



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

November 21, 2019



AGENDA
PLANNING COMMISSION MEETING

November 21, 2019

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

Study Session: 7:00 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:30 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.)

- 7:35 1. Minutes
2. City Council Report

SUBDIVISION

- 7:45 3. JD Tyrell/Wasatch West Contracting– (Public Hearing) Applicant is requesting a metes and bounds subdivision (lot split) creating 2 parcels, on approximately 16.08 acres of property, located at 1271 South 650 West in a LM&B (Light Manufacturing & Business) zone (S-7-19)
- 7:55 4. Ernie and Theresa Hill – Applicant is requesting a recommendation for schematic plan approval for the Theresa’s Estates Subdivision consisting of 2 lots on 2.07 acres of property located at 753 West Glover Lane in the AE (Agricultural Estates) zone. (S-12-19) Continued from: November 5th, 2019
- 8:05 5. Andrew Hiller–Applicant is requesting preliminary plat approval for The Preserve at Farmington Creek subdivision consisting of 11 lots on 5.18 acres of property at approximately 90 West 675 North in the LR (Large Residential) zone. (S-6-19)

OTHER BUSINESS

- 8:15 6. Miscellaneous, correspondence, etc.
a. Other

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

Posted November 14, 2019

Meagan Booth
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION
November 07, 2019**

STUDY SESSION

***Present:** Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Russ Workman, and Amy Shumway. Community Development Director Dave Petersen, City Planner Meagan Booth and Recording Secretary Carly Rowe. Alternate Commissioner Mike Plaizier was excused.*

Item #3 Ernie and Theresa Hill – Requesting schematic plan approval for two lots.

The commission inquired about the future of this general area with the West Davis Corridor going in and the improvements that will be needed along Sheep Road. It was suggested that the City Engineer come to our next meeting to discuss options.

Item #4 and item #6 Phillip and Natalie Hunter – Requesting schematic approval for Hunter’s Cove and recommendation on a rezone.

Both items are the same applicant so they will be heard as one item and have two motions. Next time we will see this, it will be combined with **Item #5** on the final plat, as they were able to work together.

REGULAR SESSION

***Present:** Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Russ Workman, and Amy Shumway. Community Development Director Dave Petersen, City Planner Meagan Booth and Recording Secretary Carly Rowe. Alternate Commissioner Mike Plaizier was excused.*

Item #1 Minutes

Rulon Homer made a motion to approve minutes from the October 24, 2019 Planning Commission Meeting. **Roger Child** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen presented a summary on the City Council meeting, which was held on October 29, 2019. Secondary and Accessory Dwellings in the BP Zone was approved. Plat Amendment for East Brentwood Estates Subdivision was tabled. The Moderate Income Housing Plan was approved prior to the December 1st, 2019 deadline. License agreement for parking space within the 200 E right-of-way was not approved as we do not do license agreements for that, specifically.

SUBDIVISIONS

Item #3 Ernie and Theresa Hill (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Theresa’s Estates Subdivision consisting of two lots on 2.07 acres of property located at 753 West Glover Lane in the AE (Agricultural Estates) zone. (S-12-19).

The property owners desire to split their existing parcel, located at 753 W Glover Lane, separating their existing home from the pasture property to the south, creating a two-lot subdivision. Per the attached drawing, each parcel would meet the minimum lot size in the AE Zone of one acre. However, this minor subdivision cues the requirement of improvements along Sheep Road. It is the DRC's recommendation that improvements only be required along the frontage of the existing home along Sheep Road, reserving the pastureland as an agricultural parcel to be developed at a later time.

Connie Deianni opened the public hearing at 7:31 PM.

John Sather (759 S Burlush Rd) questioned what would happen if we do put curb and gutter there, since it is county road. There is no development going in, therefore why are they suggesting to put in improvements?

Dave Petersen replied that at the end of Sheep Road, there will be a trail and the street will be turned into a cul-de-sac. Do we require sidewalk here? Members of staff are divided, therefore we advise our City Engineer to come in.

Shawn Beus told the applicants that he understands why they want to divide the lot into two and that will be handled, but it is wise to have our City Engineer at the meeting to discuss any improvements along the roads that will need to be completed.

