



HISTORIC BEGINNINGS • 1847

**Farmington City Planning Commission**

**April 9, 2020**



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
SHAWN BEUS  
SCOTT ISAACSON  
AMY SHUMWAY  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## **AGENDA** **PLANNING COMMISSION MEETING**

**April 9, 2020**

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

Study Session: 6:30 p.m.

Discussion Item: Housing Discussion

**Regular Session: 7:00 p.m.**

*Farmington Planning Commission meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting must do so at the City's website on-line. The link to view the meeting via "Zoom" can be found here: <http://www.farmington.utah.gov/government/planning-commission/planning-commission-agendas-minutes-packets/>. Once at the site, just click the word "Zoom" (in blue) on the line after the words "09 April 2020 . . . Agenda, Packet, Minutes". If you have any questions or need further assistance, please contact Carly Rowe at 801-939-9215. Moreover, if you wish to submit a comment for any of the listed public hearings, please email these comments to Holly Gadd by 5:00 pm at [hgadd@farmington.utah.gov](mailto:hgadd@farmington.utah.gov).*

- 7:00 1. Minutes  
2. City Council Report

### **SUBDIVISIONS**

- 7:05 3. Joseph Kennard/ Forza Terra– Applicant is requesting final plat approval for the Mountain View Phase 2 Subdivision consisting of 14 lots on 5 acres of property located at approximately 650 West 250 South in the AE Agricultural Estates Zone. (S-12-17)

### **ZONE TEXT AMENDMENTS**

- 7:10 4. Farmington City (Public Hearing) – Applicant is requesting a recommendation to allow a property owner to rent an ADU (Accessory Dwelling Unit) (ZT-9-20)
- 7:30 5. Farmington City (Public Hearing) – Applicant is requesting a recommendation to consider an amendment related to clarifying alternative lot size language in Chapters 10, 11, and 12 (ZT-8-20).

### **OTHER BUSINESS**

6. Miscellaneous, correspondence, etc.  
a. Other

*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 April 3, 2020

Meagan Booth  
City Planner

**FARMINGTON CITY  
PLANNING COMMISSION**

March 5, 2020

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**STUDY SESSION**

**Present:** Chairman Roger Child, Vice Chairman Alex Leeman, Rulon Homer, Larry Steinhorst, and Greg Wall. **Staff:** Community Development Director David Petersen, City Planner Meagan Booth, Recording Secretary Carly Rowe and Planning/GIS Specialist Shannon Hansell. Russ Workman, Mike Plaizier and Inger Erickson were excused.

Representatives from STACK Real Estate presented the proposals for the North Farmington Station Project Master Plan (PMP) that will require rezoning of multiple properties. The application was submitted on March 2, 2020 for staff review and will be on the next Planning Commission meeting.

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**REGULAR SESSION**

**Present:** Chairman Roger Child, Vice Chairman Alex Leeman, Rulon Homer, Larry Steinhorst, and Greg Wall. **Staff:** Community Development Director David Petersen, City Planner Meagan Booth, Recording Secretary Carly Rowe and Planning/GIS Specialist Shannon Hansell. Russ Workman, Mike Plaizier and Inger Erickson were excused.

**Roger Child** opened the meeting at 7:09 PM.

**Item #1 Minutes**

**Alex Leeman** made a motion to approve the minutes from the February 20, 2020 Planning Commission meeting. **Rulon Homer** seconded the motion, which was unanimously approved.

**Item #2 City Council Report**

**Dave Petersen** said there was no major Planning Commission items on the agenda. During the City Council meeting, the Youth City Council was sworn in and there were several Historic Preservation Committee members appointed. Summary action items included the City entering into an inter-local agreement with Weber Basin Water District for the Bear River pipeline that is going to come down where the Haight Creek condominiums are located to 950 N and go west. It will be in alignment with the connector road.

**SUBDIVISION**

**Item #3 Guy Haskell (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval of the proposed Sydney’s Corner Subdivision Phase 2 consisting of 4 lots on .94 acres of property located on the southwest corner of 650 West and Glover Lane in an AE (Agriculture Estates) zone. (S-1-20)**

The applicant, Guy Haskell, is requesting schematic approval for 4 Lots on .94 acres of property located on the southwest corner of 650 west and Glovers Lane to create the Sydney’s Corner Phase 2 Subdivision. As shown in the attached schematic plan, the subdivision will mirror Sydney’s Corner Subdivision, across the street to the east. The applicant will need approval of 3 TDR lots to develop the proposed subdivision from the City Council and approval of a special exception by the Planning Commission.

The minimum lot size for a conventional subdivision in the AE zone is 1 acre; therefore, the applicant could get a yield of 1 lot. The applicant is requesting 4 lots with an average lot size of .22 acres or 9,583.2 square feet. The alternative lot size is 12000 square feet, however the number of lots created using the alternative lot size cannot exceed the amount of lots obtained through a yield plan, and therefore the applicant still would need to use 3 TDR lots to develop the proposed subdivision.

Section 11-3-045 of the Zoning Ordinance states in part:

*A special exception is an activity or use incidental to or in addition to a principal use permitted in a zoning district; or an adjustment to a fixed dimension standard permitted as an exception to the requirements of this title; or a transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units.*

Therefore, the applicant is wishing to use a special exception to develop the property and pursue the four lots as proposed.

**Roger Child** opened the Public Hearing at 7:23 PM.

No comments were received.

**Roger Child** closed the Public Hearing at 7:23 PM.

#### **MOTION**

**Rulon Homer** made a motion to move that the Planning Commission recommend that the City Council approve the schematic plan and special exception for the Sydney Corner Phase 2 Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant shall obtain approval of the 3-lot TDR by the City Council.
2. The applicant shall address all outstanding DRC Comments.
3. Transfer lots considered as a special exception may only occur because of blight, the applicant must complete a blight study, as defined and consistent with State Code, and the City must establish a finding of blight for the receiving area in order to approve such transfer.

