



Farmington City Planning Commission

May 7, 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

May 7, 2020

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah
Study Session: 6:30 p.m.
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 "07 May 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 Carly Rowe by 5:00 pm at crowe@farmington.utah.gov. The public will have a chance to comment during the public hearing portion of the meeting by raising their hand electronically.

- 7:05 1. Minutes
- 2. City Council Report

SUBDIVISIONS

- 7:10 3. Hayley Pratt/Hamlet Development - Applicant is requesting final plat approval for the Flatrock Ranch Subdivision consisting of 40 lots on 32.07 acres of property located at approximately 600 South 1525 West. (S-3-19)
- 7:15 4. Russell Wilson/Symphony Homes - Applicant is requesting final plat approval for the Farmington Overlook Subdivision consisting of 9 lots on 10.877 acres of property located at approximately 1650 N. North Compton Road in the LR-F (Large Residential) zone. (S-9-19)

ZONE/SIGN TEXT AMENDMENTS

- 7:25 5. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance related to blight, TDRs, and Special Exceptions (ZT-10-20).
- 7:35 6. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Sign Ordinance regarding signs in the mixed-use areas (ZT-11-20).

OTHER BUSINESS

- 7. 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 May 1, 2020

Meagan Booth
City Planner

**FARMINGTON CITY
PLANNING COMMISSION**

April 9, 2020

ELECTRONIC MEETING

STUDY SESSION

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

REGULAR SESSION

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

Item #1 Minutes

Alex Leeman made a motion to approve the minutes from the March 5, 2020 Planning Commission meeting. **Greg Wall** seconded the motion, which was unanimously approved.

Item #2 City Council Report

The meeting held on April 7, 2020 was to discuss how the City is handling the COVID-19 guidelines and restrictions.

SUBDIVISIONS

Item #3 Joseph Kennard/ Forza Terra– Applicant is requesting final plat approval for the Mountain View Phase 2 Subdivision consisting of 14 lots on 8 acres of property located at approximately 650 West 250 South in the AE Agricultural Estates Zone. (S-12-17)

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.

MOTION

Rulon Homer made a motion 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.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

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.

ZONE TEXT AMENDMENTS

Item #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)

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	C
Accessory living quarters	C	X	X
Agriculture	P	P	P
Boarding kennel	X	C	X
Class A animals (small animals)	P	P	P
Class B animals (large animals)	P	P	P
Class C animals (commercial farming)	P	P	C
Class D animals (dangerous animals)	X	X	X
Commercial outdoor recreation, minor (i.e., family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.)	C	C	C
Daycare, preschool	X	C	C

Fruit and vegetable stands for sale of produce grown on the premises	P	P	P
Greenhouse/garden center (retail or wholesale) less than 5 acres	C	C	C
Home occupations complying with provisions of the home occupation chapter of this title, except as specified in section 11-35-040 of this title	P	P	P
Home occupations specified in section 11-35-040 of this title	C	C	C
Private school, public school or hospital	X	C	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 11-28-190 of this title	C	C	C
Residential facilities for the elderly	X	C	C
Residential facilities for the disabled	P	P	P
Secondary dwelling	€	€	€
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)

Roger Child opened and closed the Public Hearing at 7:19 PM due to no comments received.

MOTION

Larry Steinhorst made a motion 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.

Greg Wall seconded the motion, which was unanimously approved.

Findings for Approval:

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.

Item #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).

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 ^{1, 2} 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 [±]	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 ^{1,2} 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	12,000	95'	100'	25'	10' minimum, total 22'	20'	30'
LS	40,000	15,000 ⁴	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)~~

Roger Child opened and closed the Public Hearing at 7:24 PM due to no comments received.

MOTION

Greg Wall made a motion 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.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

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.

OTHER BUSINESS

Item #6 Miscellaneous, correspondence, etc.

- a. **Other**

ADJOURNMENT

Rulon Homer made a motion to adjourn at 7:26 PM. **Alex Leeman** seconded the motion, which was unanimously approved.

Roger Child, Planning Commission Chair

ELECTRONIC WORK SESSION: An electronic work session will be held at 6:00 p.m. in Farmington City Hall, 160 South Main Street. The public is welcome to attend electronically. The agenda for the work session will be as follows:

1. Questions or concerns the City Council may have on agenda items.
2. Tentative Budget Review

FARMINGTON CITY COUNCIL ELECTRONIC MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold an electronic regular City Council meeting on **Tuesday, May 5, 2020, at 7:00 p.m.**

Farmington City Council 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 electronically. The link to view the meeting live can be found on the Farmington City website at www.farmington.utah.gov. If you wish to submit a comment for any of the listed public hearings, please email Holly Gadd by May 5th at 5:00 pm at hgadd@farmington.utah.gov. The public will have a chance to comment during the public hearing portion of the meeting by raising their hand electronically.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PRESENTATIONS:

7:05 Resolution Appointing Certain Officers of Farmington City

7:20 Resolution Adopting the Tentative Budget for Fiscal Year 2020/2021 and Setting the Public Hearing for June 9, 2020

PUBLIC HEARINGS:

7:40 Zone Text Amendment – Alternative Lot Size

7:50 Zone Text Amendment – Accessory and Secondary Dwelling Units

NEW BUSINESS:

8:00 Master Agreement with UDOT for the West Davis Corridor City Utility Work

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

8:10 Minute Motion Approving Summary Action List

1. Approval of Minutes from February 18, 2020
2. Approval of Minutes from March 3, 2020
3. Approval of Minutes from April 7, 2020
4. Approval of Minutes from April 14, 2020
5. Red Barn Farms Improvements Agreement
6. Surplus Final Cache of Aging Extrication Equipment

OLD BUSINESS:

8:15 Sydney Corner Phase 2 – Additional Lots

GOVERNING BODY REPORTS:

8:35 City Manager Report

1. Monthly Fire Activity Report for March

8:40 Mayor Talbot & City Council Reports

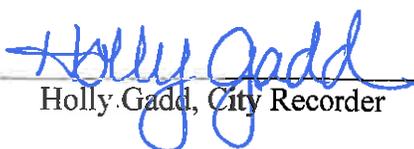
ADJOURN

CLOSED SESSION

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

DATED this 1st day of May, 2020.

FARMINGTON CITY CORPORATION

By:  _____
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

Posted 05/01/2020



Planning Commission Staff Report May 7, 2020

Item 3: Final Plat for Flatrock Ranch

Public Hearing:	No
Application No.:	S-3-19
Property Address:	600 South 1525 West (approx.)
General Plan Designation:	RRD (Rural Residential Density) and DR (Development Restrictions)
Zoning Designation:	AE (Agricultural Estates)
Area:	32.07 Acres
Number of Lots:	40
Property Owner:	FLATROCK LLC
Applicant:	Hamlet Homes
Agent:	Hayley Pratt

Request: Applicant is requesting Final Plat Approval.

Background Information

The applicant is requesting to develop 40 homes on 32.07 acres of property located approximately 600 south 1525 west. The property has also been rezoned to AE (Agricultural Estates). The Planning Commission approved the Preliminary Plat on December 12, 2019. The City Council approved the waiver and fee in lieu of open space on January 21, 2020. A major concern of the City Council was the long-term maintenance and the use of open space, which has been placed as a condition if approved below.

