of irrigation water to determine "normal" hydrological conditions.

FINDINGS

Figure 3 shows the preliminary wetlands map for the 78.4-acre project area. The attached photo log corresponds to the photo points and view directions shown on the preliminary wetlands map.

Potential Wetland Areas

A total of nine (9) potential wetlands areas, totaling approximately 29.10 acres, were preliminarily identified. The potential wetland areas are labeled A-I on Figure 3. Major surface water drainages that were observed during the May 29 site inspection area also shown on Figure 3.

Wetlands A, C, D, E and G are wet meadow wetlands dominated by sedges, rushes, spike rush and Kentucky bluegrass and other grass species. These types of wetlands are typically supported by a seasonally high water table that causes soil saturation and/or temporary ponding. These wet meadows may also be augmented by both the direct and indirect application of irrigation water.

Wetlands H and I are cattail marshes. These types of wetlands are indicative of prolonged ponding caused by sources of surface water or a perpetually high water table.

Wetland F is a mix of forested wetlands dominated by box elder trees that is interspersed with wet meadow wetland. A seasonally high water table is the likely the main source of hydrology for this potential wetland area.

Dave Petersen, Director
Farmington City Community Development
June 11, 2013
Page 3 of 5

Wetland B is a wetland complex consisting of wet meadow, cattail marsh and forested wetland. It is associated with what is locally known as the Spring Creek drainage, although there is no stream channel shown on the USGS 7.5' topographic quadrangle for this area (Figure 2). A series of groundwater seeps, likely augmented by irrigation return flows, appear to be the source water contributing to surface flow that was observed in a low-lying drainage swale.

Surface Water Drainages

The Spring Creek drainage flows westward and passes through a culvert in the U.S. Highway 89 road prism. The culvert appears to be higher in elevation than the flow line of the surface drainage, which appears to cause a damming effect that contributes to the large wet area in Wetland B. Another large un-named drainage enters the project area from the north and flows south, then west, through Wetlands F, G, D and E.

All of the potential wetland areas are either adjacent to these two drainages or appear to have hydrological connections to these two drainages. Both of these drainages appear to continue westward past U.S. Highway 89 and Interstate Highway 15 and connect to other drainages that eventually discharge on to the shorelands of the Great Salt Lake on the west side of Farmington. This would establish a jurisdiction nexus between the nine (9) potential wetland areas shown on Figure 3 and the Great Salt Lake.

In addition to these surface drainages, there is a municipal well house that discharges surplus or overflow water into Wetlands I and B. Wetland I is a cattail marsh within a bermed basin that appears to be solely supported by water from the well house. This wetland may be exempt from regulation if it occurs in a location that was purposefully constructed for the management of surplus or overflow water from the well house.

NATIONAL WETLAND INVENTORY AND SOIL SURVEY DATA

Figure 4 shows the NWI mapping data and USDA-NRCS soil survey data overlaid with 2012 high resolution ortho (HRO) aerial imagery. The mapping data and aerial imagery were obtained on-line from the Utah Automated Geographic Reference Center (AGRC) (www.gis.utah.gov).

NWI Map Data

The NWI map data show three palustrine emergent seasonally flooded (PEMc) wetlands within the project area. These NWI wetland classifications are typically seasonal wet meadow.

The NWI wetlands correspond with the general locations of Wetlands F, G and C and the problem area fields located in the northwest corner of the project area. Notably, the NWI mapping does not show the large and very conspicuous wetland complex associated with the Spring Creek drainage and Wetland B.

The original NWI mapping for this area is based on the photo-interpolation of 1:64,000-scale color

Dave Petersen, Director
Farmington City Community Development
June 11, 2013
Page 4 of 5

infrared aerial photography flown in 1981. Thus, the NWI mapping is based on data that is more than 31 years old, and is not often representative of current landscape conditions due to the cumulative effects of changes in land use over a period of three decades. Reconstruction of U.S. Highway 89 since 1981 appears to have impeded surface drainage and caused a damming effect that has increased the presence of wetlands on the east side of the highway. Irrigation practices within the project area, and land drainage from developments bordering the project area have also changed since 1981, which could also contribute to changes in wetland conditions. Thus, the NWI mapping should only be used as a general guidance for the potential presence of wetlands in the project area.

Soil Survey Data

The USDA-NRCS soil survey mapping data indicates that project area is underlain by six (6) soil units.

- DaA – Draper loam, 0 to 1 percent slopes*
- DaB – Draper loam, 1 to 3 percent slopes*
- DrB – Draper loam drained, 1 to 3 percent slopes
- CaA – Chance loam, 0 to 3 percent slopes*
- KgB – Kilburn gravely sandy loam, 1 to 3 percent slopes
- Rw – Roshe Springs silt loam, 0 to 3 percent slopes*

The DaA, DaB, CaA and Rw soil units are included on the national hydric soils list (*) for the State of Utah. Soils included on the hydric soils list are known to have a prevalence of supporting wetland conditions if ample sources of water are present due to their generally poor drainage characteristics. As with the NWI data, the Soil Survey data should be used as a general guidance for the potential presence of wetland conditions.

The majority of the project area is underlain by hydric soil units. This may partly explain the difference between the NWI mapping and the preliminary wetlands mapping shown on Figure 3. Changes in land use since 1981 could have increased the amount of water within the project area, and the damming effect caused by the U.S. Highway 89 road prism could have impeded the increased amounts of surface drainage that flow through the project area, causing wetland conditions to become established on hydric soil units that were already prone to supporting wetland conditions.