Connie Deianni closed the public hearing at 7:37 PM.

Motion:

Shawn Beus made a motion that the Planning Commission table this item to allow the City Engineer to attend the November 21, 2019 meeting; regarding curb, gutter and sidewalk.

Rulon Homer seconded the motion, which was unanimously approved.

Item #4 Phillip and Natalie Hunter (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Hunter's Cove Subdivision consisting of 3 lots on 1.62 acres of property located at approximately 1605 South 200 East in the A (Agricultural) zone. (S-17-19).

The property owners Phillip and Natalie Hunter are requesting a recommendation to rezone 1.65 acres of property from A (Agriculture) to LR (Large Residential), and a recommendation for a three-lot subdivision. The existing A (Agriculture) zone on the Hunter property is a remnant designation and should be rezoned LR consistent with past city practices for similarly situated properties near UT-106. The property contains multiple zones therefore the property owners would like to consolidate it into one.

The minimum lot size required in the LR zone is 20,000 square feet. The lot sizes are Lot 101 (30,725), Lot 102 (23,032) and Lot 103 (20,584) respectively. Two of the lots in the proposed development will be accessed from the Farmington Foothill Subdivision as recommended by the Planning Commission.

Connie Deianni opened the public hearing at 7:55 PM.

No comments were received.

Connie Deianni closed the public hearing at 7:55 AM.

Motion:

Amy Shumway made a motion that the Planning Commission recommend that the City Council approve the zoning map amendment for 1.65 acres of property located at 1605 South 200 East.

Greg Wall seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with the surrounding properties and adjacent neighborhoods.

ZONING AMENDMENT

Item #6 Phillip and Natalie Hunter (Public Hearing) – Owner is requesting a recommendation to rezone 1.62 acre of property from A (Agriculture) to LR (Large Residential), at 1605 South 200 East. (Z-5-19)

Connie Deianni opened the public hearing at 7:55 PM.

No comments were received.

Connie Deianni closed the public hearing at 7:55 PM.

Note: the public hearing was held simultaneously with the hearing for the schematic plan

Motion:

Amy Shumway made a motion that the Planning Commission recommend that the City Council approve the schematic plan for Hunter's Cove Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The Final Plat shall address any outstanding issues raised by the DRC including all necessary requirements as found in the City's Subdivision Ordinance.

Greg Wall seconded the motion, which was unanimously approved.

Findings for approval:

1. The proposed subdivision is consistent with the General Plan.
2. The developer must follow all requirements of Chapter 30 Foothill Development Standards.

SUBDIVISION (continued)

Item #5 Todd Strong – Applicant is requesting a recommendation for Preliminary Plat approval for the Farmington Foothills Subdivision consisting of 7 lots on 3.82 acres of property located at approximately 1500 South 200 East in the LR (Large Residential) zone. (S-4-19).

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 developer provided access to the Hunter Property (Hunter's Cove) and the Planning Commission recommended the City Council approve the Schematic Plan on August 22, 2019. The City Council approved the Schematic Plan on September 3, 2019.

In consideration of the two applications for Hunter's Cove and Farmington Foothills, the property owners have decided to combine both projects into one subdivision for the Final Plat. For now, the Planning Commission is reviewing the Preliminary Plat for Farmington Foothills only. The City Council recommended, "A reciprocal access agreement be required and recorded between the development and the Hunter family" and "The private access road be consistent with city standards with respect to the vertical construction." The conditions have been included below. It is the DRC's recommendation that the two subdivisions combine for Final Plat in order for all agreements/easements to be recorded at the same time, subsequently, not delaying either project.

Motion:

Rulon Homer made a motion that the Planning Commission approve the Preliminary Plat for the Farmington Foothills Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. A reciprocal access agreement be required and recorded between the development and the Hunter family.
2. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
3. **The Planning Commission must approve the waiver of sidewalk on one side of the road, the grade of the road and all driveway grades.**
4. The private access road be consistent with city standards with respect to the vertical construction.
5. Any outstanding issues raised by the DRC shall be addressed by Final Plat.

Amy Shumway seconded the motion, which was unanimously approved.

Findings for approval:

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 Preliminary Plat as found in Chapter 3 of the City's Subdivision Ordinance.
3. The preliminary plat is consistent with the City's General Plan
4. The Planning Commission recommended the Private Road. 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.