Suggested Motion

Move that the Planning Commission approve the Final Plat for the Flatrock Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

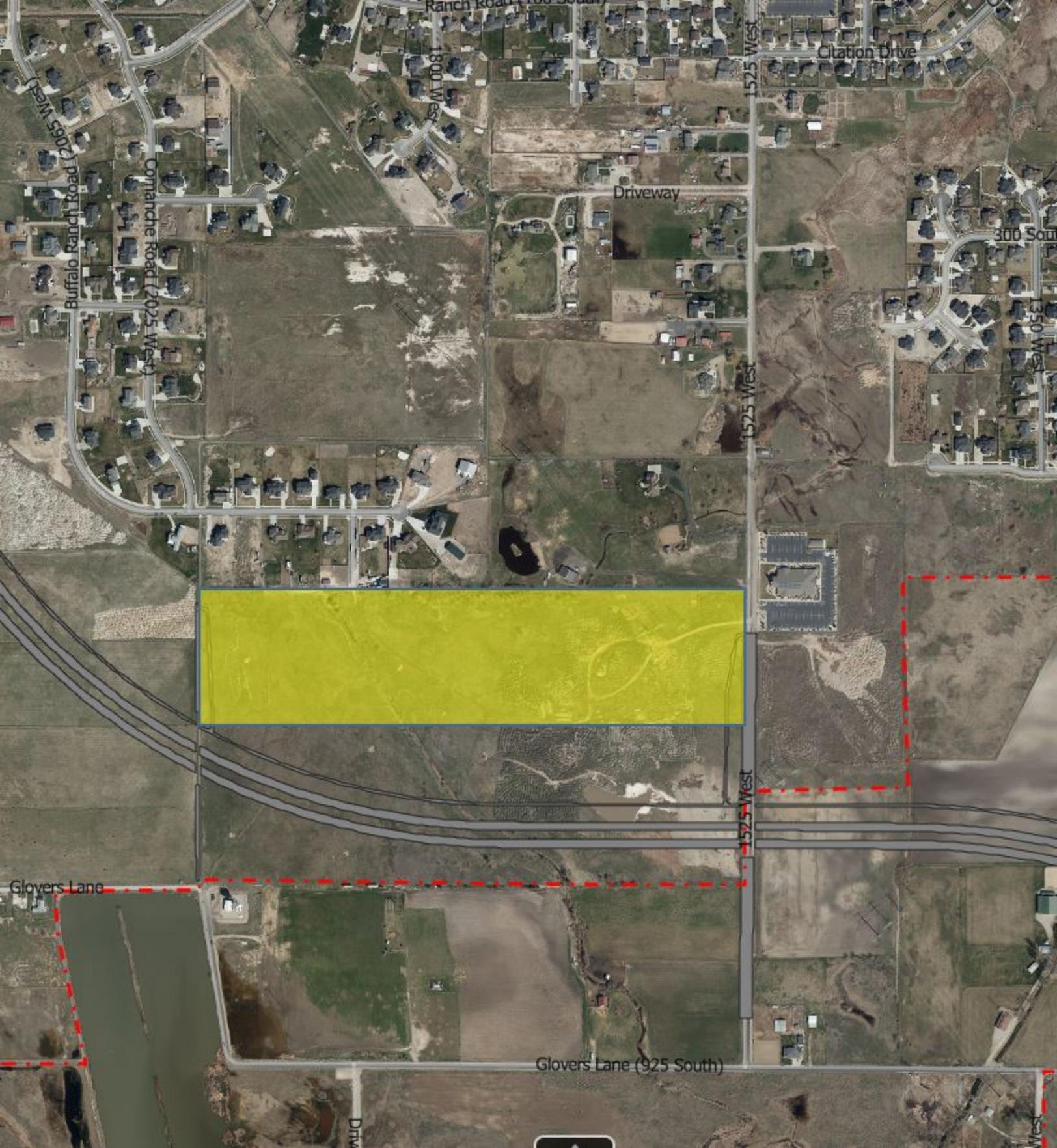
1. The applicant must meet all conditions of Preliminary Plat and Schematic Plan approval.
2. The developer shall submit a maintenance plan providing permanent maintenance for the conservation land and trails within the proposed subdivision. The maintenance plan must be approved by the city and included as part of the HOA's Covenants, Conditions & Restrictions.
3. No new development activity shall be permitted on property proposed for development as a conservation subdivision prior to Final Plat. For purposes of this section, "development activity" shall include any disturbance or alteration of the property in any way, but shall not include continuation of any currently existing permitted use of the property.
4. The applicant must demonstrate to the City that all requirements of the U.S. Army Corporation approval have been met.
5. All outstanding comments from the DRC must be addressed.

Findings:

1. The plan is consistent with the Preliminary Plat.
2. The proposed development will provide single-family residential developments similar to those of surrounding subdivisions further north of the project.
3. The proposed subdivision will provide trail access to the Buffalo Ranches Trail as part of a larger continuous and integrated open space system, which also creates recreational opportunities, and pedestrian access.

Supplemental Information

1. Vicinity Map
2. Final Plat



Buffalo Ranch Road (2065 West)

Comanche Road (2025 West)

1800 West

Driveway

1525 West

Citation Drive

300 South

1350 West

1525 West

1525 West

Grovers Lane

Grovers Lane (925 South)

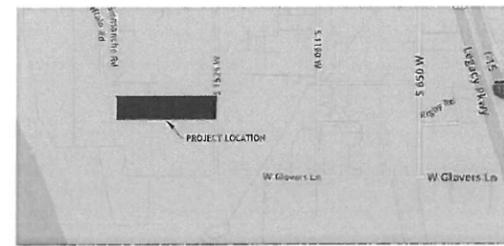
Driveway

West

FLATROCK RANCH A CONSERVATION SUBDIVISION

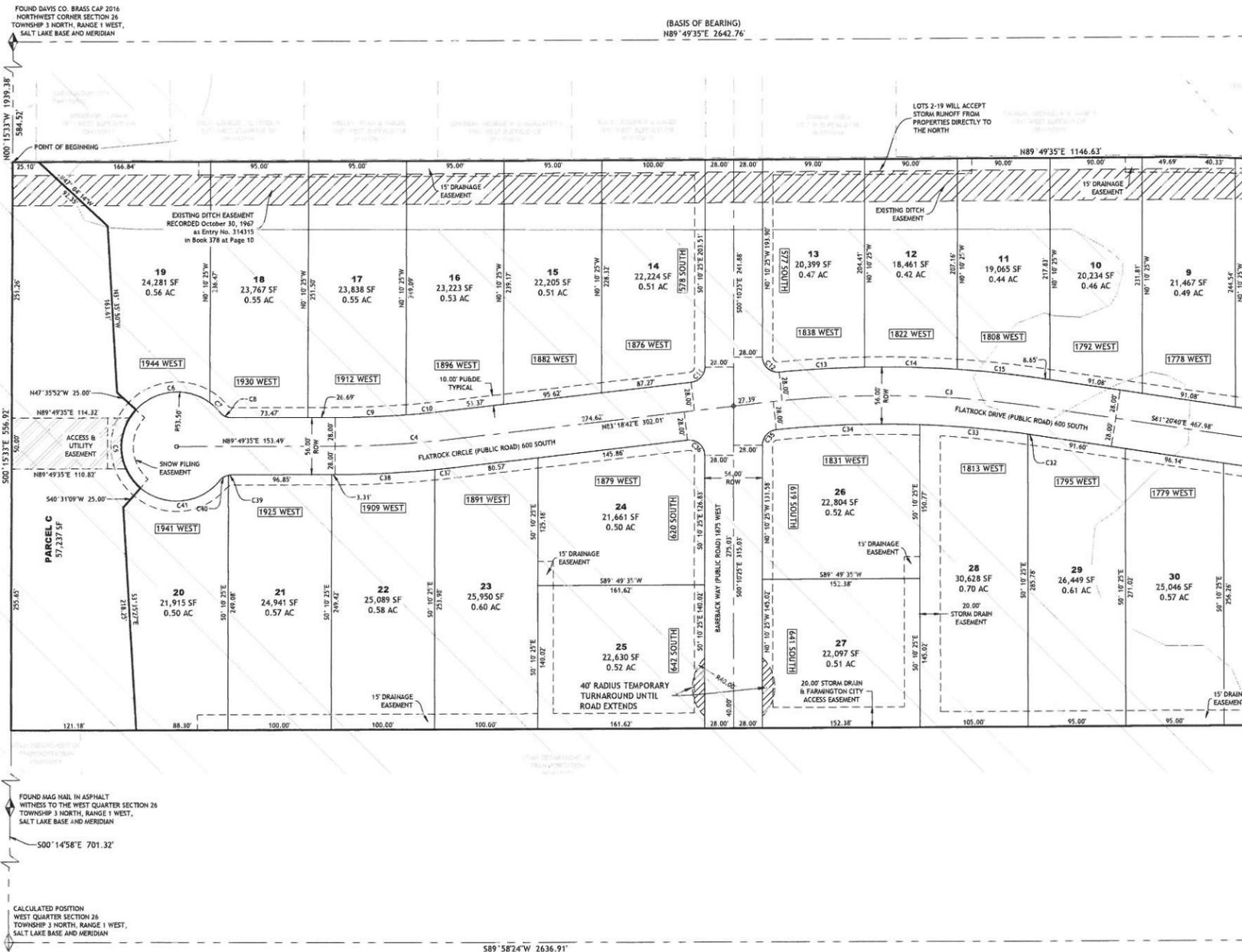
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH
APRIL 2020