If irrigation water and other sources of surface water runoff and land drainage from off-site development are removed from the project area, and if the damming effect caused by the U.S. Highway 89 road prism is removed, it may be possible that the project area would revert to wetland conditions more similar to what is shown on the NWI mapping. But this would be a substantial undertaking requiring a coordinated effort among all of the land owners, the City and UDOT. It would be the responsibility of the landowners or project proponents to demonstrate that less wetlands would be present if the artificial introduction of water sources (e.g., irrigation) and

Dave Petersen, Director
Farmington City Community Development
June 11, 2013
Page 5 of 5

artificial impediments to surface drainage were removed from the project area. If the site conditions remain as is, the USACE will likely regulate all of the potential wetland areas as is.

Please feel free to contact me if you have any questions about the findings of our preliminary wetlands assessment for the 78.4-acre project area, or potential permitting requirements.

Sincerely,

Frontier Corporation USA

A handwritten signature in black ink that reads "Dennis C. Wenger". The signature is written in a cursive style with a long, sweeping tail on the letter "g".

Dennis C. Wenger
Senior Wetlands Ecologist
Principal

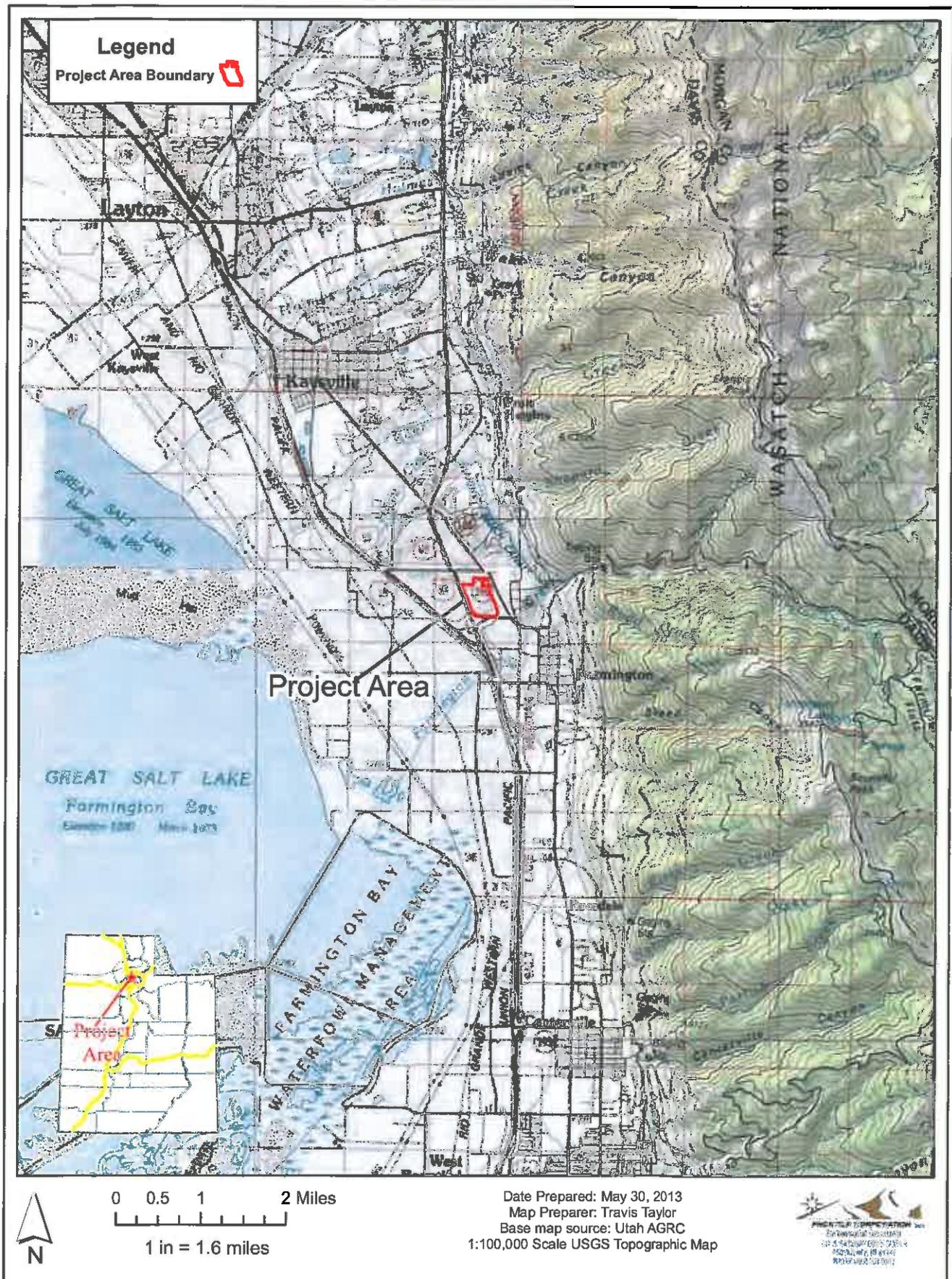


Figure 1. Project Area Location Map - 1:100,000 Topographic Base

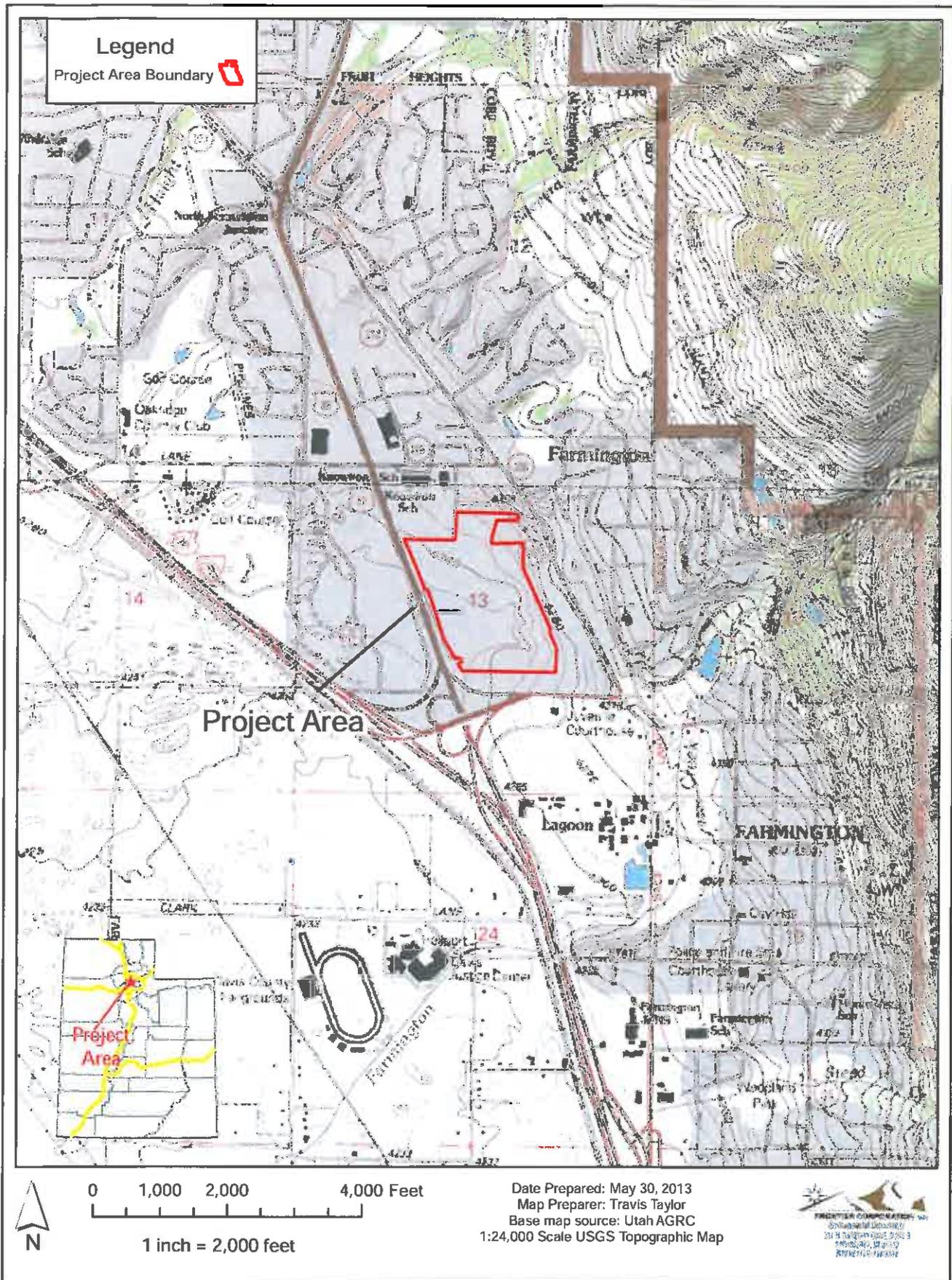


Figure 2. Project Area Location Map - 1:24,000 Topographic Base

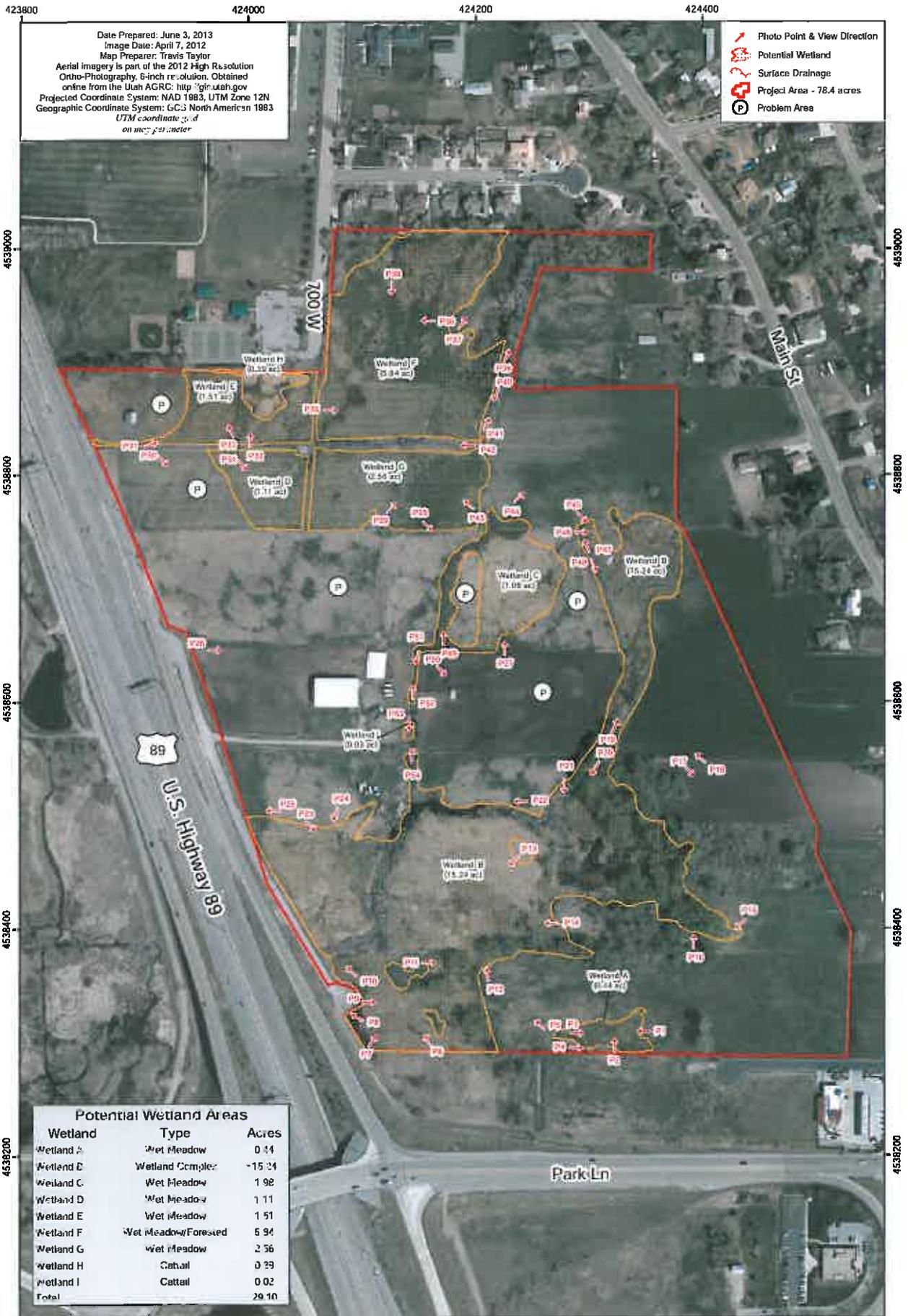


Figure 3. Preliminary Wetlands Map - Farmington City



Figure 4. Soil Survey and National Wetlands Inventory Map

