



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

August 22, 2019



AGENDA **PLANNING COMMISSION MEETING**

August 22nd, 2019

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

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

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

SUBDIVISION

- 7:05 3. Todd Strong – Applicant is requesting a recommendation for schematic plan approval for the Farmington Foothills Subdivision consisting of 7 lots on 3.82 acres of property located at approximately 1500 S 200 E in the LR (Large Residential) zone. Note: Item was tabled on July 18, 2019. (S-4-19)
- 7:10 4. Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Farmington Overlook Subdivision consisting of 9 lots on 9.58 acres of property located at approximately 1650 N. North Compton Road in the LR-F (Large Residential) zone. (S-9-19)

REZONE

- 7:30 5. Taylor Spendlove/ Brighton Homes (Public Hearing) – Applicant is requesting a zoning map amendment for 8.11 acres of property, parcel #084860118 located west of Station Parkway and south of Burke Lane from an A (Agriculture) zone to a GMU (General Mixed Use) zone. (Z-4-19)

CONDITIONAL USE PERMITS

- 8:00 6. Russon Mortuary-Farmington– Applicant is requesting site plan approval for an accessory building/crematorium at 1941 N Main Street in a C (General Commercial) Zone. (C-13-19)
- 8:10 7. Farmington Mountain Bike Team (Public Hearing) – Applicant is requesting a conditional use permit for a mountain bike trail area at 688 North 100 East in an A (Agriculture) Zone. (C-14-19)

- 8:50 8. Nathan and Carrie Rigby (Public Hearing) – Applicant is requesting a conditional use approval for accessory dwelling unit/pool house and barn located at 550 South 350 West in an AE (Agricultural Estates) zone. (C-9-19)
- 9:05 9. Shawn and Kim Beus (Public Hearing) – Applicant is requesting a conditional use approval for a secondary dwelling unit located at 1727 West Clark Lane in an AE (Agricultural Estates) zone. (C-12-19)
- 9:20 10. Scott Adamson – Applicant is requesting conditional use and site plan approval for Ace Athletics Academy, a 20,400 square foot indoor tennis facility, at 874 S Shirley Rae Drive in an A (Agriculture) Zone. (C-6-19)

ZONING TEXT CHANGES

- 9:50 11. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend standards related to flood damage prevention set forth in Chapter 31 of the Zoning Ordinance. (ZT-2-19)

OTHER

- 9:55 12. Miscellaneous, correspondence, etc.
a. Beynon Sidewalk Request
b. Other
13. Motion to Adjourn

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

Posted August 21, 2019

Meagan Booth
City Planner

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be a discussion regarding the Lot Smith statue and answer any questions the City Council may have on agenda items. The public is welcome to attend.

AMENDED FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, August 20, 2019, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

- 7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance
- 7:05 Presentation of “Award of Financial Reporting Achievement” to Keith Johnson
- 7:10 Resolution of Appreciation to Keith Johnson

NEW BUSINESS:

- 7:15 Plat Amendment and Waiver of Open Space Agreement – Farmington Creek Estates Phase III PUD
- 7:25 Reimbursement/Pioneering Agreement Extension Request
- 7:35 Communications Plan Contract with Love Communications

SUMMARY ACTION:

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

- 7:45 Minute Motion Approving Summary Action List
 1. Approval of Minutes from August 6, 2019
 2. Utah Public Treasurers’ Investment Fund (PTIF)

*Minute motion adjourning to the Municipal Building Authority (MBA) meeting.
(See MBA Agenda)*

Minute motion to reconvene the City Council Meeting.

GOVERNING BODY REPORTS:

8:00 City Manager Report

1. Fire Monthly Activity Report for June

8:05 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 19th day of August, 2019.

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 08/19/2019



Planning Commission Staff Report August 22, 2019

Item 3: Farmington Foothills Subdivision Schematic Plan

Public Hearing: No
Application No.: S-4-19
Property Address: Approx. 1500 S 200 E in
General Plan Designation: LDR (Low Density Residential)
Zoning Designation: LR (Large Residential) Zone
Area: 3.82 acres
Number of Lots: 7 lots
Applicant: Todd Strong

Request: *Recommendation for schematic plan approval for a minor subdivision.*

Background Information

The Planning Commission tabled this item on July 18, 2019 to allow time for the applicant to work with the Hunter family to explore the possibility of providing access to their property, which is located south of the project. The attached modified schematic plan incorporates the results of their discussions.

Suggested Motion-

Move that the Planning Commission recommend that the City Council approve the schematic plan for the Farmington Foothills Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. Final drawings for the private access to the Hunter property must be approved by the Fire Department and the City Engineer.
2. The grade of the road must be approved by the City Council based on the City Engineer's recommendation.
3. The road must be dedicated to the north property line.
4. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
5. Any outstanding issues raised by the DRC shall be addressed by Final Plat.

Findings

1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
3. The schematic plan is consistent with the City's General Plan

4. The proposed private street providing access to the Hunter property south of the project is necessary because:
 - a. It dramatically decreases the cut and fills on the applicant's property;
 - b. It is impossible for the Hunter family to develop a portion of the property otherwise due to the topography and steep slopes;
 - c. It provides better fire access to both properties;
 - d. The Private street only traverses a short distance for emergency access and the economies of scale exist to maintain this short street; and
 - e. The private street is consistent with the rational set forth in 12-7-030 B of the Subdivision Ordinance.

Supplemental Information

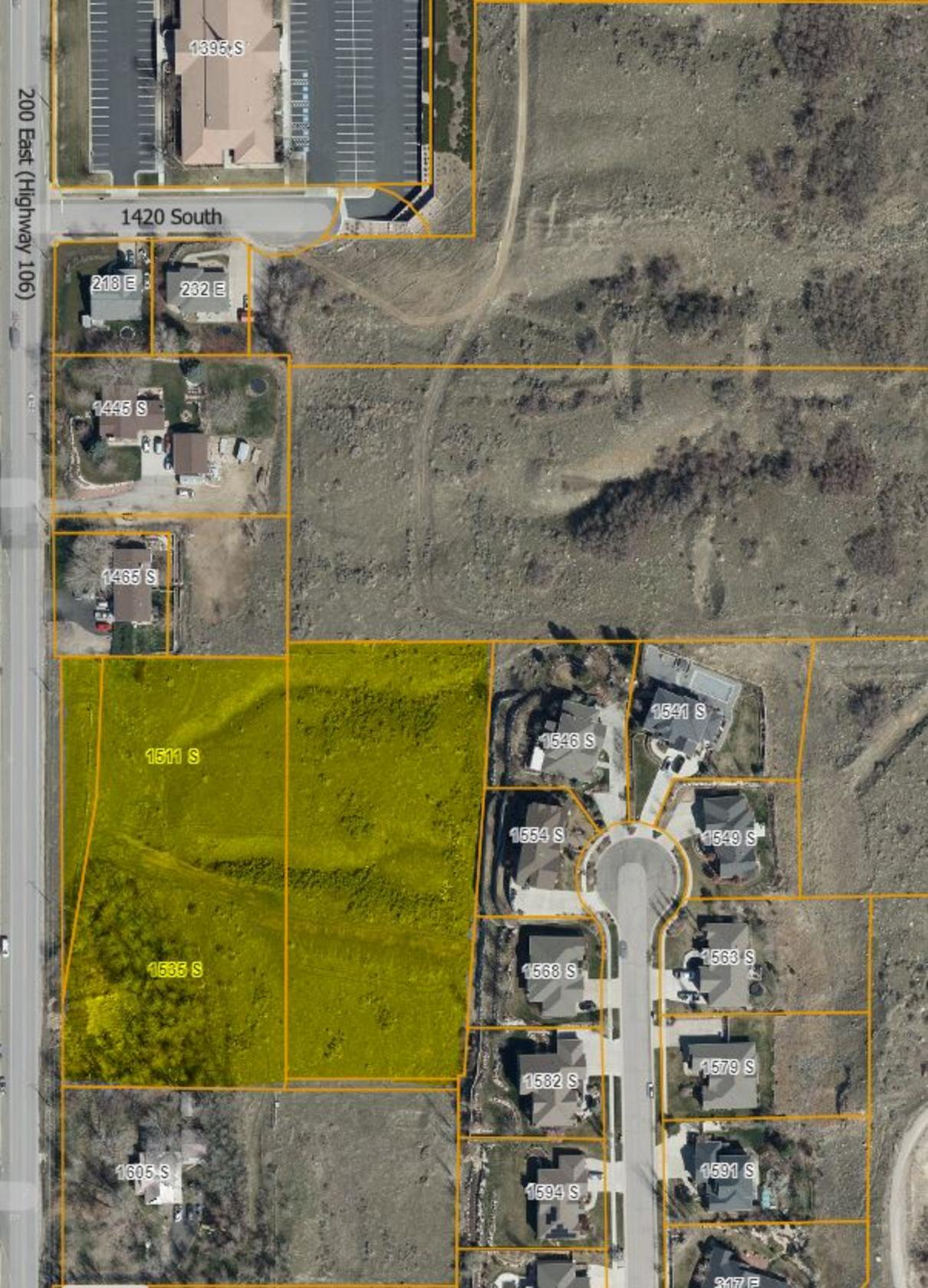
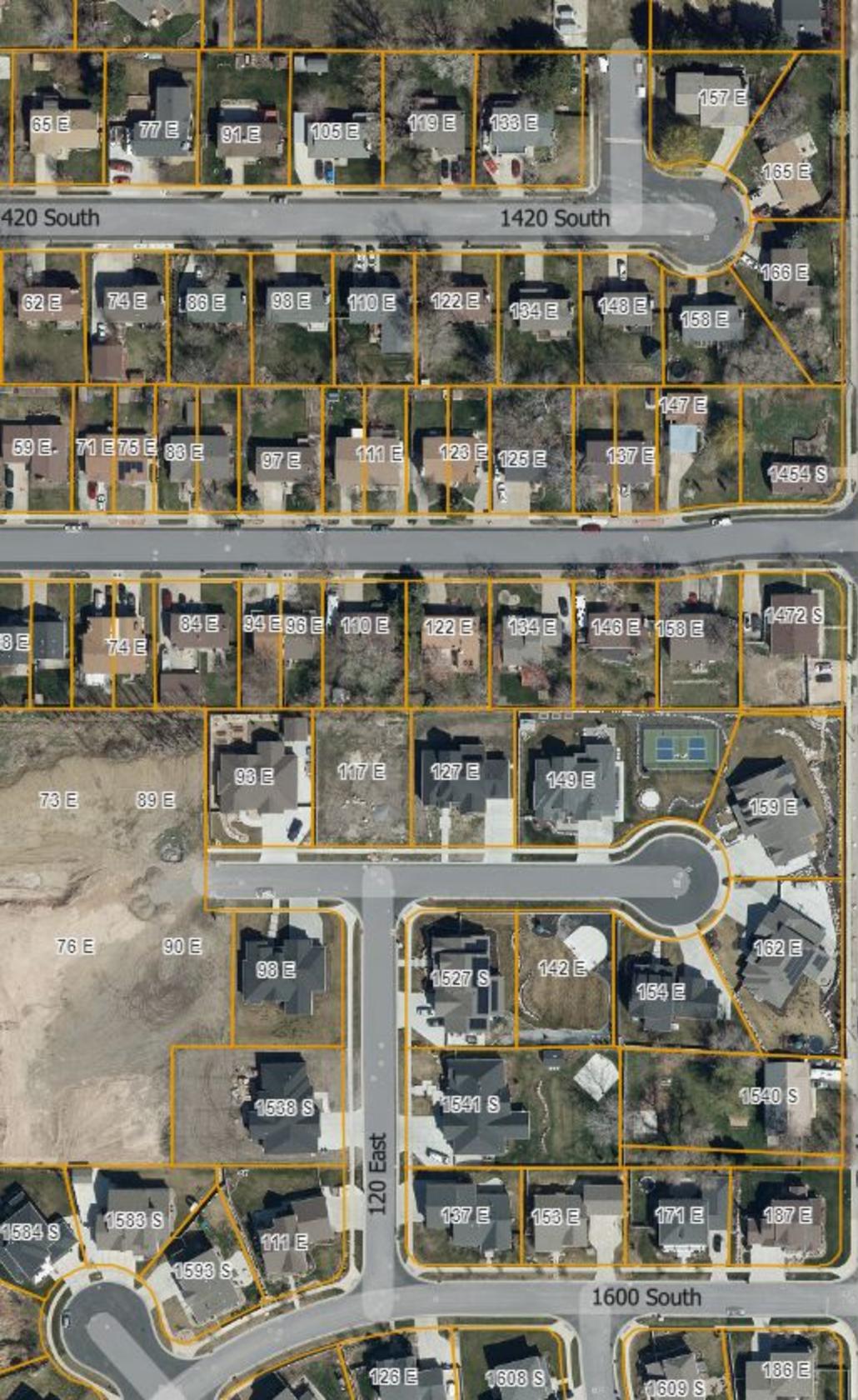
1. Vicinity Map
2. Modified Farmington Foothills Subdivision Schematic Plan
3. Title 12 Chapter 7 Section 030 B Lots

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

12-7-030: LOTS:

B. Frontage; Private Streets: All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width, except for flag lots which shall have a minimum of twenty eight feet (28') of frontage. Private streets shall not be permitted unless the planning commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons stated therein. All private streets shall meet Farmington City development standards as it pertains to standard street intersections, typical cul-de-sac and standard roadway sections. This includes, but is not limited to, submittals, quality control, site preparation, grading, excavating, backfilling and compaction, base course, asphalt/concrete, curbs, gutters, drive aprons and walks, slurry sealing, restoration of existing improvements, storm drainage systems, boundary markers and survey monuments, geotextiles and concrete reinforcement. Land designated as public right of way shall be separate and distinct from lots adjoining such right of way and shall not be included in the area of such lots. (Ord. 2016-07, 2-16-2016)





Planning Commission Staff Report August 22, 2019

Item 4: Farmington Overlook Subdivision Schematic Plan

Public Hearing:	Yes
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:	9.58 acres
Number of Lots:	9 lots
Applicant:	Symphony Homes

Request: *Recommendation for schematic plan approval for a subdivision.*

Background Information

Symphony Homes would like to subdivide the subject property into 9 lots and create the Farmington Overlook Subdivision. The minimum lot size in the LR (Large Residential) Zone is 20,000 square feet. The applicant is following the minimum lot areas and widths for conventional layout subdivision development in single-family residential zone. The average lot size is 50,891 square feet or 1.168 acres.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the schematic plan for the Farmington Overlook Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. Any outstanding issues raised by the DRC shall be addressed by Final Plat.
2. 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 DRC has reviewed the schematic plan and all comments from the DRC have been addressed.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The schematic plan is consistent with the City's General Plan

Supplemental Information

1. Vicinity Map

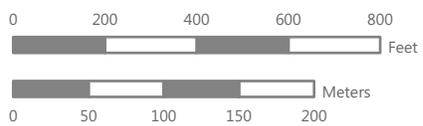
2. Farmington Overlook Subdivision Schematic Plan

Applicable Ordinances

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



VICINITY MAP
Parcel 08-044-0081



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.

AS-SURVEYED 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 Northern 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) Northwest along the arc of a 270.00 foot Radius curve to the right a distance of 74.63 feet (Central Angle equals 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) Northwest 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 Northern and Westerly Lines of Shepard Heights Subdivision the following four (4) courses: (1) North 54°05'39" East 87.75 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°00'22" East 120.81 feet to the Easterly Right-of-Way Line of said North Compton Drive; thence along said Easterly Right-of-Way Line the following two (2) courses: (1) Southeast 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.

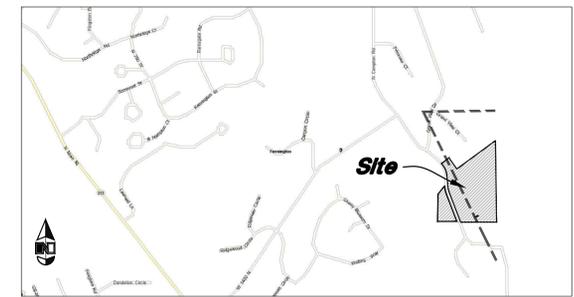
Contains 473,815 Sq. Ft. or 10.877 Acres

Farmington Overlook Subdivision

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

Farmington City, Davis County, Utah

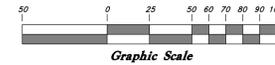
July 2019



Vicinity Map
1" = 1000'



Scale: 1" = 50'



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- Tree To Remain in Place
- Cluster of Trees

UTILITY INFORMATION

The proposed Utility Lines for this Subdivision are listed below unless otherwise noted on this plan:

Sanitary Sewer	-	8" PVC
Culinary Water	-	8" PVC
Secondary Water	-	8" PVC
Storm Drain	-	15" RCP

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

ZONING INFORMATION

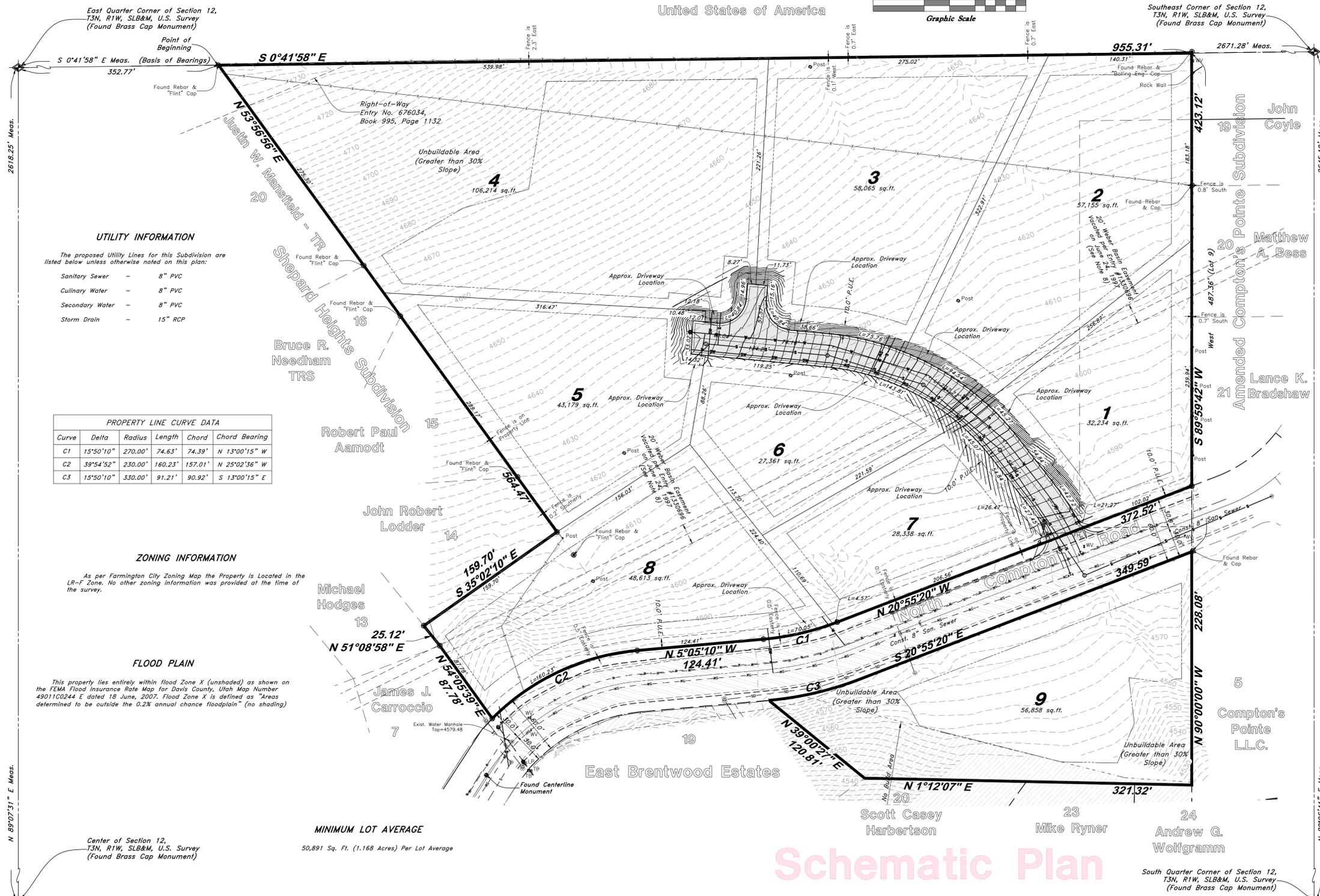
As per Farmington City Zoning Map the Property is Located in the LR-F Zone. No other zoning information was provided at the time of the survey.

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)

NOTES:

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- No storm water from impermeable surfaces, irrigation water, or foundation drain water shall be allowed to cross property lines onto adjacent land.
- A soil report has been prepared and submitted to the City by the developer.
- Private drainage Channels will be constructed by the developer within the Private Drainage Easements, and maintained by the lot owner to facilitate drainage from adjacent lots to streets and/or detention facilities.
- There are no salvageable trees on this site.
- There are no Open Space or Community Parcels for this Subdivision.
- Lot Drainage will be determined at time of the Preliminary Plan Submittal.
- Vacated Easement may contain an old Waterline abandoned in place. Contractor to remove Waterline under Road and building Pads Per Farmington City Standards.



Center of Section 12,
T3N, R1W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

MINIMUM LOT AVERAGE

50,891 Sq. Ft. (1.168 Acres) Per Lot Average

Schematic Plan
Not To Be Recorded

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0522 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Schematic Plan

Overlook Subdivision

Approximately 1650 North Compton Road
 Farmington City, Davis County, Utah
 A part of Section 12, T3N, R1W, SLB&M, U.S. Survey

4 June, 2019

SHEET NO. **1**

18N766 - Concept 9



Planning Commission Staff Report August 22, 2019

Item 5: Zone Map Amendment for Cook Property

Public Hearing:	Yes
Application No.:	Z-4-19
Parcel #:	084860118
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	A (Agriculture)
Area:	8.11 acres
Property Owner:	C LIMITED PARTNERSHIP
Applicant:	Taylor Spendlove/ Brighton Homes

Request: *Applicant is requesting a recommendation to rezone 8.11 acres of property from A to GMU located at approximately 550 North Station Parkway (on the south side of the road).*

Background Information

The applicant desires to build a townhome development as shown in the enclosed conceptual site plan which includes 119 three story townhomes. The A (Agriculture) Zone does not allow for such; therefore Brighton Homes is requesting that the City rezone the property to GMU.

On May 16, 2017, after receiving a recommendation from the Planning Commission, the City Council adopted the North Station Small Area Master Plan as an element to the City's General Plan. This document serves as a guide for future growth and development of the area north of Station Park. This plan contains some 29 pages, one which is attached and shows a robust mix of uses on the Cook property. The parcel is adjacent to a principal street ideal for mixed uses.

Moreover, the City adopted a regulating plan (see enclosed), which is part of Chapter 18 of its Zoning Ordinance related to mixed use districts. The requested GMU zone is consistent with the regulating plan, but the purpose of this zone is set forth in Section 11-18-010 B 4 as follows:

The GMU district provides for a mix of commercial, office, retail and multiple unit and attached residential uses of a higher density along or near arterials or major and minor collectors. Site and building design will be of a quality that enhances the character of the streets. A wide range of commercial and residential uses are allowed, including regional scale retail; provided, that it is compatible with the overall sustainable character of the area by fitting into an interconnected street network in regard to block size, connectivity and the development standards described in sections [11-18-040](#) and [11-18-060](#) of this chapter. No maximum residential density is prescribed. Instead, building form, site

envelope and open space standards, and parking ratios will determine the scale of the buildings.

Regarding amendment applications to the Zoning Map, Section 11-6-020 D of the Zoning Ordinance states in part: “The planning commission should consider the following issues when reviewing each proposed amendment: 1) is the proposed amendment reasonably necessary; 2) is the proposed amendment in the public interest; and 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title.

Possible Alternative Motions:

- A. Move that the Planning Commission recommend that the City Council deny the proposed zone map change.

Findings:

1. The proposed zone change is not reasonably necessary. Many town home projects similar to the proposal by the applicant already exist in the community, or have previously been approved. However, these projects do not includes a significant non-residential component providing a more mixed use setting.
2. The townhomes, by themselves, are not in the public interest because without a considerable presence of non-residential uses on-site, or otherwise, they do not assist in maintaining and/or enhancing the City’s tax base, especially in one of the last areas in the community strategically set-aside for non-residential uses.
3. The proposed amendment is not consistent with the North Station Small Area Master Plan, which is an element of the City’s General Plan, nor is it consistent with the purpose of the GMU zone, both of which are referenced in the staff report.

- OR -

- B. Move that the Planning Commission recommend that the City Council approve the proposed zone map change.

Findings:

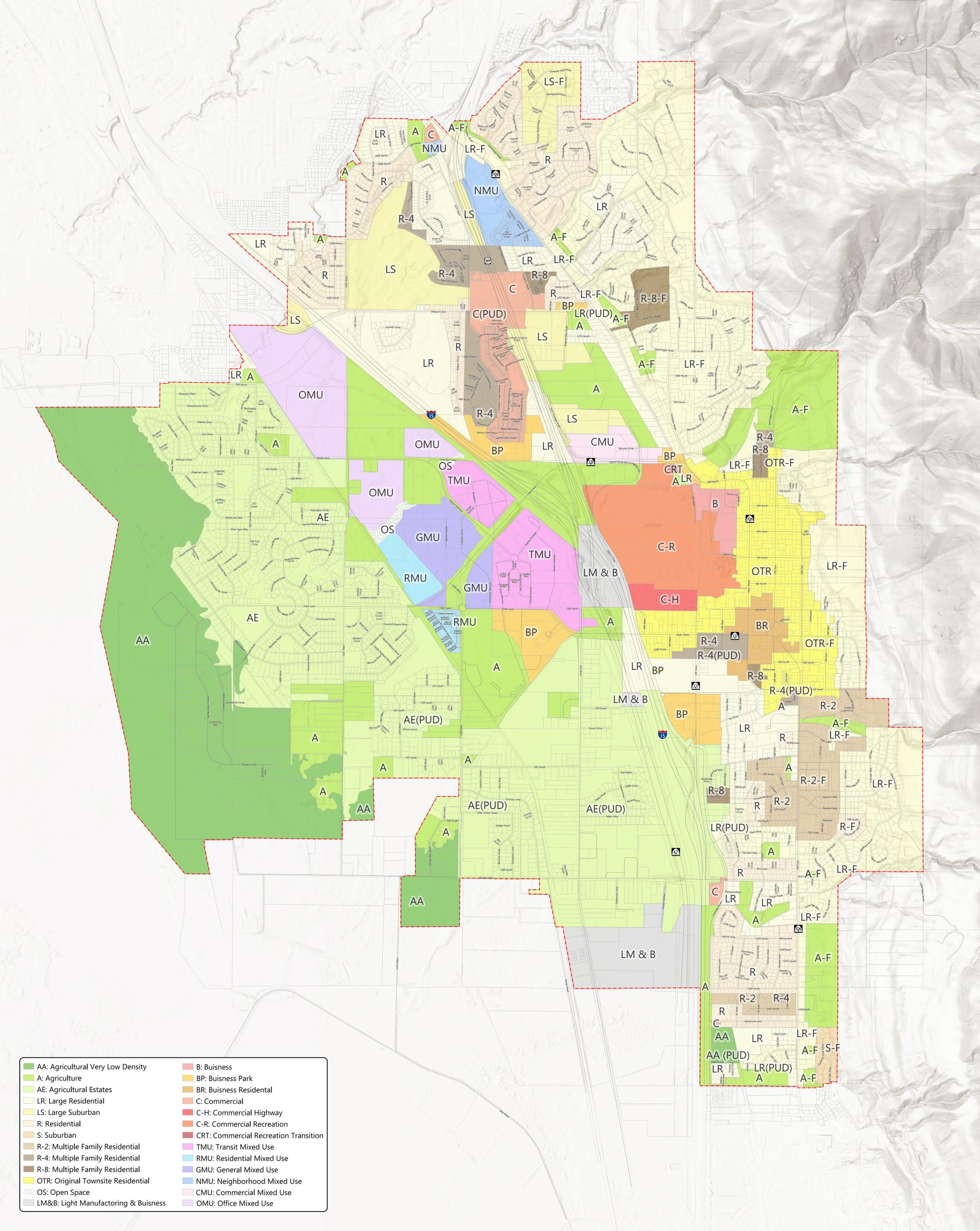
1. The proposed zone change is reasonably necessary and in the public interest because it will result in a greater diversity of housing types.
2. Although it is yet to be determined whether or not the proposed use is consistent with the future street network planned for the area, the proposed zone map amendment matches the GMU designation on the regulating plan.