**Alex Leeman** seconded the motion, which was unanimously approved.

#### Findings for Approval:

1. The City will receive compensation in the form of a TDR transaction through cash payment.
2. All lots front an existing fully improved public ROW (650 West and Glover Lane).
3. The development mirrors the development across the street and is consistent with the General Plan.
4. The subdivision will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
5. The parcel size is comparable to the existing Sydney's Corner Subdivision is of sufficient size to accommodate the special exception.

#### **Item #4 Andrew Hiller–Applicant is requesting final plat approval for The Preserve at Farmington Creek subdivision consisting of 11 lots on 5.18 acres of property at approximately 90 West 675 North in the LR (Large Residential) PUD zone. (S-6-19)**

Regarding this application referenced above, the Planning Commission passed a motion to recommend the City Council approve a schematic plan and rezone the property on July 18, 2019. On August 6, 2019, the City Council approved the schematic plan, but tabled action on the zone change and Preliminary PUD Master Plan to allow time for input from Davis County Flood Control regarding Farmington Pond and Dam. The City Council approved the Rezone and Preliminary PUD Master Plan as of October 8, 2019.

As a reminder, the development is proposed as a PUD, in order to allow for flexibility in lot size and setbacks as well as to preserve natural trees and vegetation on the site. The developer is proposing a new concrete bridge, which meets city and county standards for a typical municipal street while keeping the old wood bridge for pedestrian access.

Existing access to the site is via 90 West across an old wooden bridge crossing Farmington Creek. The applicant will work with the City to dedicate the street prior to recordation, and must provide proof of adequate easements. The new road

attached to 90 West, will be called Hidden Hollow. As a private road, it will be maintained and owned privately, including storm drain lines.

## **MOTION**

**Greg Wall** made a motion to move that the Planning Commission approve the Final Plat for The Preserve at Farmington Creek Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The applicant shall provide a maintenance plan acceptable to the City for the common areas, internal private streets, the wood bridge etc.
3. Davis County must dedicate 90 West as a public right-of-way, proof must be provided by applicant.
4. This bridge must have stamped structural calculations and design.
5. The new street, Hidden Hollow, must be assigned a numerical coordinate.
6. The applicant must obtain a Davis County Flood Control Permit, which shall accommodate, among other things, long term maintenance of the dam and access.
7. The applicant must obtain a UDOT Encroachment Permit.
8. Any outstanding DRC issues shall be addressed prior to recordation.

**Larry Steinhorst** seconded the motion, which was unanimously approved.

## Findings for Approval:

1. The proposed subdivision is consistent with the General Plan.
2. The PUD preserves the environmentally sensitive area next to Farmington Creek, and provides pedestrian access to Farmington Creek via the wood bridge.
3. Access will be improved at this location, by means of Hidden Hollow and 90 West.
4. The proposed Final Plat submittal is consistent with all necessary requirements as found in the City's Subdivision Ordinance.

## **Item #5 Taylor Spendlove/Brighton Homes - Applicant is requesting Schematic (Concept) Design plan approval for the townhome portion of the Farmington Station Parkway mixed-use development located at approximately 525 North Station Parkway. (SP-1-20)**

The Planning Commission on August 12, 2019 recommended that the City Council rezone the subject property from A to GMU and on December 12, 2019, they recommended subdivision schematic plan approval. Nevertheless, at the same Dec. 12<sup>th</sup> meeting the Commission also tabled consideration of schematic site plan review to allow time for the applicant to resolve 10 issues related to said schematic site plan, and the City Council added an 11<sup>th</sup> issue at their December 17<sup>th</sup> meeting. The following is a response (*in italics*) as to what the developer has done to date after each of the 11 issues.

1. The proposed east to west road "dead-ends" at the west boundary line of the Cook property. The first sentence of Section 12-7-040 D3 of the Subdivision Ordinance, and subparagraph b. thereto, state: "Dead end streets shall serve as access for not more than twenty four (24) dwelling units and shall not exceed one thousand feet (1,000') in length" and "Exceptions to the requirement for a second point of independent access may be granted by the city council, after receiving a recommendation from the planning commission, upon a finding that the topography or other physical conditions of the development site make it impossible to provide a second access which complies with street design standards established by the city and that an increased street length and/or density will not unreasonably impact the ability to provide emergency and other public services".

The developer is proposing ~~60~~ 50 dwelling units on this potentially dead-end street.

*Response: the developer is setting aside an easement across the two parcels to the north to ensure a direct second point of access to Station Parkway for the townhome portion of the project. At the same time the applicant is working to achieve access "via crash gates" through the assisted living site south of the development.*

2. The proposed OS zone within the two townhome parcels, the one hotel parcel, and parcels A, B and C may not be wide enough as per the regulating plan and consistent with previous such designations by the City on other parcels in the past.

*Response: the applicant widened the proposed OS area and staff walked the site to make sure the space is wide enough to accommodate the trail and accompanying recreation purposes.*

3. The developer is proposing the OMU zone for the two hotels and GMU for the townhomes. As the parking needs increase on-site for the two hotels and the OMU area increases in size (and if the OS zone potentially increases in size as well) where will the City establish the final location of the GMU zone? Must the applicant reduce the number of townhomes on-site?

*Response: the applicant reduced the number of townhomes from 60 to 50.*

4. The SPARC (Site Plan and Architectural Review Committee) has not yet reviewed the latest schematic plans prepared by the applicant.

*Response: the SPARC reviewed the proposal on January 29, 2020.*

5. Shepard Creek traverses through the site. The existing FIRM (Flood Insurance Rate Map) designates the flood plain on the Cook Property as Flood Plain X (un-determined) because FEMA has not conducted a study on the property. An engineer, independent from FEMA, should model Shepard Creek to provide a more accurate flood plain determination. This will help identify buildable areas and/or ensure that the location of structures, including the elevation of buildings, are placed and set appropriately. In the event the study is not done, and the entire area is inundated by a flood event, FEMA will likely come in after the fact and to do a study for the entire greater area, which may place many properties unduly within the flood plain.