Farmington City, UT - May 29, 2013, Photolog 1



Photo 1. Looking west at wetland A, located near the south boundary of project area.



Photo 2. Looking north at wetland A, located near the south boundary of project area.



Photo 3. Looking east at wetland A, located near the south boundary of project area.



Photo 4. Looking east at irrigation ditch that borders project area to the south.

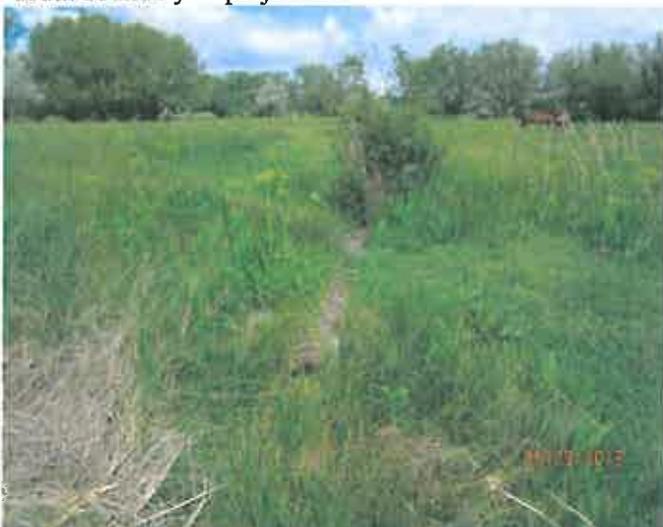


Photo 5. Looking northeast at a culvert and berm, east boundary of wetland A.



Photo 6. Looking northwest at the southwest section of wetland B located in southwest corner of the project area.

Farmington City, UT - May 29, 2013, Photolog 2



Photo 7. Looking north at southwest section of wetland B, located in southwest corner of the project area.



Photo 8. Looking northwest at ponded area next to frontage road; wetland B, southwest corner of project area.



Photo 9. Looking east at southwest section of wetland B, southwest corner of project area.



Photo 10. Looking northwest at west section of wetland B, with phragmites and cattails surrounding drainage in the background.



Photo 11. Looking east at a line of willows and southeast boundary of wetland B.



Photo 12. Looking north toward center of wetland B.

Farmington City, UT - May 29, 2013, Photolog 3



Photo 13. Looking southwest at center of wetland B, cattails in background of photo.



Photo 14. Looking west at center of wetland B, cattails at center of photo.



Photo 15. Looking southwest at top of drainage swale.



Photo 16. Photo taken from upland area looking north at trees lining drainage swale.



Photo 17. Southeast view of cultivated field and southeast edge of project area boundary.