Supplemental Information

1. Vicinity Map
2. Existing Zoning Map
3. Illustrative Plan of the North Station Small Area Master Plan
4. Regulating Plan
5. Conceptual Site Plan

Applicable Ordinances

1. Title 11, Chapter 18 – Mixed Use District



- | | |
|--------------------------------------|---------------------------------------|
| AA: Agricultural Very Low Density | B: Business |
| A: Agriculture | BP: Business Park |
| AE: Agricultural Estates | BR: Business Residential |
| LR: Large Residential | C: Commercial |
| LS: Large Suburban | C-H: Commercial Highway |
| R: Residential | C-R: Commercial Recreation |
| S: Suburban | CRT: Commercial Recreation Transition |
| R-2: Multiple Family Residential | TMU: Transit Mixed Use |
| R-4: Multiple Family Residential | RMU: Residential Mixed Use |
| R-8: Multiple Family Residential | GMU: General Mixed Use |
| OTR: Original Townsite Residential | NMU: Neighborhood Mixed Use |
| OS: Open Space | CMU: Commercial Mixed Use |
| LM&B: Light Manufacturing & Business | OMU: Office Mixed Use |

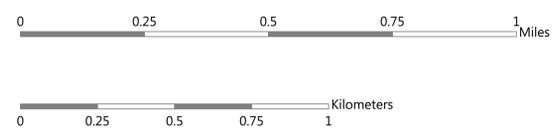


FARMINGTON CITY

ZONING 2017

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Date: 11/30/2017

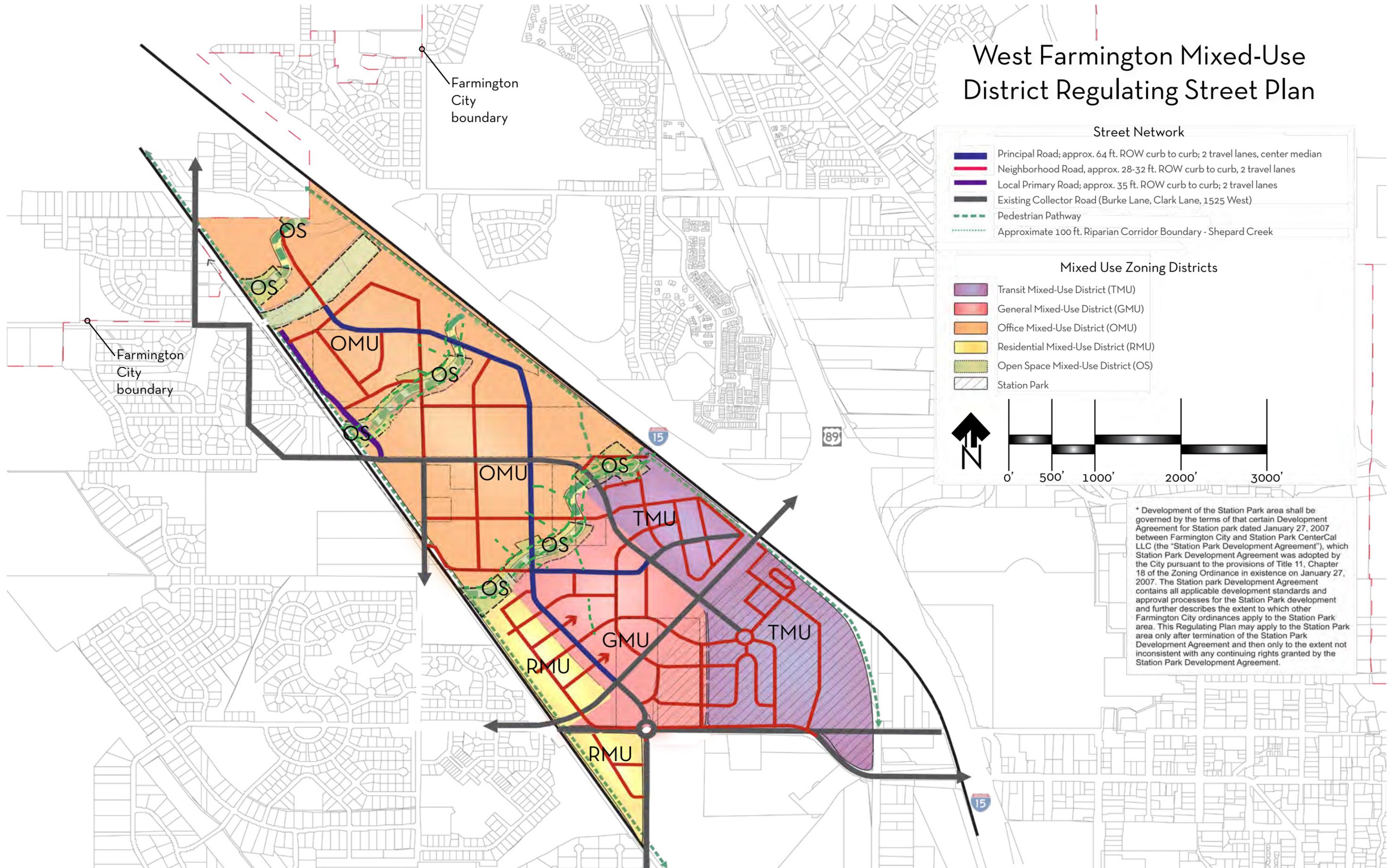


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ILLUSTRATIVE PLAN

West Farmington Mixed-Use District Regulating Street Plan



Street Network

- Principal Road; approx. 64 ft. ROW curb to curb; 2 travel lanes, center median
- Neighborhood Road, approx. 28-32 ft. ROW curb to curb, 2 travel lanes
- Local Primary Road; approx. 35 ft. ROW curb to curb; 2 travel lanes
- Existing Collector Road (Burke Lane, Clark Lane, 1525 West)
- Pedestrian Pathway
- Approximate 100 ft. Riparian Corridor Boundary - Shepard Creek

Mixed Use Zoning Districts

- Transit Mixed-Use District (TMU)
- General Mixed-Use District (GMU)
- Office Mixed-Use District (OMU)
- Residential Mixed-Use District (RMU)
- Open Space Mixed-Use District (OS)
- Station Park

North Arrow

Scale: 0', 500', 1000', 2000', 3000'

* Development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station park dated January 27, 2007 between Farmington City and Station Park CenterCal LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 11, Chapter 18 of the Zoning Ordinance in existence on January 27, 2007. The Station park Development Agreement contains all applicable development standards and approval processes for the Station Park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.



Concept Only

- 119 - 3 Level town homes
- approximately 7.4 acres
- approximately 16 units per acre as shown
- 301 Parking spaces as shown - 238 garage spaces, 63 visitor spaces (2.53 spaces per unit as shown)



Planning Commission Staff Report August 22, 2019

Item 6: Russon Brothers Mortuary Crematory/Accessory Building Site Plan

Public Hearing:	No
Application No.:	SP-6-19
Property Address:	1941 N Main Street
General Plan Designation:	NMU (Neighborhood Mixed Use)
Zoning Designation:	C (General Commercial)
Area:	2.50 Acres
Number of Lots:	1
Property Owner:	RussCo Group LLC

Request: *Applicant is requesting a site plan approval for a crematory/accessory building.*

Background Information

The Planning Commission approved the site plan for the Russon Brothers Mortuary on November 11, 2004. Russon Brothers Mortuary is now requesting site plan approval for an accessory building related to this use. The City Engineer, Planning Staff and the Building Department determined the modification, use and location of the building constitutes a significant change. The building will be used as a garage and a crematorium and is located in what could be considered the side corner yard area abutting 1075 west.

Per 11-7-090: AMENDMENT OR MODIFICATIONS

A. Request: Modifications to an approved site plan approval may be granted when it can be determined that such changes or modifications are necessary or desirable to accommodate special circumstances related to the location, siting or implementation of the approved development. The request for amendment shall be made in writing and documented on the site plan of the project. Where, after favorable review by the city engineer, building inspector and planning staff, the staff finds such modifications are so insignificant and minor as not to measurably change the approved site plan approval or the intent of conditions that may have been imposed, the city planner shall review and approve the modifications. Modifications so approved by the city planner shall be reported at the next planning commission meeting. Amendments which are determined to constitute a significant change to the site plan, or where there is not unanimous staff approval, shall be heard by the planning commission.

Suggested Motion:

Move that the Planning Commission approve the revisions to the Site Plan for an Accessory Building at Russon Brothers Mortuary subject to all applicable codes, development standards and ordinances and with the following conditions;

1. The site plan must meet all recommendations and requirements established by the DRC Review.
2. All further site plan review be delegated to staff.

Findings:

1. A funeral home is an allowed use in the C zone.
2. Crematory/Storage Buildings are clearly incidental, customarily appropriate and subordinate to a funeral home.

Supplemental Information

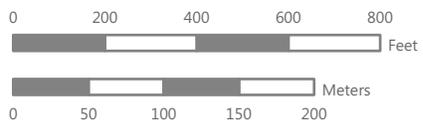
1. Vicinity Map
2. Site Plan
3. Floor Plans
4. Building Elevations

Applicable Ordinances

1. Title 11 Chapter 7 Section 060: Standards for Building Additions, Site Modifications or Change of Use for Permitted Uses on a Developed site.



VICINITY MAP
Parcel 08-032-0090



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.

RUSSON FARMINGTON GARAGE



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	ARCHITECT:	STRUCTURAL ENGINEER:	CIVIL ENGINEER:	MECHANICAL:	ELECTRICAL:
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DESIGN/ DRAWING APPROVALS	ABBREVIATIONS	GRAPHIC SYMBOLS/ MATERIALS LEGEND	VICINITY MAP	DRAWING INDEX																																																																																																																																																																																																																																																																																																																																																																																																																																														
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A.B.	ANCHOR BOLT	HORIZ.	HORIZON																																																																																																																																																																																																																																																																																																																																																																																																																																															
ABV.	ABOVE	HT.	HEIGHT																																																																																																																																																																																																																																																																																																																																																																																																																																															
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING																																																																																																																																																																																																																																																																																																																																																																																																																																															
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT																																																																																																																																																																																																																																																																																																																																																																																																																																															
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER																																																																																																																																																																																																																																																																																																																																																																																																																																															
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BLDG.	BUILDING	INSUL.	INSULATION																																																																																																																																																																																																																																																																																																																																																																																																																																															
B.M.	BENCHMARK	LAV	LAVATORY																																																																																																																																																																																																																																																																																																																																																																																																																																															
B.O.	BOTTOM OF	LT.	LIGHT																																																																																																																																																																																																																																																																																																																																																																																																																																															
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B.P.	BASE PLATE	MAINT.	MAINTENANCE																																																																																																																																																																																																																																																																																																																																																																																																																																															
BRG.	BEARING	MANUF.	MANUFACTURER																																																																																																																																																																																																																																																																																																																																																																																																																																															
BTWN.	BETWEEN	MAX.	MAXIMUM																																																																																																																																																																																																																																																																																																																																																																																																																																															
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL																																																																																																																																																																																																																																																																																																																																																																																																																																															
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT																																																																																																																																																																																																																																																																																																																																																																																																																																															
CLR.	CLEAR	MECH.	MECHANICAL																																																																																																																																																																																																																																																																																																																																																																																																																																															
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM																																																																																																																																																																																																																																																																																																																																																																																																																																															
COL.	COLUMN	MISC.	MISCELLANEOUS																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONC.	CONCRETE	M.O.	MASONRY OPENING																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONT.	CONTINUOUS	MTL.	METAL																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONSTR.	CONSTRUCTION	N.L.C.	NOT IN CONTRACT																																																																																																																																																																																																																																																																																																																																																																																																																																															
C.T.J.	CONSTRUCTION JOINT	N.T.S.	NOT TO SCALE																																																																																																																																																																																																																																																																																																																																																																																																																																															
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DFT./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER																																																																																																																																																																																																																																																																																																																																																																																																																																															
DIA.	DIAMETER	O.F.	OUTSIDE FACE																																																																																																																																																																																																																																																																																																																																																																																																																																															
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E.F.	EACH FACE	PTD.	PAINTED																																																																																																																																																																																																																																																																																																																																																																																																																																															
E.J.	EXPANSION JOINT	QTY.	QUANTITY																																																																																																																																																																																																																																																																																																																																																																																																																																															
E/LEVE.	ELEVATION	R.D.	ROOF DRAIN																																																																																																																																																																																																																																																																																																																																																																																																																																															
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E.S.	EACH SIDE	RFINF.	REINFORCED																																																																																																																																																																																																																																																																																																																																																																																																																																															
E.W.	EACH WAY	REQD.	REQUIRED																																																																																																																																																																																																																																																																																																																																																																																																																																															
EXST.	EXISTING	RM	ROOM																																																																																																																																																																																																																																																																																																																																																																																																																																															
EXPAN.	EXPANSION	R.O.	ROUGH OPENING																																																																																																																																																																																																																																																																																																																																																																																																																																															
EXT.	EXTERIOR	SCHED	SCHEDULE																																																																																																																																																																																																																																																																																																																																																																																																																																															
E.W.C.	ELECTRIC WATER COOLER	SHI.	SHEET																																																																																																																																																																																																																																																																																																																																																																																																																																															
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F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL																																																																																																																																																																																																																																																																																																																																																																																																																																															
F.F.	FINISH FLOOR	SUSP.	SUSPENDED																																																																																																																																																																																																																																																																																																																																																																																																																																															
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FLR.	FLOOR	T.O.C.	TOP OF CURB																																																																																																																																																																																																																																																																																																																																																																																																																																															
FTG.	FOOTING	T.O.F.	TOP OF FOOTING																																																																																																																																																																																																																																																																																																																																																																																																																																															
GA.	GAGE/GAUGE	T.O.S.	TOP OF SLAB OR SIDEWALK																																																																																																																																																																																																																																																																																																																																																																																																																																															
GALV.	GALVANIZED	T.O.W.	TOP OF WALL																																																																																																																																																																																																																																																																																																																																																																																																																																															
GPM	GALLONS PER MINUTE	TYP.	TYPICAL																																																																																																																																																																																																																																																																																																																																																																																																																																															
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GOVT.	GOVERNMENT	VERT.	VERTICLE																																																																																																																																																																																																																																																																																																																																																																																																																																															
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A304	WALL SECTIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																	
A501	DETAILS																																																																																																																																																																																																																																																																																																																																																																																																																																																	
A601	DOOR SCHEDULE & ELEVATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																	
A602	WINDOW SCHEDULE & ELEVATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																	

RUSSON FARMINGTON GARAGE

PROJECT NO. 19065

DATE: 21 JUN 2019

REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

G000





Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	CARPET FINISH		CMU
	TILE FINISH		POURED IN PLACE CONCRETE WALL
	EXTERIOR CONCRETE SLABS		WOOD STUD WALL
	ASPHALT ROOFING		STONE VENEER
	LAP SEAM COPPER ROOFING		

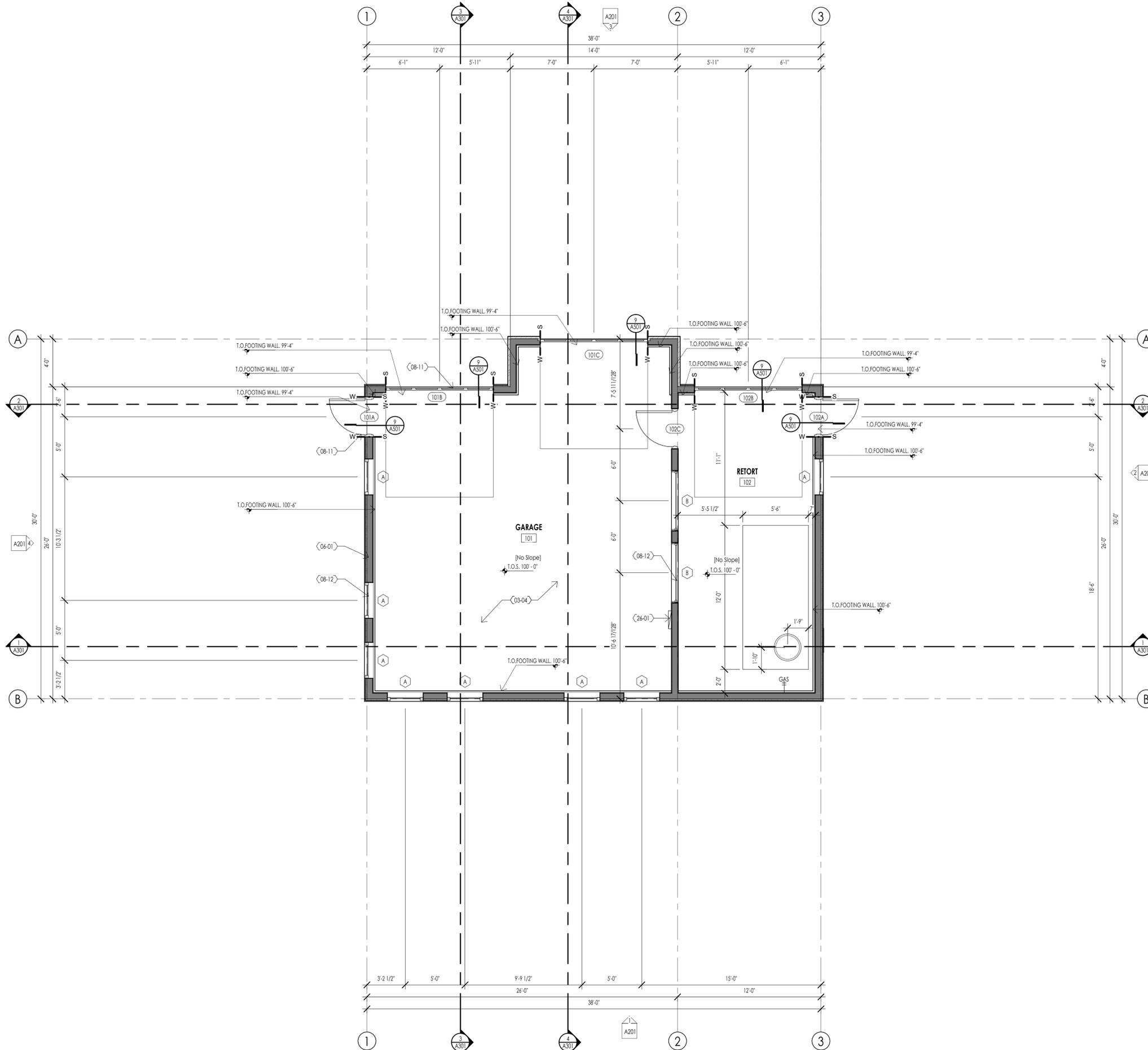
FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
- SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

SPECIFICATION KEYNOTE	INSTRUCTIONAL KEYNOTE
# ← KEY NOTE INFO	# ← KEY NOTE INFO
KEYNOTE INSTRUCTIONAL	
03-04	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" THICK REINFORCED WITH FIBER MESH OVER, VAPOR BARRIER AND 4" GRAVEL BASE. SEE STRUCTURAL.
06-01	2x WOOD FRAMING. SEE DETAILS.
08-11	SCHEDULED DOOR.
08-12	SCHEDULED WINDOW SYSTEM.
26-01	ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.

DATUM: LEVEL 0 100'-0" = 59.00
VERIFY FINISHED FLOOR HEIGHT WITH FINAL CIVIL ENGINEER'S DRAWINGS.



LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

1
A102

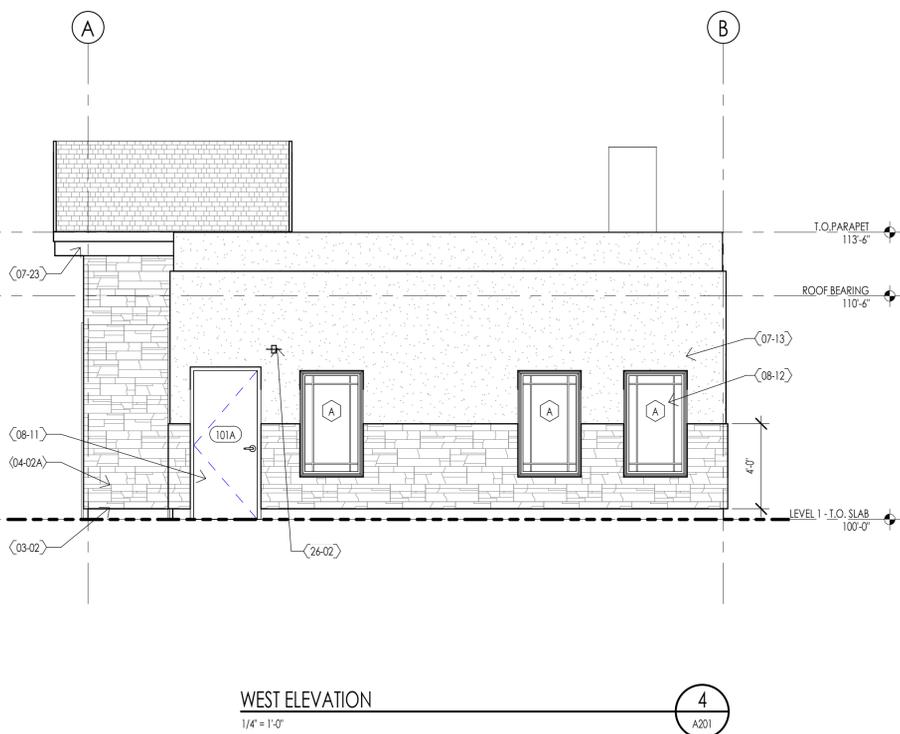
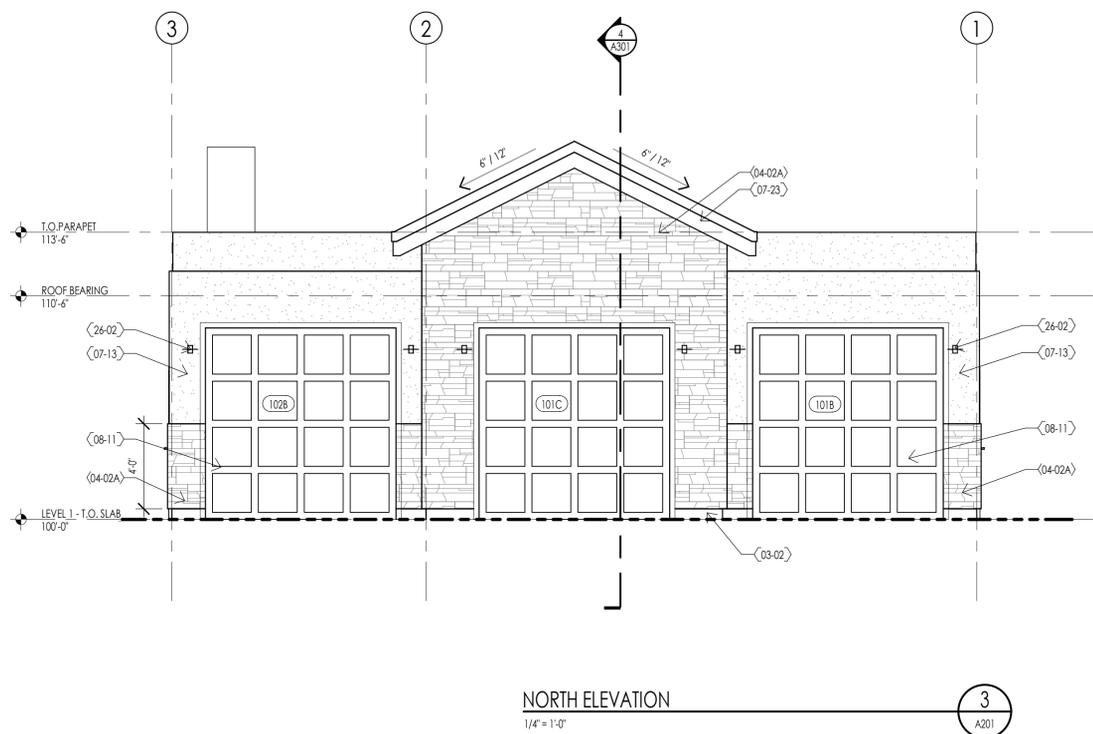
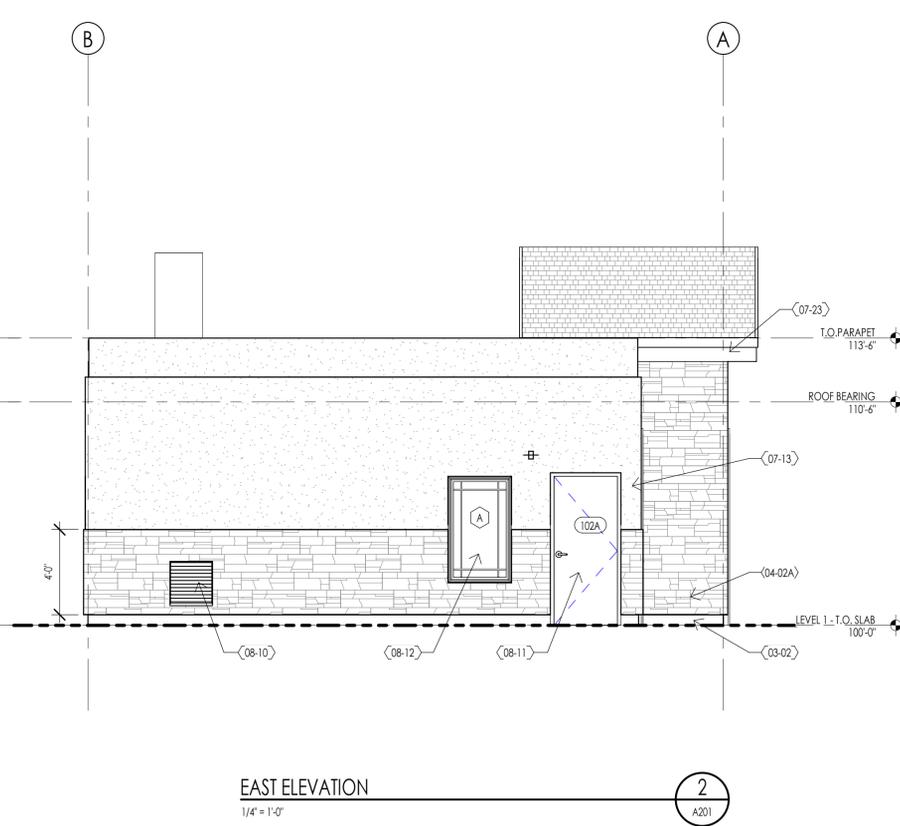
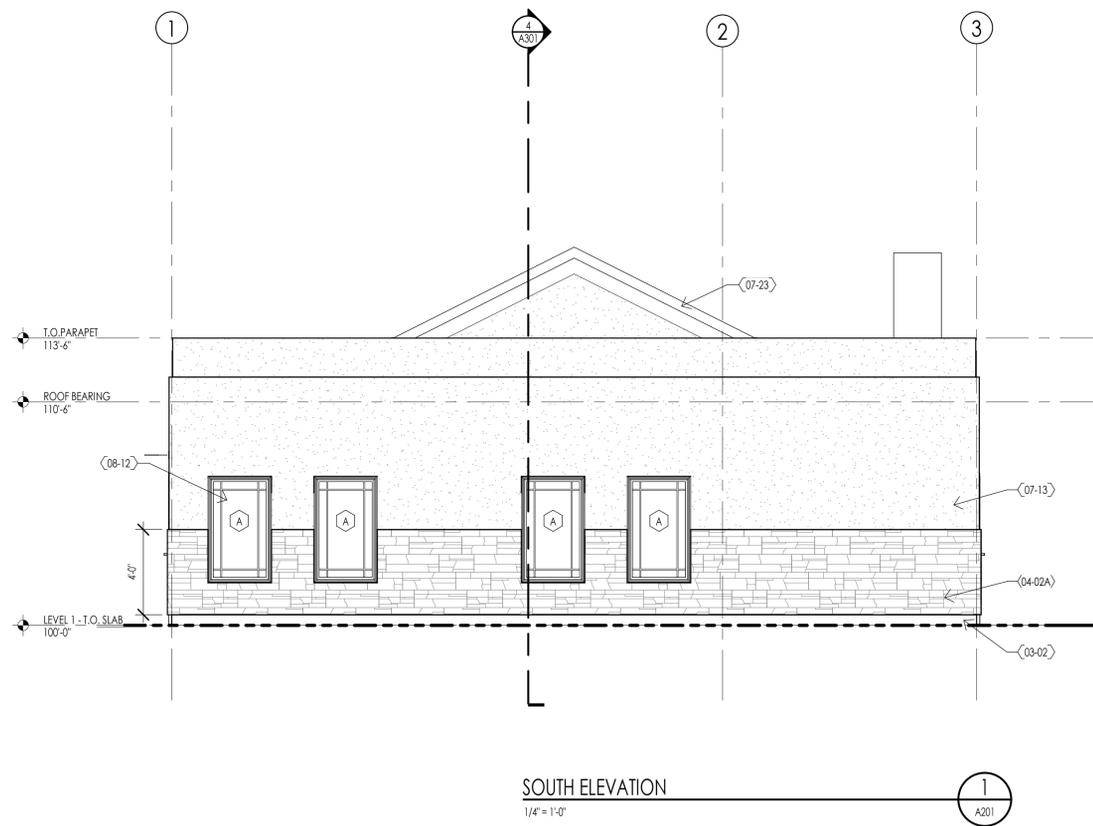
RUSSON FARMINGTON GARAGE

PROJECT NO. 19065
DATE: 21 JUN 2019
REVISIONS:

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:

A102



ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM
	EXTERIOR STUCC SYSTEM
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES	
KEYNOTE INSTRUCTIONAL	
03-02	CAST IN PLACE FOUNDATION WALLS W/ INT. RIGID INSULATION & WATER PROOFING AS NOTED. SEE DETAILS.
04-02A	STONE VENEER MASONRY. SEE DETAILS.
07-13	1" STUCCO. SEE DETAILS.
07-23	PRE-FINISHED METAL FASCIA.
08-10	FIXED LOUVERS. SEE DETAILS.
08-11	SCHEDULED DOOR.
08-12	SCHEDULED WINDOW SYSTEM.
26-02	EXTERIOR LIGHTING. SEE ELECTRICAL DRAWINGS



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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RUSSON FARMINGTON GARAGE

PROJECT NO. 19065
DATE: 21 JUN 2019
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

7/23/2019 8:43:43 AM

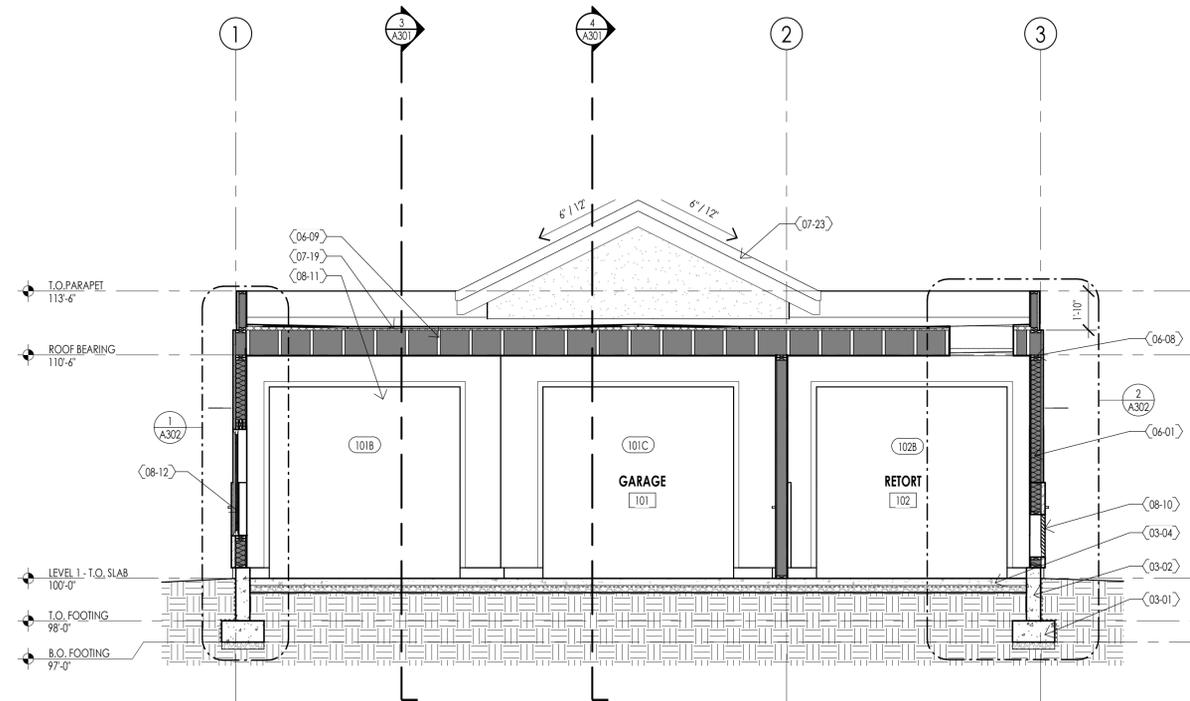
ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM
	EXTERIOR STUCCO SYSTEM
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES

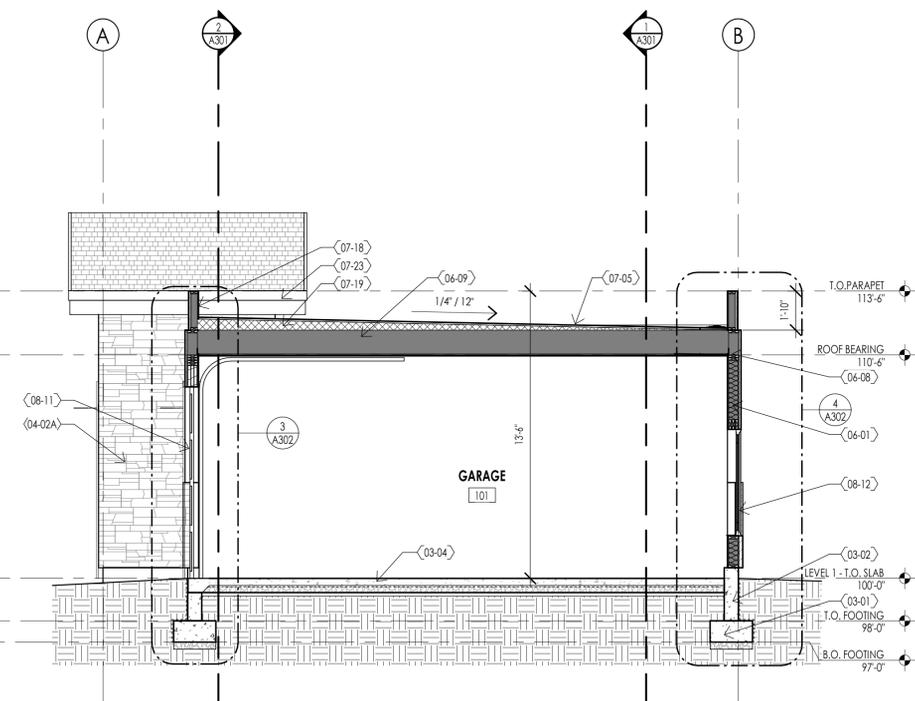
KEYNOTE INSTRUCTIONAL	
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL.
03-02	CAST IN PLACE FOUNDATION WALLS W/ INT. RIGID INSULATION & WATER PROOFING AS NOTED. SEE DETAILS.
03-04	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" THICK REINFORCED WITH FIBER MESH OVER, VAPOR BARRIER AND 4" GRAVEL BASE. SEE STRUCTURAL.
04-02A	STONE VENEER MASONRY. SEE DETAILS.
06-01	2x WOOD FRAMING. SEE DETAILS.
06-08	2x DOUBLE TOP PLATE.
06-09	WOOD ROOF FRAMING. SEE STRUCTURAL DRAWINGS FOR SIZE AND SPACING OF JOISTS.
07-02	THERMAL INSULATION SYSTEM.
07-05	TPO ROOFING SYSTEM. SEE DETAILS.
07-18	TPO ROOFING MEMBRANE UP BACK SIDE OF PARAPET WALL AND OVER TOP.
07-19	TAPERED ROOFING INSULATION.
07-23	PRE-FINISHED METAL FASCIA.
08-10	FIXED LOUVERS. SEE DETAILS.
08-11	SCHEDULED DOOR.
08-12	SCHEDULED WINDOW SYSTEM.
26-01	ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.



BUILDING SECTION 01

1/4" = 1'-0"

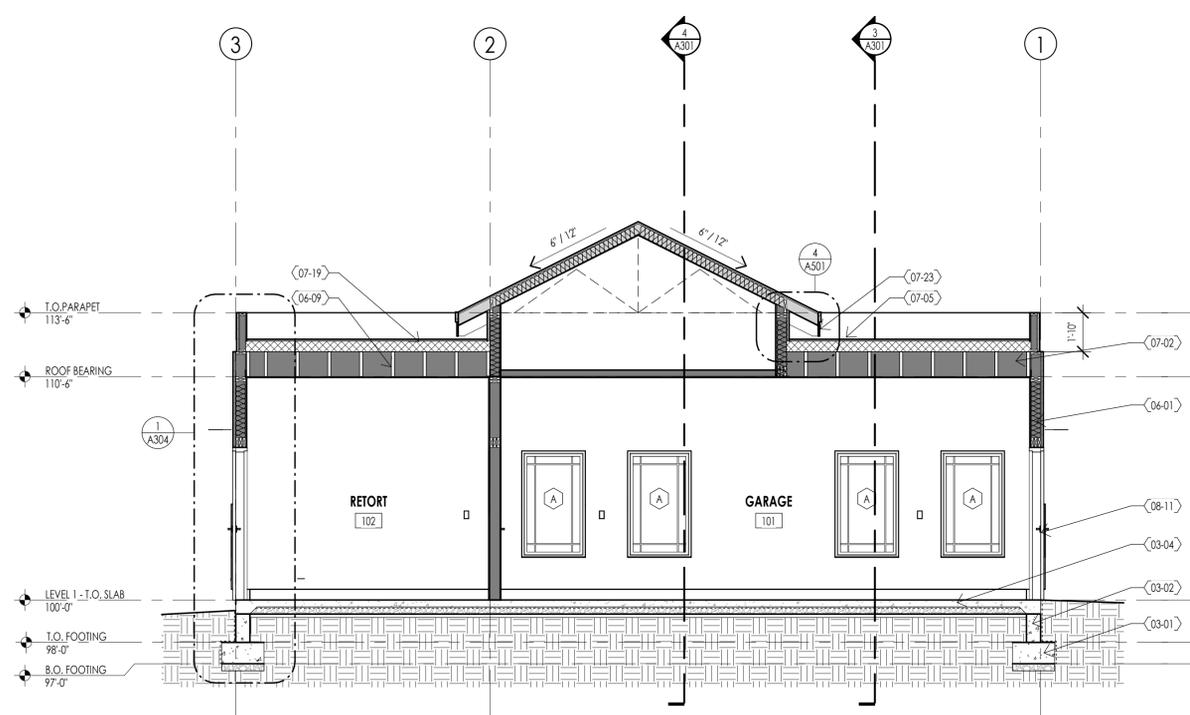
1
A301



BUILDING SECTION 03

1/4" = 1'-0"

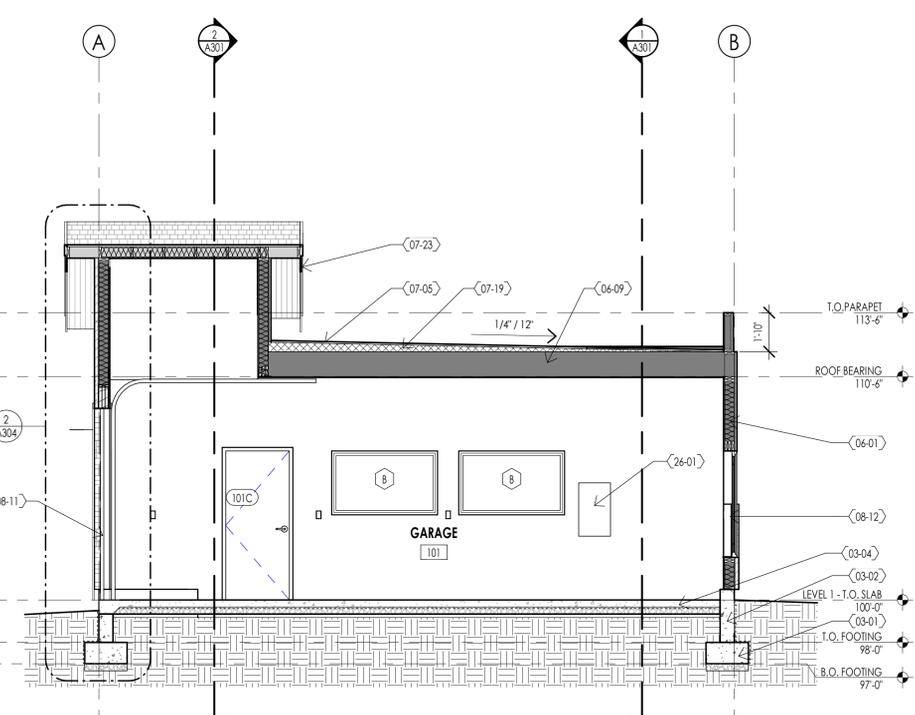
3
A301



BUILDING SECTION 02

1/4" = 1'-0"

2
A301



BUILDING SECTION 04

1/4" = 1'-0"

4
A301



Planning Commission Staff Report August 22, 2019

Item 7: “The Farm” Bike Park Conditional Use and Site Plan

Public Hearing:	Yes
Application No.:	C-14-19
Property Address:	Approximately 688 North 100 East
General Plan Designation:	Public/Private Recreation and/or Parks Very Low Density
Zoning Designation:	A (Agricultural)
Area:	34.21 acres
Number of Lots:	2
Property Owner:	Farmington City
Agent:	Jon Lowe/ Farmington Mountain Bike Team

Request: Applicant is requesting a conditional use permit for a public mountain bike trail area.

Background Information:

The City was approached by the Farmington Mountain Bike Teams (Farmington High, Farmington Junior High, and Ascent Academy) and representation from the Farmington Trails Committee with a proposal to place a mountain bike park on property the city owns at the mouth of Farmington Canyon. As part of their proposal staff went on a tour of a similar project installed in Fruit Heights last fall, "Fruit Loops". Accompanying us on the tour was the City Manager of Fruit Heights (Brandon Green). Brandon expressed the benefit this project has been to his community and instructed us on resources that could be leveraged from the Governor's Office of Economic Development to fund the project. The citizens group also provided us with preliminary drawings of how the bike park could be constructed to meet the needs of the biking community.

In addition, we met with the US forest Service Salt Lake Range Management about extending 0.75 miles of trail out on forest service property. They commented the timing would be perfect with the environmental work they are already doing on the Bonneville Shoreline Trail (BST) project that will be crossing unincorporated Davis County (above Farmington's fire break road). Should we provide a connection to the BST we could use their environmental study for our project rather than redo a study for this project for the USFS connection.

On August 6, 2019, the City Council recommended the item be reviewed by the Planning Commission as a Conditional Use for the site. In the Agricultural Zone, public trails and parks are a conditional use.

Suggested Motion:

Move that the Planning Commission approve the conditional use and site plan subject to all applicable Farmington City ordinances and development standards and the following conditions;

1. The applicant provides a long term maintenance plan for the trails and park including among other things, maintenance of open space with natural vegetation and erosion control plan.
2. Access be defined with a clearly marked bike park entrance and signage discouraging motorized use or ATVs.
3. A parking plan may be needed if the area becomes over congested.
4. The City reserves the right to review the conditional use permit as needed in order to ensure compliance with conditions of approval.

Finding for Approval:

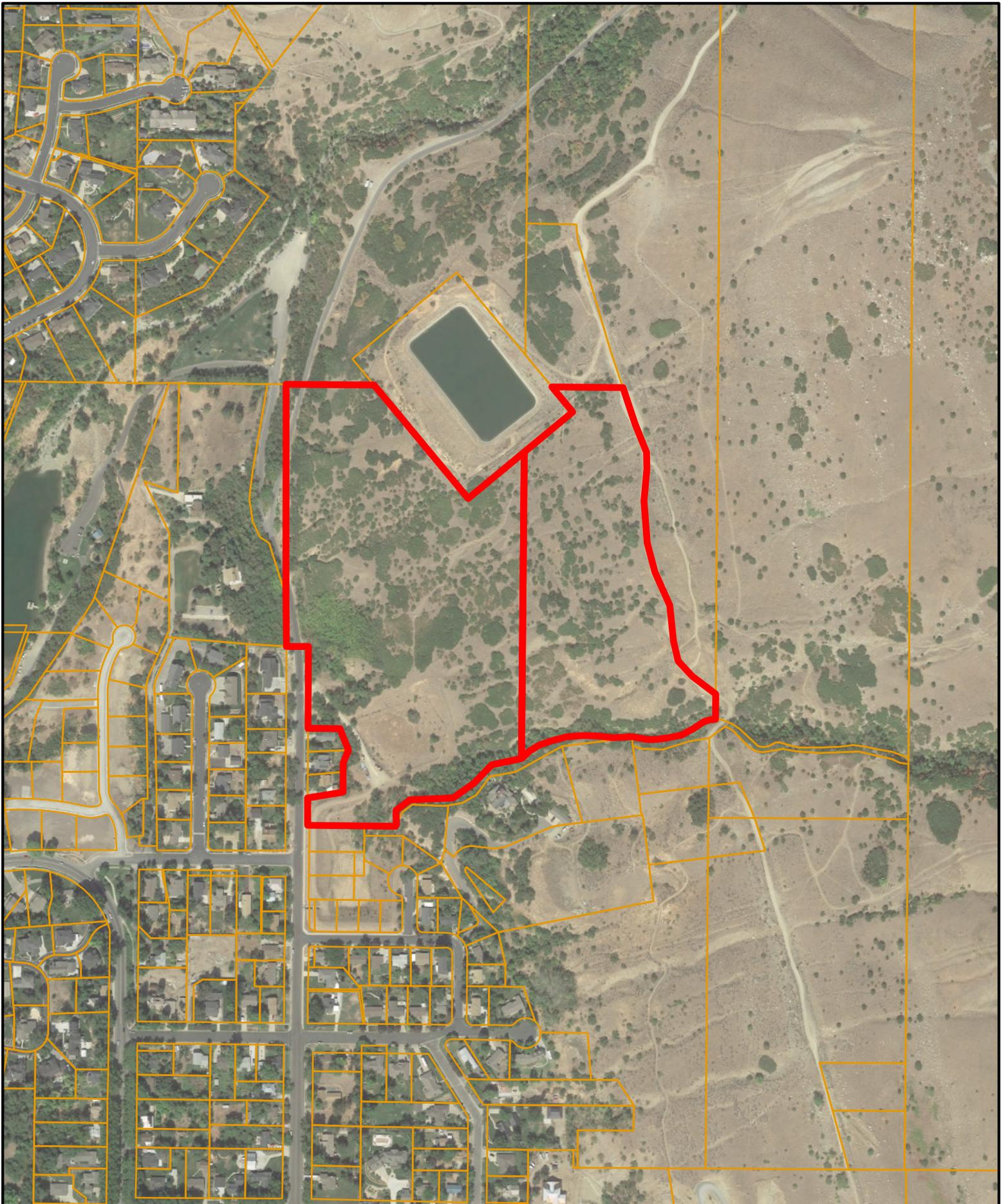
1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
3. The Farmington Pond will provide adequate parking for the use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The Farmington Pond has adequate restroom, parking and other facilities needed to support the proposed development.
6. The size, dimensions, location, topography and access are adequate for the proposed use.

Supplemental Information

1. Vicinity Map
2. Letter of Request from the Applicant
3. Support Letters
4. Conditional Use Standards
5. Farmington Loops Trail (<https://youtu.be/9IKlxw-4u88>)
6. Farmington Mountain Bike Park Presentation/Site Plan

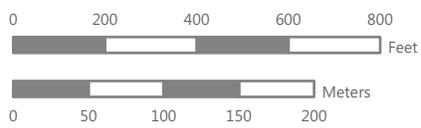
Applicable Ordinances

1. Title 11 Chapter 8: Conditional Uses
2. Title 11 Chapter 10 Section 020: Schedule of Uses
3. Title 3 Chapter 3 Section 060: Farmington Trails Committee



VICINITY MAP

Parcel 07-015-0044 and 07-015-0025



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 High School
548 W Glover's Lane Farmington, UT
Personalized, Purposeful, Prepared*

Richard Swanson
Principal

Justin Whittaker
Asst. Principal

Brett Sims
Asst. Principal

Merci Rossmango
Asst. Principal

Monday, July 22, 2019

RE: Farmington Mountain Bike Trail Proposal

Dear Farmington City Mayor and Council;

As the FHSMTB advisor for Farmington High School, yearbook advisor, and English teacher, it's easy for me to recommend approval to build a mountain bike trail at the mouth of Farmington Canyon. Yes, doing so would benefit our team and would be an awesome addition to the rides currently available in this area. But the benefits a trail like this at the mouth of Farmington Canyon present go well beyond the high school team. Such a trail would not only touch the lives of every active community member in Farmington City, it would also encourage others to try something they've only dreamed of or something they've never even seen as a possibility. Most importantly, a trail like this brings families and communities together over something positive and healthy and something that encourages success.

Wall Street Journal journalist Jason Gay, in his June 14, 2019, article titled "America Needs More Kids on Bikes", said it best when he explained that "The better you feel on a bike, the better you feel as a person." Gay's article is about children biking – families biking – and how important it is for children to learn to bicycle. He goes through the fact that, at first, it's something difficult. Possibly even scary. But he also says "I cannot remember what I had for breakfast this morning, but I remember how to ride a bike, always." Gay explains that when children learn to ride a bicycle and are successful, it's often times the first difficult thing they do and the one thing you truly never forget how to do. As such, biking is something children can return to over and over. It's something healthy they can lean on as adults, and something positive to pass on to children and other community members.

At this point in my life, you'd never guess I was 9 years old before I even learned to ride a bike. Now, it's simply part of life. My husband and I build and fly RC airplanes, we travel and camp often, we ride motorcycles of all shapes and sizes, and we cycle. We each have a mountain bike and a road bike, and cycling equals date night and family activities for us. Children and grandchildren join us for trails of all kinds; paved and dirt. On one of our most recent trips down to the St. George area, my husband and I passed by a mountain bike course near Snow Canyon High School and were amazed to think about what someone could learn at a course like that. It included routes for all levels – ultra-beginner to ultra-advanced and everything in between. We thought that course would be an amazing resource for us as we continue to build our own skill levels, but also for grown children who are working toward mastery, and for grandchildren just beginning to learn to ride. What an opportunity for building relationships, communicating, healthy habits, and confidence!

Mountain biking, while obviously growing in popularity all across the country, is a tool to inspire confidence. If you can progress and develop on a mountain bike, you can take those skills and transfer them to help you be successful in other parts of your life. As you know, hard work, dedication, overcoming obstacles, and endurance are some of the most valued skills in any job market. A mountain bike course at the mouth of Farmington Canyon would provide that opportunity to high school students, older couples getting into the sport, families building healthy habits, individuals

wanting a challenge, or even just one person who decides to start doing it instead of dreaming about it. It is also a tool to bring communities together.

As a high school contributing to the Farmington community, we recommend and support building a mountain bike course as proposed. Thank you for your time.

Sincerely,



Shalyn Drake

Farmington High School English
MAT, MA, Reading Level 1



Contributing

Richard Swanson
Farmington High School
Principal



F A R M I N G T O N C I T Y

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEE MAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

Work Session Staff Report

To: Honorable Mayor and City Council
From: Brigham Mellor, Economic Development Director
Date: August 6th, 2018
SUBJECT: **“The Farm” Bike Park**

RECOMMENDATION

Direct staff to proceed through property design and entitlement process on the parcel (including the USFS property) – with the intent to submit a grant proposal for funding “The Farm Bike Park”.

BACKGROUND

The City was approached by the Farmington Mountain Bike Teams (Farmington High, Farmington Junior High, and Ascent Academy) and representation from the Farmington Trails Committee with a proposal to place a mountain bike park on some property the city owns at the mouth of Farmington Canyon. As part of their proposal we went on a tour of a similar project installed in Fruit Heights last fall, “Fruit Loops”. Accompanying us on the tour was the City Manager of Fruit Heights (Brandon Green). Brandon expressed the benefit this project has been to is community and instructed us on resources that could be leveraged from the Governor’s Office of Economic Development to fund the project. The citizens group also provided us with preliminary drawings of how the bike park could be constructed to meet the needs of the biking community.

In addition, we met with the US forest Service Salt Lake Range Management about extending 0.75 miles of trail out on forest service property. They commented the timing would be perfect with the environmental work they are already doing on the Bonneville Shoreline Trail (BST) project that will be crossing unincorporated Davis County (above Farmington’s fire break road). Should we provide a connection to the BST we could use their environmental study for our project rather than redo a study for this project for the USFS connection.

Respectfully Submitted

Brigham Mellor
Economic Development Director

Concur

Keith Johnson
Assistant City Manager





FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEE MAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

23 July 2019

Dear Mayor Talbot,

Following are quotes from the Farmington Trails Committee members when asked their disposition concerning the proposed Farmington Mountain Bike Park:

Todd Arguile: "I support it."

Ronda Mills: "I am all for it. I think it would be a wonderful and much needed addition to our trail system."

Scott Cornford: "I also support the Farmington MTB [Mountain Bike] Park."

Natalie Larson: "I am also in favor of the trail. I have asked some of my neighbors if they would like the addition of a MTB trail and everyone I have discussed it with seems pretty excited about the idea."

Paulette Hewitt: "I fully support the MTB Park. I feel it would be a big draw to promote our beautiful area."

Tracy McCoy: "Holy mackerel – do I support an MTB Park in Farmington? Well yes, yes, yes!!! The next best thing to hiking trails is riding trails on a bicycle."

We hope you feel assured we back the MTB Park proposal and the building of the same wholeheartedly.

Tracy McCoy
Farmington Trails Committee Member

July 29, 2019

Dear Mayor and City Council of Farmington:

As a resident of Farmington for 16 years, the proposed mountain bike trails at the mouth of Farmington Canyon will enhance the perception of our city. This project builds on the strong legacy of premier amenities and services we now enjoy. The proposal is something the community wants and needs. This project allows the community to access the public lands in a unique and fun way.

When I started to ride mountain bikes, there were few trails and few riders. I would drive up to Snowbasin or the Ogden area to ride and maybe see 2-3 other riders. Today, the idea of riding and being the only one on the trails isn't going to happen. The sport has grown and continues to grow. Our community is thirsty for more mountain bike trails/multiuse trails. The Ogden area has invested in expanding their trail network and it has transformed the way people think of that area. Adding this trail network in our city will transform our community as well. Farmington can be a leader in Davis County with the development and construction of this trail network.

I am excited that The Mayor elected to put this proposal on the City Council Agenda. My hope is that The City Council approves this proposal. It would be great to have access to mountain bike trails in our own city. People who live and work in Farmington will have more recreational options before and after work. This project will improve our city!

Thanks!



Shaun Speechly

LOYAL CYCLE CO.

July 26, 2019

Dear Mayor and City Council,

My name is Jeff Hepworth, owner of Loyal Cycle Co. located in downtown Farmington. As a business owner and someone who has grown up in Farmington, I know this is a wonderful place to live and enjoy the recreation activities in this area. As the possibility for mountain bike trails has been discussed, I support them 100%

While I have been a cyclist, working in the cycling industry and am currently running my own cycle shop, I have watched mountain biking become more and more popular. Many junior high and high schools now have mountain biking teams. Much of the growth with this sport has been due to people wanting to ride off-road because the increased traffic on the roads.

The question we get asked daily is "Where is a great place to mountain bike?" I would love to be able to refer these cyclists to trails in Farmington and continuing on to enjoy the other amenities that Farmington has to offer.

If maintenance is a concern we at Loyal Cycle are committed to provide trail maintenance. Our employees (at no cost to the city) will be happy to check on the trails and help keep them clean and maintained. That is a promise from us at Loyal Cycle. Because we are located only one mile from the trailhead, we would be able to help Farmington City in any way to ensure the mountain bike trails are well maintained.

Sincerely,



Jeff Hepworth

Proposed Farmington Mountain Bike Park

1 message

Tracy McCoy <mccoysan@gmail.com>

Tue, Jul 30, 2019 at 11:49 AM

To: aleeman@farmington.utah.gov, banderson@farmington.utah.gov, critz@farmington.utah.gov, danderson@farmington.utah.gov, rwayment@farmington.utah.gov, space@farmington.utah.gov, bmellor@farmington.utah.gov, jtalbot@farmington.utah.gov

July 30, 2019

Dear Mayor and City Council,

My view point on the proposed Mountain Bike Park is that building it will be a significant contribution to the recreational offerings in Farmington and a long lasting amenity for the same. Mountain biking as a specific sport is approximately 30 years of age. My perception of the sport is that it continues to gather interest from the younger and not so young. I use the trails north and south of Farmington each week and truly would like to be "spoiled" by using a trail park in my backyard, so to speak.

No doubt each of you see a number of reasons to vote yes to add a Mountain Bike Park to our hillside. Hopefully the final reason to do so will be because it establishes another venue that will serve so many of our Farmington residents, and many other non residents, for a very long time with a very minimal investment and very minimal maintenance.

I say this is a "two thumbs up" project!

Sincerely,

Tracy McCoy



To those working on the proposed Farmington trail.

I just wanted to take a quick moment to express how excited I, my shop, and the cycling community are at the prospect of a new trail system in Farmington. The need for new trails has never been greater and the use of the trails we have are at an all time high. Cycling is a life long sport and the involvement is only growing. This is not a fleeting thing. We see everyone from children to senior citizens on these trails daily. Families and high school age riders are the key users. It's a healthy and fun exercise that helps to get all of us out and enjoying life and the beautiful surroundings we are so lucky to have close.

Biker's Edge has been so fortunate to be an integral part of helping new trail systems in Kaysville and Fruit Heights happen. It's possibly the best thing we've ever done for the community. It can't tell you the number of times we've been thanked for giving the community a fun place to get out. Of course anyone could say we support trails for purely business reasons but I can honestly say that is not the driving force for our involvement. We love seeing the community get out. These trails are a legacy that will make our area better for so many years to come. I love seeing the high school age kids find a life long sport that they love and makes them more healthy, more driven, and harder workers. I'd encourage you to meet the teams. These are great kids who care and grow attached to these trails and treat them with respect and are grateful to have them. If there's any way we can be of help in making this happen we're very open. We'd be willing to help in fund raising, volunteer organization, ideas for the trail, future needs and issues, or anything else that might be needed. Please don't hesitate to ask.