#### **AND**

6. Because of the proximity of Shepard Creek, as per an interlocal agreement between the City and County, a flood control permit is required as part of the process. The creek at this location has little or no banks. Preliminary input from the County may prove invaluable at this stage of site plan review.

*Response: The City Engineer commented that the applicant must satisfy flood plain and flood control permit issues, but during the final plat/site plan part of the process.*

7. A dead-end exists within the townhome portion of the plan. How will snow plows, garbage trucks, etc. serve these private streets?

*Response: Interior dead-end streets greater than one lot in length have been removed from the site plan.*

8. The developer proposes to construct the buildings in such a way that they may be platted later as buildings lots. If so, will each building receive individual service laterals/meters now to avoid utility payment and maintenance conflicts later?

*Response: The project is designed to accommodate individual meters or one master meter at the discretion of the City.*

9. How will the residents of the town homes deal with garbage pick-up? If individual containers are proposed for each resident, is there space to place them "at the curb" and store them on-site, and can the trucks maneuver the site to pick up garbage? Or will the developer provide dumpsters for groups of town homes? —if so, the site plan should be updated accordingly.

*Response: The development is designed for "at the curb" pick-up.*

10. Angled parking often presents site-distance issues as motorists attempt to back their vehicles from their spaces. Can the developer, or should he, re-design the street for parallel parking?

*Response: The applicant removed angled on-street parking from the project and replaced it with parallel parking.*

11. The proposed east to West Street ("River Rock Road") must be realigned to the north to better ensure more developable property (on the south side of the road) on property to the west of the Cook property.

*Response: The existing proposed site plan set forth in this staff report incorporates this realignment.*

#### **MOTION**

**Alex Leeman** motioned to move that the Planning Commission approve the schematic (concept) site plan for the townhome portion of the Farmington Station Parkway mixed-use development subject to all applicable Farmington City Development standards and ordinances and the following:

1. The applicant must obtain preliminary plat and final plat approval for the Farmington Station Parkway subdivision.
2. The preliminary plat and final plat (and improvement drawings) must show and accommodate future storm water detention needs for the entire project area.
3. The developer must loop water lines through the entire project, including the OMU areas, acceptable to the City.
4. Access easements acceptable to the City shall be shown on the preliminary and final plats for the project.
5. The applicant shall provide flood plain and flood control (permit from County) acceptable to the City Engineer prior to final plat approval.
6. Zone designations must change as per the approval of the City Council.

**Rulon Homer** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The motion is consistent with the previous recommendation/approvals (including findings) regarding the proposed rezone of the property and the subdivision schematic plan recommendations by the Planning Commission.
2. Section 12-7-040 D of the City's Subdivision Ordinance states in part, "Street patterns in the subdivision shall be in conformity with a master street plan for the most advantageous development of adjoining areas and the entire neighborhood or district". The development now accomplishes this.

**OTHER BUSINESS**

**Item #6 Miscellaneous, correspondence, etc.**

- a. **March 17<sup>th</sup> Field Trip Details to Thanksgiving Point**
  - Staff, Planning Commission, and City Council who are able to attend will meet at the Frontrunner station at 2 PM to ride to Thanksgiving Point, where they will take a tour around the developments that STACK Real Estate has done in that area.
- b. **Adam Nash** (1500 E Vine St. Holladay, UT) presented a proposal of townhomes on the triangle parcel of land located at approximately Clark Lane and 1525 West. Mr. Nash will bring in site plans regarding the townhomes. The commissioners thought it would be a great idea for this parcel of land to stay residential to benefit the surrounding neighborhoods.

**ADJOURNMENT**

**Alex Leeman** motioned to adjourn at 8:29 PM. **Greg Wall** seconded the motion, which was unanimously approved.

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**Roger Child, Planning Commission Chair**

**FARMINGTON CITY COUNCIL ELECTRONIC WORK SESSION  
NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold an *Electronic Work Session* on **Tuesday, April 7, 2020, at 6:00 p.m.**

**NOTICE OF SPECIAL MEETING CIRCUMSTANCES DUE TO COVID-19 PANDEMIC:**

In keeping with recommendations of Federal, State, and Local authorities to limit public gatherings to control the continuing spread of COVID-19, Farmington City is making adjustments to our normal meeting procedures.

- All City Council members, staff and meeting presenters will participate electronically via teleconference.
- Members of the public wishing to listen to the meeting can find the link for the meeting on the Farmington City website.
- Public comment will not be taken during this work session.

The agenda for the work session shall be as follows:

**CALL TO ORDER:**

6:00 Roll Call

**NEW BUSINESS:**

6:05 Update on COVID-19 and Action Plan for the City

**CLOSED SESSION**

Minute motion adjourning to closed session for character and competency of an individual and lease of property.

**ADJOURN**

DATED this 2nd day of April, 2020.

**FARMINGTON CITY CORPORATION**

By: \_\_\_\_\_  
Holly Gadd, City Recorder

**Posted 04/02/2020**



## Planning Commission Staff Report April 9, 2020

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### Item 3 : Final Plat for Mountain View Subdivision Phase 2

Public Hearing: No  
Application No.: S-10-19  
Property Address: Approx. 650 West and 250 South  
General Plan Designation: AG (Agriculture Preservation) and (Rural Residential Density)  
Zoning Designation: R- PUD  
Area: 4.897  
Number of Lots: 14 lots  
Property Owner: Forza Terra LLC  
Applicant: Joe Kennard

Request: *Applicant is requesting final plat approval.*

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### **Background Information**

The applicant, Joe Kennard, is requesting final plat approval for Phase 2 of the Mountain View at Farmington (PUD) Subdivision. The Final PUD Master Plan, which was approved by the City Council on August 7, 2018, consists of 32 lots on 11.93 acres of property. Phase 1 is currently under construction. The submitted final plat is for approval of Phase 2, which consists of 14 lots on approximately 4.897 acres of the project.