BASIS OF BEARING
NORTH 89°49'35" EAST, BEING THE BEARING BETWEEN A FOUND BRASS CAP MONUMENTING THE
NORTHWEST CORNER AND A FOUND BRASS CAP MONUMENTING THE NORTH QUARTER CORNER OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

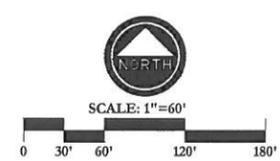


VICINITY MAP
NOT TO SCALE

(BASIS OF BEARING)
N89°49'35"E 2642.76'



CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	87.53	1000.00	N82°18'15"E	87.50
C2	164.58	1000.00	S86°03'33"E	164.39
C3	133.90	1000.00	S85°10'49"E	133.80
C4	56.85	1000.00	N84°56'25"E	56.84
C5	85.80	53.50	S3°36'05"E	76.90
C6	78.39	53.50	S84°19'00"W	71.56
C7	13.68	53.50	N46°23'01"W	13.65
C8	13.38	15.00	N64°36'55"W	12.94
C9	68.37	972.00	S87°48'41"W	68.35
C10	42.15	972.00	S84°33'15"W	42.15
C11	21.86	15.00	S41°34'09"W	19.97
C12	24.97	15.00	N47°51'37"W	22.18
C13	82.74	1028.00	S86°45'32"W	82.71
C14	90.07	1028.00	N88°25'31"W	90.04
C15	82.01	1028.00	N83°37'47"W	81.99
C16	26.37	1201.81	N82°07'17"W	26.37
C17	95.33	923.21	N85°42'29"W	95.29
C18	95.06	923.35	S88°40'50"W	95.02
C19	103.18	1021.59	S82°50'16"W	103.13
C20	20.94	15.00	N39°48'42"E	19.28
C21	26.20	15.01	N50°12'18"W	22.99
C22	179.95	1028.00	S84°48'42"W	179.72
C23	23.38	15.00	N45°10'11"E	21.09
C24	23.74	15.00	N44°49'49"W	21.34
C25	170.15	972.00	N84°48'42"E	169.93
C26	10.47	15.00	N19°49'08"E	10.26
C27	26.19	15.00	N50°11'18"W	22.99
C28	59.39	1028.00	N81°27'06"E	59.38
C29	95.27	1028.00	N85°45'42"E	95.24
C30	90.05	1028.00	S89°04'26"E	90.02
C31	93.66	1028.00	S83°57'16"E	93.63
C32	4.53	459.67	S81°28'41"E	4.53
C33	105.52	1020.85	S84°43'19"E	105.48
C34	139.09	972.00	N88°04'06"E	138.97
C35	22.03	15.00	N41°53'51"E	20.10
C36	25.27	15.00	S48°25'51"E	22.38
C37	20.06	1028.00	N83°52'14"E	20.06
C38	96.83	1028.00	N87°07'41"E	96.79
C39	3.17	15.00	N83°46'03"E	3.17
C40	10.21	15.00	N58°12'34"E	10.01
C41	85.67	53.50	N84°34'56"E	76.80



SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I
HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I
FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT
OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND
INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
**FLATROCK RANCH A
CONSERVATION SUBDIVISION**
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON
THIS PLAT.



BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, FARMINGTON, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 500' 15'33"E 584.52 FEET ALONG THE WEST LINE OF SAID NORTHWEST
QUARTER FROM THE NORTHWEST CORNER OF SAID SECTION 26; AND RUNNING THENCE N89°49'35"E
1146.63 FEET; THENCE S88°24'27"E 144.42 FEET; THENCE N89°49'35"E 26.84 FEET; THENCE
N00°10'25"W 1.43 FEET; THENCE N89°52'35"E 1171.86 FEET TO THE WESTERLY RIGHT OF WAY LINE OF
1525 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°30'47"W 37.35 FEET;
THENCE S88°24'27"E 33.01 FEET TO THE CENTERLINE OF 1525 WEST STREET; THENCE ALONG SAID
CENTERLINE S00°30'47"W 514.54 FEET; THENCE PARALLEL TO NORTH LINE OF SAID NORTHWEST
QUARTER S89°49'35"W 2515.22 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE
ALONG SAID WEST LINE N00°15'33"W 556.92 FEET TO THE POINT OF BEGINNING.
CONTAINS 32.07 ACRES IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET
APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER
KNOWN AS:

**FLATROCK RANCH A
SUBDIVISION CONSERVATION**

AND DO HEREBY DEDICATE ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) TO FARMINGTON
CITY, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE, ACCESS, AND
OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY FARMINGTON CITY. PARCELS B & D ARE
HEREBY DEDICATED TO THE FLATROCK RANCH HOA FOR OPEN SPACE.

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2020, CHRISTOPHER P. GAMVROULAS PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE
IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE
PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND
VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN
MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF UTAH _____ (UDOT) UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF SALT LAKE _____ BY _____
DEPUTY DIRECTOR OF RIGHT OF WAY

ON THE _____ DAY OF _____ A.D., 2020, PERSONALLY APPEARED BEFORE ME,
_____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE
DIRECTOR OF RIGHT OF WAY, AND HE FURTHER ACKNOWLEDGED TO ME THAT THE WITHIN OWNERS
CONSENT TO RECORD WAS SIGNED BY HIM IN BEHALF OF SAID UTAH DEPARTMENT OF
TRANSPORTATION.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

**FLATROCK RANCH
A CONSERVATION SUBDIVISION**
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS
COUNTY, UTAH
APRIL 2020

SHEET 1 OF 2

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- MONUMENT REQUIRED TO BE SET
- TEMPORARY TURNAROUND
- ACCESS & UTILITY EASEMENT
- FEMA FLOOD ZONE A & AE
- EXISTING POWER LINE EASEMENT
- SLOPE AND DRAINAGE EASEMENT

NOTE:
SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE
AREA (INCLUDING THE PARK STRIP) OF NO MORE THAN 4% 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.

NOTE:
1.) PARCELS A, C, & E ARE TO BE DEDICATED TO UDOT BY SEPARATE DOCUMENT.
2.) LOTS 6-19 HAVE HISTORICAL DRAINAGE FROM THE NORTH, REAR YARD DRAINS
WILL PROVIDE A FLOW PATH FOR THIS WATER.

BENCHLAND WATER DISTRICT
APPROVED THIS _____ DAY OF _____ 2020 BY
BENCHLAND WATER DISTRICT.

CENTRAL DAVIS SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____ 2020 BY
CENTRAL DAVIS SEWER DISTRICT.

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 2020
BY THE FARMINGTON CITY PLANNING COMMISSION.

CITY ATTORNEY APPROVAL
APPROVED THIS _____ DAY OF _____,
2020.

CITY ENGINEER APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE
WITH INFORMATION ON FILE IN THIS OFFICE.