CONDITIONAL USE

Item #7 Bacon Garage Conditional Use (Public Hearing) – Applicant is requesting conditional use approval to increase the height of a detached garage from 15 feet to 17 feet at 1909 West 475 North in the AE (Agricultural Estates) zone. (C-19-19)

The applicant withdrew this application on November 7, 2019.

OTHER BUSINESS

Item #8 Miscellaneous, correspondence, etc.

- a. Discussion Item: Visionary Home Updated Elevations**
 1. Dave Petersen showed the Planning Commission updated drawings from Visionary Homes, the Planning Commission along with City Council would like to see some balcony or outdoor seating areas. Visionary Homes and their architect are finalizing drawings.
- b. Other**
 1. **Greg Wall** said that Farmington City Planning Commission was well represented at the WFRC Planning Workshop at Davis County. **Dave Petersen** added that **Mayor Talbot** was also happy to see Farmington represented so well.
 2. Council Chambers had a new sound system installed along with new monitors in late October.
 3. **Connie Deianni** congratulated **Shawn Beus** and **Amy Shumway** on their winning campaigns for City Council. It was also communicated that the December newsletter will include a notice for two open positions on the Planning Commission.

ADJOURNMENT

Rulon Homer made a motion to adjourn at **8:17 PM**. **Roger Child** seconded the motion, which was unanimously approved.

Connie Deianni, Planning Commission Chair



Planning Commission Staff Report November 21, 2019

Item 3: Subdivision by Metes and Bounds (Lot Split) – Pack Property

Public Hearing:	Yes
Application:	S-7-19
Property Address:	Approx. 1271 South 650 West
General Plan Designation:	LM (Light Manufacturing)
Zoning Designation:	LM&B (Light Manufacturing and Business)
Area:	16.08 acres
Number of Lots:	2
Property Owner:	Bradley D. Pack – Trustee
Agent:	JD Tyrell/Wasatch West Contracting

Request: *Applicant is requesting approval for a two-lot subdivision by metes and bounds.*

Background Information

In November of 2017, UDOT acquired 33.02 acres of property from the Pack family for the future West Davis Corridor (WDC). In so doing, UDOT did not acquire a small area approximately 0.025 acres in size, or approximately 1,126 square feet in area ($79 \times 14.25 = 1,126$), where the long west boundary of which (79 feet) abuts 650 West Street (see enclosed vicinity map/subdivision plan). This small area is currently part of a much larger 16.08-acre property presently owned by the Pack's, the remainder of which, 16.055 acres ($16.08 - 0.025 = 16.055$), is not necessary for the WDC. The purpose of the subdivision application is to separate the 0.025 acres for the future WDC.

Suggested Motion:

Move that the Planning Commission approve the proposed lot split by metes and bounds subject to all applicable Farmington City development standards and ordinances.

Findings for Approval:

1. The two-lot subdivision better enables the future West Davis Corridor (WDC) and resolves connectivity/adjacency issues related to 650 West Street---and should have been purchased by UDOT in its efforts to acquire right-of-way for the WDC.
2. The subdivision will result in a 14.25-foot-wide remnant property not reasonably cable of accommodating a building/structure even though it is located in the LM&B zone which does not have a specified minimum lot size; however, the City's Subdivision Ordinance allows for remnants

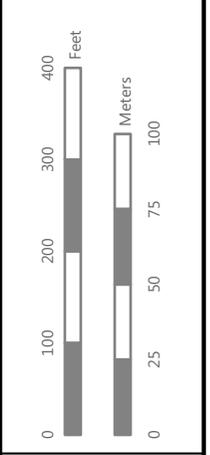
of property for public purposes, such as the WDC. Section 12-7-030 G states: "Remnants of property shall not be left in [a] subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility or public purpose".