### **Suggested Motion**

Move that the Planning Commission approve the final plat for Phase 2 of the Mountain View at Farmington (PUD) at subject to all applicable Farmington City ordinances, development standards, and the following conditions:

1. In the owners dedication indicate whom Parcel C will be dedicated to before recording.
2. Onsite improvements must be completed per the city standard and the City Engineer's recommendations.
3. All outstanding DRC Comments must be addressed.

Findings:

1. The proposed plans meet the requirements of the subdivision and zoning ordinances of a PUD zone.
2. The applicant has addressed the City's Dead End Street Limitation with Phase 1.
3. The submitted plat is consistent with the Final PUD Master Plan.

**Supplemental Information**

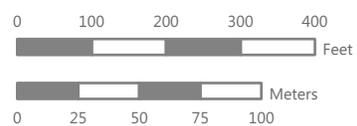
1. Vicinity Map
2. Final Plat
3. Final PUD Master Plan

**Applicable Ordinances**

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Development(PUD)



**VICINITY MAP**  
 Mountain View at Farmington Phase 2



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

# MOUNTAIN VIEW AT FARMINGTON PHASE 2

## A PLANNED UNIT DEVELOPMENT (PUD)

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
 CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT  
 FARMINGTON CITY, DAVIS COUNTY, UTAH  
 JUNE, 2019

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION PLAT. ALL REAR LOT CORNERS AND BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°05'21"E



VICINITY MAP  
NOT TO SCALE

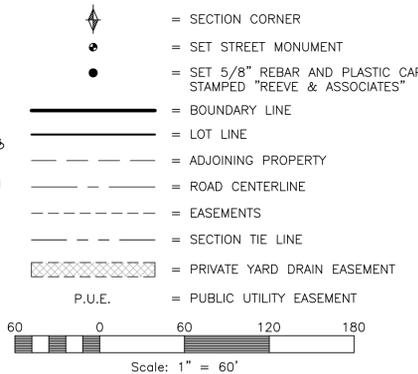
### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TIPPETTS LANE, SAID POINT BEING S00°05'21"E ALONG THE QUARTER SECTION LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 24, 328.18 FEET AND N89°54'39"E 94.24 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 24; THENCE S89°38'00"E 198.44 FEET; THENCE N89°45'29"E 199.66 FEET; THENCE N00°04'59"E 214.03 FEET; THENCE S23°52'01"E 608.90 FEET; THENCE N00°04'59"E 214.03 FEET; THENCE S23°52'01"E ALONG THE LEGACY PARKWAY TRAIL, 608.90 FEET TO THE NORTHERLY LINE OF MOUNTAIN VIEW AT FARMINGTON PHASE 1; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S66°07'59"W 106.00 FEET; (2) S60°08'53"W 56.31 FEET; (3) S66°07'59"W 58.54 FEET; AND (4) N89°47'46"W 48.00 FEET; THENCE S89°45'29"W 199.50 FEET; THENCE N00°12'11"E 109.26 FEET; THENCE S89°45'29"W 199.53 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TIPPETTS LANE; THENCE N00°12'11"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 109.26 FEET; THENCE N89°45'29"E 199.30 FEET; THENCE N00°12'11"E 109.33 FEET; THENCE N89°38'00"W 199.29 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TIPPETTS LANE; THENCE N00°12'11"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 109.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 213,314 SQUARE FEET OR 4.897 ACRES MORE OR LESS