Thank you

Zach Chatelain
Owner/Manager
Biker's Edge
232 N Main St
Kaysville, UT 84037
(801) 544-5300

W E B E R

PATHWAYS

EXECUTIVE COMMITTEE

Ron Thornburg, *Chair*
Craig Allen, *Vice Chair*
Lisa Hopkins, *Treasurer*
Jeanne Evenden, *Secretary*
Mike Appleby, *At Large*
Dan Spark, *At Large*
Melia Harrison, *At Large*
Holin Wilbanks, *Advisor*
Richard White, *Advisor*

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Elizabeth Dewitte
Sydnie Furton
Therese Grijalva
Miranda Menzies
Becky Senekjian
Jeff Stuart
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Alan Wheelwright
Alane White
Richard White
Holin Wilbanks

AD HOC MEMBERS

Mike Caldwell, *Mayor, Ogden City*
Zach Chatelain, *Owner, Bikers Edge*
Sandy Crosland, *Founder*
Bryan Dorsey, *Weber State University*
Geoff Ellis, *Landscape Architect*
Gage Froerer, *Weber County Commissioner, WAGOC Rep*
John Harrison, *Back Country Horsemen of Utah*
Jim Harvey, *Weber County Commissioner*
Sunny Hayes, *Weber Morgan Health Dept.*
Pam Kramer, *Dir. of Wildlife Resources*
Jay Lowder, *Public Services Director, Ogden City*
Scott Lyons, *Box Elder County*
Dawnell Musselman, *West Haven City*
Jenny Scothern, *Executive Director, GOAL*
Greg Sneddon, *Information Technology*

STAFF

Mark Benigni, *Executive Director*
Clay Christensen, *Assistant Executive Director*
Julia Heavirland, *Project Manager*

July 24, 2019

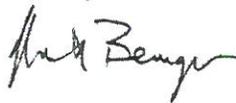
Dear Mayor & City Council of Farmington,

Weber Pathways is a non-profit group dedicated to building and maintaining trails within Weber County. We are excited to hear of the proposed plan to build a mountain bike trail in Farmington. Over the past two decades the popularity of trail usage has grown dramatically! We have played an integral part in developing and maintaining a wide variety of trails in Weber County. We have witnessed first-hand the positive impact multi-use trails can have on a community, including the significant economic impact.

As an organization, we continue to advocate for new trails to support the needs of residents along the Wasatch Front. The broader community in which we reside loves to bike, hike, ride and run our trails.

We are in full support of the proposal to build a mountain bike trail within Farmington City. Riders in Davis County have few trail options and must travel outside their city to mountain bike. We support the effort to build additional trails that can be enjoyed by bikers, hikers, and trail runners living within and around Farmington. Mountain bikers love to ride new and varied trails and we are certain the proposed trails within Farmington will be used by residents along the Wasatch Front. This has certainly been the case with the Fruit Loops trail built in Fruit Heights City!

Sincerely,



Mark Benigni
Executive Director

A person wearing a blue helmet and a white t-shirt is riding a mountain bike on a dirt trail. The trail is surrounded by a field of yellow flowers and green foliage. The background shows a dense forest of trees.

Farmington Mountain Bike Park 'The Farm'

Mountain Biking

- Dirt trails - single track
- Balance of climbing and descending
- Suitable climbing grade
- Incorporate natural features in trail
- Opportunity to access unique terrain and scenery
- FUN!!!



Mountain Bike Trails

- Davis County has very few mountain bike suitable trails
 - Cities with trails:
 - Bountiful
 - Fruit Heights
 - Kaysville
- Trails within Davis County are heavily used and very crowded
- Unique way to access public land



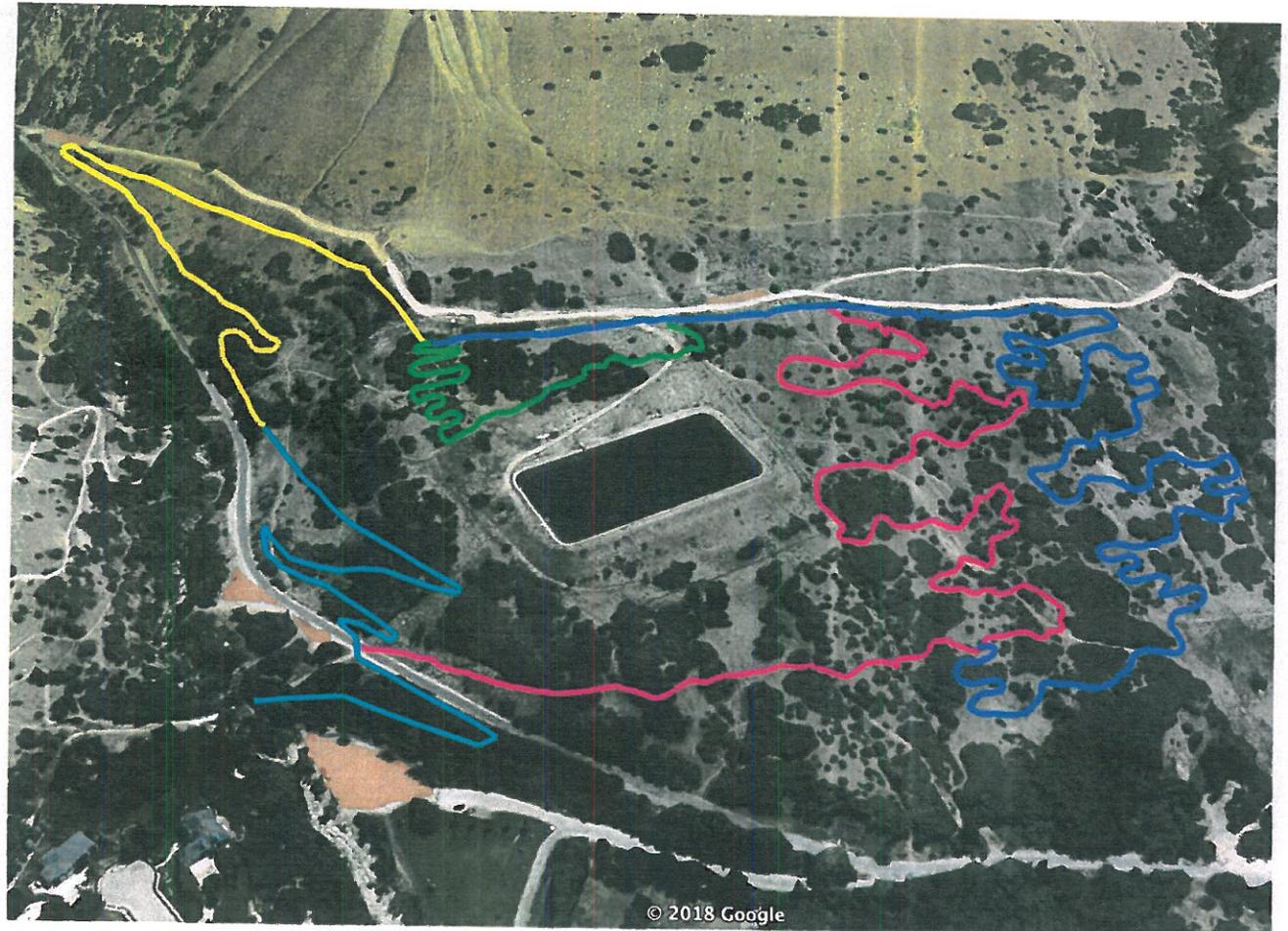
Why does Farmington need a mountain bike trail?

- Residents travel to neighboring cities to ride
- Residents **want** to ride trails within our amazing city!
- The Farm will draw riders from neighboring cities, who will spend money within our community
- Farmington is unique and has potential for amazing mountain bike trails
- Farmington High School Mountain Bike Team has 90 riders
- Davis team has 120 riders
- South Davis Composite (Viewmont, Bountiful & Woods Cross) – 110 riders
- Supported by Farmington Trails Committee



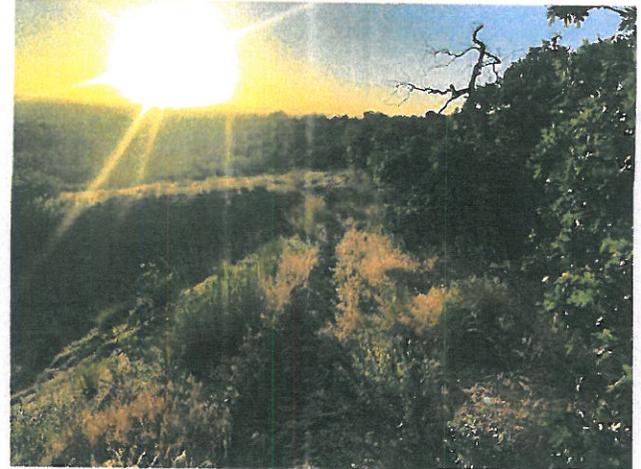
The Farm - Proposal

- The design will incorporate existing vegetation in the trail design - reducing impacts to the ecology of the site and reduces the possibility of erosion.



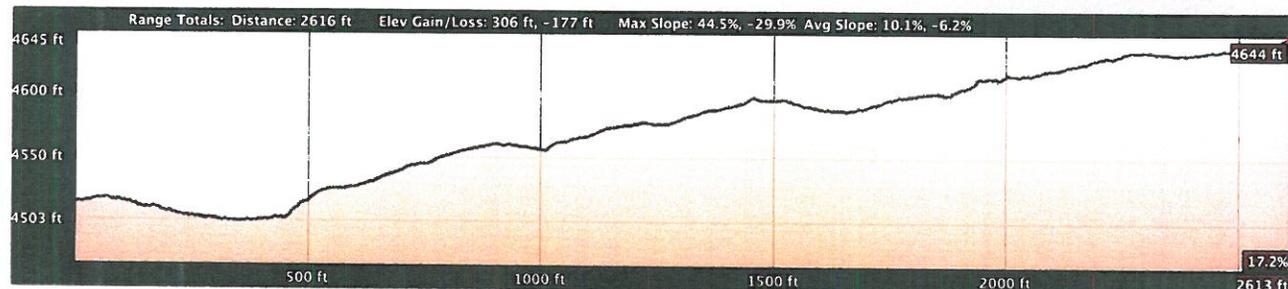
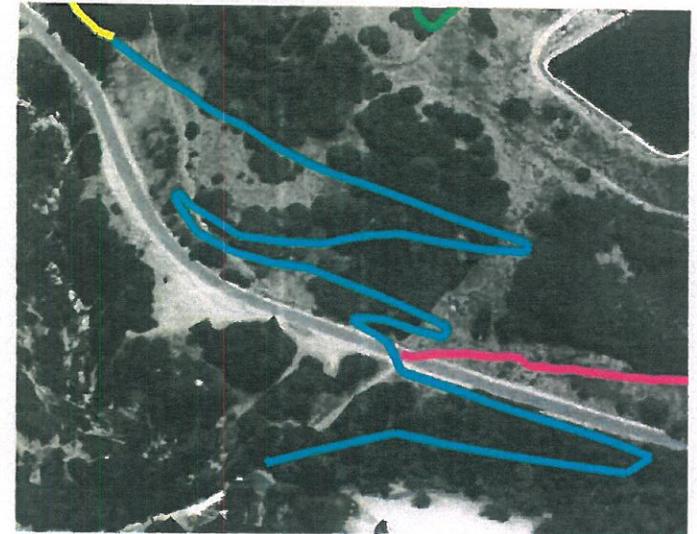
The Farm - Overview

- 44 Acres – owned by Farmington City
- Stunning area
 - Unique gathering place
 - Largely inaccessible to Farmington residents
- New climbing trail
- Forest Service connector trail
- Beginner skills loop
- Beginner downhill trail
- Intermediate flow trail
- Existing parking in several locations



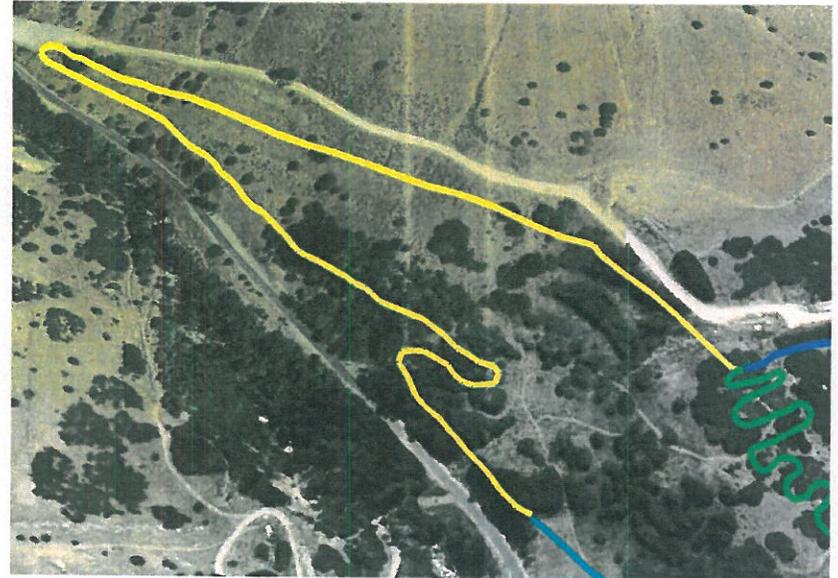
New Climbing Trail – Light Blue Trail

- Suitable grade for climbing
 - Average grade
 - New trail – 10%
 - Existing trail – 20%
 - Able to be climbed by beginner riders
 - 0.5 mile trail
 - Reclaim several different access trails
 - Mueller Park (first mile) – 8.7% grade



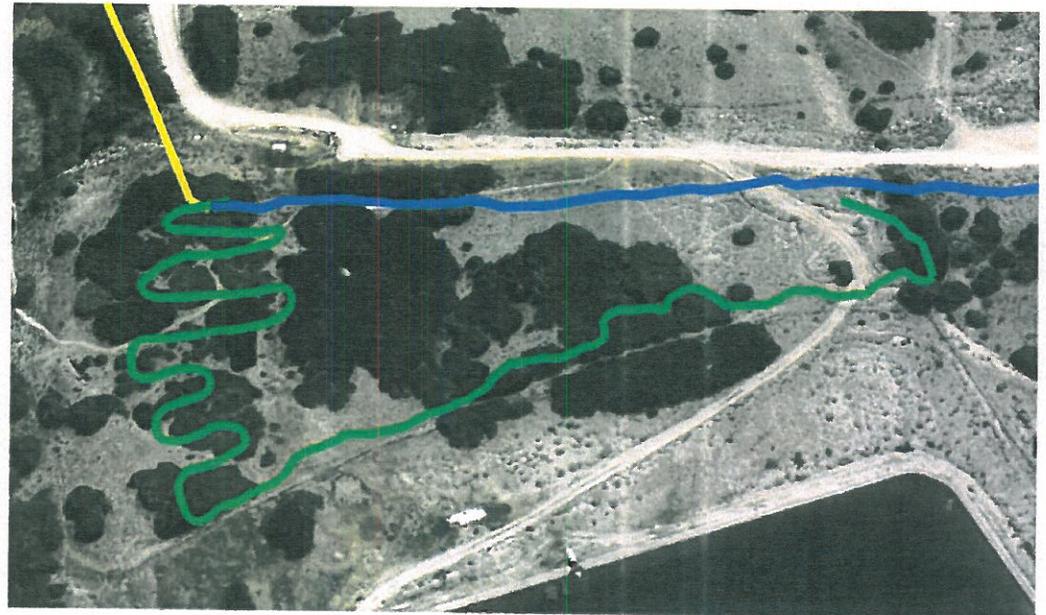
Forest Service Connector – Yellow Trail

- Milestone collaboration with the Forest Service
- Forest Service in favor of proposal
- Adds 0.6 miles to The Farm
- Additional access point to shoreline level (top of The Farm)



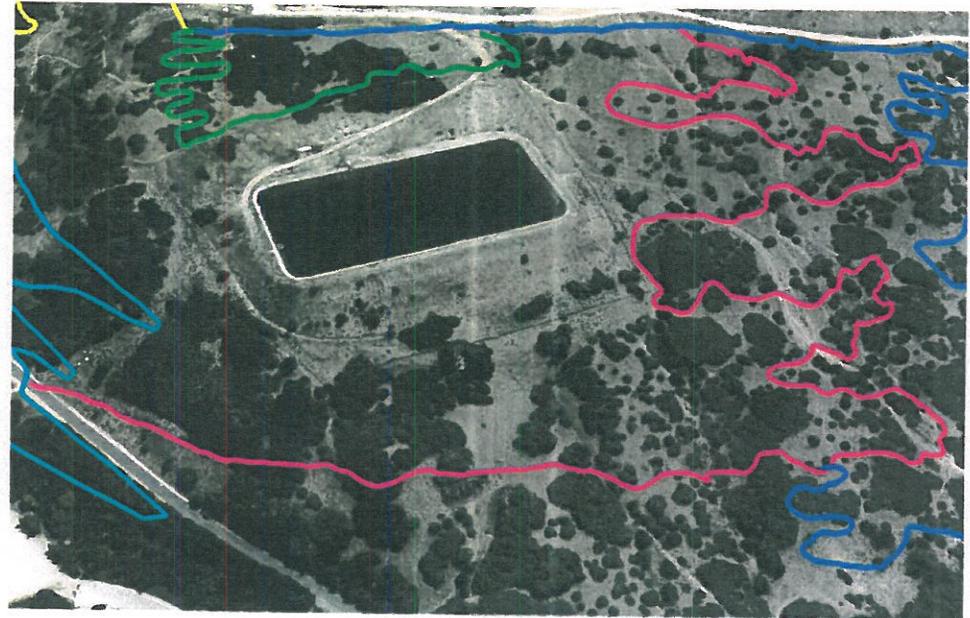
Beginner Loop – Green Trail

- Skills loop for beginner/young riders
- Minimal elevation loss/gain
- Plenty of shade
- 0.3 mile trail



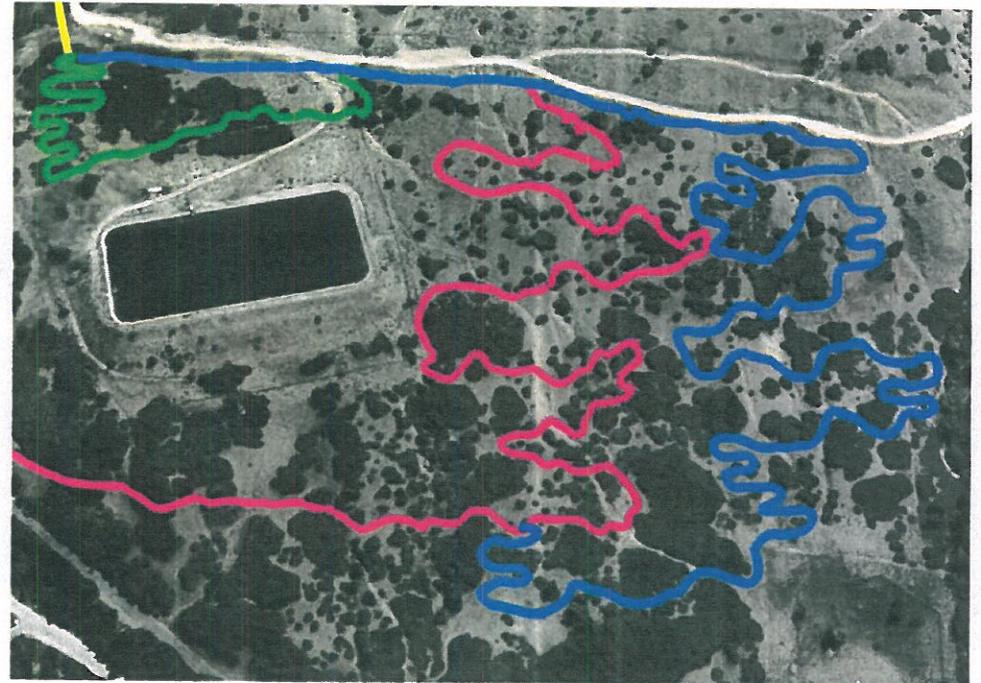
Beginner Downhill – Pink Trail

- Rewarding downhill for beginners
- Take advantage of natural terrain and vegetation
- 1.75 miles
- Connector trail to complete loop ride



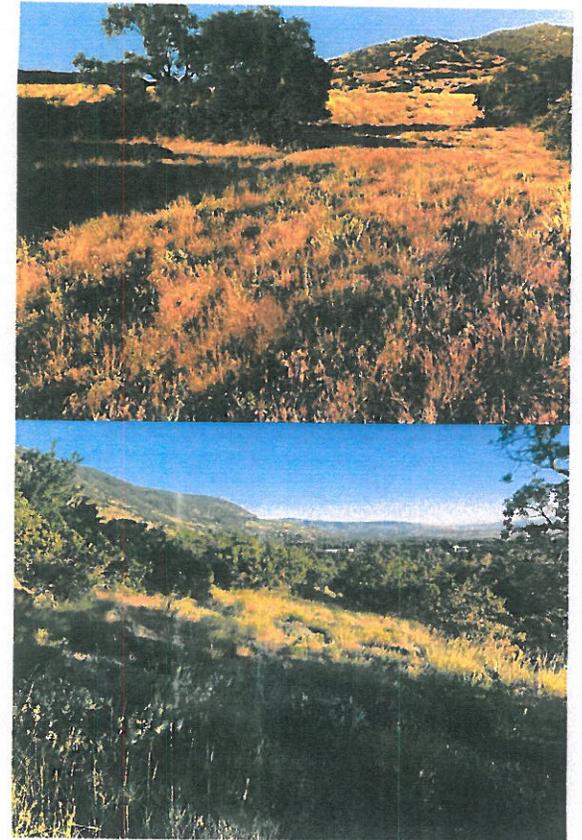
Intermediate Flow – Blue Trail – Dirt Coaster

- Built to provide flow
 - Berms
 - Small jumps
 - Deliberate use of natural features
- 1.5 miles
- Weave in and out of existing vegetation
- Heart of The Farm



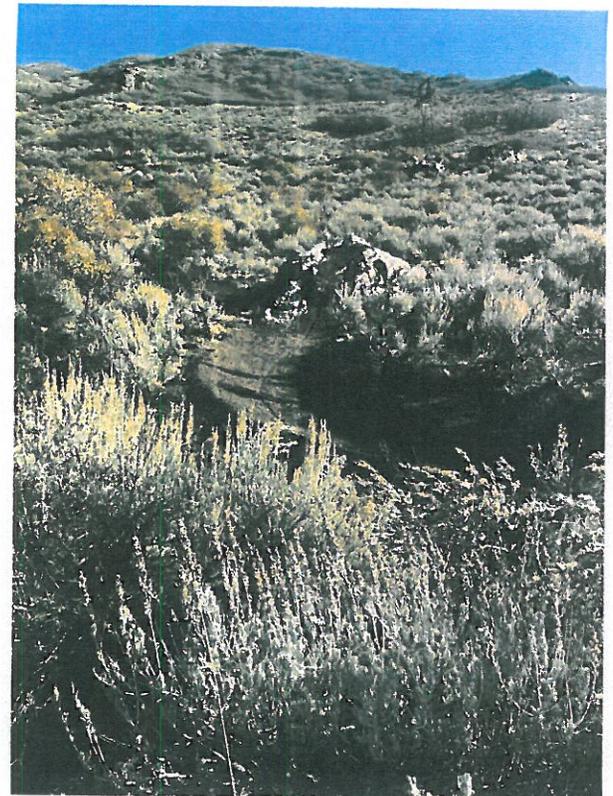
The Farm - Funding

- Utah Office of Outdoor Recreation Grant
 - Fruit Heights received a \$60K grant
- Donations from the community
 - \$50K was raised for the Fruit Loops trail
- Farmington City
 - \$10K initial expense for engineering and design



The Farm – Build

- Professional trail builder
 - Design trail to utilize natural features
 - Create access for all skill levels
 - Create flow
 - Prevent erosion
 - Minimize future maintenance needs
 - Cost effective
 - Fruit Loops trail system cost \$40K to build



The Farm – Maintenance

- Mountain bike community actively participates in trail maintenance
- Local High School Mountain Bike teams provide trail maintenance at The Farm.
- The city can support the effort by providing dumpster/garbage cans as needed.

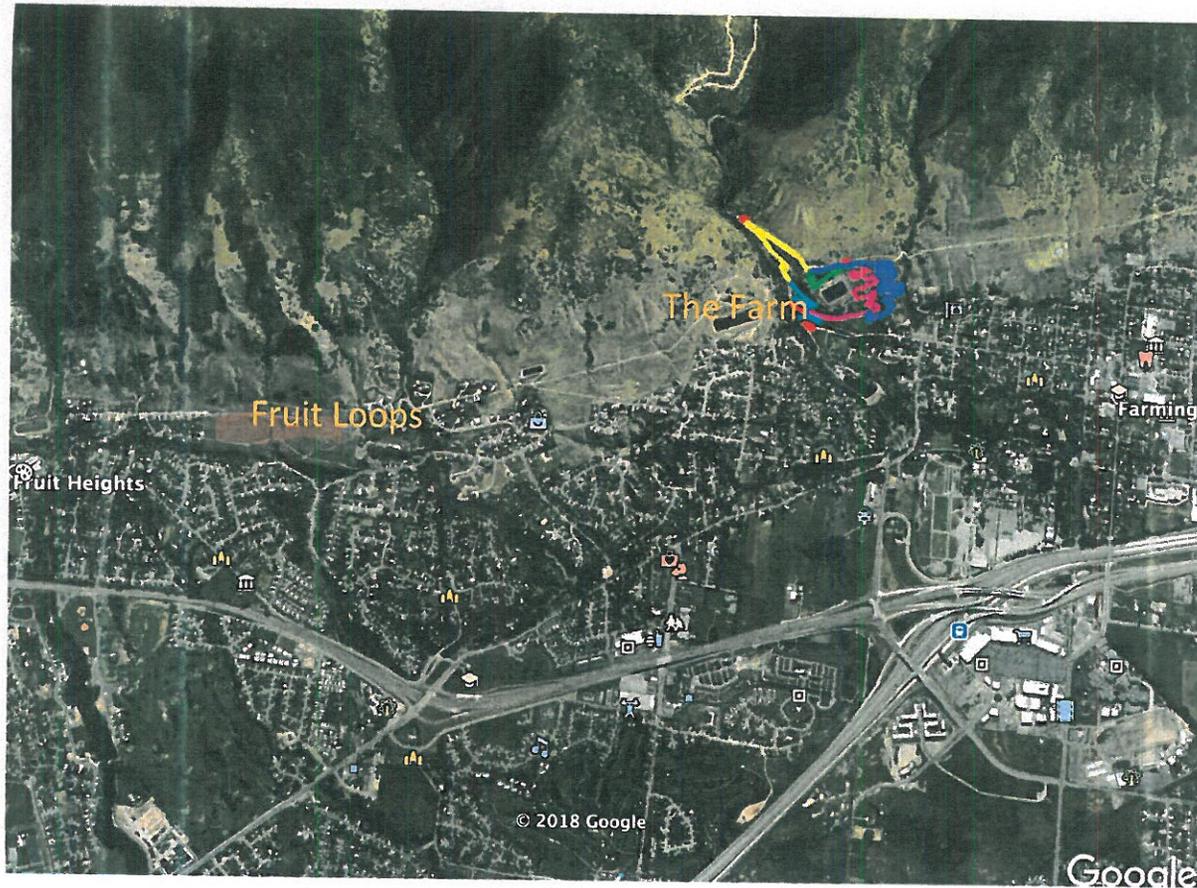


Petition to the City Council

- Put the project on the Planning Commission Agenda for Conditional-Use consideration (city is applicant)
- Allocat \$10,000 for engineering design work (in preparation for UORG)
- Approve a grant submission to the Governor's Office of Economic Development, Outdoor Recreation grant [UORG]
- Timing
 - Engineering design work to be completed before January 2020
 - Grant proposal due January 2020
 - Forest Service needs to approve the trail on USFS land (Fall 2019)

Thank you!

Fruit Loops Location





Planning Commission Staff Report August 22, 2019

Item 8: Conditional Use Permit for an Accessory Dwelling Unit

Public Hearing: Yes
Application No.: C-9-19
Property Address: 550 South 350 West
General Plan Designation: AG (Agricultural Preservation Very Low Density)
RRD (Rural Residential Density)
Zoning Designation: AE (Agricultural Estates)
Area: 3.589
Number of Lots: 1
Property Owner: Nathan and Carrie Rigby

Request: *Conditional Use approval for an ADU (Accessory Dwelling Unit).*

Background Information

The applicants, Nathan and Carrie Rigby are requesting conditional use approval for Accessory Dwelling Unit (ADU) at 550 South 350 West in the AE (Agricultural Estates) zone. The applicant is purposing to build a new pool house on his lot to be used as an ADU by family. This request requires a conditional use permit approval from the Planning Commission.