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____ 2020,
BY THE FARMINGTON CITY COUNCIL

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

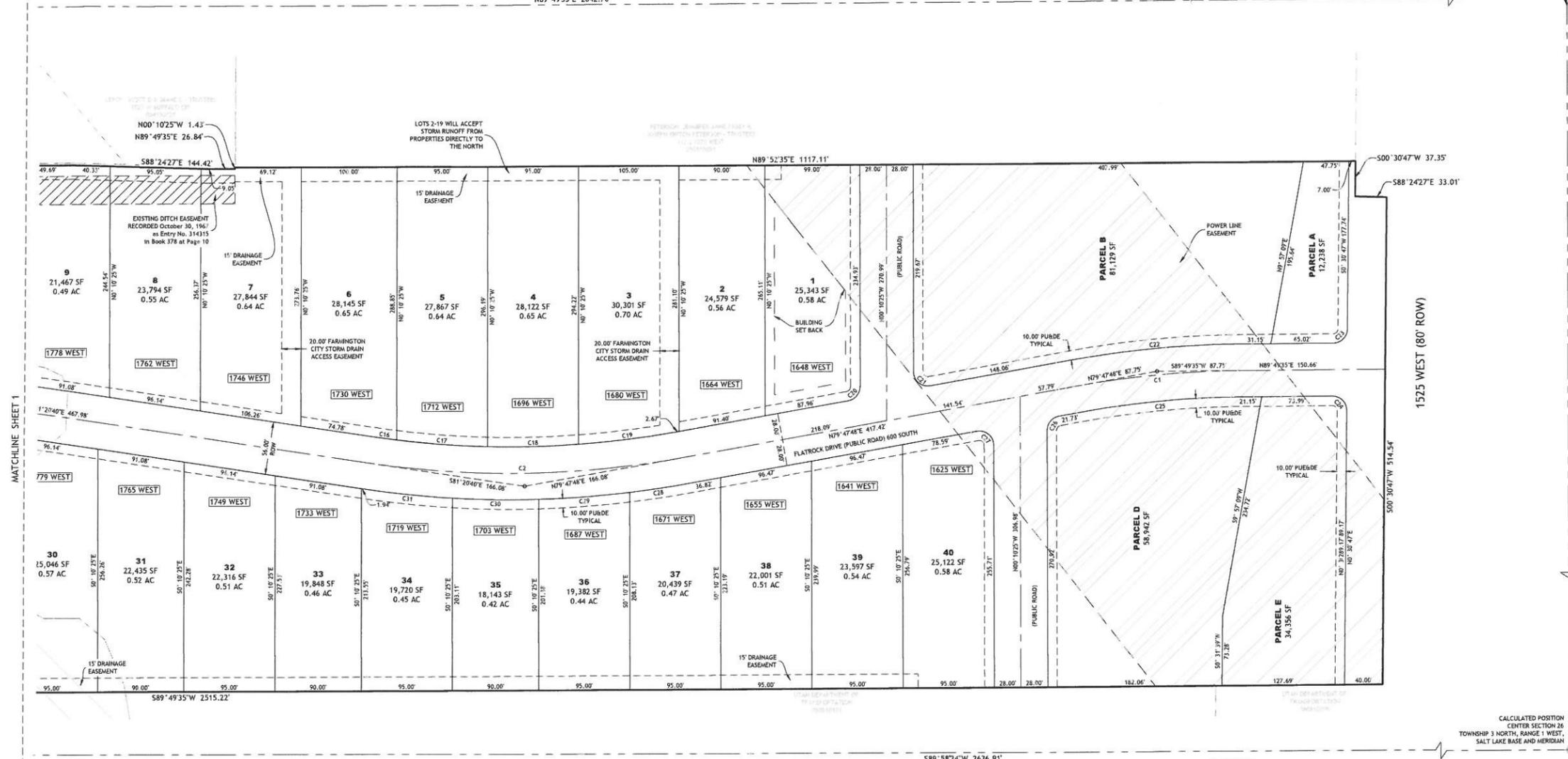
RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ DAVIS COUNTY RECORDER _____

FLATROCK RANCH A CONSERVATION SUBDIVISION

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH
JANUARY 2020

FOUND DAVIS CO. BRASS CAP
NORTH QUARTER SECTION 26
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

(BASIS OF BEARING)
N89°49'35"E 2642.76'

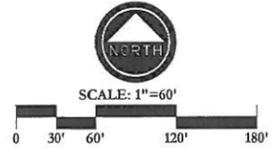


CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	87.53	1000.00	N82°18'15"E	87.50
C2	164.58	1000.00	S86°03'33"E	164.39
C3	133.90	1000.00	S85°10'49"E	133.80
C4	56.85	1000.00	N84°56'25"E	56.84
C5	85.80	53.50	S3°36'05"E	76.90
C6	78.39	53.50	S84°19'00"W	71.56
C7	13.68	53.50	N46°23'01"W	13.65
C8	13.38	15.00	N64°36'55"W	12.94
C9	68.37	972.00	S87°48'41"W	68.35
C10	42.15	972.00	S84°33'15"W	42.15
C11	21.86	15.00	S41°34'09"W	19.97
C12	24.97	15.00	N47°51'37"W	22.18
C13	82.74	1028.00	S86°45'32"W	82.71
C14	90.07	1028.00	N88°25'31"W	90.04
C15	82.01	1028.00	N83°37'47"W	81.99
C16	26.37	1201.81	N82°07'17"W	26.37
C17	95.33	923.21	N85°42'29"W	95.29
C18	95.06	923.35	S88°40'50"W	95.02
C19	103.18	1021.59	S82°50'16"W	103.13
C20	20.94	15.00	N39°48'42"E	19.28
C21	26.20	15.01	N50°12'18"W	22.99
C22	179.95	1028.00	S84°48'42"W	179.72
C23	23.38	15.00	N45°10'11"E	21.09
C24	23.74	15.00	N44°49'49"W	21.34
C25	170.15	972.00	N84°48'42"E	169.93
C26	10.47	15.00	N19°49'08"E	10.26
C27	26.19	15.00	N50°11'18"W	22.99
C28	59.39	1028.00	N81°27'06"E	59.38
C29	95.27	1028.00	N85°45'42"E	95.24
C30	90.05	1028.00	S89°04'26"E	90.02
C31	93.66	1028.00	S83°57'16"E	93.63
C32	4.53	459.67	S81°28'41"E	4.53
C33	105.52	1020.85	S84°43'19"E	105.48
C34	139.09	972.00	N88°04'06"E	138.97
C35	22.03	15.00	N41°53'51"E	20.10
C36	25.27	15.00	S48°25'51"E	22.38
C37	20.06	1028.00	N83°52'14"E	20.06
C38	96.83	1028.00	N87°07'41"E	96.79
C39	3.17	15.00	N83°46'03"E	3.17
C40	10.21	15.00	N58°12'34"E	10.01
C41	85.67	53.50	N84°34'56"E	76.80

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- MONUMENT REQUIRED TO BE SET
- TEMPORARY TURNAROUND
- ACCESS & UTILITY EASEMENT
- FEMA FLOOD ZONE A & AE
- EXISTING POWER LINE EASEMENT

BASIS OF BEARING
NORTH 89°49'35" EAST, BEING THE BEARING BETWEEN A FOUND BRASS CAP MONUMENTING THE NORTHWEST CORNER AND A FOUND BRASS CAP MONUMENTING THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



**FLATROCK RANCH
A CONSERVATION SUBDIVISION**
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH
APRIL 2020

SHEET 2 OF 2

RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ DAVIS COUNTY RECORDER

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



Planning Commission Staff Report May 7, 2020

Item 4: Farmington Overlook Subdivision Final Plat

Public Hearing:	No
Application No.:	S-9-19
Property Address:	Approx. 1650 N. North Compton Road
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential) Zone
Area:	10.877 acres
Number of Lots:	9 lots
Applicant:	Symphony Homes
Request:	<i>Applicant is requesting Final Plat approval.</i>

Background Information

Symphony Homes requests a subdivision of the subject property into nine lots, creating the Farmington Overlook Subdivision. The minimum conventional lot size in the Large Residential (LR) Zone is 20,000 square feet. The applicant requests an average lot size of 50,891 square feet (1.168 acres). The Brentwood Estates Plat Amendment was approved by the City Council on December 3, 2019 to include Lot 9 as part of the Farmington Overlook Subdivision. The Planning Commission approved the Preliminary Plat on December 12, 2019.