### LEGEND



### ADDRESS TABLE

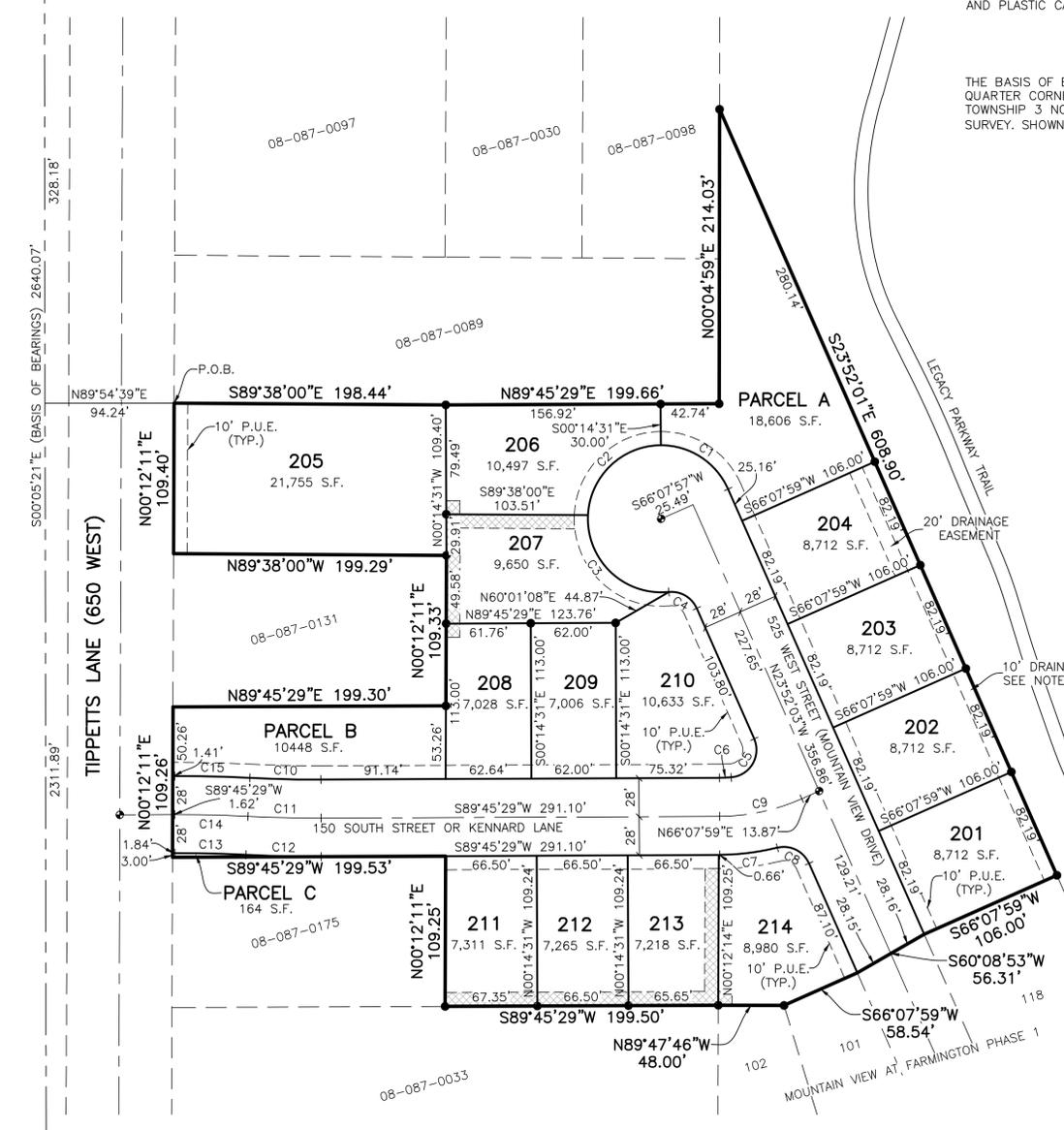
LOT #	ADDRESS
201	135 S. MOUNTAIN VIEW DRIVE
202	129 S. MOUNTAIN VIEW DRIVE
203	113 S. MOUNTAIN VIEW DRIVE
204	97 S. MOUNTAIN VIEW DRIVE
205	121 S. 650 W.
206	86 S. MOUNTAIN VIEW DRIVE
207	92 S. MOUNTAIN VIEW DRIVE
208	594 W. KENNARD LANE
209	584 W. KENNARD LANE
210	106 S. MOUNTAIN VIEW DRIVE OR 570 W. KENNARD LANE
211	593 W. KENNARD LANE
212	583 W. KENNARD LANE
213	573 W. KENNARD LANE
214	134 S. MOUNTAIN VIEW DRIVE OR 565 W. KENNARD LANE

### NOTES:

- A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THIS SUBDIVISION.
- PARCEL A AND B ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- THE HOA IS RESPONSIBLE FOR THE MAINTENANCE AND INSPECTION OF THE DETENTION BASIN ON PARCEL B, AND WILL PROVIDE A YEARLY INSPECTION AND MAINTENANCE REPORT TO FARMINGTON CITY.
- WATER FROM LEGACY TRAIL CAN DRAIN ACROSS LOTS 201-204. LANDSCAPING OR GRADING MUST NOT PREVENT FLOW ONTO THESE LOTS.
- PRIVATE YARD DRAIN EASEMENTS ON LOTS 206 AND 208 ARE 10'X10'.
- SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE AREA (INCLUDING THE PARK STRIP) OF NO MORE THAN 64% OF THE GROSS PARCEL SIZE AND THAT 2/3 OF THE LANDSCAPE AREA IS PLANTED IN TURF AND 1/3 OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

### DEVELOPER

FORZA TERRA  
 32 West Firelay Ave.  
 Murray, UT 84107  
 801-484-3440



### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **MOUNTAIN VIEW AT FARMINGTON PHASE 2** 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\_\_\_\_.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



### 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 **MOUNTAIN VIEW AT FARMINGTON PHASE 2**, 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 DO DEDICATE PARCEL A AS OPEN SPACE AND PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA AND ALSO DO DEDICATE PARCEL B TO BE USED FOR DETENTION BASINS TO BE OWNED AND MAINTAINED BY THE HOA AND ALSO DO DEDICATE PARCEL C TO BE USED AS A PUBLIC UTILITY EASEMENT AND LANDSCAPE BUFFER TO BE OWNED AND MAINTAINED BY THE HOA.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ ) ss.

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

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ ) ss.

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

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	53.50'	61.98'	58.57'	34.99'	N57°03'15"W	66°22'31"
C2	53.50'	81.13'	73.58'	50.67'	S46°18'57"W	86°53'04"
C3	53.50'	92.36'	81.31'	62.55'	S46°35'02"E	98°54'53"
C4	20.00'	25.19'	23.56'	14.58'	S59°57'15"E	72°10'27"
C5	20.00'	38.24'	32.68'	28.32'	S30°54'25"W	109°32'52"
C6	122.00'	8.68'	8.68'	4.34'	S87°43'10"W	4°04'38"
C7	178.00'	42.56'	42.46'	21.38'	N82°54'30"E	13°41'58"
C8	20.00'	27.95'	25.73'	16.80'	S63°54'15"E	80°04'28"
C9	150.00'	61.85'	61.41'	31.37'	N77°56'44"E	23°37'30"
C10	922.00'	51.82'	51.81'	25.92'	N88°37'55"W	3°13'13"
C11	950.00'	53.39'	53.39'	26.70'	N88°37'55"W	3°13'13"
C12	978.00'	54.97'	54.96'	27.49'	N88°37'55"W	3°13'13"
C13	922.00'	51.82'	51.81'	25.92'	N88°37'55"W	3°13'13"
C14	950.00'	53.39'	53.39'	26.70'	N88°37'55"W	3°13'13"
C15	978.00'	54.97'	54.96'	27.49'	N88°37'55"W	3°13'13"