Suggested Motion

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The building shall meet all requirements of the building code prior to occupancy.
2. No rent or other compensation may be charged for occupants of the accessory dwelling.
3. The applicant must meet the standards for accessory dwellings set forth in Section 11-2-020 of the Zoning Ordinance.
4. The single family dwelling together with the ADU must only be occupied by one family.
5. A maximum of one accessory dwelling unit shall be allowed per single-family home.

Findings for Approval

1. The proposed use is compatible with the character of the site, adjacent properties and surrounding neighborhoods.
2. The accessory building is subordinate to the single-family dwelling.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.

4. The proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.

Supplemental Information

1. Section 11-8-050: Conditional Use Standards
2. Section 11-2-020:
 - a. Definition of Accessory Dwelling
 - b. Definition of Family
3. Vicinity Map
4. Site Plan
5. Elevations
6. Floor Plan

11-8-050: CONDITIONAL USE STANDARDS

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

A. **Necessity:** The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general wellbeing of the community;

B. **Compliance:** The proposed use shall comply with the regulations and conditions in this title for such use;

C. **Comprehensive Plan:** The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;

D. **Compatibility:** The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;

E. **Adequate Improvements:** Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and

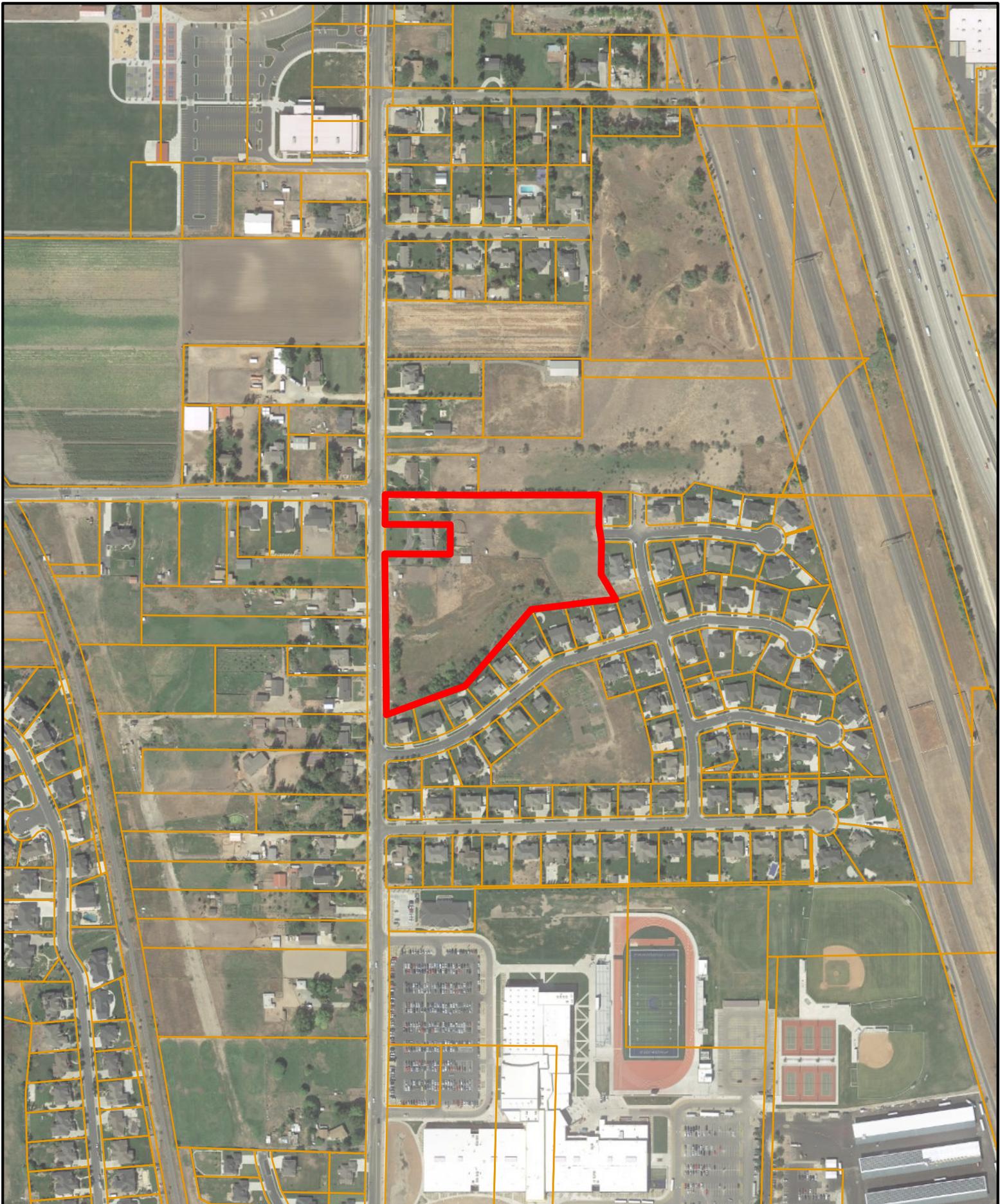
F. **Use Not Detrimental:** Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A proposed use shall be considered detrimental:

1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
2. If it will unreasonably interfere with the lawful use of surrounding property; or
3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)

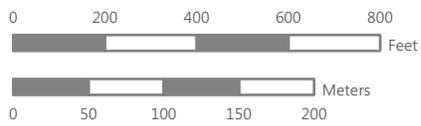
11-2-020: DEFINITIONS OF WORDS AND TERMS:

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.

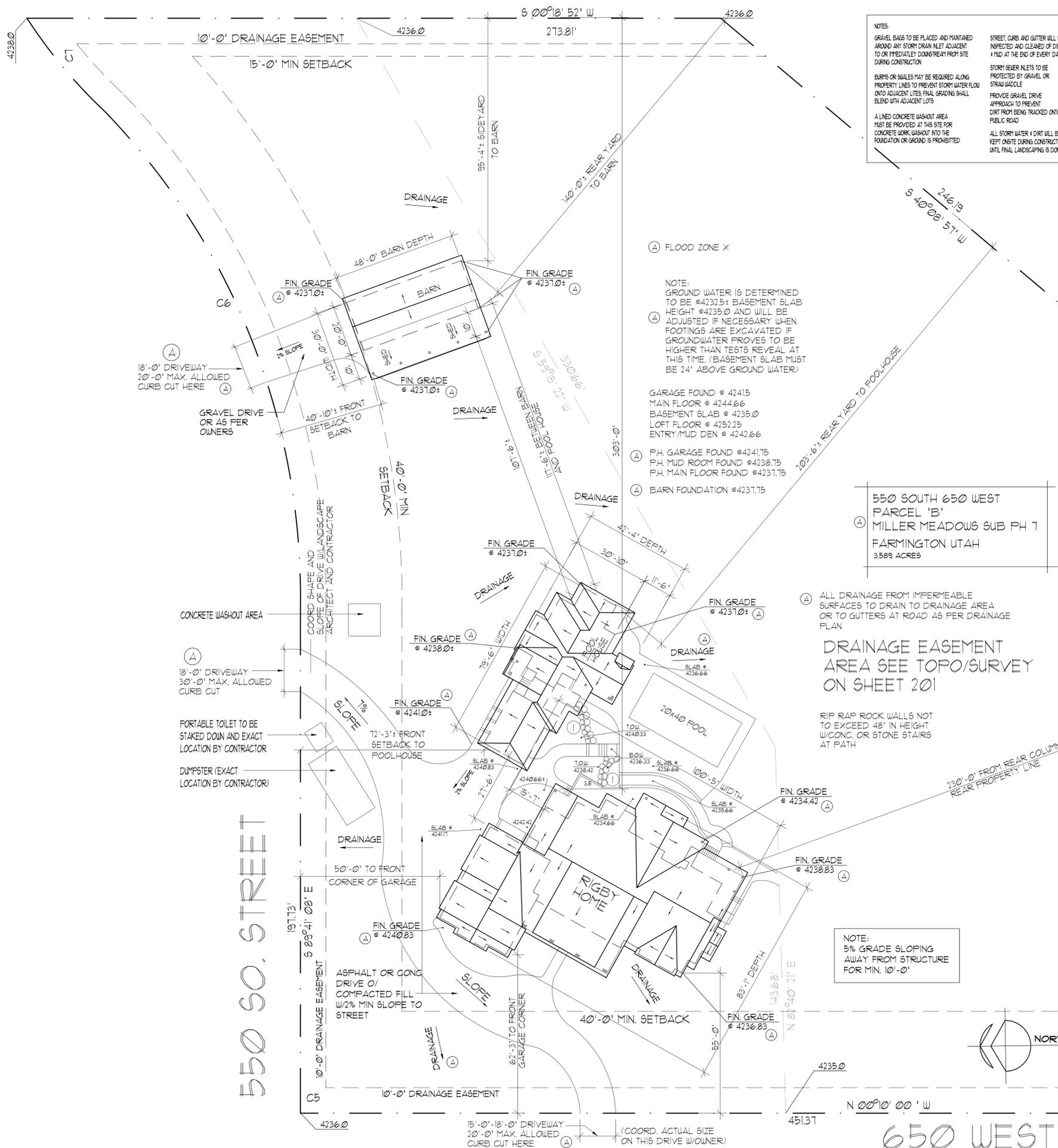
FAMILY: An individual, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons who are not so related, living together as a single nonprofit housekeeping unit doing their own cooking, and domestic servants for such family or group.



VICINITY MAP
Parcel 08-078-0090



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.



NOTES:

GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION

BURNS OR SMILES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORMY WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THIS SITE FOR CONCRETE WORK WASHOUT INTO THE FOUNDATION OR GROUND IS PROHIBITED

STREET CURBS AND GUTTER WILL BE INSPECTED AND CLEANED OF DIRT & MUD AT THE END OF EVERY DAY DURING CONSTRUCTION

STORM SEWER INLETS TO BE PROTECTED BY GRAVEL OR STRAW WADDE

PROVIDE GRAVEL DRIVE APPROACH TO PREVENT DIRT FROM BEING TRACKED ONTO PUBLIC ROAD

ALL STORM WATER & DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE

RIGBY RESIDENCE

POOL HOUSE & BARN PLANS

DRAWING SCHEDULE

SITE PLAN, DRAWING SCHEDULE & GENERAL NOTES	
201	TOPOGRAPHY AND DRAINAGE PLAN
G1	POOL HOUSE FOOTING & FOUNDATION PLAN & NOTES
G2	POOL HOUSE MAIN FLOOR, NOTES & DETAILS
G3	BARN FOOTING, FOUNDATION & MAIN FLOOR
G4	POOL HOUSE ELEVATIONS
G5	BARN ELEVATIONS
G6	POOL HOUSE & BARN ROOF FRAMING, BEAMS & TRUSSES
G7	BARN ELECTRICAL PLAN, NOTES & SCHEDULES
G8	POOL HOUSE ELECTRICAL PLAN, NOTES & SCHEDULES
S-000	STRUCTURAL NOTES
S-500	STRUCTURAL DETAILS

GENERAL NOTES

- A. EXCAVATION, BACK FILL, GRADING & DAMPROOFING**
- All excavations for footings shall be to natural undisturbed soil.
 - All back filling shall be done with granular free draining material. Existing site material may be used so long as existing soils are free from clay soils and any construction debris. Compact all back fill material in 10" lifts to 95% of maximum soil density.
 - Finish grading shall be done so as to provide positive drainage away from all building foundations. A minimum slope of 6" per 10'-0" and shall be maintained with a 1% slope thereafter to approved drainage areas.
 - All rainwater downspouts shall be piped away from the home to an approved drainage area. No rainwater shall drain in window wells, or rock light wells.
 - If any ground water is encountered during excavation, a qualified soils Engineer shall be retained to make an on-site assessment of the situation.
 - Footings shall be placed around all exterior footings and gravity fed to an approved drainage area.
- B. WINDOWS**
- All windows in rooms used for sleeping shall have sills not more than 44" above the floor with an operable opening of not less than 8 1/2 square feet. The height of the window shall not be less than 24" with a net clear width of not less than 20".
Exception: grade floor openings shall have a min. net clear opening of 5.0 sq. ft.
 - Habitable rooms require 8% of floor area to be glazed with 1/2 of that glazing to be operable.
 - All windows to be double pane insulated glazing of 3/16" double strength "B" grade glass minimum.
- C. VENTILATION**
- Natural ventilation shall be provided to every habitable room with equal to 4% of floor area with operable windows which will provide (35) fresh air changes per hour.
 - No gas connections allowed in any rooms used for sleeping or in any corridors leading to or through any sleeping room.
 - Ventilation shall be provided into all crawl spaces by means of screened vents measuring not less than 1" x 14" spaced not more than 25" apart and placed so as to provide cross ventilation.
 - Provide (2) combustion air ducts to furnace rooms (1) placed at 18" above floor and (1) placed at 12" below the ceiling with an area of not less than (1) square inch per 1000 BTU input.
 - Provide attic ventilation equal to 1/150th of the area of the space ventilated.
 - Mechanical ventilation may be provided in habitable rooms, where not required for emergency escape. System will be able to provide (35) fresh air changes per hour.
- D. FIRE PROTECTION & WARNING**
- Provide 3/8" type "X" gyp. bd. on all supporting walls and ceilings of the garage adjacent to living areas. Nail all 5/8" type "X" gyp. bd. at 6" o.c. (One hour fire rated) area used for storage.
 - Provide 1/2" type "X" gyp. bd. on walls and under side of stairs under any stairway area used for storage.
 - Fire block walls at all stair stringers.
 - Doors leading from the garage into the house shall be solid core wood or honeycomb metal doors not less than 1 3/8" thick.
 - Smoke detectors are required in all hallways leading to sleeping rooms, sleeping rooms, unfinished areas, with a minimum of (1) one each story. Wire all smoke detectors to sound simultaneously. Smoke detectors must have battery back-up.
 - A minimum of 30" shall be provided above all ranged, grills, or cook tops to combustibles.
- E. HANDRAILS & GUARDRAILS**
- Handrails are required at all stairways having (2) or more risers.
 - Handrails shall be placed not less than 2'-10" above stair nosing and not more than 3'-2" above stair nosing.
 - Handrail gap size shall have a circular cross section of 1 1/4" minimum - 2 3/8" max. Edges shall have a minimum radius of 1/8". Handrails may project 4 1/2" into the stairway on both sides. Continuous handrails shall be permitted to be interrupted by a newel post at a turn and the use of a volute turn or starting easing shall be allowed on lowest tread.
 - Guardrails are required at all landings or decks or floor levels more than 30" apart.
 - Balusters for guardrails shall be spaced such that a 4" diameter sphere shall not pass through.
 - When a guardrail is combined with a handrail on an open side of stairs, guardrail may be built to handrail height.

550 SOUTH 650 WEST
PARCEL "B"
MILLER MEADOWS SUB PH 1
FARMINGTON UTAH
3.589 ACRES

DRAINAGE EASEMENT
AREA SEE TOPO/SURVEY
ON SHEET 201

RIP RAP ROCK WALLS NOT
TO EXCEED 48" IN HEIGHT
W/CONC. OR STONE STAIRS
AT PATH

NOTE:
5% GRADE SLOPING
AWAY FROM STRUCTURE
FOR MIN. 10'-0"

SITE PLAN

SCALE: 1"=20'-0"

FREEDOM DESIGN

ARCHITECTURAL
PLANNING & DESIGN
SPECIALIZING IN CUSTOM AND
MOOVED HOME PLANS

986 South 800 West
Woods Cross Utah
Phone (801) 292-6740

NOTE: THESE PLANS HAVE BEEN RELEASED FOR THE ABOVE DESCRIBED LOT ONLY. ANY REPRODUCTION OF THESE PLANS CAN RESULT IN PROSECUTION BY FREEDOM DESIGN LLC.

RELEASE DATE	1/30/18
REVISIONS	Item:
5/15/18	MISC.
6/3/18	POOL/BARN
6/18/18	(A) CITY

SHEET NO.



FREEDOM DESIGN
ARCHITECTURAL
PLANNING & DESIGN
SPECIALIZING IN CUSTOM AND
MODIFIED HOME PLANS



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POOL/GUESTHOUSE MAIN FLOOR
RIGBY RESIDENCE
COPYRIGHT 2018 BY FREEDOM DESIGN

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RELEASE DATE: 7/30/18

REVISIONS	DATE	ITEM
5/15/19		MISC.
6/3/19		POOL/BARN
7/1/19		(A) CITY

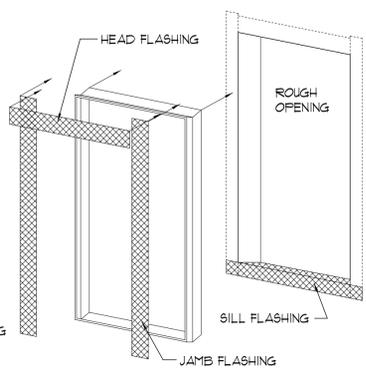
SHEET NO. **G2**

STRAP TIE SCHEDULE					
MARK	TIE	TYPE LOC	ALLOWABLE TENSION (LBS)	FASTENERS EACH END	NOTES
91	CS16	FLOOR TO FLOOR	1705	(22) 10d	12" END LENGTH
92	CS14	FLOOR TO FLOOR	2490	(30) 10d	19" END LENGTH
93	NST160	FLOOR TO FLOOR	5080	(46) 16d	
94	HTT5	FLOOR TO FLOOR	4670	(36) 16d SINKERS	RETROFIT HD
95	LFTAT	FLOOR TO FLOOR	6210	(6) 3/8"	

SHEARWALL LEGEND												
MARK	SHEATHING	NAILING	STAPLES	ANCHOR BOLTS	SOLE PLATE	NOTES	SEE SHEARWALL NOTES ON SHEET SD2200			GAP ALL PANEL EDGES 1/8"		
MARK	STRUCT	SIZE	EDGES	FIELD	SIZE	EDGES	FIELD	DIA	LENGTH	SPACING	TO RIM JOIST	
△	1/4" APA RATED SHEATHING	8d	6" o.c.	12" o.c.	1 1/2"	4" o.c.	8" o.c.	3/8"	10"	32"	16d @ 6" O.C.	2x8 STUDS @ 16" O.C. MAX
△	3/4" APA RATED SHEATHING	8d	4" o.c.	12" o.c.	1 1/2"	2 1/2" o.c.	8" o.c.	3/8"	10"	32"	16d @ 4" O.C.	STUDS @ 16" O.C. MAX
△	1/4" APA RATED SHEATHING	8d	3" o.c.	12" o.c.	1 1/2"	2" o.c.	8" o.c.	3/8"	10"	32"	16d @ 4" O.C.	3x8 STUDS @ PANEL EDGES
△	3/4" APA RATED SHEATHING	8d	2" o.c.	12" o.c.	DO NOT USE STAPLES	3/8"	10"	24"	16d @ 3" O.C.		3x8 STUDS @ PANEL EDGES	3x8 STUDS @ PANEL EDGES
△	1/2" APA RATED SHEATHING	8d	2" o.c.	12" o.c.	DO NOT USE STAPLES	3/8"	10"	16"	16d @ 2" O.C.		3x8 STUDS @ PANEL EDGES	3x8 STUDS @ PANEL EDGES

NOTE: PLATE WASHERS A MINIMUM OF 3/32"x1/4" THICK SHALL BE USED ON EACH BOLT. STAPLES SHALL HAVE A CROWN WIDTH OF 1/16" MINIMUM. SPECIAL INSPECTION REQUIRED FOR SHEARWALLS △ AND △ AS PER IBC 1705.11

REFERENCE DETAIL ONLY. THIS IS A GENERAL DETAIL AND A FLASHING SYSTEM FOR EACH JOB IS TO BE FIELD VERIFIED BY THE INSTALLER FOR AN APPROPRIATE METHOD OF SEALING AS AN OVERALL WEATHER RESISTIVE BARRIER



FLASHING MATERIAL RECOMMENDED IS TO BE AT LEAST 9" WIDE

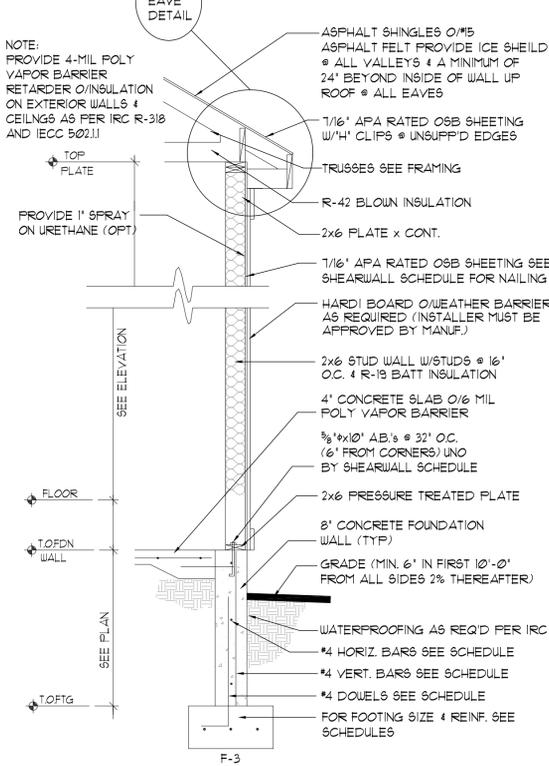
ALL FLASHING SHOULD EXTEND AT LEAST 9" BEYOND BOTH SIDES OF ROUGH OPENING AT SILL FLASHING

JAMB FLASHING SHOULD EXTEND ONLY 8 1/2" ABOVE TOP EDGE OF WINDOW FRAME AND SHOULD COVER AND OVERLAP THE ENDS OF THE SILL FLASHING

NOTE: FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING A WALL, ROOF OR FLOOR AND REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT IN GUTTERS AT SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER A WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND END OF COPINGS, UNDER SILLS, AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUND. TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE APPROVED CORROSION-RESISTANT FLASHING WITH 1/2" DRIP LEG AS PER R103.4, R103.8, R303.2 AND R305

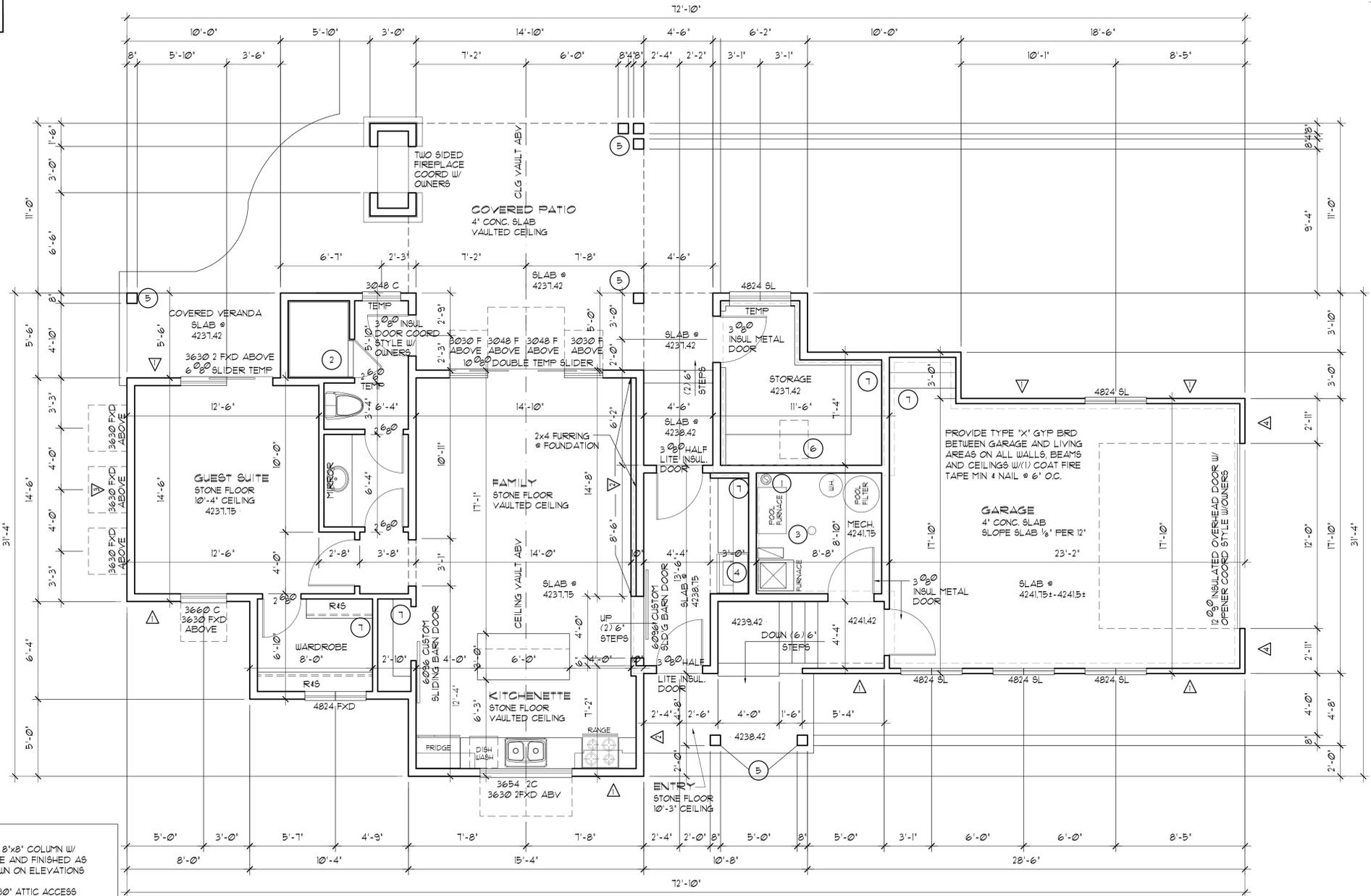
1 FLASHING DETAIL
SCALE: NTS

NOTE: ANY WOOD SHALL NOT BE NEARER THAN 8" TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH & CONCRETE AS PER IRC R-319

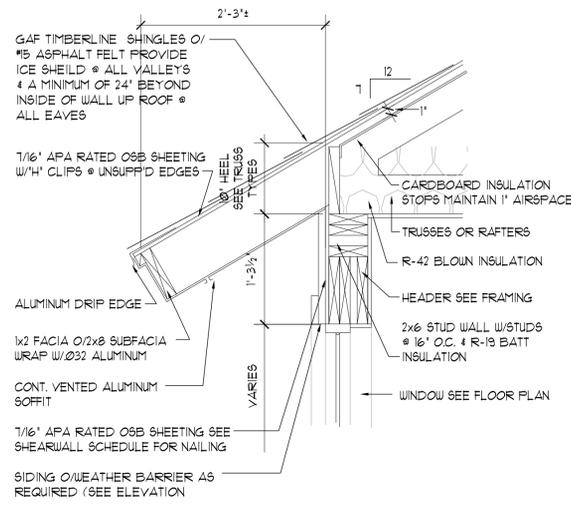


2 WALL SECTION
SCALE: 1/2" = 1'-0"

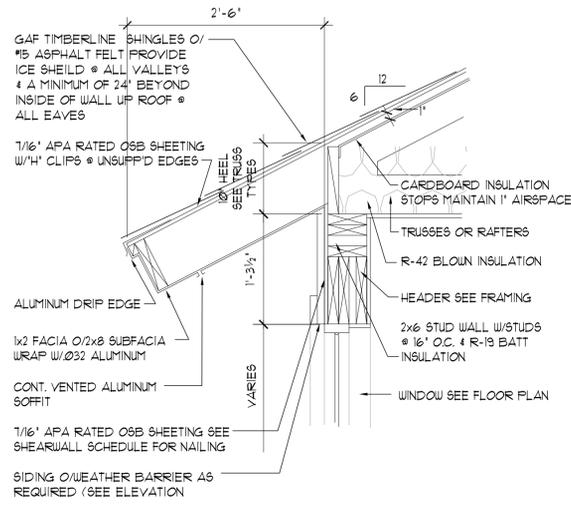
- 1 FLUE RISER
- 2 MUD SET C.T. SHOWER O/ WATER RES GYP BRD OR GLASS MAT GYPM BACKER W/TEMP GLASS SHOWER DOOR
- 3 4" FLOOR DRAIN
- 4 PROVIDE C.T. PAN W/FLOOR DRAIN & VENT DRYER TO EXTERIOR W/BACKDRAFT DAMPER AS REQUIRED
- 5 TYP 8"x8" COLUMN W/ BASE AND FINISHED AS SHOWN ON ELEVATIONS
- 6 22"x30" ATTIC CLOSERS
- 7 COORD ALL CLOSET BUILT IN W/OWNER



POOL HOUSE
SCALE: 1/4" = 1'-0"
858 SQ. FT.
183 SQ. FT. STORAGE/MECH



A EAVE DETAIL
SCALE: 1" = 1'-0"



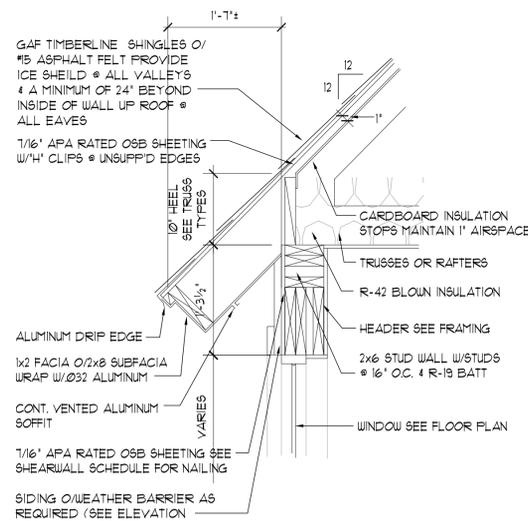
B EAVE DETAIL
SCALE: 1" = 1'-0"