Supplemental Information

Vicinity Map/Subdivision Plan



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 CITY
PARCEL 08-080-0096



Path: S:\GIS\PROJECTS\ADMINISTRATION\2019\Parcel650M\Parcel650M.aprx Date: 11/18/2019



Planning Commission Staff Report November 21, 2019

Item 4: Theresa's Estates Subdivision Schematic Plan

Public Hearing:	No
Application:	S-12-19
Property Address:	753 W Glover Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (PUD)-(Agricultural Estates)
Area:	2.07 acres
Number of Lots:	2
Property Owner:	Ernest and Theresa Hill

Request: *Applicant is requesting a recommendation for schematic plan approval.*

Background Information

The Planning Commission tabled this item on November 5, 2019 to allow Planning Staff to discuss the onsite improvements with the City Engineer. The Planning Commission also wanted to invite the City Engineer, Chad Boshell to the next meeting.

The property owners desire to split their existing parcel, located at 753 W Glover Lane, separating their existing home from the pasture property to the south, creating a two-lot subdivision. Per the attached drawing, each parcel would meet the minimum lot size in the AE Zone of one acre. However, this minor subdivision cues the requirement of improvements along "Sheep Road" (725 West). It is the DRC's recommendation that improvements only be required along the frontage of the existing home along "Sheep Road", reserving the pastureland as an agricultural parcel to be developed at a later time.

Suggested Motion:

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

1. The applicant, subject to City Engineer's recommendation and approval, shall install any improvements as set forth in Section 12-5-020 of the Subdivision Ordinance.
2. The pastureland is to be designated as Parcel A with a note, "To be developed in the future, in order for this to occur, the plat must be amended to designate this parcel a building lot".

3. Any development of Parcel A requires a fully improved street “Sheep Road” adjacent to the entire frontage of the lot.
4. The applicant shall address any outstanding DRC Comments.

Findings for Approval:

1. The lot split is minor and will be consistent with other lots in the neighborhood, as well as, the General Plan.
2. The minimum area and dimensions of both parcels conform to the requirements of the zoning ordinance for the district in which the subdivision is located.
3. The subdivision provides a “place marker” to guide future development of Parcel A in a manner acceptable to the city.

Supplemental Information

1. Vicinity Map
2. Schematic Plan

Applicable Ordinances

1. Title 12 Chapter 5 Section 020: Requirements for Minor Subdivisions
2. Title 12 Chapter 7: General Requirements for All Subdivisions



Planning Commission Staff Report November 21, 2019

Item 5: The Preserve at Farmington Creek Preliminary Plat

Public Hearing:	No
Application No.:	S-6-19
Property Address:	Approx. 90 West 675 North
General Plan Designation:	PPR-Public Private Recreation Open Space and or Parks Very Low Density LDR-Low Density Residential
Zoning Designation:	A-F (Agriculture) Foothill Overlay Zone
Area:	5.18 acres
Number of Lots:	11 lots
Applicant:	Andrew Hiller

Request: *Applicant is requesting Preliminary Plat approval.*

Background Information

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

As a reminder, the development is proposed as a PUD, in order to allow for flexibility in lot size and setbacks as well as to preserve natural trees and vegetation on the site. Existing access to the site is via 90 west across an old wood bridge over Farmington Creek. 90 west, owned by Davis County is not a dedicated right of way or an improved street, as well as does not meet the city width standards. The developer is proposing a new concrete bridge, which meets city and county standards for a typical municipal street while keeping the old wood bridge for pedestrian access. The applicant will work with the county to dedicate the street prior to final plat.

Suggested Motion:

Move that the Planning Commission approve the Preliminary Plat for The Preserve at Farmington Creek Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The applicant shall provide a maintenance plan acceptable to the city for the common areas, internal private streets, the wood bridge etc.
3. Davis County must dedicate 90 west as a public right of way.
4. The "remainder parcel not approved for development" will be a landlocked parcel. The intent of the parcel must be shown or land deeded to adjacent property owners prior to final plat.
5. The applicant must obtain a Davis County Flood Control Permit, which shall accommodate, among other things, long term maintenance of the dam and access.
6. Issues related to the FEMA flood plain shall be resolved prior to consideration of the final plat, which includes but is not limited to CLOMR (Conditional Letter of Map Revision) by FEMA.
7. Any outstanding DRC issues shall be address prior to Final Plat.