### PROJECT INFORMATION

Surveyor: **T. HATCH**  
 Designer: **N. ANDERSON**  
 Begin Date: **6-4-19**  
 Project Name: **MOUNTAIN VIEW AT FARMINGTON PHASE 2**  
 Number: **6761-01**  
 Scale: **1"=60'**  
 Sheet: **1 OF 1**

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
 THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
 RECORDED FOR: \_\_\_\_\_

DAVIS COUNTY RECORDER

DEPUTY,



**WEBER BASIN WATER CONSERVANCY DISTRICT**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY WEBER BASIN WATER CONSERVANCY DISTRICT.  
 WEBER BASIN WATER CONSERVANCY DISTRICT

**CENTRAL DAVIS SEWER DISTRICT**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 SIGNATURE

**FARMINGTON CITY PLANNING COMMISSION**  
 APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE FARMINGTON CITY PLANNING COMMISSION.  
 CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

**FARMINGTON CITY ENGINEER**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 FARMINGTON CITY ENGINEER

**FARMINGTON CITY COUNCIL**  
 PRESENTED TO THE FARMINGTON CITY COUNCIL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 FARMINGTON CITY MAYOR  
 ATTEST: CITY RECORDER

**FARMINGTON CITY ATTORNEY**  
 APPROVED BY THE FARMINGTON CITY ATTORNEY THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 FARMINGTON CITY ATTORNEY





## Planning Commission Staff Report April 9, 2020

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### Item 4: Zone Text Amendment— Accessory and Secondary Dwelling Units

Public Hearing:	Yes
Application No.:	ZT-9-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

*Request: Recommendation for a Text Amendment to the Zoning Ordinance.*

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#### **Background Information:**

On October 29, 2019, the City adopted a moderate income housing plan, as part of the General Plan. This was in response to S.B. 34, approved by the state legislature earlier that year. As part of the bill, municipalities must implement at least three to four of 23 strategies set forth in the legislation. Farmington selected eight for its moderate income housing plan. The proposed zone text amendment seeks to fulfill, in part, one of those strategies.

Most commonly, accessory dwelling units (ADU) are attached or detached dwelling units subordinate to single-family homes. However, Farmington’s definition delineates detached units as an ADU, and attached units as secondary dwelling units (SDU). For both definitions, the owner must live on site. Only attached units (SDU) can be rented to non-family members, whereas detached units (ADU) can only be used by members of the owner’s family. This amendment proposes amending the zoning ordinance to combine the definition of attached and detached dwellings units to allow rental by non-family members. This is a step in implementing the moderate housing plan by allowing more rental opportunity within Farmington.

Additionally, this change would better align Farmington’s accessory dwelling policy to that of other local municipalities, many of whom already implement this definition.

***Zoning Ordinance Amendment as follows:***

**11-2-010 Definitions of Words and Terms**

~~DWELLING, ACCESSORY: A dwelling unit within an accessory building which is subordinate to a single-family dwelling located on the same lot and which, together with the single-family dwelling, is used exclusively for the occupancy of one (1) family. A maximum of one (1) accessory dwelling shall be allowed per lot and no rent or other compensation may be charged for occupants of the accessory dwelling. Any conditional use permit issued hereunder shall be recorded with the Davis County Recorder's Office.~~

DWELLING UNIT, SECONDARY ACCESSORY: A unit within an accessory building, which is subordinate to a single-family dwelling located on the same lot. Or, a second dwelling unit within a single-family dwelling which is accessory to the single-family dwelling and which is an architectural and integral part of a single-family dwelling. A maximum of one (1) secondary accessory dwelling unit shall be allowed per home, and the owner shall live on-site.

**11-10-020 [Chapter 10 Agricultural Uses]**

**SCHEDULE OF USES:**

The following table identifies permitted uses by the letter "P" and conditional uses by the letter "C". The letter "X" indicates that the use is not allowed. Uses not listed shall not be allowed, except as provided in subsection 11-4-050F of this title:

Use	Agricultural Zones		
	AA	A	AE
Accessory dwellings		C	C
Accessory living quarters		C	X
Agriculture		P	P
Boarding kennel		X	C
Class A animals (small animals)		P	P
Class B animals (large animals)		P	P
Class C animals (commercial farming)		P	P
Class D animals (dangerous animals)		X	X
Commercial outdoor recreation, minor (i.e., family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.)		C	C
Daycare, preschool		X	C
Fruit and vegetable stands for sale of produce grown on the premises		P	P
Greenhouse/garden center (retail or wholesale) less than 5 acres		C	C
Home occupations complying with provisions of the home occupation chapter of this title, except as specified in section <a href="#">11-35-040</a> of this title		P	P
Home occupations specified in section <a href="#">11-35-040</a> of this title		C	C
Private school, public school or hospital		X	C

Public uses	X	C	C
Public utility installations (not including lines and rights-of-way)	C	C	C
Quasi-public uses	X	C	C
Radio, television and telephone transmission and relay towers and facilities, except as specified in section <a href="#">11-28-190</a> of this title	C	C	C
Residential facilities for the elderly	X	C	C
Residential facilities for the disabled	P	P	P
<del>Secondary dwelling</del>	€	€	€
Signs complying with title 15 of this Code	P	P	P
Single-family dwelling	P	P	P
Sportsman's kennel (3 to 5 dogs for noncommercial use)	C	C	C
Trails and parks	C	C	C
Uses customarily accessory to a listed conditional use	C	C	C
Uses customarily accessory to a listed permitted use	P	P	P
Veterinary clinic	C	C	C

**11-11-030 [Single-Family Residential Zones]**

**CONDITIONAL USES:**

The following are conditional uses in all single-family residential zones. No other conditional uses are allowed, except as provided by subsection 11-4-050F of this title:

Dwelling, accessory (except in the R Zone).

~~Dwelling, secondary (except in the R Zone).~~

Home occupations as identified in section 11-35-040 of this title.

Private school or hospital.

Public uses.