Photo 18. Northwest view of cultivated field and Russian olive lining drainage swale in background

Farmington City, UT - May 29, 2013, Photolog 4



Photo 19. Northeast view (upstream) of surface drainage, northeast linear section of wetland B.



Photo 20. Southwest view (downstream) of surface drainage, northeast linear section of wetland B.



Photo 21. Looking southeast at wetland B and surface drainage with cattails lining drainage.



Photo 22. Looking west along surface drainage and northern boundary of wetland B.



Photo 23. Looking southeast at north boundary of wetland B, west section of project area.



Photo 24. South view of wetland B from the north boundary, west section of project area.

Farmington City, UT - May 29, 2013, Photolog 5



Photo 25. Looking west toward project area boundary.



Photo 26. Looking east at center of project area from west boundary.



Photo 27. North view of wetland C.



Photo 28. Looking southeast, wetland G in foreground, wet meadow C in background.



Photo 29. Northeast view of wetland G.



Photo 30. Southeast view of problem area.

Farmington City, UT - May 29, 2013, Photolog 6



Photo 31. Looking northeast across irrigation ditch toward wetland E, cattails in upper right of photo.



Photo 32. North view of wetland E and wetland H.



Photo 33. Northwest view of wetland E with surface water in foreground.



Photo 34. Southeast view of wetland D.



Photo 35. East view of wet meadow F, southern section.



Photo 36. West view of box elder (FACW) with understory of vegetative indicator species in wetland F.

Farmington City, UT - May 29, 2013, Photolog 7



Photo 37. Northeast view of upland meadow between surface drainage and wetland F in north section of project area.



Photo 38. South view of wetland F.