Findings:

1. The proposed subdivision is consistent with the General Plan.
2. The PUD preserves the unique and beautiful environmentally sensitive area next to Farmington Creek, and an existing historic building found on site.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements as found in the City's Subdivision Ordinance.
4. Access will be Improved at this location.
5. Schematic Plan approval enables Davis County to take the necessary steps as they consider the flood control permit for this application. Safety for Farmington Citizens and the protection of personal property is a top priority for the city.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments
5. Title 11, Chapter 30 – Foothill Overlay Zone



252 W

Baymen

201 W

144 W

708 N

203 W

185 W

183 W

177 W

768 N

261 W

769 N

186 W

174 W

139 W

760 N

745 N

210 W

188 W

169 W

149 W

Oakridge Drive (Allen Avenue)

183 W

718 N

749 N

751 N

217 W

213 W

203 W

183 W

717 N

712 N

706 N

703 N

651 N

652 N

648 N

638 N

630 N

180 W

657 N

656 N

671 N

638 N

670 N

Unit 1

Unit 1

Highway Street (Highway 106)

Rock Mill (25 East)

Stoney Brook (40 East)

674 N

668 N

600 N

628 N

50 E

53 W

44 W

537 N

527 W

662 N

637 N

630 N

Unit 2

Unit 3

Unit 4

Unit 5

90 West

65 W

57 W

45 W

20 E

600 North (Highway 106)

600 North

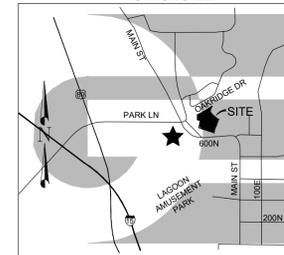
0.992 Degrees

200'

**PRELIMINARY PLAT NOT TO BE RECORDED
THE PRESERVE AT FARMINGTON CREEK P.U.D.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH**

November 2019

**VICINITY MAP
NOT TO SCALE**



BOUNDARY DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT ON THE EAST LINE OF LOT 36 BAYVIEW HEIGHTS PLAT C BEING LOCATED NORTH 00°16'50" WEST 1644.68 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 195.22 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE NORTH 71°21'22" EAST 242.32 FEET, THENCE NORTH 41°52'24" EAST 78.29 FEET, THENCE NORTH 27°47'39" EAST 169.75 FEET TO THE SOUTHWEST CORNER OF LOT 41 BAYVIEW HEIGHTS PLAT E, THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 41 NORTH 59°01'19" EAST 65.88 FEET, THENCE SOUTH 41°50'51" EAST 11.03 FEET, THENCE SOUTH 29°04'03" WEST 98.39 FEET, THENCE SOUTH 08°58'11" WEST 71.72 FEET, THENCE SOUTH 41°46'19" EAST 110.98 FEET, THENCE SOUTH 50°17'07" EAST 120.49 FEET, THENCE SOUTH 42°18'45" EAST 16.62 FEET, THENCE SOUTH 56°51'52" EAST 74.29 FEET, THENCE SOUTH 21°03'11" WEST 359.69 FEET, THENCE SOUTH 07°59'29" EAST 48.58 FEET, THENCE NORTH 68°07'30" WEST 91.85 FEET, THENCE NORTH 51°29'35" WEST 25.00 FEET, THENCE SOUTH 38°30'25" WEST 14.00 FEET, THENCE NORTH 71°41'41" WEST 300.38 FEET, THENCE NORTH 08°09'22" WEST 118.06 FEET, THENCE NORTH 06°54'19" EAST 103.19 FEET, THENCE NORTH 77°46'41" WEST 80.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 36, THENCE ALONG THE EAST LINE OF SAID LOT 36 NORTH 00°16'41" WEST 68.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5.179 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE PRESERVE AT FARMINGTON CREEK P.U.D.