Public utility installations (except lines and rights-of- way).

Quasi-public uses.

Residential facilities for the elderly. (Ord. 2017-13, 5-16-2017)

**11-13-020 [Multiple-Family Residential Zones]**

**PERMITTED USES:**

The following are permitted uses in multiple-family residential zones. No other permitted uses are allowed, except as provided by subsection 11-4-050F of this title:

Agriculture.

Accessory dwelling unit.

Class A animals.

Home occupations complying with the home occupation chapter of this title, except as specified in section 11-13-030 of this chapter.

Residential facilities for the disabled.

~~Secondary dwelling unit.~~

Signs complying with title 15 of this Code.

Single-family dwellings.

Two-family dwellings.

Uses customarily accessory to a listed permitted use. (Ord. 2018-18, 5-15-2018)

### **11-17-030 [Original Townsite Residential Zone (OTR)]**

#### **CONDITIONAL USES:**

The following are conditional uses in the OTR Zone. No other conditional uses are allowed, except as provided by subsection 11-4-050F of this title:

Class D animals.

Daycare center.

Dwelling, accessory.

~~Dwelling, secondary.~~

Greenhouses, private with no retail sales.

Home occupations requiring a conditional use permit under section 11-35-040 of this title.

Private school.

Public uses (as provided herein).

Public utility installations, except lines and rights-of-way (as provided herein).

Quasi-public uses (as provided herein).

Residential facilities for the elderly. (Ord. 2017-13, 5-16-2017)

### **11-28-200 [Supplementary and Qualifying Regulations]**

## **SECONDARY ACCESSORY DWELLING UNITS:**

Secondary Accessory dwelling units may be allowed as a permitted or conditional use in various zones as designated in this title.

A. Purpose: The purposes of this section and an

B. ly rules, regulations, standards and specifications adopted pursuant hereto are:

1. Minimal Impacts: To accommodate such housing in residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion and compatible scale and appearance of residential buildings.

2. Decline In Quality: To prevent the proliferation of rental dwellings, absentee ownership, property disinvestment, Building Code violations and associated decline in quality of residential neighborhoods.

3. Terms And Conditions: To set forth standardized terms and conditions for secondary accessory dwellings and procedures for review and approval of the same.

B. Conditional Use Permit: Secondary Accessory dwellings may be permitted as a conditional or a permitted use as designated by the underlying zone found in this title. In those zones where a secondary accessory dwelling unit requires conditional use permit approval, applications for an secondary accessory dwelling shall be submitted and reviewed as a conditional use permit in accordance with chapter 8 of this title.

C. Standards: The following standards and conditions shall apply to all secondary accessory dwellings, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process:

1. Location: A secondary accessory dwelling shall only be allowed as part of a single-family dwelling and shall be ~~secondary and~~ subordinate to such single-family dwelling.

2. Number: A maximum of one secondary accessory dwelling shall be allowed per single-family home. Secondary Accessory dwellings shall contain no more than one dwelling unit.

3. Parking: At least one off street parking stall shall be provided for the secondary accessory dwelling. Such parking stall shall be in addition to all off street parking requirements for the primary single-family dwelling on the lot and shall conform with the City parking standards specified in this title.

4. Design And Character: The secondary accessory dwelling shall be clearly incidental ~~and secondary~~ to the single-family dwelling, there should be no significant alteration to the exterior of the single-family dwelling to accommodate the secondary accessory dwelling and such secondary accessory dwelling shall not adversely affect the residential character of the surrounding neighborhood. An secondary accessory dwelling shall be designed in such a way that neighbors or passersby would not, under normal circumstances, be aware of its existence.

5. Size: The secondary accessory dwelling shall be equal to or subordinate in floor area to the remaining floor area occupied by the single- family dwelling.

6. Construction Codes: The secondary accessory dwelling shall comply with all Construction, Housing and Building Codes in effect at the time the secondary dwelling is constructed and shall comply with all procedures and requirements of the City building regulations.

7. Occupants: The secondary accessory dwelling shall be occupied exclusively by one family.

8. Ownership: Either the single-family dwelling or secondary accessory dwelling shall be owner occupied.

9. Absentee Owner: Temporary absentee property ownership may be allowed due to unforeseen circumstances, such as military assignments, employment commitments, family obligations and quasi-public service. Notwithstanding the foregoing, the maximum time period allowed for absentee property ownership shall not exceed four (4) years. In the event such absentee property ownership occurs, the property owner may rent both the secondary accessory dwelling and the primary dwelling.

D. Site Development: Upon approval of a conditional use permit for an secondary accessory dwelling, an application for site development shall be submitted in accordance with the provisions of chapter 7 of this title. (Ord. 2018-18, 5-15-2018)

### **Suggested Motion**

Move that the Planning Commission recommend the City Council approve the proposed amendment to the Zoning Ordinance as set forth in the staff report, subject to all applicable Farmington City ordinances and standards.

### **Findings:**

1. The amendment fulfills a strategy from Farmington's moderate income housing plan, in agreement with the General Plan.
2. The amendment creates rental flexibility in Farmington, providing moderate income housing options to more citizens.
3. The amendment would support consistency between Farmington zoning ordinance and other local municipalities.



## Planning Commission Staff Report April 9, 2020

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### Item 5: Zone Text Amendments— Alternative Lot Size

Public Hearing:	Yes
Application No.:	ZT-8-20
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

*Request: Recommendation for a Text Amendment to the Zoning Ordinance related to Alternative Lot Sizes in Chapters 10 and 11 of the Zoning Ordinance [note: no changes are suggested in the staff report related to Chapter 12 as posted on the agenda].*

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### **Background Information:**

On October 7, 2014, the City adopted an “alternative lot size” for single-family and agriculture zones set forth in Chapters 10 and 11 of the Zoning Ordinance. At the same time, they provided a method for property owners to obtain additional lots through a transfer of development right (TDR). However, in so doing the alternative lot size inadvertently became a non-option in conventional subdivisions. It is believed by staff that the City intended to offer an alternative lot size to property owners so long as the overall number of lots in a subdivision did not exceed the total number of lots possible in a conventional subdivision yield plan. That is, the City desired to offer some flexibility to property owners, but not at the expense of increasing residential densities.