NOTES:

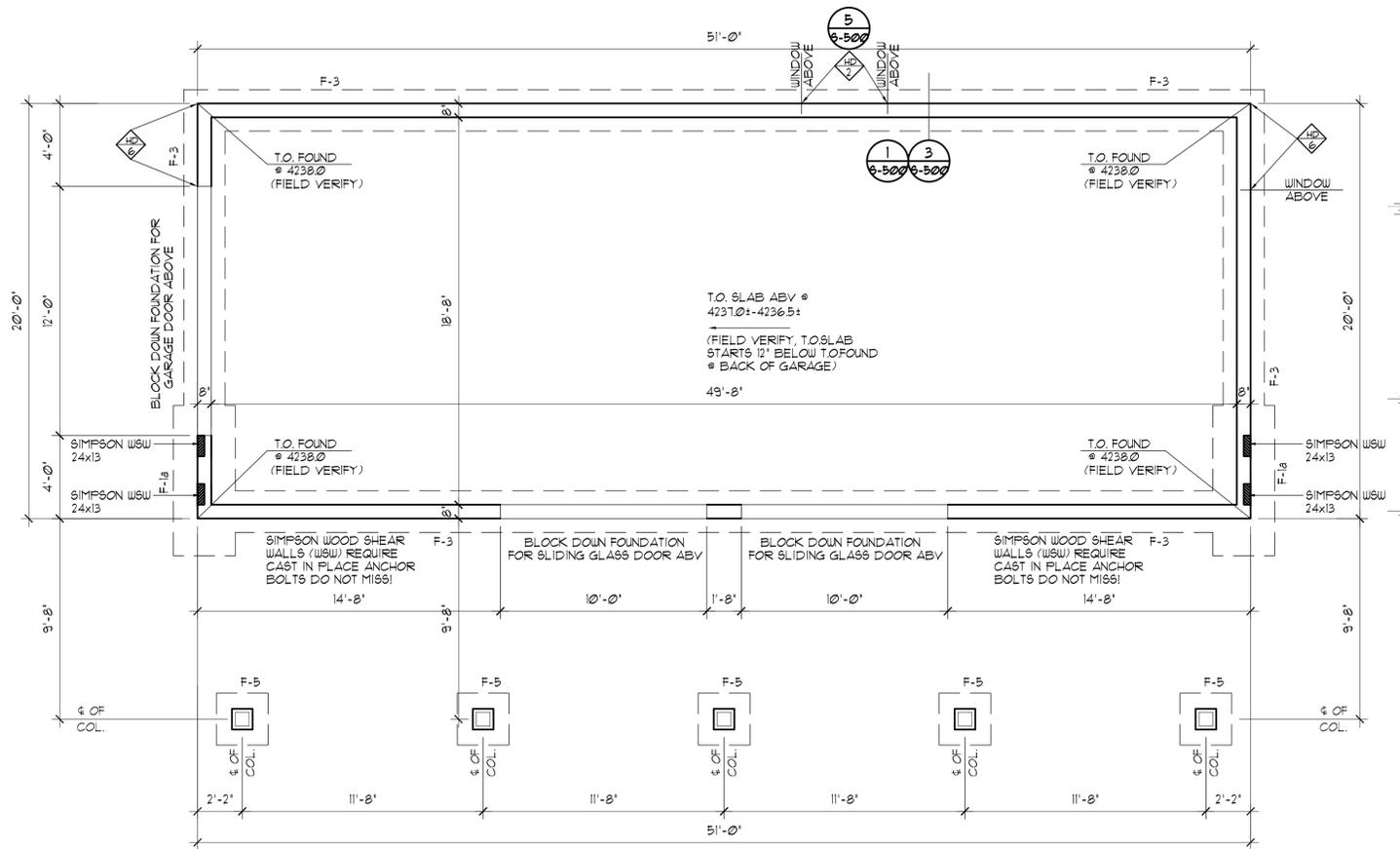
THICKNESS OF BLOW/SPRAYED INSULATION IN ROOF SHALL BE WRITTEN IN INCHES ON MARKERS AND INSTALLED AT LEAST 1 PER 300 SQ FT IN ATTIC AND AFFIXED TO TRUSSES MARKED WITH MIN. INITIAL THICKNESS. EACH MARKER TO FACE ATTIC ACCESS

NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/30TH OF THE SQUARE AREA OF ATTIC SPACE EXCEPT THAT THE AREA MAY BE 1/20TH PROVIDED THAT AT LEAST 50% OF THE VENTILATED AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE ATTIC AND THE REMAINDER IS PROVIDED BY EAVE OR CORNICE VENTS AS PER IRC R806

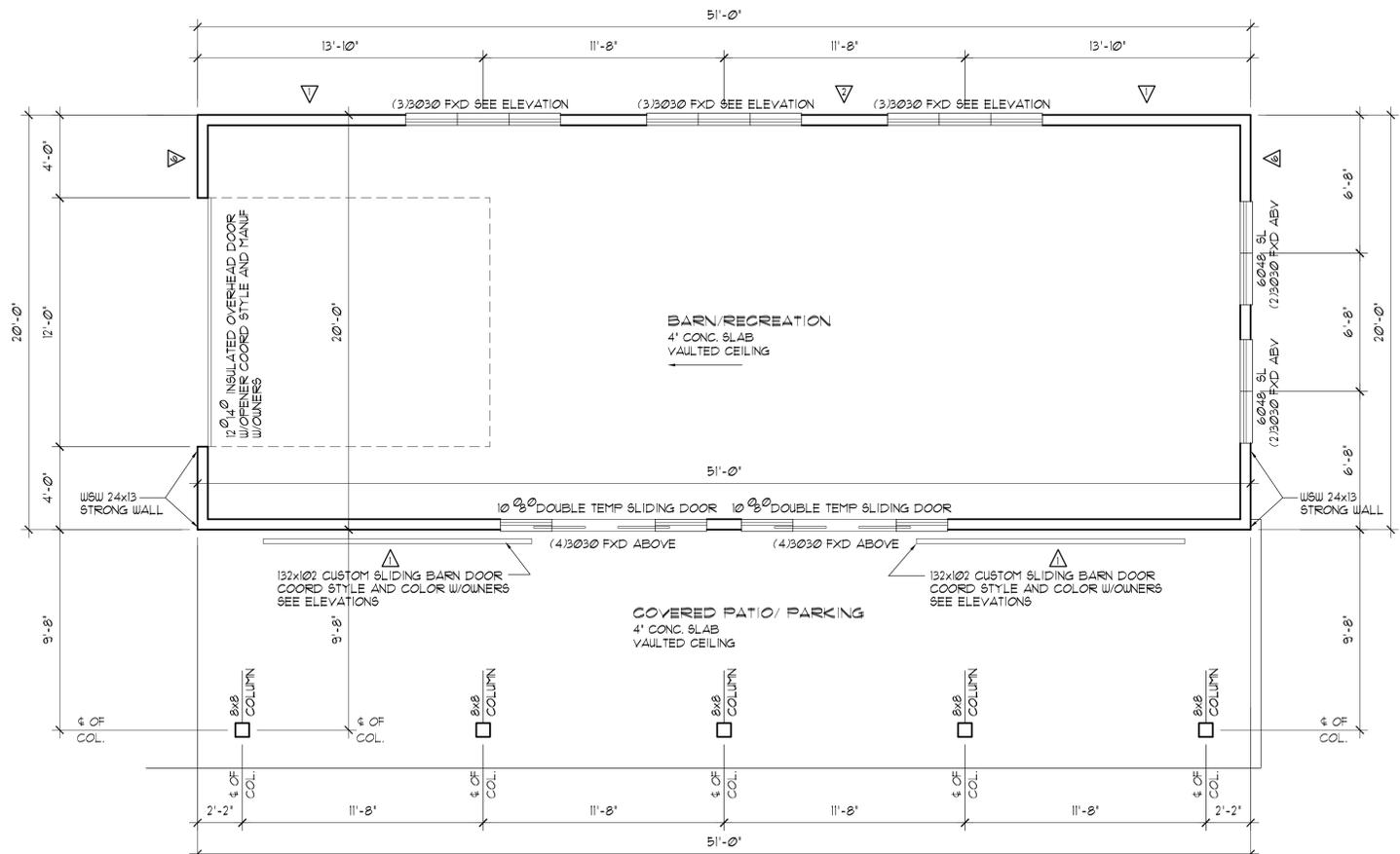
A PERMINANT CERTIFICATE SHALL BE POSTED ON OR IN THE ELEC. DISTRIBUTION PANEL. THE CERT. SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERT. SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON THE CEILING, ROOF WALLS, FOUNDATION AND DUCTS IN ANY OUT SIDE SPACES. THE CERT SHALL ALSO LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIP



C EAVE DETAIL
SCALE: 1" = 1'-0"



BARN FOOTING & FOUND. PLAN
SCALE: 1/4" = 1'-0"



BARN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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NOTE: EACH PARTY HERETO HAS BEEN MADE AWARE, BY CHECKING THESE PLANS AND CHECKING THEM FOR ACCURACY, THAT EACH PARTY MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME DESIGN OF ANY DISCREPANCIES

THESE PLANS ARE RELEASED FOR LOT # _____ CITY _____ SUBDIVISION _____ BUILDER (OPT) _____ ANY OTHER USE OF THESE PLANS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED. PLEASE ADVISE OF THESE PLANS OR DESIGNS AS THEY ARE PROPERTY OF FREEDOM DESIGN BY COPYRIGHT.

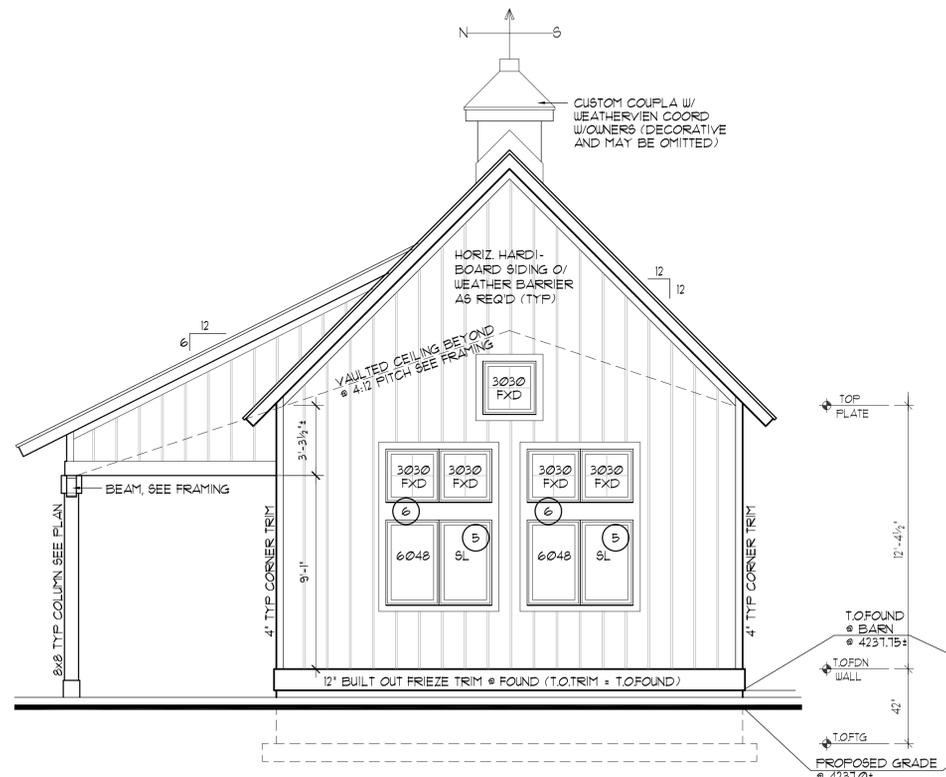
BARN FTG, FOUND., & FLOOR PLAN
RIGBY RESIDENCE

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NOTE: THESE PLANS HAVE BEEN RELEASED FOR THE ABOVE DESCRIBED LOT ONLY. ANY REPRODUCTION OF THESE PLANS CAN RESULT IN PROSECUTION BY FREEDOM DESIGN, LLC.

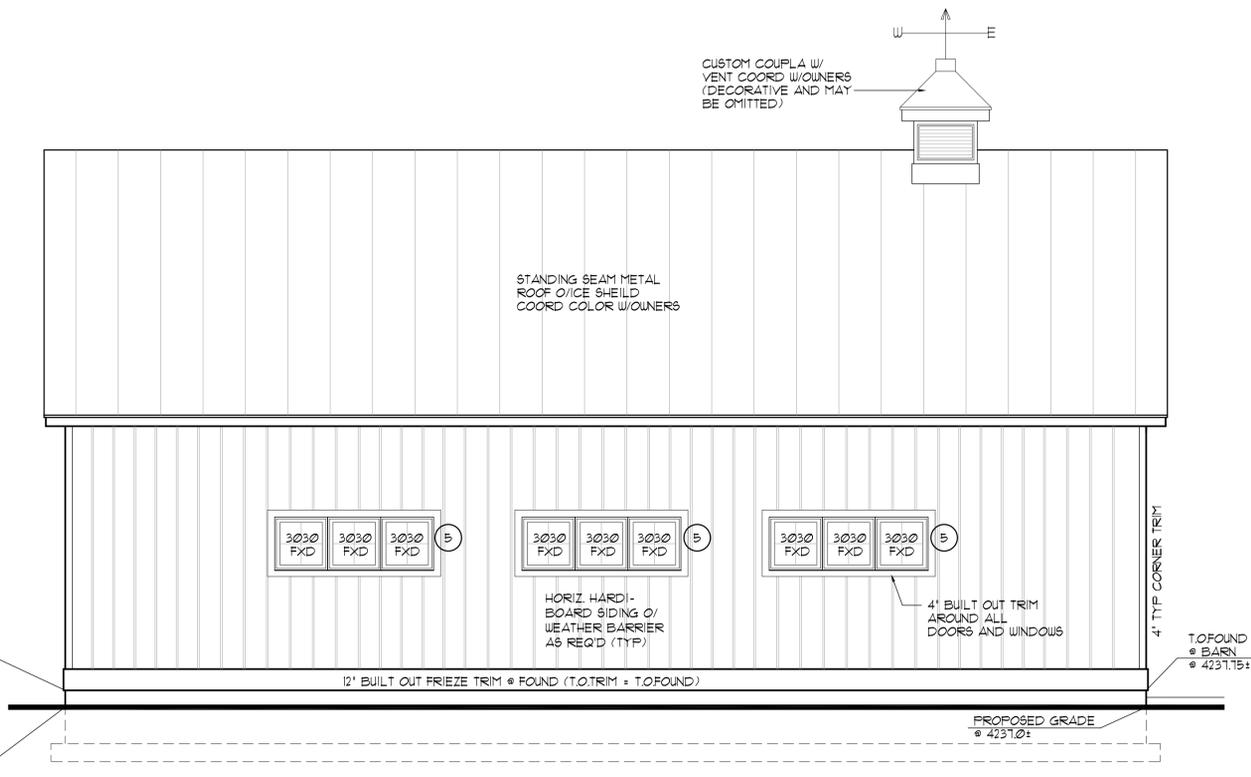
RELEASE DATE	1/30/18
REVISIONS	Item
5.15.19	MISC.
6.3.19	POOL/BARN

SHEET NO. **G3**



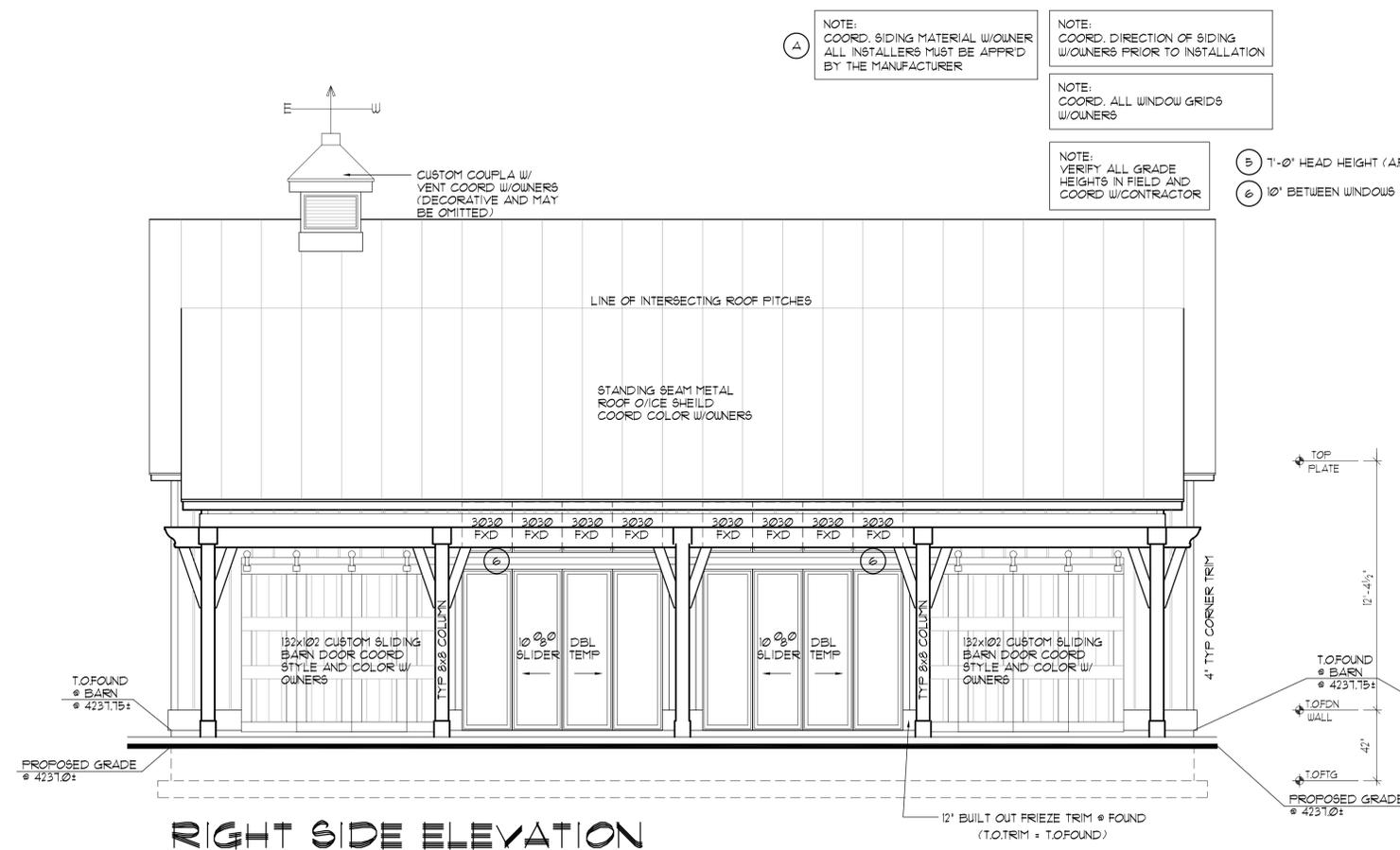
NEAR ELEVATION

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



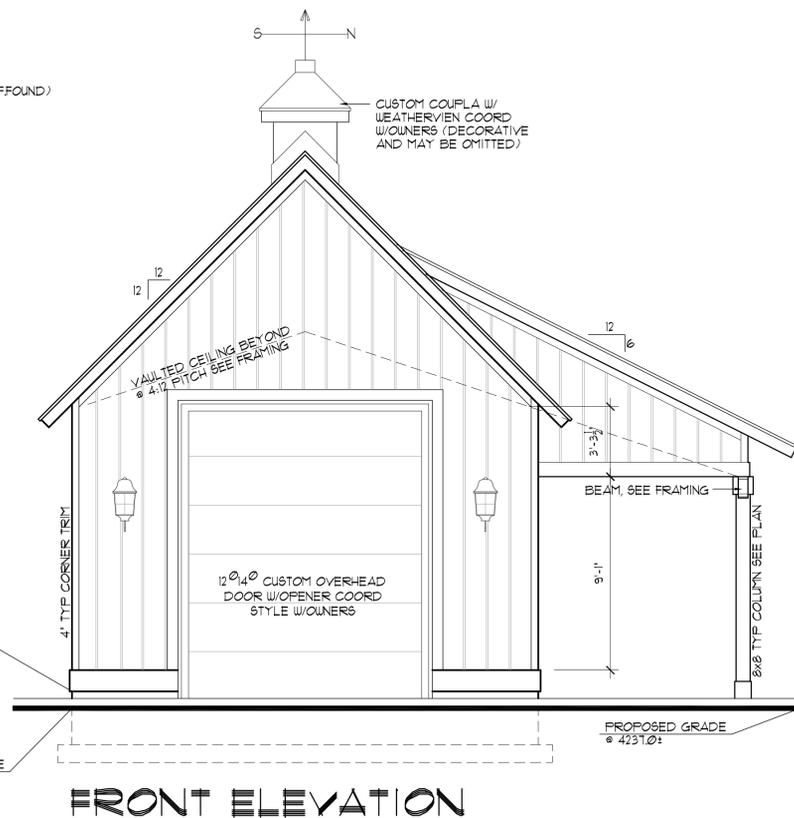
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

- (A) NOTE: COORD. SIDING MATERIAL W/OWNER. ALL INSTALLERS MUST BE APPR'D BY THE MANUFACTURER.
- NOTE: COORD. DIRECTION OF SIDING W/OWNERS PRIOR TO INSTALLATION.
- NOTE: COORD. ALL WINDOW GRIDS W/OWNERS.
- NOTE: VERIFY ALL GRADE HEIGHTS IN FIELD AND COORD W/CONTRACTOR.
- (B) 1'-0" HEAD HEIGHT (AFFOUND)
- (C) 10' BETWEEN WINDOWS

FREEDOM DESIGN
ARCHITECTURAL PLANNING & DESIGN
SPECIALIZING IN RESIDENTIAL AND COMMERCIAL PROJECTS

986 South 800 West
Woods Cross Utah
Phone (801) 292-6740

NOTE: ALTHOUGH EVERY EFFORT IS MADE TO PREPARE THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME DESIGN OF ANY DISCREPANCIES.

THESE PLANS ARE RELEASED FOR: _____
LOT # _____
CITY _____
SUBDIVISION _____
BUILDER (OPT) _____

ANY OTHER USE OF THESE PLANS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED. PLEASE NOTIFY FREEDOM DESIGN OF ANY DISCREPANCIES AS THEY ARE PROPERTY OF FREEDOM DESIGN BY COPYRIGHT.

BARN ELEVATIONS

RIGBY RESIDENCE

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NOTE: THESE PLANS HAVE BEEN RELEASED FOR THE ABOVE DESCRIBED LOT ONLY. ANY REPRODUCTION OF THESE PLANS CAN RESULT IN PROSECUTION BY FREEDOM DESIGN, LLC.

RELEASE DATE	7/30/18
REVISIONS	date: item:
5.15.18	MISC.
6.3.18	POOL/BARN
7.11.18	(A) CITY REV

SHEET NO. **45**



Planning Commission Staff Report August 22, 2019

Item 9: Conditional Use Permit Consideration for a Secondary Dwelling

Public Hearing: Yes
Application No.: C-12-19
Property Address: 1727 West Clark Lane
General Plan Designation: RRD – Rural Residential Density
Zoning Designation: AE (Agricultural Estates)
Area: .21
Number of Lots: 1
Property Owner: Shawn and Kim Beus

Request: *Conditional Use approval for a secondary dwelling unit.*

Background Information

The applicant has submitted plans for an addition that will include a secondary dwelling unit. Secondary Dwelling units may be allowed as a conditional use in the AE (Agricultural Estates) zone. Section 11-02-020 defines secondary dwelling units as follows:

DWELLING UNIT, SECONDARY: 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 dwelling unit shall be allowed per home, and the owner shall live on-site

Suggested Motion

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The property shall meet all requirements of the building code prior to occupancy for the apartment.
2. The property owners are allowed maximum of one secondary dwelling unit.
3. The applicant must provide at least one off street parking stall for the secondary 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.
4. The applicant must obtain an excavation permit for any work in the right of way.
5. The addition must be designed and appear as an integral and architectural part of the single family home. (See elevations attached.)

6. The secondary dwelling shall be occupied exclusively by one family additionally, either the single-family dwelling or secondary dwelling shall be owner occupied.
7. The applicant must meet the standards for secondary dwellings set forth in Section 11-28-200 of the Zoning Ordinance (see attached).

Findings for Approval

1. The secondary dwelling unit will be constructed as part of a single-family dwelling and is subordinate in size to the existing single-family home. Existing home is 1,750 square feet. The new addition for the secondary dwelling unit is 940 square feet. The total square footage is 2,640 square feet.
2. The addition must be designed and appear as an integral and architectural part of the single family home.
3. The proposed use complies, or will comply, with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.
6. The motion for approval is consistent with State law for conditional uses.

Supplemental Information

1. Section 11-28-200 – Secondary Dwellings
2. Vicinity Map
3. Letter from applicant
4. Building Plans

11-28-200: SECONDARY DWELLING UNITS:

Secondary 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 any rules, regulations, standards and specifications adopted pursuant hereto are:

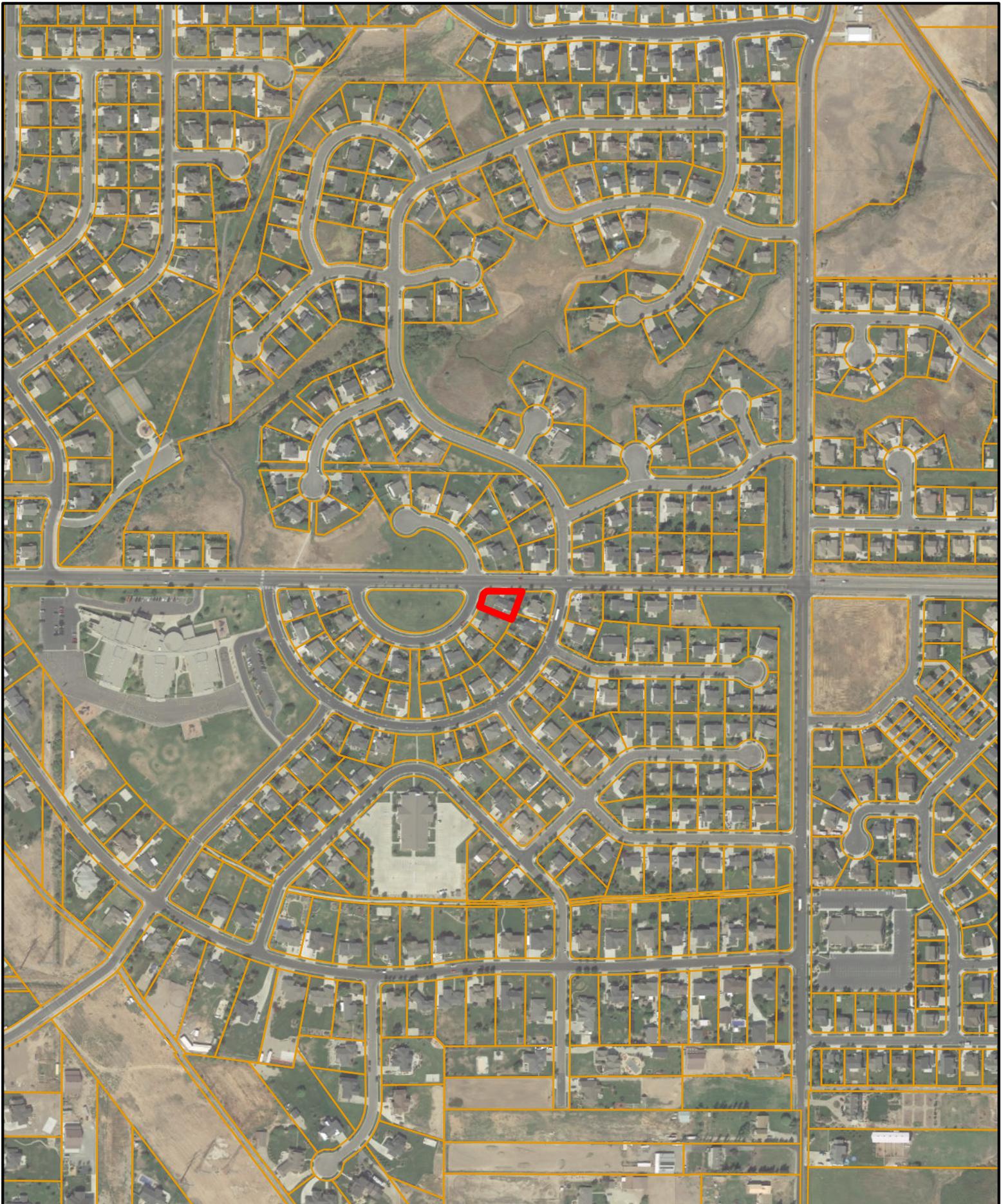
1. Minimal Impacts: To accommodate such housing in residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion and compatible scale and appearance of residential buildings.
2. Decline In Quality: To prevent the proliferation of rental dwellings, 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 dwellings and procedures for review and approval of the same.