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARMINGTON CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS PRIVATE STREETS AS ACCESS TO INDIVIDUAL LOTS TO BE MAINTAINED BY (NAME OF HOA) WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS AND GRANT AND DEDICATE TO FARMINGTON CITY A PERPETUAL PRIVATE STREET EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED AS PRIVATE STREET TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES AND GRANT AND DEDICATE TO CENTRAL DAVIS SEWER DISTRICT A TWENTY FOOT PERPETUAL SEWER EASEMENT CENTERED ON THE SEWER LINES TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SEWER UTILITY SERVICE LINES, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNER IN COMMON WITH ALL OTHER IN THE SUBDIVISION AND GRANT AND DEDICATE TO FARMINGTON CITY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO FARMINGTON CITY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL AND OPEN SPACE PURPOSES AND ALSO DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS _____ DAY OF _____, 2019.
BRADSHAW FARM LLC

PRINTED NAME, TITLE

SIGNATURE, DATE
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)
On this _____ day of _____, 2019, personally appeared before me BRADSHAW FARM LLC, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of BRADSHAW FARM LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or Resolution of its Board of Directors, and said _____ acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

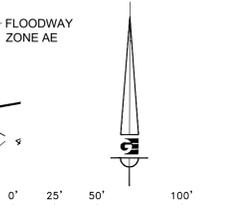
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ANDREW HILLER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON AND A SURVEY CONDUCTED BY BENCHMARK CIVIL ENGINEERING OF THE SUBJECT PROPERTY. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°16'50" WEST DAVIS COUNTY BEARING. THE RIGHT-OF-WAY OF 90 WEST STREET WAS ESTABLISHED BY DEED CONVEYED TO DAVIS COUNTY AND SINCE INCORPORATED WITHIN FARMINGTON CITY.

DAVIS COUNTY RECORDER

BOOK NUMBER _____
PAGE NUMBER _____
ENTRY NUMBER _____
DATE RECORDED _____
FEE PAID _____
DAVIS COUNTY RECORDER _____
BY _____
DEPUTY RECORDER _____

DEVELOPER
ANDREW HILLER
801-725-2474
1288 WEST ATRIUM COURT
FARMINGTON UTAH, 84025



LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 2" REBAR & CAP "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- FEMA FLOODWAY ZONE AE
- FEMA ZONE X
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- 10' STORM DRAIN EASEMENT