### **Policy Question:**

The 2014 ordinance also set the minimum lot size for TDR lots equal to the minimum alternative lot size. Regardless, the language of the ordinance states that any consideration of TDR lots is at the “sole discretion” of the City. Should the Council set the minimum lot size for TDR lots at the time they are considered (and if approved and memorialized by development agreement), or should the minimum standard remain the same regardless as now prescribed by ordinance?

**Zoning Ordinance Amendment**

To simplify discussion and to make the staff report “less busy”, the proposed amendments (below) remove the prescribed TDR minimum lot size, but the Commission is welcome to add the minimum back [note: staff can recommend either scenario].

**11-10-040: LOT AND SETBACK STANDARDS:**

A. Minimum Standards: The following shall be the minimum lot areas, widths and main building setbacks in agricultural zones:

Zone	Conventional Lot Area	Alternative <sup>1,2</sup> Lot Size	Lot Width		Front	Side	Side Corner	Rear
			Interior	Corner				
AA	10 acre	5 acre	150'	160'	40'	15' minimum, total 30'	30'	40'
A	2 acre	1 acre	100'	110'	30'	10' minimum, total 24'	25'	30'
AE	1 acre	12,000 square feet <sup>†</sup>	100'	110'	30'	10' minimum, total 24'	25'	30'

Notes:

1. The total number of lots in the subdivision shall not exceed the total number of lots ~~allowed as per the yield plan process set forth in chapter 12 of this title~~ **in a conventional subdivision yield plan.**
2. Lot width and setback standards for alternative lot areas may meet such standards set forth in Chapter 12 of this Title.

**B. ~~Additional Alternative Lots~~ Size:**

1. ~~Additional lots~~ **The alternative lot size is limited to subdivisions** whereby the City approves a transfer of development right as set forth in section [11-28-240](#) of this title; or obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking a TDR must provide a yield plan consistent with the underlying zone and the conventional subdivision standards within that zone, and the yield plan must also conform to subsections 11-12-070A and B of this title. (Ord. 2015-16, 5-26-2015)

2. ~~Additional lots under this section are~~ **The alternative lot size is not available for subdivisions** consisting of five (5) acres or more, or for subdivisions located in the Conservation Subdivision Overlay Zone. (Ord. 2014-33, 10-7-2014)

3. ~~Lot width and setback standards for alternative lot widths within the AE Zone may meet such standards as set forth in chapter 12 of this title.~~ (Ord. 2015-16, 5-26-2015)

**11-11-050: MINIMUM LOT AREA, WIDTH AND SETBACK STANDARDS:**

A. Minimum Standards: The following shall be the minimum lot areas, widths and main building setbacks for conventional layout subdivision development in single-family residential zones:

Zone	Conventional Lot Area In Square Feet	Alternative <sup>1, 2</sup> Lot Size Area In Square Feet	Lot Width		Front	Side	Side Corner	Rear
			Interior	Corner				
R	16,000	8,000	75'	85'	25'	8' minimum, total 18'	20'	30'
LR	20,000	10,000	85'	95'	25'	10' minimum, total 22'	20'	30'
S	30,000	15,000	95'	100'	25'	10' minimum, total 22'	20'	30'
LS	40,000	12,000 <sup>1</sup>	100'	110'	30'	10' minimum, total 24'	25'	30'

Notes:

1. The total number of lots in the subdivision shall not exceed the total number of lots allowed as per the yield plan process set forth in chapter 12 of this title in a conventional subdivision yield plan.
2. Lot width and setback standards for alternative lot areas may meet such standards set forth in Chapter 12 of this Title.

**B. Additional Alternative Lots Size:**

1. ~~Additional lots~~ The alternative lot size is limited to subdivisions whereby the city approves a transfer of development right as set forth in section [11-28-240](#) of this title; or obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the city at its sole discretion as part of the subdivision process. Any applicant seeking a TDR must provide a yield plan consistent with the underlying zone and the conventional subdivision standards within that zone, and the yield plan must also conform to subsections 11-12-070A and B of this title. (Ord. 2015-16, 5-26-2015)

2. ~~Additional lots under this section are~~ The alternative lot size is not available for subdivisions consisting of ten (10) acres or more, or for subdivisions located in the conservation subdivision overlay zone. (Ord. 2014-33, 10-7-2014)

3. ~~Lot width and setback standards for alternative lot widths within the LS zone may meet such standards set forth in chapter 12 of this title.~~ (Ord. 2015-16, 5-26-2015)

### **Suggested Motion**

Move that the Planning Commission recommend the City Council approve the proposed amendment to the Zoning Ordinance as set forth in the staff report, subject to all applicable Farmington City ordinances and standards.

### **Findings:**

1. The amendments do not increase residential densities under an administrative conventional subdivision alternative consistent with the Farmington City General Plan and the 2014 zone text amendment.
2. The recommendation provides a property owner greater use of his property without unduly increasing the number of lots in a neighborhood.
3. In the event the City Council deems that a TDR lot (or lots) are necessary, leaving the size of such lots at the discretion of the City provides the Council flexibility to do what is best for the community as specific circumstances unique to a given situation may warrant it.

### **Supplemental Information**

#### **11-2-020: [Zoning Ordinance] DEFINITIONS OF WORDS AND TERMS:**

SUBDIVISION YIELD PLAN: A preliminary conceptual design with conventional lot and street layout where all the land ordinarily permitted in a conventional layout if allocated to house lots and to streets, and where all lots must contain buildable unconstrained land as required in the zoning district where the property is located.