B. Conditional Use Permit: Secondary 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 dwelling unit requires conditional use permit approval, applications for a secondary 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 dwellings, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process:

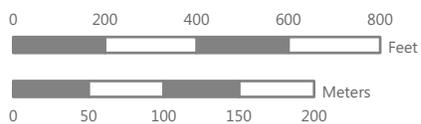
1. Location: A secondary dwelling shall only be allowed as part of a single-family dwelling and shall be secondary and subordinate to such single-family dwelling.
2. Number: A maximum of one secondary dwelling shall be allowed per single-family home. Secondary dwellings shall contain no more than one dwelling unit.
3. Parking: At least one off street parking stall shall be provided for the secondary 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 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 dwelling and such secondary dwelling shall not adversely affect the residential character of the surrounding neighborhood. A secondary 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 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 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 dwelling shall be occupied exclusively by one family.
 8. Ownership: Either the single-family dwelling or secondary 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 dwelling and the primary dwelling.
- D. Site Development: Upon approval of a conditional use permit for a secondary 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)



VICINITY MAP

Parcel 08-280-0068



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.

July 22, 2019

Greetings Farmington Neighbors,

It is my pleasure to request a conditional use permit to build a secondary attached dwelling unit (ADU) on our house. For a variety of reasons, I hope we can collectively showcase how ADU can be a solution in our community.

HOA APPROVED

The Farmington Ranches HOA Architectural Review Committee approved the design Feb. 26, 2019.

OUR CURRENT HOUSE

- It is small, 1,750 sq ft (a 3-level split); .21 acre lot.
- Located on a corner lot (Wagon Wheel Circle, and Clark Lane).
- Solar panels cover 90-95% of our electric bill.
- Lawn watering is metered--consistently below recommended use (after a dose of reality)

THE ADDITION

- Approximately 940 sq ft addition, flexible 2 or 3 bedroom apartment; 2 bath.
- The architectural style matches the existing home; doesn't change the character of the neighborhood.
- The addition is where a 3rd car garage would be.
- It is slightly shorter than the house immediately to the east.
- Has its own 2 car driveway on the side street (Wagon Wheel Circle), facing open space;
- 2 off-street parking stalls
- The home will still be a modest 2,640 sq ft; still one of the smaller homes in the neighborhood.
- All other City requirements will be met including setbacks.
 - Side setback is roughly the same as the neighbors front garage
 - Maintains the clear-view triangle on the corner
- The plans were drawn by a professional drafter and certified by an engineer.

WHO WE ARE

- I love serving the community on the Farmington Planning Commission.
- Two awesome daughters at home, going to Farmington Jr. High next year; 1 married daughter.
- Experienced--we own a rental house in Hooper (Weber County) and have successfully rented the apartment for 9 years; we now rent out the main unit, thus it is a duplex of sorts.
- We have been general contractor on one house, and did 50% labor on another house.
- My wife Kim is an RN at South Davis Hospital. My background is in government, economic development, nonprofits, housing, law, and HR.

USE

- We intend on renting it out.
- I like the minimalist philosophy and have designed it so that someday I can live there.
- As a board member of Safe Harbor (domestic violence shelter), the need for transitional housing is very high, as well as offering other housing types of workforce housing...also...
- The Davis Housing Authority pays near market rent for and manages tenants needing housing.

WHY ARE WE DOING THIS?

- A lot of people talk about affordable housing, I'm taking the action that I can; a YIMBY.

Shawn J. and Kim M. Beus
1727 Clark Lane, Farmington, UT 84025 shawnbeuslaw@gmail.com, 801-390-2542

- There is a lack of options state-wide, especially in Farmington area.
- The financial return will be modest, but obviously creates value long term.
- ADU are a major trend and solution to housing shortages across the country.
- Market demand for it—many people enjoy services and proximity over large real estate.
- Mixed-income housing is good for everyone.
- Support new families, old families/aging-in-place, low-income individuals, and everyone in between.
- ADU provide better use of existing infrastructure.
- ADU blend better into existing neighborhoods and social support systems.

I have already spoken with my immediate neighbors about our plans to build and they are supportive (and the house will still be comparable to if not smaller than theirs).

I look forward to working with you on this small—but important step towards increasing the housing options for more people in our area, one small unit at a time.

Sincerely,
Shawn J. Beus



Legal description:

ALL OF LOT 68, FARMINGTON RANCHES PHASE 1 SUBDIVISION. CONTAINS 0.21 ACRES

Beus Residence
 Lot #68 Farmington Ranches
 Phase 1
 1727 West Clark Lane
 Farmington, Utah

Area: 9,274 Sq. Ft.
 .21 Acres
 Scale: 1" = 8'



--- Property Line
 — Building Setbacks

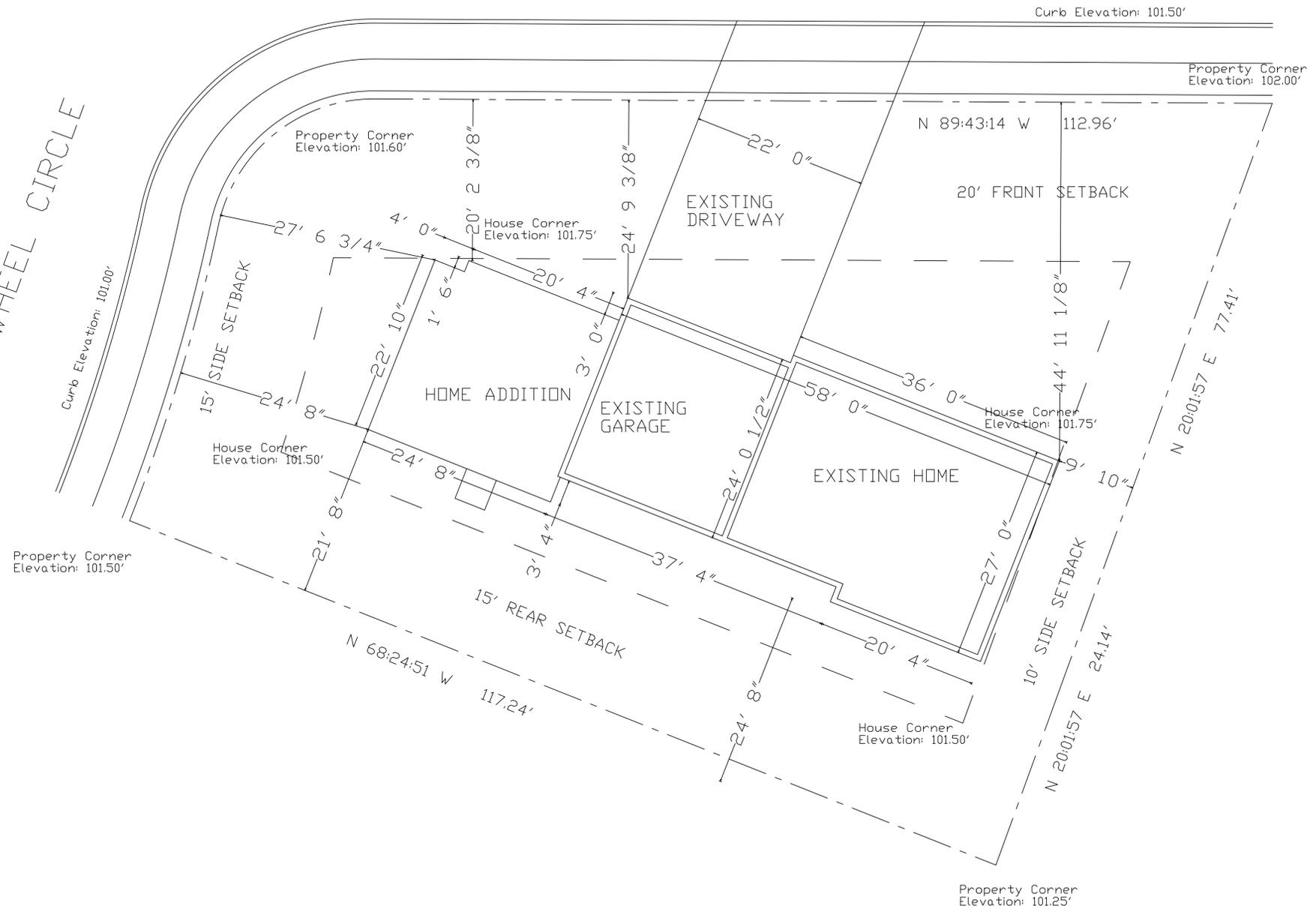
Zone AE

Front Setback: 20'
 Street Side Setback: 15'
 Interior Side Setback: 10'
 Rear Setback: 15'

Floor Elevations:
 Main Floor: 105.50'
 Garage: 103.25'
 Addition: 103.25'
 Upper Floor: 109.75'
 Lower Floor: 101.20'

WAGON WHEEL CIRCLE

CLARK LANE



Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope.)

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

Homeowner:
 Shawn & Kim Beus
 801 390-2542

General Contractor:

BEUS RESIDENCE
 REMODEL PLAN
 1727 West Clark Lane
 Farmington, Utah

SHEET NO:
 S101

DESCRIPTION:
 SITE PLAN

Scale: 1/8" = 1 Foot

Creative
 Line
 L.L.C.
 Custom Home
 Solutions
 CreativeLinePlans.com
 ©Ashlie Hull
 801 628-7041



PLAN NOTES

FIRE

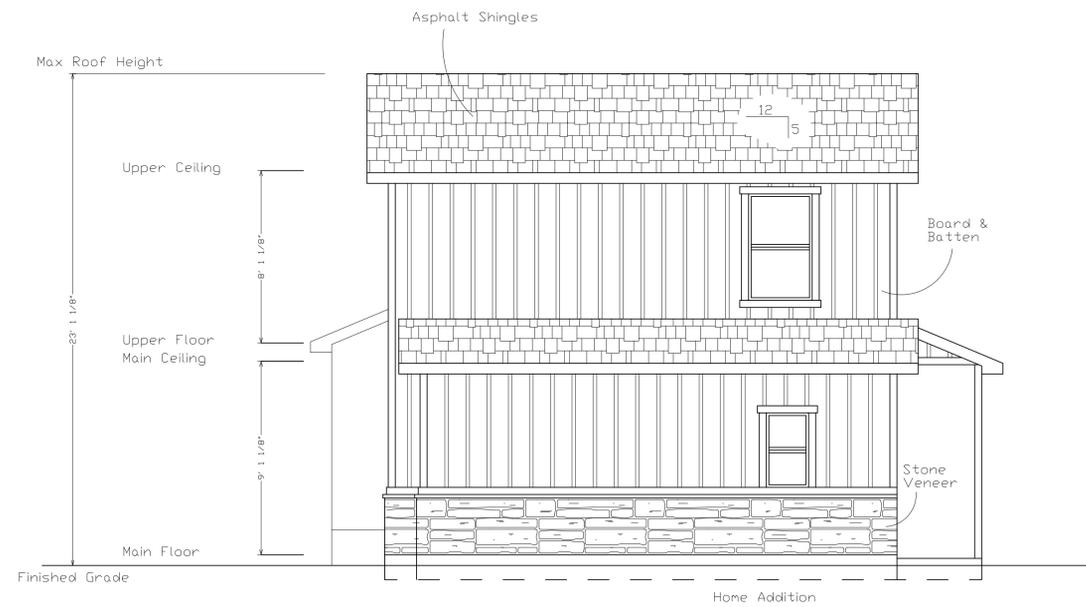
- Garage - 5/8" Type 'X' gypsum board on walls and ceiling, or to roof - nail @ 6" O.C. All beams and structural members covered with 5/8" gypsum board.
- Door between Garage and Dwelling - Solid core wood or 'B' label door not less than 1 3/4".
- Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
- Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
- Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping rooms are in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
- Smoke Detectors - Where ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
- Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
- Stair Stringers - Fire block walls at all stair stringers.
- Fire Blocking - All stud cavities greater than 10'.
- Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. All carbon monoxide detectors shall be listed and comply with UL 2034 and shall be installed in accordance with provisions of this code and NFPA 720, R315.3

EXCAVATION

- Footings - Bear on natural undisturbed soil, free of plant material or debris.
- Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 3% for first 10' with 1'.
- Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R403.1.7.4 and Figure R403.1.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100 percent slope), the required setback shall be measured from an imaginary plane 45 degree (0.79 rad) to the horizontal, projected upward from the toe of the slope. (R402.1.7.2)
- In graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)
- Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material height of slope, slope gradient, load intensity, and erosion characteristics of slope material. (R403.1.7.4)
- If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain, R405.1. If a land drain is provided to the home, all window well drains must connect to the footing/ foundation drainage system. R310.2.2.
- Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.
- In other than Group 1 soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m²), extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system.

ATTIC VENTILATION / ACCESS

- Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with the least dimension being 1/8 inch. R806.1
- The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50% and not more than 80 by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling. R806.2
- Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of 1 inch space shall be provided between the insulation and the roof sheathing at the location of the vent. R806.3
- Provide a 22" x 30" Attic Access to all attic areas, not located above a closet shelf, with 30" minimum headroom above access door.



Right Elevation



Front Elevation

Homeowner:
Shawn & Kim Beus
801 390-2542

General Contractor:

BEUS RESIDENCE
ADDITION PLAN
1727 West Clark Lane
Farmington, Utah

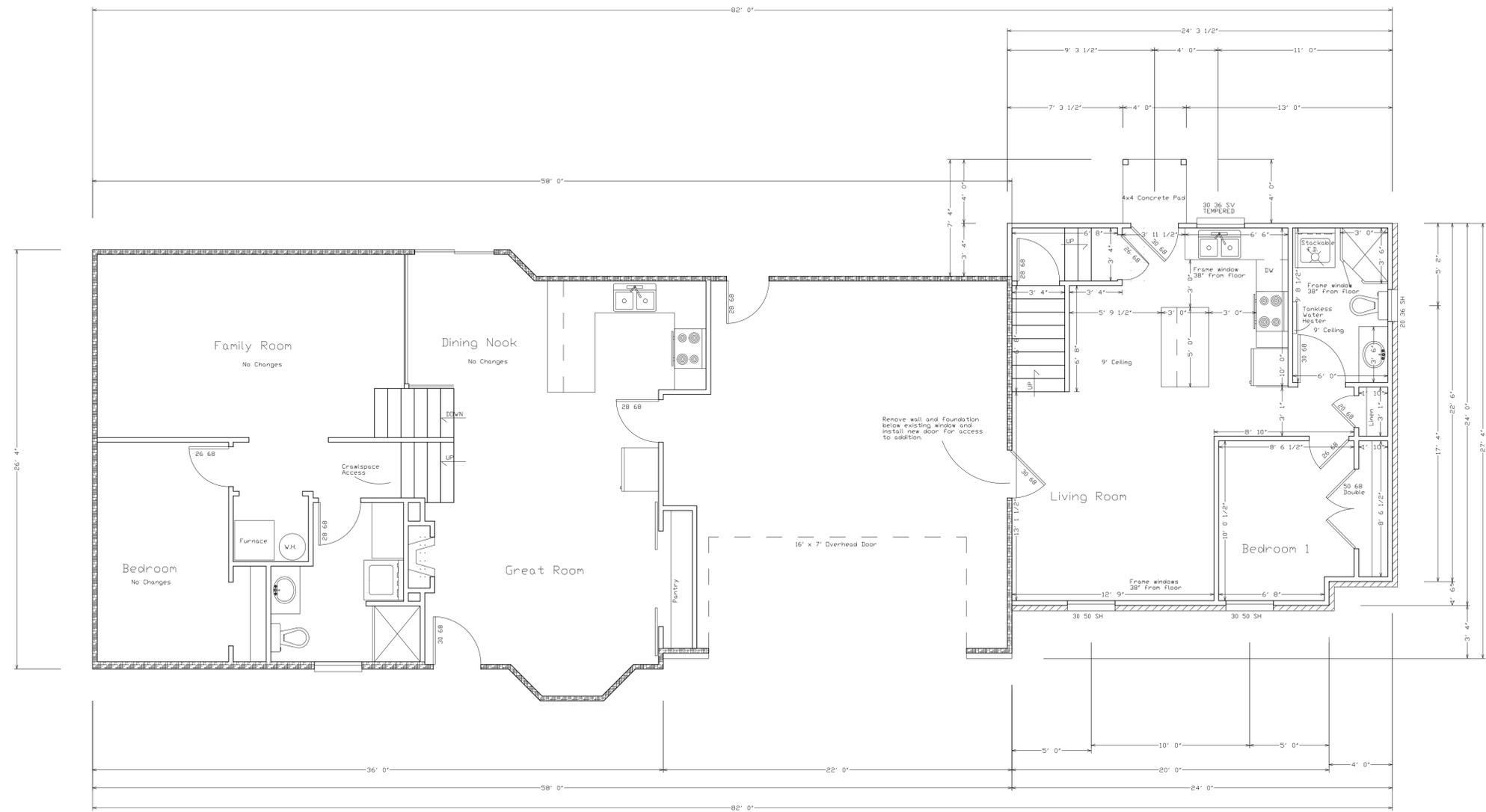
SHEET NO:
A201

DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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L.L.C.
Custom Home
Solutions
CreativeLinePlans.com

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801 628-7041



Main Floor Plan

Existing exterior walls

Homeowner:
Shawn & Kim Beus
801 390-2542

General Contractor:

BEUS RESIDENCE
ADDITION PLAN
1727 West Clark Lane
Farmington, Utah

SHEET NO:
A101

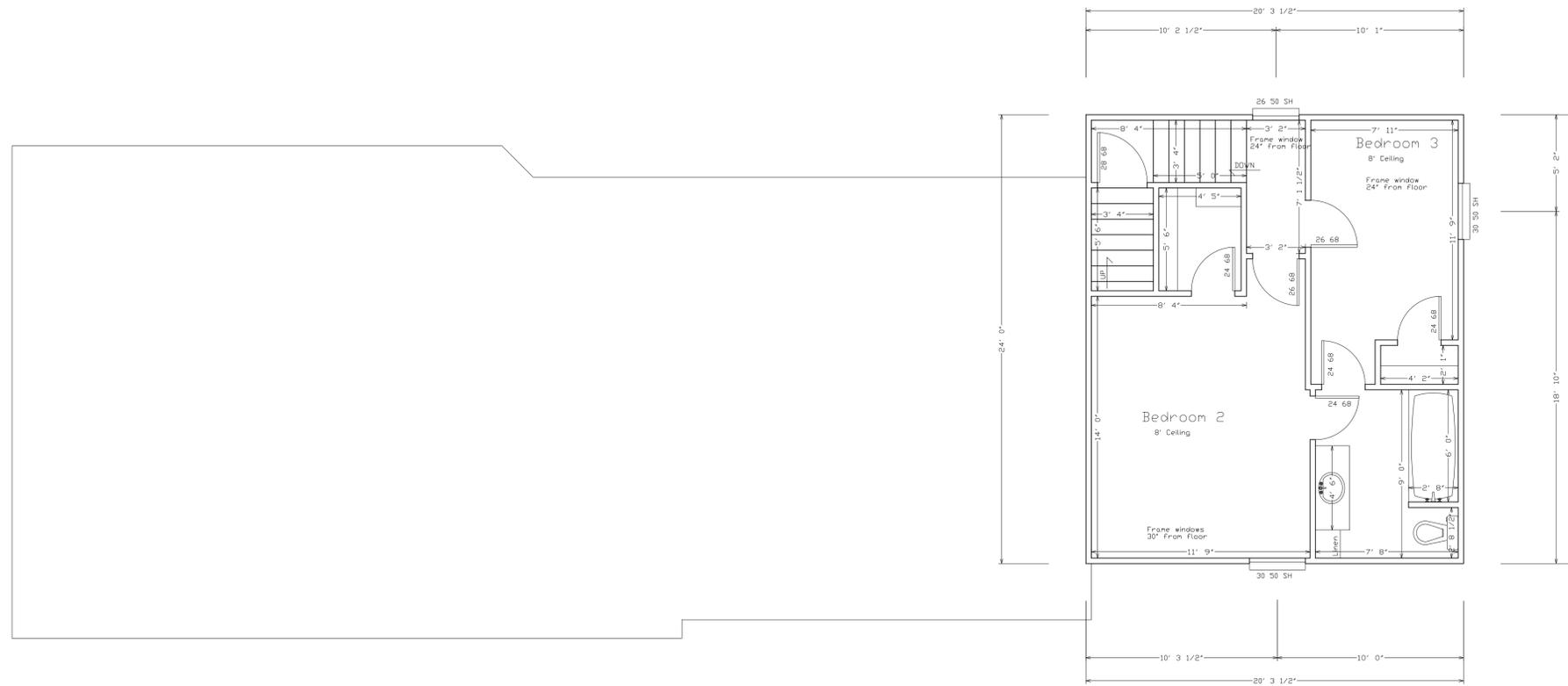
DESCRIPTION:
MAIN FLOOR PLAN

Main Floor Addition:
558 Sq. Ft.

Scale: 1/4" = 1 Foot

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Custom Home
Solutions
CreativeLinePlans.com

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801 628-7041



Upper Floor Addition

Homeowner:
Shawn & Kim Beus
801 390-2542

General Contractor:

BEUS RESIDENCE
ADDITION PLAN
1727 West Clark Lane
Farmington, Utah

SHEET NO:
A102

DESCRIPTION:
UPPER FLOOR PLAN

Upper Floor Addition:
442 Sq. Ft.

Scale: 1/4" = 1 Foot

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Custom Home
Solutions
CreativeLinePlans.com

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801 628-7041



Planning Commission Staff Report August 22, 2019

Item 10: Ace Athletics Academy Conditional Use

Public Hearing:	Yes
Application No.:	C-6-19
Property Address:	874 Shirley Rae Drive
General Plan Designation:	A (Agriculture Zone)
Zoning Designation:	DR –Development Restrictions , Very Low Density or Agricultural Open Space
Area:	2.15 Acres
Number of Lots:	1
Property Owner:	Scott Adamson

Request: *Applicant is requesting a conditional use permit and site plan approval for a Tennis Facility.*

Background Information

The previous staff report erroneously identified the tennis courts as a commercial outdoor recreation, minor use (i.e., family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.), but the academy is a private school which is also a conditional use in the A zone per Section 11-10-020 of the Zoning Ordinance.

The Planning Commission tabled the item on August 8, 2019 to give the applicant time to:

1. Arrange a meeting with the applicant's Engineer, property owners, neighbors, and the City's Public Works department, to address water issues, including grading and drainage, and whether or not the site plan can be reconfigured;
2. Consider moving the parking lot south to potentially have access from Glover's Lane;
3. Provide architectural changes to the building to make it look less industrial and more compatible with the area;
4. Complete a solar sun study to determine if the building will affect the Openshaw's solar array;
5. The Site Plan Architectural Review Committee (SPARC) must review the site plan.

On August 12, 2019, the City Engineer, Chad Boshell met with the property owners, Jon and Susan Openshaw and Scott Adamson to review storm water concerns.

The property owners also met and discussed issues relate to the site. The applicants architect summarized their meeting as follows:

“Answer 1. Meeting was held on Monday the 12th at 7pm, city engineer, property owner, architect, and the Openshaw's from next door and one of the new home owners from across Shirley Ray. The only issue for the Openshaw's was the shade impact on their Solar array. A sun

study was promised and emailed the next day to the Openshaw's, Chad Boshell and Dave Peterson.

Answer 2. Due to the neighbors not opposing we are leaving the parking lot location as is currently shown.

Answer 3. The request to change the appearance of the building was reduced to not a point of concern for the neighbors at the meeting. Chad Boshell requested that an email be sent to Dave Petersen stating this.

Answer 4. Solar sun study was created showing the shade impact on the solar array on December 21 (equinox). Three studies were provided, first with the building location as is currently proposed, second with the new building shifted 10' to the south, third with the new building shifted 20'. Those have been emailed and a response has been requested.

Answer 5. This request needs to be initiated by someone within the city.”

Despite the results of the property owner meeting, the applicant still needs to meet with the SPARC which the meeting is set for August 21.

Suggested Motion:

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

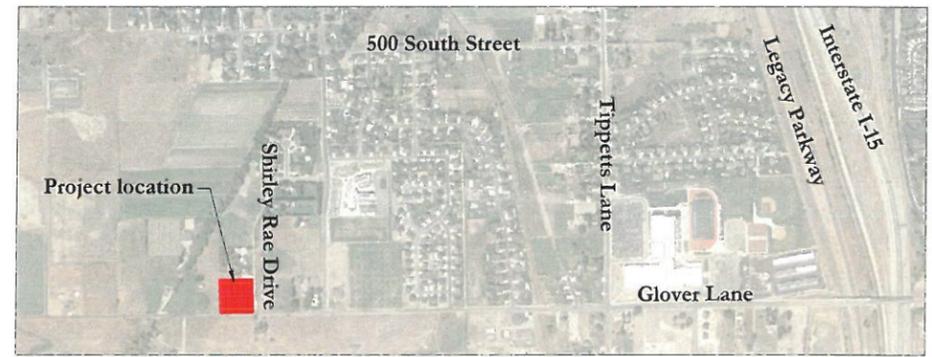
1. A building permit from the Building Department is required before continuing construction. [Note: Grading and construction on the site began prior to receiving conditional use approval from the Planning Commission. A stop work order has been issued on the project by the City].
2. The applicant shall obtain a CLOMR and meet all other storm water requirements for adequate drainage on the site.
3. The applicant must obtain a recommendation from the City Engineer for an adjustment to the required offsite improvements. This must also be memorialized in an agreement with the City.
4. The road has been damaged. The applicant must repair the damaged road per the City Engineer's direction.
5. Site development on agricultural lots shall conform to applicable requirements set forth in 11-7-070.
6. The City's Site Plan Architectural Review Committee (SPARC) shall provide their input on the site plan.

Supplemental Information

1. Vicinity Map
2. Current Site Plan
3. Section 11-8-050: Conditional Use Standards

Applicable Ordinances

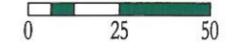
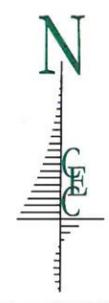
1. Title 11, Chapter 10 – Agricultural Zones
2. Title 11, Chapter 8 – Conditional Uses



VICINITY MAP
No Scale

LEGEND AND SYMBOLS

- SECTION CORNER & LINE
 - PHASE/BOUNDARY LINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - CENTERLINE of ROAD
 - CURB & GUTTER
 - CONTOUR LINE -1234-
 - FENCE x x
 - LOT LINE
 - SANITARY SEWER MANHOLE & PIPE
 - CULINARY WATER LINE
 - STORM DRAIN MANHOLE & PIPE
 - GAS MANHOLE & LINE
 - TELEPHONE PEDESTAL & LINE
 - POWER POLE AND LINE
 - IRRIGATION LINE
 - LAND DRAIN MANHOLE & LINE
 - FIBER OPTIC LINE
 - STORM DRAIN CATCH BASIN
 - STREET SIGN
 - STREET LIGHT
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
- *NOTE: ALL EXISTING FEATURES WILL BE IN A SHADED LINE



SHEET INDEX

1 OF 11	COVER SHEET
2 OF 11	NOTES
3 OF 11	DEMOLITION PLAN
4 OF 11	SITE PLAN
5 OF 11	GRADING PLAN
6 OF 11	FARMINGTON CITY DETAILS
7 OF 11	FARMINGTON CITY DETAILS
8 OF 11	FARMINGTON CITY DETAILS
9 OF 11	DETAILS
10 OF 11	DETAILS
11 OF 11	DETAILS



CEFC
 CIVIL ENGINEERING
 CONSULTANTS, PLLC.
 5141 SOUTH 1500 WEST
 RIVERDALE, UT 84405
 801.866.0550

NO.	DATE	BY	REVISIONS

DATE: MAY 2019
 DRAWN: JLS
 CHECKED: NSN

PROJECT / LOCATION:
 ACE ATHLETICS ACADEMY
 874 S. SHIRLEY RAE DRIVE
 FARMINGTON CITY, UTAH

TITLE:
 COVER SHEET

CLIENT:
 KELLY NIELSON

PROJECT NUMBER:
 KN19001

FILE:
 ~kn19001 C3D.dwg

SHEET:
 1 of 11

11-8-050: CONDITIONAL USE STANDARDS:  

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

- A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community;
- B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;
- C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;
- D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;
- E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and
- F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, 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. A proposed use shall be considered detrimental:
 - 1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 - 2. If it will unreasonably interfere with the lawful use of surrounding property; or
 - 3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)



Planning Commission Staff Report August 22, 2019

Item 11: Zone Text Amendment- Flood Damage Prevention

Public Hearing:	Yes
Application No.:	ZT-2-19
Property Address:	N/A
General Plan Designation:	N/A
Zoning Designation:	N/A
Area:	N/A
Number of Lots:	N/A
Applicant:	Farmington City
Agent:	N/A

Request: *A recommendation to amend standards related to flood damage prevention set forth in Chapter 31 of the Zoning Ordinance.*

Background Information

The ordinance that addresses requirements of the National Flood Insurance Program (NFIP) that protects houses which are located in the special flood hazard area (SFHA, also referred to as the 100 year flood plain) is in need of modification to increase the safety from flooding and to add definitions and clarify some information, including who is required to address changes in the flood plain due to development. It also needs to have some references to other ordinance updates.