Photo 39. Northeast (upstream) view of surface drainage in northeast section of project area.



Photo 40. Southwest (downstream) view of surface drainage in northeast section of project area.



Photo 41. Northeast (upstream) view of surface drainage at culvert inflow. Wetland F to the left.



Photo 42. West view (downstream) of surface drainage at culvert outflow. Wetland F to the right.

Farmington City, UT - May 29, 2013, Photolog 8



Photo 43. Looking northwest at wetland G.



Photo 44. Looking northeast at upland meadow in northeast section of project area.



Photo 45. Southeast view of wetland B from north boundary.



Photo 46. East view of wetland B in northeast section of project area.



Photo 47. Northwest (upstream) view of surface drainage in north arm of wetland B.



Photo 48. Southeast (downstream) view of surface drainage in north arm of wetland B.

Farmington City, UT - May 29, 2013, Photolog 9



Photo 49. North view of wetland C



Photo 50. Southeast view of problem area.



Photo 51. South view of surface drainage.



Photo 52. Termination point of surface drainage, northeast view.



Photo 53. South view of wetland I and municipal well facility.



Photo 54. North view of discharge from the municipal well facility that flows into wetland B.



Planning Commission Staff Report December 12, 2013

Item 6: Steve Townsend Accessory Dwelling Conditional Use Permit

Public Hearing:	Yes
Application No.:	C-13-13
Property Address:	421 Miller Way
General Plan Designation:	AG (Agricultural)
Zoning Designation:	AE (Agricultural Estates)
Area:	.42 Acres
Number of Lots:	1
Property Owner:	Steve Townsend
Agent:	N/A

Request: *Applicant is requesting a conditional use permit for an accessory dwelling.*

Background Information

Steve Townsend is requesting approval for a Conditional Use Permit for an accessory dwelling located on property (.42 acres) at 421 West Miller Way in an AE Zone. The applicant is proposing to build a two-story detached garage with a dwelling unit on the upper floor.

Section 11-10-020 of the zoning ordinance states that all accessory dwellings are conditional uses in the AE zone. Chapter 10 of the Zoning Ordinance goes on to specify regulations and standards for accessory buildings in the AE zone. However, because this property is in a conservation subdivision, the proposed accessory dwelling must conform to the regulations set in Chapter 12. Specifically Section 11-12-090(v) states:

“Accessory building on lots less than ½ acre in size shall be located at least six (6) feet to the rear of the dwelling, shall not encroach on any recorded easement, shall not occupy more than twenty-five percent (25%) of the rear yard, and shall be located at least fifteen feet from any dwelling on an adjacent lot. Such buildings may be located within one (1) foot of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.”

Suggested Motion:

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

1. The height of the accessory dwelling is subordinate to the height of the main building;
2. The accessory dwelling must be at least 15' away from any dwelling on an adjacent lot;
3. The accessory dwelling must be at least 1' from all side and rear property lines;
4. The accessory dwelling footprint must occupy less than 25% of the rear yard area;
5. The accessory dwelling must meet any other requirements as set-forth in Section 11-12-090(v).

Findings for Approval:

- a. The height of the proposed accessory dwelling is subordinate to the main building.
- b. The proposed accessory dwelling is at least 15' away from any dwelling on an adjacent lot.
- c. The proposed accessory dwelling is at least 1' from all side and rear property lines.
- d. The proposed accessory dwelling footprint occupies less than 25% of the rear yard area.
- e. The proposed accessory dwelling does meet all of the requirements set forth in Section 11-12-090(v), such as setback standards.

Supplemental Information

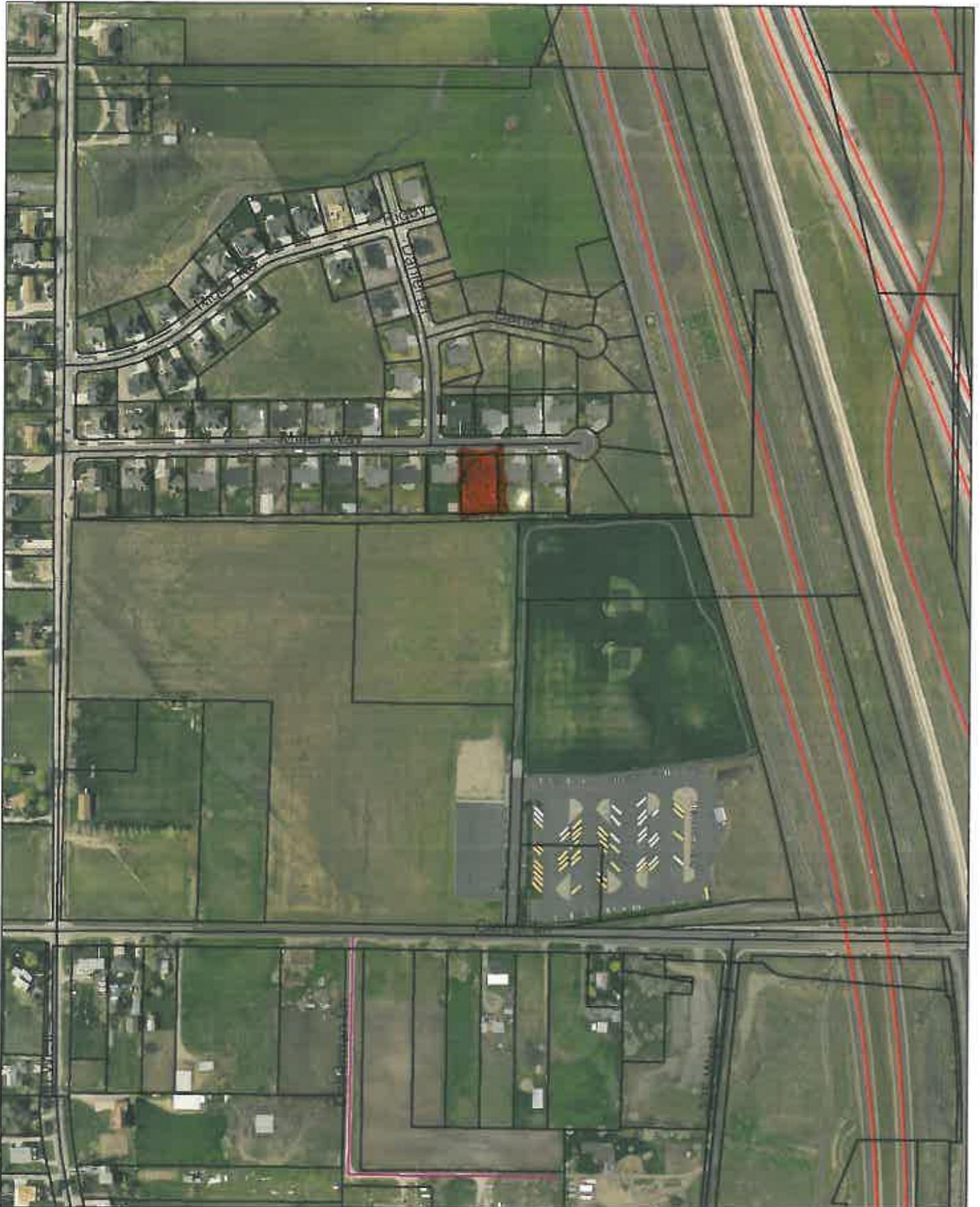
1. Vicinity Map
2. Development Plans
3. Site Plan
4. Floor Plans
5. Building Elevations
6. Sections 11-12-090(v)