Suggested Motion

Move that the Planning Commission approve the Final Plat for the Farmington Overlook Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant shall meet all conditions of Preliminary Plat and Schematic Plan approval.
2. The applicant shall address any outstanding issues raised by the DRC.
3. The developer must follow all requirements of Chapter 30 Foothill Development Standards.

Findings for Approval

1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The proposed Final Plat submittal is consistent with the requirements found in the City's Subdivision Ordinance.

3. The Final Plat is consistent with the Preliminary Plat and the City's General Plan.

Supplemental Information

1. Vicinity Map
2. Final Plat

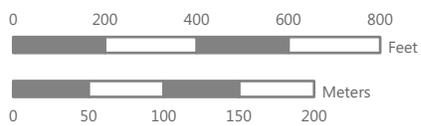
Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Residential Zones
4. Title 11, Chapter 30 – Foothill Overlay Zone



VICINITY MAP

Parcel 08-082-0010 and 08-553-0027



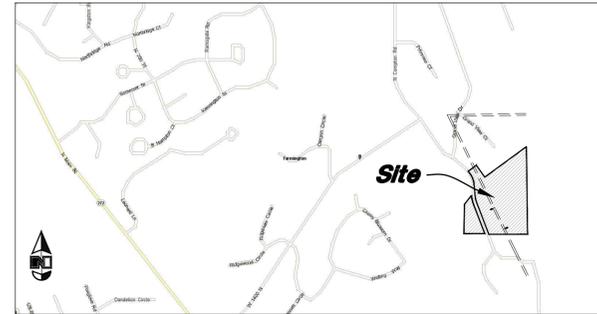
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

Farmington Overlook Subdivision

A part of Southeast Quarter of Section 12, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah
April 2020

Legend

- ◆ Section Corner Monument
- ⊙ Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Easement
- Buildable Area
- ××××× Fence
- Set Hub & Tack
- ▲ A will be set Nail in Curb @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- ▨ Fault Line Easement (No Build Area)



Vicinity Map
- 1" = 1000' -

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	15°50'10"	270.00'	74.63'	74.39'	N 13°00'15" W
C2	39°54'52"	230.00'	160.23'	157.01'	N 25°02'36" W
C3	15°50'10"	330.00'	91.21'	90.92'	S 13°00'15" E
C4	81°14'30"	15.00'	21.27'	19.53'	S 19°41'55" W
C5	8°32'35"	286.50'	42.72'	42.68'	S 56°02'52" W
C6	9°43'58"	266.50'	45.27'	45.22'	S 46°54'36" W
C7	20°19'30"	266.50'	94.54'	94.04'	S 31°52'52" W
C8	16°17'20"	266.50'	75.76'	75.51'	S 13°34'28" W
C9	90°00'00"	26.00'	40.84'	36.77'	S 50°25'48" W
C10	90°00'00"	26.00'	40.84'	36.77'	S 39°34'12" E
C11	35°17'13"	233.50'	143.81'	141.54'	N 23°04'25" E
C12	11°03'34"	233.50'	45.07'	45.00'	N 46°14'48" E
C13	6°12'12"	253.50'	27.45'	27.43'	N 54°52'41" E
C14	101°05'53"	15.00'	26.47'	23.17'	S 71°28'17" E

CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	10°43'40"	270.00'	50.55'	50.48'	S 57°08'25" W
C101	46°20'47"	250.00'	202.22'	196.76'	S 28°36'12" W

NARRATIVE

This Subdivision Plat was requested by Jared Schmidt of Symphony Homes for the purpose of dividing these parcels into nine (9) Residential Lots. A line between monuments found in the East Quarter Corner and the Southeast Corner of Section 12 with a bearing of S 0°41'58" E was used as the Basis of Bearings for this Subdivision Plat. Property Corners were monumented as depicted on this Subdivision Plat.

NOTE

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Existing metal waterline passing through Lots 1, 2, 6 and 8 to be removed under foundations and Public Road right of ways.
- Lot 9 Area West of Constructed Berm is to remain Undisturbed except for Berm and Yard Drain Installation Activities, and installation of fence on Property line.

FLOOD PLAIN
This property lies entirely within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Davis County, Utah Map Number 49011C0244 E dated 18 June, 2007. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)

FARMINGTON CITY ENGINEER'S APPROVAL

Approved by the Farmington City Engineer on this ____ day of _____, 2020.

Signature

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis Sewer District on this ____ day of _____, 2020.

Signature

BENCHLAND WATER CONSERVANCY DISTRICT APPROVAL

Approved by the Benchland Water Conservancy District on this ____ day of _____, 2020.

Signature



FARMINGTON CITY PLANNING COMMISSION APPROVAL

Reviewed by the Farmington City Planning and Zoning Commission on the ____ day of _____, 2020.

Chairperson

FARMINGTON CITY ATTORNEY'S APPROVAL

Approved by the Farmington City Attorney on this ____ day of _____, 2020.

Signature

FARMINGTON CITY COUNCIL APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Farmington City, Utah this ____ day of _____, 2020.

Attest

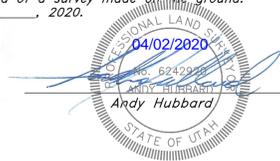
Title

Mayor

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Farmington Overlook Subdivision in Farmington City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office and of a survey made on the ground. Signed this ____ day of _____, 2020.

6242920
License No.



OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and public right of way as shown on this plat, and name said tract Farmington Overlook Subdivision and hereby dedicate, grant and convey to Farmington City, Davis County, Utah, all those parts or portions of land designated as Streets, the same to be used as public thoroughfares forever, and also dedicate to Farmington City those certain strips as non-exclusive public utility easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Farmington City.

Signed this ____ day of _____, 2020.

- X -

X - Title

- X -

X - Title

ACKNOWLEDGMENT

County of _____ } ss

The foregoing instrument was acknowledged before me this ____ day of _____ 2020 by _____.

Residing At: _____ A Notary Public commissioned in Utah
State of Utah
Commission Number: _____
Commission Expires: _____

Print Name

ACKNOWLEDGMENT

County of _____ } ss

The foregoing instrument was acknowledged before me this ____ day of _____ 2020 by _____.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____

Print Name

DESCRIPTION

A part of the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Farmington City, Davis County, Utah:
Beginning at a point on the Section Line and the Southeast Corner of Lot 20, Shepard Heights Subdivision, Farmington City, Davis County, Utah, said point being 352.77 feet South 0°41'58" East from the East Quarter Corner of said Section 12; and running thence South 0°41'58" East 955.31 feet along said Section Line to the Northeast Corner of Lot 19, Compton's Pointe Subdivision Amended, Farmington City, Davis County, Utah; thence South 89°59'42" West 423.12 feet along the Northerly Line of said Compton's Pointe Subdivision Amended to the Easterly Right-of-Way Line of North Compton Road; thence along said Easterly Right-of-Way Line the following four (4) courses: (1) North 20°55'20" West 372.52 feet to a point of curvature, (2) Northwesterly along the arc of a 270.00 foot Radius curve to the right a distance of 74.63 feet (Central Angle equals 15°50'10" and Long Chord bears North 13°00'15" West 74.39 feet) to a point of tangency, (3) North 5°05'10" West 124.41 feet to a point of curvature, and (4) Northwesterly along the arc of a 230.00 foot Radius curve to the left a distance of 160.23 feet (Central Angle equals 39°54'52" and Long Chord bears North 25°02'36" West 157.01 feet) to the Southwest Corner of Lot 7 of said Shepard Heights Subdivision; thence along the Northerly and Westerly Lines of Shepard Heights Subdivision the following four (4) courses: (1) North 54°05'39" East 87.78 feet, (2) North 51°08'58" East 25.12 feet, (3) South 35°02'10" East 159.70 feet and (4) North 53°56'56" East 564.47 feet to the Section Line and the Point of Beginning.
Together with all of Parcel B, East Brentwood Estates, more particularly described as follows:
A part of the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Farmington City, Davis County, Utah:
Beginning at a point on the Easterly Line of North Compton Road, said point being 1308.13 feet South 0°41'58" East along the Quarter Section Line and 487.36 feet West from the East Quarter Corner of said Section 12; and running thence West 228.08 feet; thence North 1°12'07" East 321.32 feet; thence North 39°00'27" East 120.81 feet to the Westerly Right-of-Way Line of said North Compton Drive; thence along said Westerly Right-of-Way Line the following two (2) courses: (1) Southeasterly along the arc of a 330.00 foot Radius curve to the left a distance of 91.21 feet (Central Angle Equals 15°50'10" and Long Chord bears South 13°0'15" East 90.92 feet) to a point of tangency; and (2) South 20°55'20" East 349.59 feet to the Point of Beginning.
Contains 10.877 Acres