In the past, government entities have not always prepared and submitted the proper documentation required when there are alterations of watercourses in the community. The proposed changes will clarify who has to submit and pay for the change documentation.

There is also a proposed change that indicates when a developer must do a flood plain analysis to determine the effects of developing in the flood plain on the surrounding properties. Previously, this was required for 5 acre or 50 lot subdivisions. There are now more areas where smaller subdivisions are being proposed in the SFHA where fill is required to bring the structures out of the flood plain. Staff has been requiring an analysis of the effect of this development, so the revisions proposed will codify this.

In Section 11-31-100 it states that new residential construction shall have the lowest floor at or above the Base Flood Elevation (BFE). The BFE is the elevation that water will reach during the 1% chance (100-year) flood. In order to have federal flood insurance available to local residents, this the minimum requirement imposed by the NFIP. However, when houses are built to this minimum standard, any change in the BFE due to development or re-evaluation of the flood plain by FEMA can end up with people being required to pay flood insurance who previously did not have to. In order to avoid this, as

well as to reduce the potential for flooding, it is proposed that the requirement to construct new residential structures be increased to one (1) foot above the BFE. This has been recommended by FEMA for a number of years.

Section 11-31-110 addresses floodways. The Floodway is the boundary on a stream that will carry the 1% chance flood with an increase of 1 foot. No development is allowed in the Floodway. The Floodway is defined in some detailed stream studies. In most streams, however, it is not defined on the maps. The proposed change will designate all flood channels identified on the Davis County Flood Control Map as Floodway in which no development can take place without showing that there will be no rise in the water elevation.

Suggested Motion:

Move the Planning Commission recommend that the City Council approve the proposed text amendments herein included for Chapter 31, Flood Damage Prevention.

Findings:

1. Increasing the BFE will reduce the chances of flood damage to residences during a 1% annual flood.
2. FEMA recommends adopting requirements that exceed the minimum NFIP requirements for obtaining flood insurance in a community.
3. Defining who is responsible for submitting required documentation when there is development in the flood plain will ensure compliance with NFIP requirements.

Supplemental Information:

1. Proposed amendments to Chapter 31 of the zoning Ordinance

Exhibit “A”

Chapter 31

FLOOD DAMAGE PREVENTION

[11-31-010: STATEMENT OF PURPOSE GENERALLY:](#)

[11-31-020: DEFINITIONS:](#)

[11-31-030: GENERAL PROVISIONS:](#)

[11-31-040: DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR:](#)

[11-31-050: DUTIES AND RESPONSIBILITIES OF THE ADMINISTRATOR:](#)

[11-31-060: PERMIT PROCEDURES:](#)

[11-31-070: APPEAL PROCEDURE:](#)

[11-31-080: VARIANCE PROCEDURE:](#)

[11-31-090: GENERAL STANDARDS:](#)

[11-31-100: SPECIFIC STANDARDS:](#)

[11-31-110: FLOODWAYS:](#)

[11-31-120: PENALTY:](#)

11-31-010: STATEMENT OF PURPOSE GENERALLY:  

A. Findings Of Fact:

1. The flood hazard areas of Farmington City are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
2. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

B. Statement Of Purpose: It is the purpose of this chapter to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;

5. To minimize damage to the public facilities and utilities, such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in special flood hazard areas;
6. To help maintain a stable tax base by providing for the second use and development of special flood hazard areas so as to minimize future flood blight areas;
7. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
8. To ensure that those who occupy a special flood hazard area assume responsibility for their actions.

C. Methods Of Reducing Flood Losses: In order to accomplish its purposes, this chapter includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels and natural protective barriers, which help accommodate or channel floodwaters;
4. Controlling filling, grading, dredging and other development, which may increase flood damage; and
5. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 2007-34, 7-17-2007)

11-31-020: DEFINITIONS:

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application. Any discrepancies that may arise between these definitions and other definitions contained in this title shall be resolved in favor of these definitions in interpreting and administering the provisions of this chapter:

ALLUVIAL FAN FLOODING: Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high velocity flows; active processes of erosion, sediment transport and deposition; and unpredictable flow paths.

ALTERATION OF WATER COURSE; Any work within a stream such as bridges, culverts, etc., or change in the flow path or carrying capacity of a stream.

APEX: A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

APPURTENANT STRUCTURE: A structure which is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Appurtenant structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of appurtenant structures are detached garages, carports, storage sheds, pole barns and hay sheds.

AREA OF SHALLOW FLOODING: A designated AH, AO or VO zone with a one percent (1%) or greater annual chance of flooding to an average depth of one to three feet (3') where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

BASE FLOOD: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION: The computed elevation to which floodwater is anticipated to rise during the base flood. Base flood elevations (BFEs) are shown on flood insurance rate maps (FIRMs) and on the flood profiles.

BASEMENT: Any area of the building having its floor subgrade (below ground level) on all sides.

BREAKAWAY WALL: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

CRITICAL FEATURE: An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

DEVELOPMENT: Any manmade change to improved or unimproved real estate, including, but not limited to, **flood control structures**, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the special flood hazard area.

ELEVATED BUILDING: A. A nonbasement building which is:

1. Built, in the case of a building in zones A1-30, AE, A, A99, AO, AH, B, C, X and D, to have the top of the elevated floor, or in the case of a building in zones V1-30, VE or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water; and
 2. Adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood.
- B. In the case of zones A1-30, AE, A, A99, AO, AH, B, C, X and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters.
- C. In the case of zones V1-30, VE or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of section 60.3(e)(5) of the national flood insurance program regulations.

EXISTING CONSTRUCTION: For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures".

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be

affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date hereof.

EXPANSION TO EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FLOOD ELEVATION STUDY: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood related erosion hazards.

FLOOD INSURANCE RATE MAP (FIRM): The official map on which the federal emergency management agency has delineated both special flood hazard areas and the risk premium zones applicable to the city.

FLOOD INSURANCE STUDY: The official report provided by the federal emergency management agency that includes flood profiles, the flood boundary floodway map, and the water surface elevation of the base flood.

FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal waters;
- B. The unusual and rapid accumulation or runoff of surface waters from any source; or
- C. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in subsection B of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

FLOOD PROTECTION SYSTEM: Those physical structural works for which funds have been authorized, appropriated and expended, and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOODPLAIN MANAGEMENT: The operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS: Any state law or city ordinance, including Farmington City zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, such as this floodplain ordinance, etc., which provide standards for the purpose of flood damage prevention and reduction.

FLOODPLAIN OR FLOOD PRONE AREA: Any land area susceptible to being inundated by water from any source (see definition of Flood Or Flooding).

FLOODPROOFING: Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1').

FUNCTIONALLY DEPENDENT USE: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE: Any structure that is:

- A. Listed individually in the national register of historic places (a listing maintained by the department of the interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the national register;
- B. Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district.

HYDRODYNAMIC LOADS: Forces imposed on structures by floodwaters due to the impact of moving water on the upstream side of the structure, drag along its sides, and eddies or negative pressures on its downstream side.

HYDROSTATIC LOADS: Loads or pressures resulting from the static mass of water at any point of floodwater contact with a structure. They are equal in all directions and always act perpendicular to the surface on which they are applied.

LEVEE: A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

LEVEE SYSTEM: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LOWEST ADJACENT GRADE: The lowest point of the ground level immediately next to a building.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement or crawl space area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter.

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

MANUFACTURED HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MEAN SEA LEVEL: For purposes of the national flood insurance program, the North American vertical datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

NEW CONSTRUCTION: For purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of the city's initial FIRM, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date hereof, and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date hereof.

RECREATIONAL VEHICLE: A vehicle which is: a) built on a single chassis; b) four hundred (400) square feet or less when measured at the largest horizontal projections; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

REGULATORY FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1').

SPECIAL FLOOD HAZARD AREA: The land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year.

START OF CONSTRUCTION: Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading or filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE: A walled and roofed building or manufactured home that is principally aboveground.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the improvement. This term includes structures which

have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of State or local Health, Sanitary or Safety Code specifications which have been identified by the local Code enforcement official and which are the minimum necessary to assure safe living conditions; or
- B. Any alteration of a "historic structure"; provided, that the alteration will not preclude the structure's continued designation as a "historic structure".

VARIANCE: A grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

VIOLATION: Failure to comply with any of the terms and conditions of this chapter.

WATER SURFACE ELEVATION: The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas. (Ord. 2007-34, 7-17-2007)

11-31-030: GENERAL PROVISIONS:

- A. Lands To Which This Chapter Applies: This chapter shall apply to all special flood hazard areas within the jurisdiction of Farmington City.
- B. Basis For Establishing Special Flood Hazard Areas: The special flood hazard areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for the City of Farmington, Utah, Davis County", dated June 18, 2007, with accompanying flood insurance rate maps (FIRMs), and any revision thereto resulting from independent site specific engineering analysis or, after resolution of any postrevision protest, from revisions generated by FEMA, is hereby adopted by reference and declared to be a part of this chapter. The flood insurance study is on file at the Farmington City offices located at 160 South Main Street in Farmington City, Utah.
- C. Compliance: No structure or land shall hereafter be constructed, located, extended, converted or altered unless the modification fully complies with the terms of this chapter and other applicable regulations.
- D. Abrogation And Greater Restrictions: This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- E. Interpretation: In the interpretation and application of this chapter, all provisions shall be:
 - 1. Considered as minimum requirements;
 - 2. Liberally construed in favor of the City; and

3. Deemed neither to limit nor repeal any other powers granted under State statutes.

F. Warning And Disclaimer Of Liability: The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Farmington City or any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result in reliance on this chapter or any administrative decision lawfully made thereunder. (Ord. 2007-34, 7-17-2007)

11-31-040: DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR:

The Stormwater Official, or his or her designee (hereafter Administrator), is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions and performing all other duties as provided herein. (Ord. 2017-13, 5-16-2017)

11-31-050: DUTIES AND RESPONSIBILITIES OF THE ADMINISTRATOR:

Duties of the Administrator shall include, but are not limited to, the following:

A. Permit Review:

1. Review and approve or deny all applications for development permits required by the adoption of this chapter.
2. Review all development permits to determine that the permit requirements of this chapter have been satisfied.
3. Review all development permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
4. Review all development permits to determine whether proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding.
5. Review all development permits to determine if the proposed development is located in the floodway. Except as provided in section 11-31-110 of this chapter, no development shall be permitted within a floodway.

B. Use Of Other Base Flood Data: When base flood elevation data has not been provided in accordance with subsection ~~11-31-030B~~ 11-31-090 (d)(5) of this chapter, the Administrator shall obtain, review and reasonably utilize any base flood elevation data available from a Federal, State or other source as criteria for requiring that new construction, substantial improvements or other development in Zone A are administered in accordance with this chapter.

C. Information To Be Obtained And Maintained:

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement **and crawl space**) **and lowest adjacent grade** of all new or substantially improved structures, and whether or not the structure contains a basement; provided, that in any V1-30, VE and V zones, the actual elevation to be obtained and recorded is that of the bottom of the lowest structural member of the floor (excluding piling and columns) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new or substantially improved floodproofed structures:
 - a. Verify and record the actual elevation (in relation to mean sea level) to which the structure has been floodproofed.
 - b. Maintain the floodproofing certifications required in section 11-31-060 of this chapter.
3. Maintain for public inspection all records pertaining to the provisions of this chapter.

D. Alteration Of Watercourses:

1. Notify adjacent communities, the Utah State Division of Water Rights, and the Utah State Division of Water Resources prior to any alteration or relocation of a watercourse, and submit copies of such notification to the Federal Emergency Management Agency.
2. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

E. Interpretation Of FIRM Boundaries: Make interpretations where needed, as to the exact location of the boundaries of the special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in section 11-31-070 of this chapter.

F. Construction When No Regulatory Floodway Has Been Designated: When a regulatory floodway has not been designated, the administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot (1') at any point within the community.

G. Application For Conditional FIRM Revision: The administrator shall review applications for conditional FIRM revisions in accordance with section 11-31-110, "Floodways", of this chapter. (Ord. 2007-34, 7-17-2007)

11-31-060: PERMIT PROCEDURES:

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in subsection [11-31-030B](#) of this chapter. Application for a

development permit shall be made on forms furnished by the city and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Review of the development permit may be combined with, and become a part of, the normal review and processing of conditional use, site development and/or subdivision applications, if applicable. The administrator may require certification of any of these requirements by a professional engineer, surveyor or architect, as he or she deems necessary. **The City may issue an annual permit to Davis County for routine maintenance and cleaning required for flood control.**

A. Specific Requirements: The applicant must provide the following information:

1. The elevation in relation to the mean sea level, of the lowest floor (including the basement) **and adjacent grade** of all new and substantially improved structures;
2. The elevation in relation to the mean sea level to which any nonresidential structure has been floodproofed;
3. Certification by a registered professional engineer or surveyor that the floodproofing methods for any nonresidential structure meet the floodproofing criteria of this chapter; and
4. A description of the extent to which any watercourses will be altered or relocated as a result of the proposed development. **The City may require a Conditional Letter of Map Revision be approved by FEMA prior to approving a Final Plat and a Letter of Map Revision be approved by FEMA prior to issuing building permits to lots that are in the SFA.**
5. **A No-Rise Certification for any development for which fill is brought into the SFHA.**

B. Approval Or Denial: Approval or denial of a development permit by the administrator shall be based on the provisions and intent of this chapter and the following relevant factors:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;

8. The relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities, such as sewer, gas, electrical and water systems. (Ord. 2007-34, 7-17-2007)

11-31-070: APPEAL PROCEDURE:

- A. Filing Appeal: Any person adversely affected by a final decision of the zoning administrator made in the administration or interpretation of this chapter may, within the time provided herein, appeal that decision to the city council by alleging that there is error in any such final order requirement, decision or determination made by the zoning administrator in the administration or interpretation of this chapter. Appeals filed hereunder shall be in writing and shall be filed with the city recorder within thirty (30) days of the decision which is appealed. The appeal shall include any required city appeal forms and shall set forth, at a minimum: the name, address and telephone number of the appellant; the decision being appealed; the grounds for appeal; and a description of the alleged error in the decision or determination of the zoning administrator. Only decisions of the zoning administrator applying this chapter may be appealed to the city council as provided herein. Appeals may not be used to waive or modify the terms or requirements of this chapter.
- B. Hearing: After the appeal application is deemed complete, the city recorder shall schedule the matter to be heard by the city council. Prior to the appeal hearing, the city recorder shall transmit all papers constituting the record of the decision or action being appealed to the city council and the appellant. The city council shall review the record of the decision or action of the zoning administrator and provide the appellant an opportunity to be heard regarding the appeal. In reviewing the appeal, the city council shall consider and review all relevant technical evaluations and the specific factors set forth in subsection 11-31-060B of this chapter. The city council shall decide the matter in accordance with the standard of review set forth in subsection C of this section.
- C. Decision: The city council may affirm or reverse the decision of the zoning administrator, in whole or in part, or may remand the administrative decision to the zoning administrator. The city council is also authorized to impose additional conditions as part of its determination of the appeal as necessary to conform with the purposes and intent of this chapter. The city council shall review the administrative decision of the zoning administrator for correctness in determining whether there is substantial evidence in the record to support the order, decision or determination. The appellant shall have the burden of proving that an error has been made. The city council shall issue a written decision.
- D. Record: A record of all appeals shall be maintained by the city in accordance with the Utah government records access and management act, as amended. (Ord. 2007-34, 7-17-2007; amd. 2016 Code)

11-31-080: VARIANCE PROCEDURE:

- A. Board ~~Of~~ Adjustment: The Farmington City ~~b~~Board of ~~a~~Adjustment is hereby designated to hear and decide whether to grant a variance upon request by an applicant.
- B. Hearing; Decision: The applicant shall have the right to a hearing before the ~~b~~Board of ~~a~~Adjustment on the question of whether or not the request for the variance fulfills the variance requirements of this chapter. Within thirty (30) days following conclusion of said hearing, the board of adjustment shall render a decision denying the variance, granting the variance, or granting the variance with conditions.
- C. Further Appeal: Those aggrieved by the decision of the board of adjustment may appeal such decision to the second district court, Davis County, Utah, as provided by law.
- D. Record: The city shall maintain a record of all variance actions, including justification for their issuance, ~~and report such variances issued in its annual or biennial report submitted to the zoning administrator.~~ The zoning administrator shall report any variances to the federal emergency management agency upon request.
- E. Considerations: In ~~passing upon reviewing~~ applications for a variance, the ~~city council~~ Board of Adjustment shall consider all technical evaluations, those specific factors established in subsection 11-31-060B of this chapter, the intent and purpose of this chapter, and the following
1. Due to the dangers caused by flooding to human life and property and the costs and hardship caused thereby, only under limited circumstances may variances be granted in Farmington City. Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to human life and public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 2. In limited instances, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half ($1/2$) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing the factors of subsection 11-31-060B of this chapter have been fully considered. As the lot size increases beyond the one-half ($1/2$) acre, the technical justification required for issuing the variance increases.
 3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the national register of historic places, without regard to the procedures set forth in the remainder of this chapter.

4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued when a determination has been made that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use may only be granted provided the structure or other development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.
7. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the base flood level will result in increased risk to life and property and an increase in premium rates for flood insurance, which may be substantial and will be commensurate with the risk of construction below the base flood level. Insurance rates may amount up to as high as twenty five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage. This notice shall be maintained with a record of all variance actions as required in subsection D of this section.
8. All variances shall include a condition that the applicant sign an assumption of risk and waiver of liability agreement, in a form acceptable to the city, absolving Farmington City of any and all liability in the event flood damage occurs to that portion of a structure for which the variance is granted. This agreement shall be recorded in the office of the Davis County recorder, shall run with the land, and shall be binding upon all future owners thereof.
9. The board of adjustment may attach such conditions to the granting of variances as it deems necessary and which fulfill the criteria of the variance provisions of this chapter. (Ord. 2007-34, 7-17-2007)

11-31-090: GENERAL STANDARDS:

In all special flood hazard areas, the following standards are required:

A. Construction Materials And Methods:

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

B. Anchoring: All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure and capable of resisting the hydrostatic and hydrodynamic loads, including the effects of buoyancy.

C. Utilities:

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
3. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Subdivision Proposals:

1. All subdivision proposals (including proposals for manufactured home parks and subdivisions) shall be consistent with the need to minimize flood damage in accordance with the purposes and intent of this chapter.
2. All subdivision proposals (including proposals for manufactured home parks and subdivisions) shall meet the permit requirements of section 11-31-060 of this chapter and all applicable provisions of this section and section 11-31-100 of this chapter.
3. All subdivision proposals (including proposals for manufactured home parks and subdivisions) shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
4. All subdivision proposals (including proposals for manufactured home parks and subdivisions) shall have adequate drainage provided to reduce exposure to flood hazards.
5. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions) which contain at least ~~fifty (50) lots or five (5) five (5) lots or two (2)~~ acres (whichever is less), if not otherwise provided by subsection [11-31-030B](#), "Basis For Establishing Special Flood Hazard Areas", or [11-31-050B](#), "Use Of Other Base Flood Data", of this chapter. (Ord. 2007-34, 7-17-2007)
6. Any developer, government agency, or other entity which develops or makes modifications in the Special Flood Hazard Area shall submit and receive approval for a letter of map change from FEMA to remove buildable areas from the SFHA and to reflect the effects of the development prior to approval of their final plat and at their own expense.

11-31-100: SPECIFIC STANDARDS:

In all special flood hazard areas where base flood elevation data has been provided as set forth in this chapter, the following provisions are required:

A. Residential Construction:

1. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement ~~and crawl space~~) elevated to ~~or at least one (1) foot~~ above the base flood

elevation, with certification provided to the zoning administrator by a registered professional engineer, architect or land surveyor.

2. Require within any AO zone on the city's FIRM that all new construction and substantial improvements of residential structures have the lowest floor (including basement and crawl space) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the city's FIRM (at least 2 feet if no depth number is specified).
3. Require adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures within zones AH and AO.

B. Nonresidential Construction:

1. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement and crawl space) elevated to ~~or~~ at least one (1) foot above the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 - a. Be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. Be certified by a registered professional engineer or land surveyor that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection. Such certifications shall be provided to the administrator and include the specific elevation (in relation to mean sea level) to which such structures are floodproofed.
2. Within any AO zone on the city's FIRM, all new construction and substantial improvements of nonresidential structures must: a) have the lowest floor (including basement and crawl space) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the city's FIRM (at least 2 feet if no depth number is specified); or b) together with attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard specified in subsections B1a and B1b of this section.
3. Within any AH and AO zones, there must be adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.

C. Openings In Enclosures Below The Lowest Floor: For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement or crawl space, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

1. A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; 2. The bottom of all openings shall be no higher than one foot (1') above grade; and
3. Openings may be equipped with screens, louvers, valves or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

D. Manufactured Homes:

1. All manufactured homes to be placed within zone A must be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to, use of over the top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:
 - a. Over the top ties be provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations, with manufactured homes less than fifty feet (50') long requiring one additional tie per side;
 - b. Frame ties be provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured homes less than fifty feet (50') long requiring four (4) additional ties per side;
 - c. All components of the anchoring system be capable of carrying a force of four thousand eight hundred (4,800) pounds; and
 - d. Any additions to the manufactured home be similarly anchored.
2. All manufactured homes or those to be substantially improved which are proposed to be located on sites: a) outside of a manufactured home park or subdivision; b) in a new manufactured home park or subdivision; c) in an expansion to an existing manufactured home park or subdivision; or d) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, shall meet the following requirements:
 - a. Within zones A1-30, AH and AE, such manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to ~~at least one~~ at least one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement;
 - b. Within zones A1-30, AH and AE, such manufactured homes to be placed or substantially improved on sites in existing manufactured home parks or subdivisions that are not subject to the provisions in subsection D2a of this section, must be elevated so that either:
 - (1) The lowest floor of the manufactured home is ~~at least one~~ elevated to at least one (1) foot above the base flood elevation; or
 - (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty six inches (36") in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

c. Within zones V1-30, VE and V, such manufactured homes must meet the requirements of subsection D2b of this section, and must meet the standards of subsection E of this section.

E. Regulations For V1-30, VE And V Zones:

1. Landward Location: All new construction within zones V1-30, VE, and V must be located landward of the reach of mean high tide.

2. Elevation:

a. All new construction and substantial improvements in zones V1-30, VE, and also zone V, if base flood elevation data is available, must be elevated on pilings and columns so that:

(1) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and

(2) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

b. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction requirements of subsection E2a of this section, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsection E2a of this section.

3. Space Below The Lowest Floor:

a. All new construction and substantial improvements within zones V1-30, VE and V must have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood latticework or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system.

b. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of twenty (20) pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(1) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and

(2) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

c. Such enclosed space shall be usable solely for parking vehicles, building access or storage.

4. Fill And Manmade Alterations Prohibited: The use of fill is prohibited for structural support of buildings within zones V1-30, VE and V. Manmade alteration of sand dunes and mangrove stands within zones V1-30, VE and V, which would increase potential flood damage, is prohibited.

F. Recreational Vehicles:

1. Recreational vehicles placed on sites within zones A1-30, AH and AE must either: a) be on the site for fewer than one hundred eighty (180) consecutive days; b) be fully licensed and ready for highway use; or c) meet the permit requirements of section 11-31-060 of this chapter, and the elevation and anchoring requirements for resisting wind forces of subsection D2a of this section.
2. Recreational vehicles placed on sites within zones V1-30, V and VE, must either: a) be on the site for fewer than one hundred eighty (180) consecutive days; b) be fully licensed and ready for highway use; or c) meet the permit requirements of section 11-31-060 of this chapter, and the requirements of subsection E of this section.
3. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions. (Ord. 2007-34, 7-17-2007)

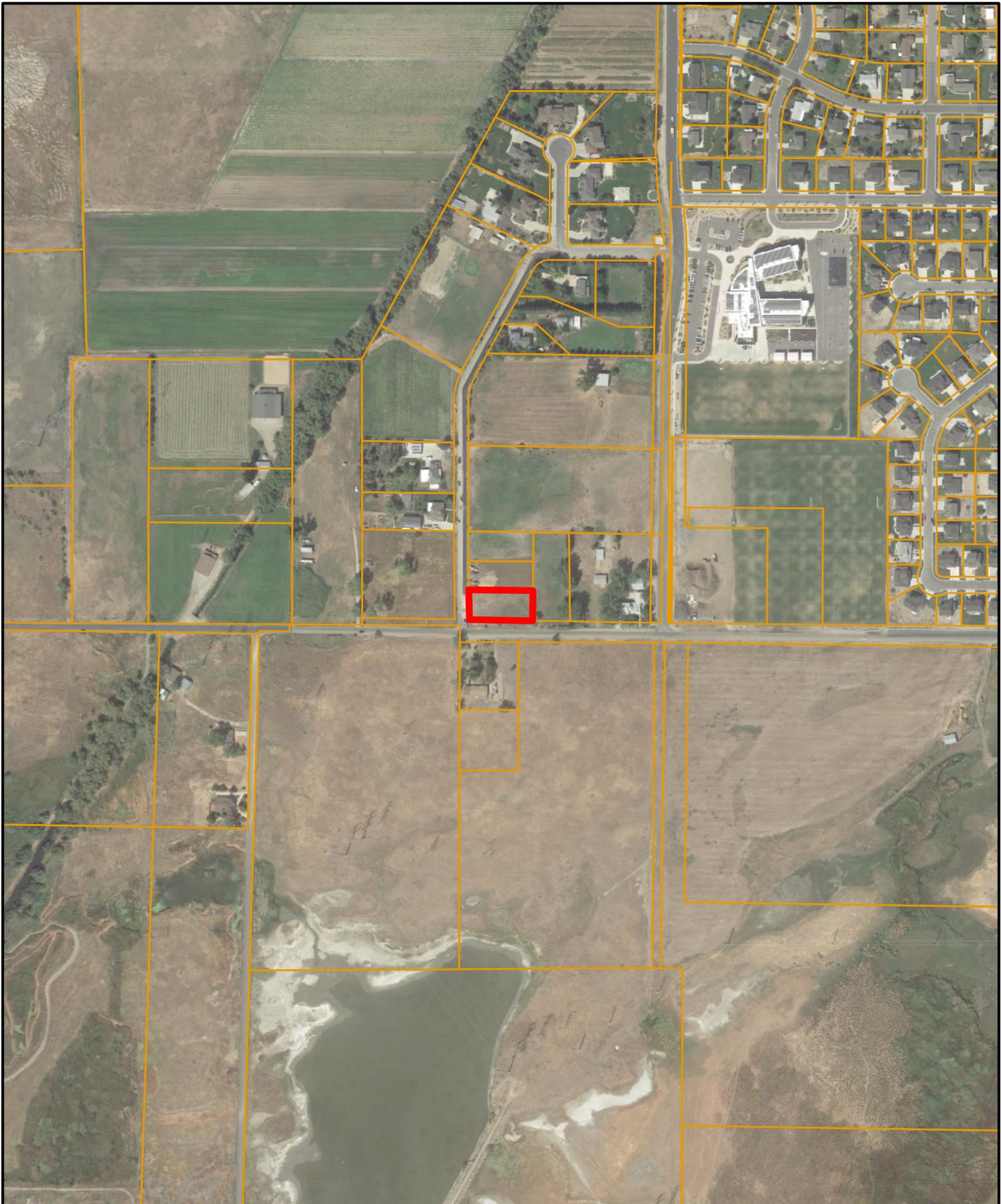
11-31-110: FLOODWAYS:  

Located within special flood hazard areas established in subsection [11-31-030B](#) of this chapter are areas designated as floodways. **All stream channels identified on the Davis County Flood Control Map are designated as floodways.** Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, encroachments, including fill, new construction, substantial improvements, **flood control structures** and other development, are prohibited unless the following requirements are met:

- A. Certification by a registered professional engineer or land surveyor is provided demonstrating through hydrologic and hydraulic analyses, performed in accordance with standard engineering practice, that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. All fill, new construction, **flood control structures** and substantial improvements, or other development, shall comply with all applicable flood hazard reduction provisions of sections 11-31-090 and 11-31-100 of this chapter.
- C. The administrator may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided the **administrator Developer** has applied for and been granted a conditional FIRM and floodway revision through FEMA, under the provisions of 44 CFR [chapter 1](#), section 65.12 of the national flood insurance regulations. (Ord. 2007-34, 7-17-2007)

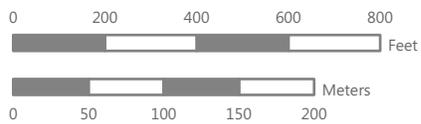
11-31-120: PENALTY:  

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of any of the provisions of this chapter shall be guilty of the penalty provisions set forth in chapter 38 of this title. (Ord. 2007-34, 7-17-2007; amd. 2016 Code)



VICINITY MAP

Parcel 08-082-0012



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.