Applicable Ordinances

1. Title 11, Chapter 10 – Agricultural Zones
2. Title 11, Chapter 12 – Conservation Subdivision Development Standards



Farmington City



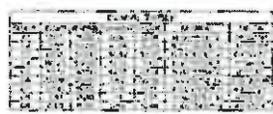
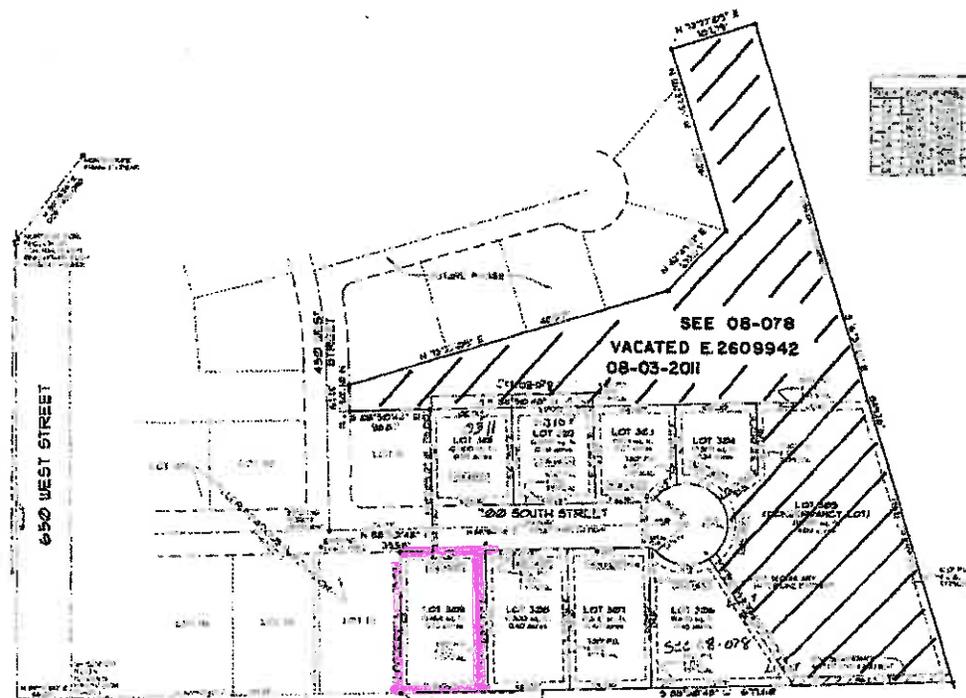
Development Plans

1. Proposed accessory building would consist of a garage and rear workshop on a concrete slab, with stairs to a mother-in-law apartment above. The approximate dimensions will be 24'-25' wide (east/west) and 60'-70' long (north/south). Exact dimensions would be determined and formal plans that conform with building codes will be drawn later, after Planning Commission consideration.
2. Proposed accessory building would be set on the east side of the rear yard at 421 Miller Way. The east building wall would be 5'-10' distance from east property line, as directed by the Planning Commission.
3. The north side of the proposed accessory building, the side facing the street, would have façade color and rock/stucco components the same as the home. It is proposed that the other exterior sides would be the same color, but covered with Hardie Board to save costs. The entire exterior could be stucco if required by the Planning Commission. (From the street, the proposed accessory building will appear to be part of the home.)
4. Proposed accessory building would be 25' high.
5. Water, power, sewer, gas and cable for the proposed accessory building would be obtained by extending from the lateral lines to the home, not from the street.
6. The proposed accessory building will add three garaged parking spaces. Presently, a boat and ATVs are stored in the garage and family vehicles are often parked in the driveway. With the addition of the proposed accessory building, the boat and ATVs would be stored in the rear of the accessory building, the family vehicles in the front garage.
7. The apartment would be occupied by retired parents of the homeowner.
8. The homeowners to the east, nearest to the proposed accessory building, have planted trees along the property line. These trees have already grown to approximately 25' tall. Most of the year, these trees would obscure the accessory building from their view.