Sheet 1 of 2

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____ DEPUTY

Farmington Overlook Subdivision
A part of Southeast Quarter of Section 12, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah
April 2020

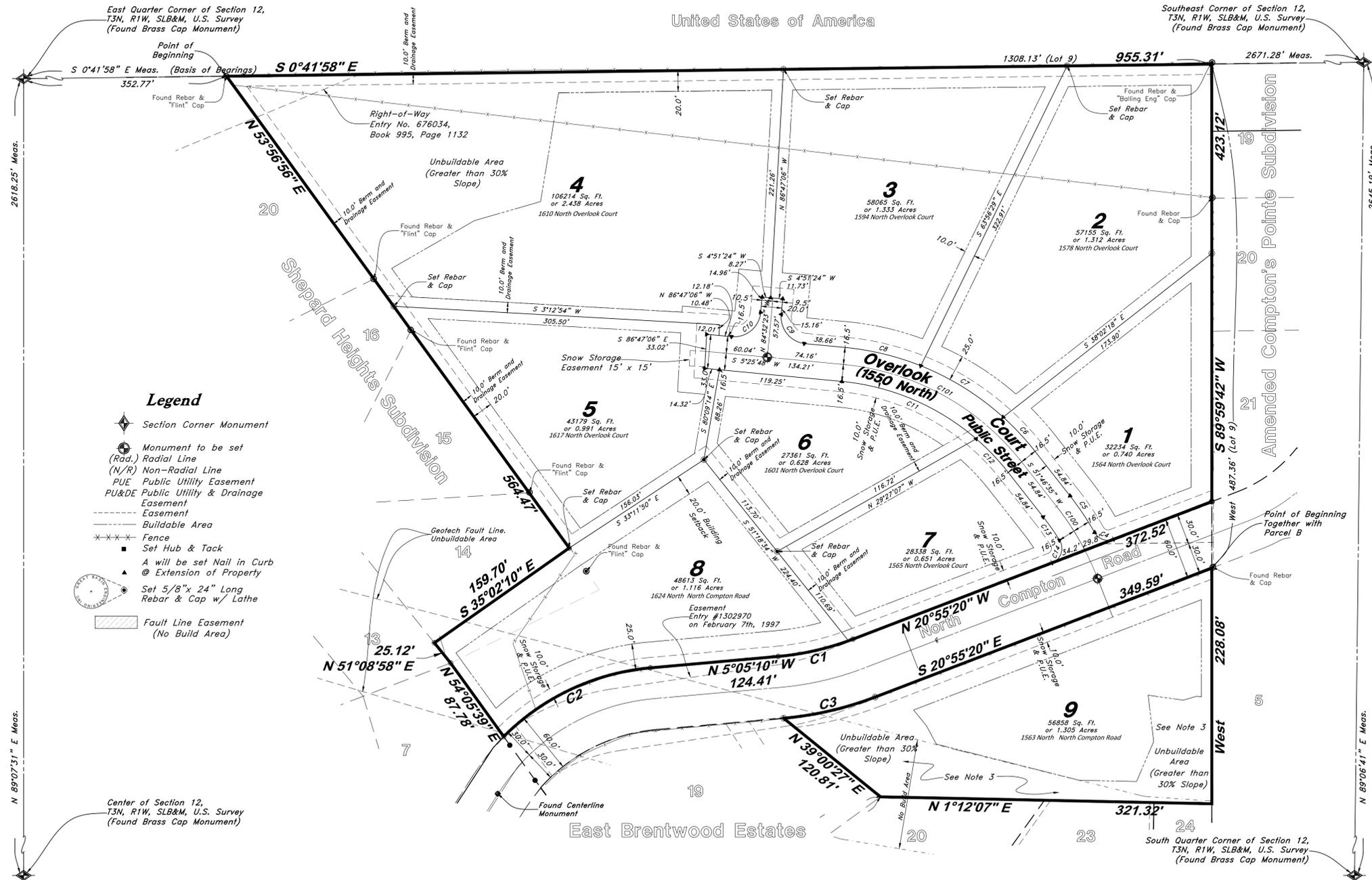
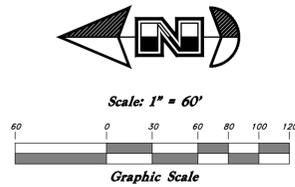
Farmington Overlook Subdivision

A part of Southeast Quarter of Section 12, T3N, R1W, SLB&M, U.S. Survey

Farmington City, Davis County, Utah

April 2020

FARMINGTON CITY
ENGINEER'S APPROVAL
Approved by the Farmington City Engineer
on this _____ day of _____, 2020.
Signature _____



- Legend**
- ◆ Section Corner Monument
 - ⊙ Monument to be set
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Easement
 - Buildable Area
 - *** Fence
 - Set Hub & Tack
 - ▲ A will be set Nail in Curb
 - ⊕ Extension of Property
 - Set 5/8" x 24" Long Rebar & Cap w/ Lathe
 - ▨ Fault Line Easement (No Build Area)

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	15°50'10"	270.00'	74.63'	74.39'	N 13°00'15" W
C2	39°54'52"	230.00'	160.23'	157.01'	N 25°02'36" W
C3	15°50'10"	330.00'	91.21'	90.92'	S 13°00'15" E
C4	81°14'30"	15.00'	21.27'	19.53'	S 19°41'55" W
C5	8°32'35"	286.50'	42.72'	42.68'	S 56°02'52" W
C6	9°43'58"	266.50'	45.27'	45.22'	S 46°54'36" W
C7	20°19'30"	266.50'	94.54'	94.04'	S 31°52'52" W
C8	16°17'20"	266.50'	75.76'	75.51'	S 13°34'28" W
C9	90°00'00"	26.00'	40.84'	36.77'	S 50°25'48" W
C10	90°00'00"	26.00'	40.84'	36.77'	S 39°34'12" E
C11	35°17'13"	233.50'	143.81'	141.54'	N 23°04'25" E
C12	11°03'34"	233.50'	45.07'	45.00'	N 46°14'48" E
C13	6°12'12"	253.50'	27.45'	27.43'	N 54°52'41" E
C14	101°05'53"	15.00'	26.47'	23.17'	S 71°28'17" E

CENTERLINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	10°43'40"	270.00'	50.55'	50.48'	S 57°08'25" W
C101	46°20'47"	250.00'	202.22'	196.76'	S 28°36'12" W

- NOTE**
- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
 - Existing metal waterline passing through Lots 1, 2, 6 and 8 to be removed under foundations and Public Road right of ways.
 - Lot 9 Area West of Constructed Berm is to remain Undisturbed except for Berm and Yard Drain Installation Activities, and installation of fence on Property line.