401
08

MILLER MEADOWS SUBDIVISION PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 25 TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASIN AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE BENCHMARKED TO THE NEAREST AVAILABLE BENCHMARK.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR STREET.
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10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR STREET.

LOT	OWNER	PIN
301	WHEAT	0277
302	Wheat, William L. et al	0278
303	Wheat	0279
304	Wheat, William L. et al	0280
305	Wheat, William L. et al	0281
306	Wheat, William L. et al	0282
307	Wheat, William L. et al	0283
308	Wheat, William L. et al	0284
309	Wheat, William L. et al	0285



PLAT NO. 08-401

DATE 03/11



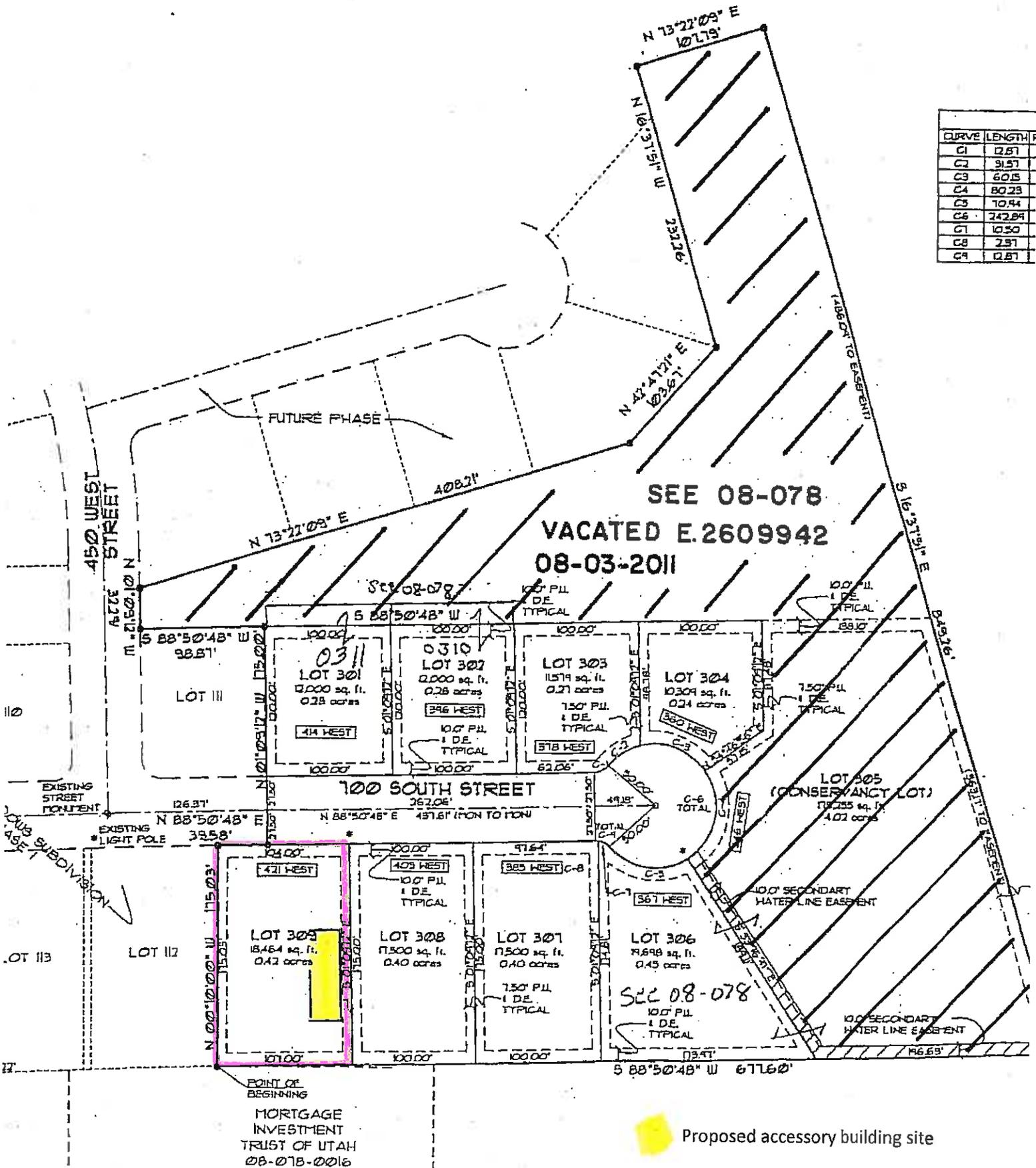
SCALE: 1" = 100'