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM



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



Planning Commission Staff Report May 7, 2020

Item 5: Zone Text Amendment – Blight Mitigation

Public Hearing:	Yes
Application No.:	ZT-10-20
Property Address:	NA
General Plan Designation:	NA
	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Applicant is requesting a recommendation to amend the Zoning Ordinance related to blight, TDRs, and Special Exceptions.

Background Information

Present practice allows Transfer of Development Rights (TDRs) as an incentive to mitigate blight. This practice is questionable because it requires that property owners or developers pay in TDRs to gain additional lots at the time of blight removal. Code enforcement via fines, monitoring and potential eviction and demolition also serves to mitigate blight. If a site is considered blighted, a developer should have the opportunity to gain additional lots without planning for TDRs. TDRs are somewhat controversial due to the lack of price standardization, thus when considered with a blighted site, a developer may be deterred from development. Similar deterrence will also prevent blight cleanup. This amendment seeks to set out guidelines for blight mitigation and development progression.

Suggested Motion

Move that the Planning Commission recommend the City Council approve the proposed amendment subject to all applicable Farmington City development standards and ordinances and the following conditions:

Findings:

1. Property owners no longer have to pay for additional lots, however any additional lots will be granted at the sole discretion of the City.

2. The recommended ordinance changes quantifiable standards concerning blight, special exceptions and TDRs.

Applicable Ordinances

1. Title 11, Chapter 3 – Planning Commission
2. Title 11, Chapter 28– Supplementary and Qualifying Regulations

Zoning Ordinance Amendment

11-3-045

- A. Purpose: 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; or the establishment of additional lots or dwelling units as an incentive to mitigate blight;~~ or the establishment of additional lots or dwelling units as an incentive to mitigate blight; or an adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility. A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

11-28-235 – BLIGHT MITIGATION

- A. Purpose: In addition to enforcement regulations set forth in this Title and elsewhere in the city code, the purpose of this section is to provide incentives to remove blight.
- B. Blight Definition: Property condition with substantial physical dilapidation or non-compliance with current health, building, fire and safety codes. Physical deterioration or defective construction characterized by rot, crumbling, cracking, peeling or rusting. This includes unsanitary or unsafe conditions, such as the accumulation of litter, debris, decomposing vegetation and rubbish. Blight may also include environmental hazards, such as, but not limited to, totes, barrels and dilapidated equipment stored on, or in, the property without proper covering and secondary containment. A blighted structure may be abandoned, excessively vacant and/or an attraction for criminal activity or likewise

unsafe activity detrimental to community welfare, regardless of neighboring property condition. A structure may be determined blighted if these, or any other condition as reasonably determined by the City, acts as an impediment towards developing an area that is zoned and served by public utilities.

- C. Intentional Neglect: Blight does not include intentional neglect of a building, structure, or land for the purpose of obtaining financial aid, additional lots/dwelling units, or other resources as an incentive or benefit to mitigate blight.
- D. Special Exception Required: Any consideration of additional lots, or dwelling units, above that allowed or made possible by the underlying zone, shall require a special exception approved by the City. Applications for such special exceptions shall include, among other things, a complete blight study consistent with State code, and the City must establish a finding of blight.
- E. Agreement: All incentive or benefits by the City to remove blight must be approved by development agreement between the City and the respective property owner, acceptable to and at the sole discretion of the City. The development agreement shall be recorded at the office of the Davis County Recorder. If additional lots, or dwelling units, are part of the incentive, the agreement must be recorded prior to, or concurrent with, the recording of the final plat, or the issuance of a building permit by the City. The agreement may include, but is not limited to, the following:
 - 1. Anticipated value of the lot(s), or dwelling units, if any, required by special exception;
 - 2. Cost of improvements, including design costs, and the timing of construction;
 - 3. Other costs, such as City fees and finance costs;
 - 4. Total land costs; and,
 - 5. Developer profit percentage. (Ord. 2018-11, 3-6-2018)

11-28-240: TRANSFER OF DEVELOPMENT RIGHTS/LOTS (TDR):

~~I. Blight: Transfer lots considered as a special exception may only occur because of blight, and 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~~



Planning Commission Staff Report May 7, 2020

Item 6: Signs in Mixed Use Areas

Public Hearing:	Yes
Application No.:	ZT-11-20
Property Address:	NA
General Plan Designation:	NA
	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Applicant:	Farmington City

Applicant is requesting a recommendation to amend the Sign Ordinance related to signs in mixed-use districts.

Background Information

The City's Sign Ordinance does not include standards for signs in mixed use areas. Thus far, such standards have not been essential because the majority of the now developed mixed use areas consists of primarily three large projects, two of which (Station Park and Park Lane Commons) the City approved sign requirements by development agreement, and the other, the University of Utah Medical center, is a state-owned facility not subject to local ordinances.

Staff is working on a more thorough solution to resolve the lack of standards, but in the interim staff is recommending that the Planning Commission consider the enclosed changes which provide that commercial and residential uses in the mixed-use areas follow standards for similar uses elsewhere in the City.

15-5-070: MIXED USE ZONES:

For the purpose of this section, the mixed-use districts TMU, GMU, RMU, OMU, OS, CMU, and NMU are considered to be mixed use zones. Signs in these districts are subject to all standards set forth in this title and to the following additional standards:

A. Residential Uses, Developments: Signs for residential uses and developments in the mixed-use districts shall be limited to those types listed in section 15-5-010 of this chapter.

B. Office and Commercial Uses, Developments: Signs for office and commercial uses and developments in the mixed-use districts shall be limited to those types listed in section 15-5-030 of this chapter.

Suggested Motion

Move that the Planning Commission recommend the City Council approve the proposed amendments to the Sign Ordinance.

Findings:

1. The amendments fill a void by providing standards for signs in the mixed-use areas until the City is able to consider more comprehensive/specific standards in the future.
2. The recommended changes are consistent with purposes and intent of the mixed-use chapters in the Zoning Ordinance, and the goals and objectives of the General Plan as well.

Supplementary Information

Chapter 5 of the Sign Ordinance: Zoning Standards for Signs and Electronic Message Sign Area Standards

Applicable Ordinances

Title 15, Sign Regulations

CHAPTER 5

**ZONING STANDARDS FOR SIGNS AND ELECTRONIC
MESSAGE SIGN AREA STANDARDS**

SECTION:

15-5-010:	Agricultural And Residential Zones
15-5-020:	Business And Special Use Zones
15-5-030:	Business Park Zone
15-5-040:	Commercial Zones
15-5-050:	Light Manufacturing And Business Zone
15-5-060:	Electronic Message Sign Area

15-5-010: **AGRICULTURAL AND RESIDENTIAL ZONES:** Signs in agricultural districts A, AE and AA, and residential districts R, LR, S, LS, OTR, R-2, R-4 and R-8, are subject to all standards set forth in this title and to the following additional standards:

- A. Permitted Signs: Only the following signs are permitted in agricultural and residential districts:
1. Monument signs;
 2. Nameplate signs;
 3. Open house signs;
 4. Political signs;
 5. Project identification signs;
 6. Property signs;
 7. Temporary signs advertising garage or yard sales, craft boutiques or sale of fruits and vegetables during the normal harvest season.

- B. Project Identification Signs: Apartment developments, condominium projects and residential subdivisions may have one project identification sign indicating only the name of the development. Such signs shall be either wall or monument signs and shall be not more than thirty two (32) square feet in size.
- C. Nameplate Signs: One nameplate sign may be used for each dwelling unit. No permanent signs other than nameplates are permitted on individual lots.
- D. Monument, Wall Signs For Public Uses: One monument or wall sign, not to exceed thirty two (32) square feet, may be permitted in conjunction with a public use, quasi-public use or public utility installation.
- E. Monument, Wall Signs In R-4, R-8: One monument or wall sign, not to exceed sixteen (16) square feet, may be permitted in an R-4 or R-8 zone for a daycare center or professional office.
- F. Monument Signs In OTR Zone: One monument sign, not to exceed sixteen (16) square feet, may be permitted for a nonconforming professional office in the OTR zone.
- G. Temporary Signs For Fruit, Vegetable Sales: Temporary signs advertising sale of fruits and vegetables during the normal harvest season shall not exceed a total of thirty two (32) square feet for all signs on the premises.
- H. Temporary Home Occupations: Temporary home occupations, such as a garage or yard sale, or craft boutiques, may have a maximum of one temporary on premises sign and two (2) temporary off premises signs for each event. Each sign shall not exceed six (6) square feet in one area. The number of events on an individual residential lot shall not exceed four (4) in any calendar year.
- I. Distance To Property Line: No on premises sign shall be located closer than ten feet (10') to any property line. (Ord. 2015-10, 2-17-2015)

15-5-020: **BUSINESS AND SPECIAL USE ZONES:** The business/residential district BR and special use district B are considered to be unique districts in the city and, as such, allow a mix of residential, office and low intensity commercial uses. Signs in these districts

are subject to all standards set forth in this title and to the following additional standards: (Ord. 2012-32, 10-16-2012)

- A. Residential Uses, Developments: Signs for residential uses and developments in these districts shall be limited to those types listed in section 15-5-010 of this chapter.
- B. Office, Commercial Uses: For office and commercial uses in these districts, only the following additional signs are permitted:
 - 1. Awning signs;
 - 2. Changeable copy signs;
 - 3. Directory signs;
 - 4. Identification signs;
 - 5. Monument signs;
 - 6. Project identification signs;
 - 7. Projecting signs;
 - 8. Temporary signs;
 - 9. Service signs; and
 - 10. Wall signs.
- C. Ground Signs Prohibited: Ground signs, as defined in section 15-1-040 of this title, are not permitted.
- D. Setback: The minimum setback from front property lines shall be ten feet (10'). If widening of public streets is planned or projected, this setback shall be measured from the future right of way line.
- E. Size Of Temporary Signs: Temporary signs shall not exceed sixteen (16) square feet in size.
- F. Wall Signs: The maximum area of wall signs shall not exceed ten percent (10%) of the front building face of a main building and five percent (5%) of not more than one additional building face. For the purpose of this title, canopies over gasoline islands shall be considered accessory structures and may have wall signs incorpo-

rated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.

- G. Monument Sign For Complex: Each business or commercial complex may have one monument sign for each separate public street frontage. Such signs shall be set back a minimum of twenty five feet (25') from side property lines.
- H. Master Plan For Signs: When site plan review is required for a proposed development, a master plan for signs shall be included with the application.
- I. Exceptions: Exceptions to the provisions of this section may be made for signs for office and commercial uses within the business/residential (BR) zone. Such exceptions shall be requested and reviewed in accordance with the conditional use permit process set forth in title 11, chapter 8 of this code. This exception is founded upon the provisions of the downtown master plan for Farmington City. As noted in the downtown master plan, the downtown area of the city contains mixed and diverse uses necessitating and requiring flexibility and discretion in implementing and allowing special deviations from standard requirements of the zoning ordinance and other regulations in this area. (Ord. 2012-32, 10-16-2012)

15-5-030: **BUSINESS PARK ZONE:** Signs in the business park (BP) district are subject to all standards set forth in this title and to the following additional standards:

- A. Residential Uses, Developments: Signs for residential uses and developments in the BP district shall be limited to those types listed in section 15-5-010 of this chapter.
- B. Office, Commercial Uses: For office and commercial uses in the BP district, the following additional signs are permitted:
 - 1. All signs listed in section 15-5-020 of this chapter.
- C. Setback: All signs shall be set back ten feet (10') from existing or future public street right of way lines. Setback shall be measured from the right of way line to the nearest part of the sign extending toward such line.

- D. Projection: No projection of any sign shall be allowed into the required side yard where the BP district abuts any residential zone or residential use.
- E. Wall Signs: The maximum area of wall signs on main buildings shall not exceed ten percent (10%) of the front face and five percent (5%) of any other building face. For the purpose of this title, canopies over gasoline islands shall be considered accessory structures and may have wall signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures. (Ord. 2012-32, 10-16-2012)

15-5-040: **COMMERCIAL ZONES:** For the purpose of this section, the commercial districts C, C-H and C-R are considered to be commercial zones. Signs in these districts are subject to all standards set forth in this title and to the following additional standards:

- A. Permitted Signs: The following signs are permitted in commercial zones:
 - 1. All signs listed in section 15-5-020 of this chapter;
 - 2. Ground signs; and
 - 3. Neon signs.
- B. Setback: All signs shall be set back ten feet (10') from existing or future public street right of way lines. Setback shall be measured from the right of way line to the nearest part of the sign extending toward such line.
- C. Sizes Of Temporary Signs: Temporary signs shall not exceed sixteen (16) square feet in size.
- D. Projections: No projection of any sign shall be allowed into the required side yard where a commercial zone abuts any residential zone or residential use.
- E. Wall Signs: The maximum area of wall signs on main buildings shall not exceed ten percent (10%) of the front face and five percent (5%) of any other building face. If no ground signs are proposed, the coverage of the front face of a building may be increased to fifteen percent (15%). For the purpose of this title, canopies over gasoline islands shall be considered accessory structures and may have wall

signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.

- F. Ground Signs: The following provisions shall apply to ground signs:
1. Lot frontage of at least one hundred feet (100') is required before a ground sign will be permitted;
 2. For each commercial lot or commercial complex with between one hundred feet (100') and three hundred feet (300') of frontage on a public street, one ground sign may be allowed for each separate street frontage. For each additional three hundred feet (300') of separate street frontage, one additional ground sign may be permitted;
 3. Ground signs on individual lots or commercial complexes shall be separated by at least one hundred feet (100') from signs on adjacent lots. Where there are multiple signs on one lot or commercial complex, such signs shall be separated by at least two hundred feet (200');
 4. The area of a ground sign shall not exceed one square foot of area for each linear foot of street frontage, or two hundred (200) square feet, whichever is less. This standard may be reviewed by the planning commission in conjunction with a conditional use application and may be adjusted either up or down;
 5. The maximum height of ground signs at the minimum setback shall be twenty feet (20') above the elevation of the top of curb nearest to the sign. This height may be increased to a maximum of forty feet (40') if the sign is set back an additional one and one-half feet ($1\frac{1}{2}'$) for each foot of height over twenty feet (20'). These standards may be reviewed by the planning commission in conjunction with a conditional use application and may be adjusted either up or down; and
 6. On corner lots, ground signs shall be set back thirty feet (30') from the intersection of property lines.
- G. Monument Signs: One monument sign may be allowed for each business on a lot, or in a commercial complex; provided, that a minimum separation of fifty feet (50') is maintained between such signs and they are set back a minimum of twenty five feet (25') from side property lines. (Ord. 2012-32, 10-16-2012)

15-5-050: **LIGHT MANUFACTURING AND BUSINESS ZONE:** Signs and sign standards for the light manufacturing and business (LM&B) zone shall be as specified in section 15-5-040 of this chapter, except neon signs are not permitted in the LM&B zone. (Ord. 2012-32, 10-16-2012)

15-5-060: **ELECTRONIC MESSAGE SIGN AREA:** Electronic message signs shall only be allowed in the electronic message sign area as illustrated on exhibit A attached to the ordinance codified herein and by this reference made a part hereof. All electronic message signs in the electronic message sign area shall be subject to standards set forth in this title and to the following additional standards:

- A. Zone Standards Apply: Electronic message signs shall be subject to the sign standards specific to the zone designation of the property.
- B. Standards; Prohibited Signs: Electronic message signs shall be a permanent on premises sign and shall be limited only to ground signs and monument signs. Electronic message signs shall not include directory signs, identification signs, project identification signs, property signs or service signs.
- C. Conditional Use: Electronic message signs shall be a conditional use subject to all provisions of title 11, chapter 8 of this code. (Ord. 2012-32, 10-16-2012; amd. Ord. 2013-07, 4-16-2013; 2016 Code)