DEVELOPMENT: MILLER MEADOWS PH. 3
CITY: FARMINGTON LOTS: 301 THRU 309

NE 1/4 SEC. 25, T. 3N, R. 1W
S.L.M. DAVIS COUNTY, UTAH
SHEET # 408
P. 01-24-11

SECTION 25 TOWNSHIP 3 NORTH, RANGE 1 WEST,
 SAL LAKE BASE AND MERIDIA
 FARMINGTON CITY, DAVIS COUNTY, UTAH

CURVE	LENGTH
C1	0.87
C2	31.57
C3	60.15
C4	80.23
C5	10.44
C6	242.89
C7	10.50
C8	2.91
C9	0.87



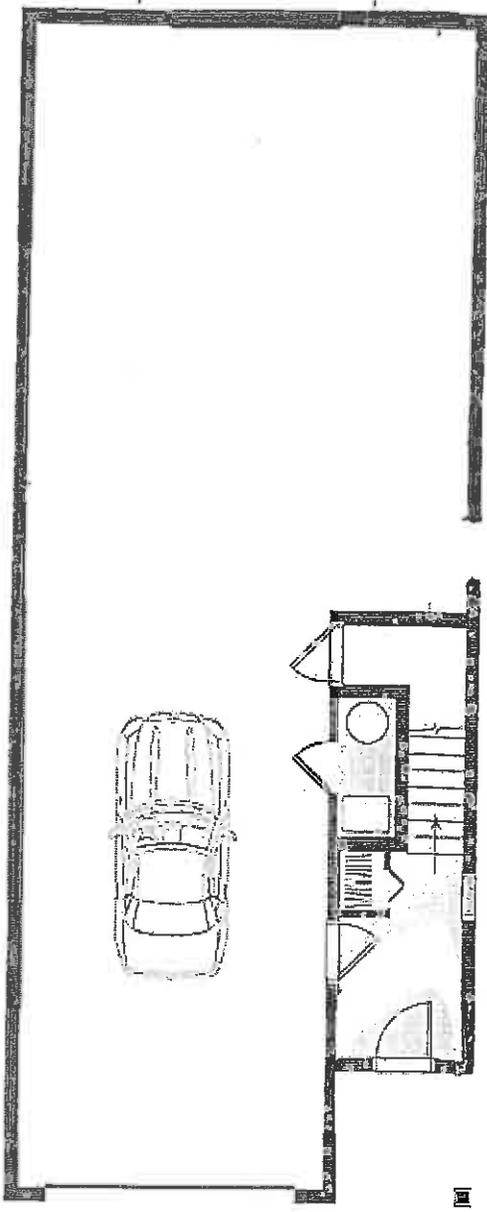
Proposed accessory building site

Property
line

↑
S

60'

W →

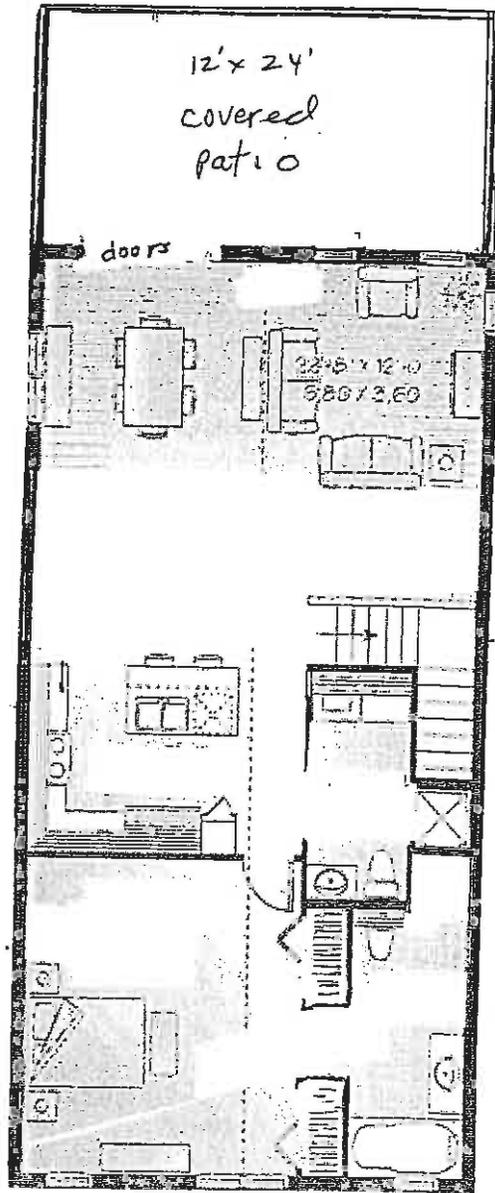


24'-0"
7,2 m

House
next door

House

Second-Floor Living Quarters





City, in its sole discretion, during plat approval process when deemed appropriate and desirable under the circumstances.

i. Front Setback. The minimum front yard setback for main buildings in a Conservation Subdivisions shall be twenty (20) feet . Notwithstanding the foregoing, the minimum front yard setback for attached garages which extend past the front of the dwelling towards the front property line in any Conservation Subdivision shall be thirty (30) feet.

ii. Rear Setback. The minimum rear yard setback for main buildings within a Conservation Subdivisions shall be thirty (30) feet.

iii. Side Setback. The minimum side yard setback for main buildings within a Conservation Subdivision shall be ten (10) feet

iv. Side Corner Setback. The minimum side corner setback for main buildings within a Conservation Subdivision shall be fifteen (15) feet from the property line in compliance with clear vision standards set forth in Section 11-28-150 of this Title.

v. Accessory buildings on lots less than $\frac{1}{2}$ acre in size shall be located at least six (6) feet to the rear of the dwelling, shall not encroach on any recorded easement, shall not occupy more than twenty-five percent (25%) of the rear yard, and shall be located at least fifteen (15) feet from any dwelling on an adjacent lot. Such buildings may be located within one (1) foot of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

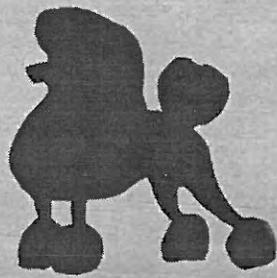
vi. Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten (10) feet from any side or rear property line and one hundred (100) feet from any public street or from any dwelling on an adjacent property.

vii. A detached garage, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side yard of a lot providing that a six (6) foot separation is maintained from the residence and all front, side, and rear setbacks are provided as specified in Section 11-11-050.

viii. On double-frontage lots, accessory buildings shall be located not less than twenty-five (25) feet from each street upon which the lot has frontage.

(g) Building Height on lots less than one-half ($\frac{1}{2}$) acre.

THE DOGroom
Professional Dog Grooming



DOG AND CAT GROOMING