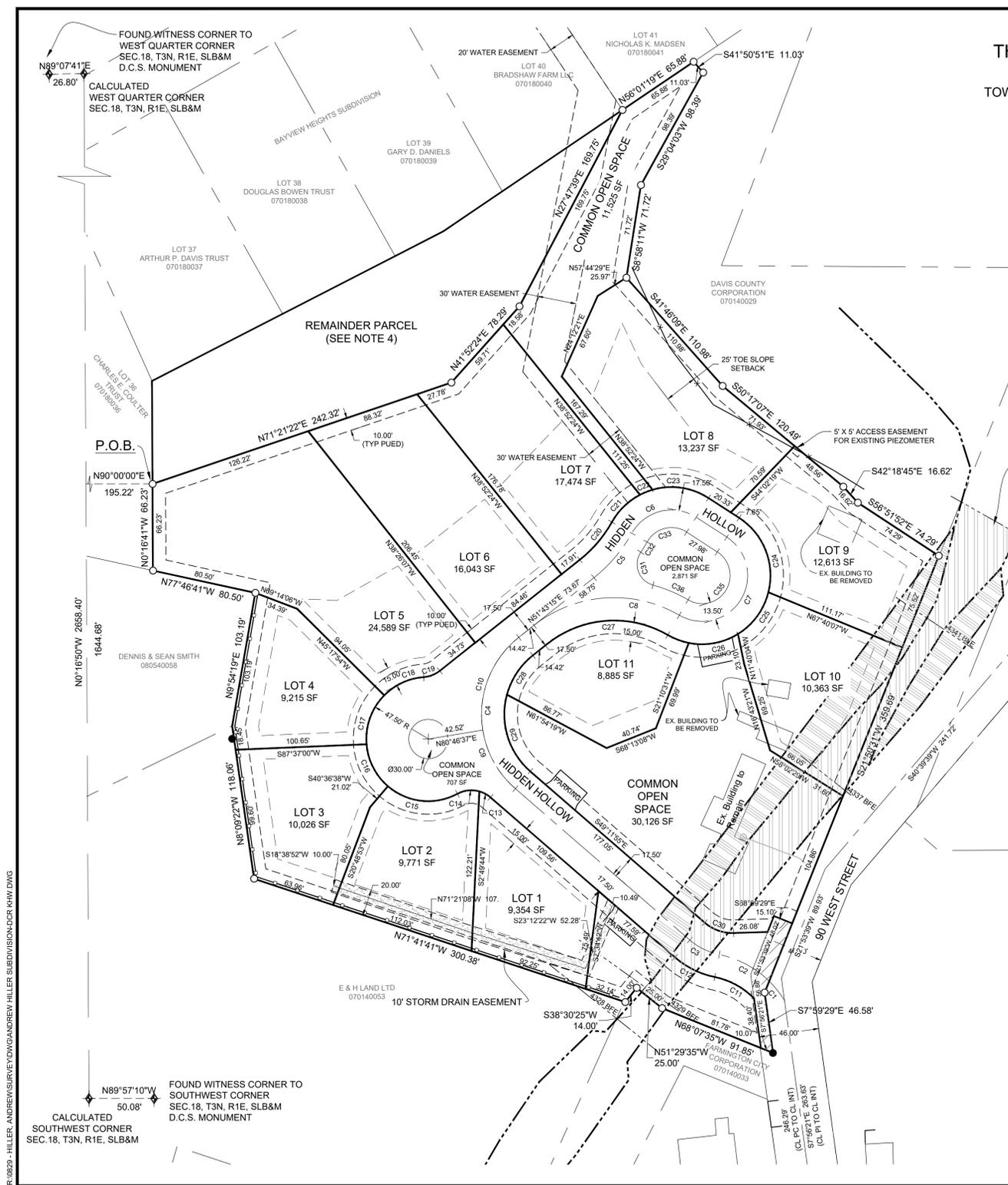
NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "AE" AND "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49011C0382E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
2. CURRENT FARMINGTON CITY ZONING A-F (THE PROPERTY IS CURRENTLY IN THE PROCESS OF BEING RE-ZONED AND THE NEW ZONE WILL BE UPDATED ON THE FINAL PLAT)
3. 11 RESIDENTIAL LOTS, MINIMUM LOT AREA - 8,885 SQUARE FEET, AVERAGE LOT SIZE - 12,064 SQUARE FEET, OPEN SPACE 33,706 SQUARE FEET.
4. REMAINDER PARCEL TO BE QUIT CLAIMED BY ADJACENT PROPERTY LOT OWNERS IN BAYVIEW HEIGHTS SUBDIVISION BEFORE FINAL PLAT APPROVAL. IN AN EVENT THAT LAND IS NOT SOLD THE AREA WILL BE INCLUDED AS COMMON OPEN SPACE AND PLAT WILL BE UPDATED ACCORDINGLY BEFORE FINAL PLAT APPROVAL.

OWNERS CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO THE RECORDING OF THIS DOCUMENT.
SIGNED THIS _____ DAY OF _____, 2019.

OWNER _____
FARMINGTON CITY ATTORNEY APPROVED BY THE FARMINGTON CITY ATTORNEY, _____
SIGNED THIS _____ DAY OF _____, 2019.
CITY ATTORNEY _____
CHAIRMAN _____
FARMINGTON CITY APPROVAL APPROVED BY THE FARMINGTON CITY COUNCIL, _____
SIGNED THIS _____ DAY OF _____, 2019.
ATTEST: _____
CITY ENGINEER _____
MAYOR _____



R:\0203 - HILLER, ANDREW\SURVEY\DWG\ANDREW_HILLER_SUBDIVISION\DCR_KHW.DWG

**PRELIMINARY PLAT NOT TO BE RECORDED
THE PRESERVE AT FARMINGTON CREEK P.U.D.**
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH
November 2019

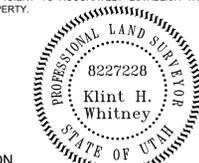
BOUNDARY DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN;
BEGINNING AT A POINT ON THE EAST LINE OF LOT 36 BAYVIEW HEIGHTS PLAT C BEING LOCATED NORTH 00°16'50" WEST 1644.68 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 195.22 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE NORTH 71°21'22" EAST 242.32 FEET; THENCE NORTH 42°18'45" EAST 18.29 FEET; THENCE NORTH 27°47'39" EAST 169.75 FEET TO THE SOUTHWEST CORNER OF LOT 41 BAYVIEW HEIGHTS PLAT E; THENCE ALONG THE SOUTH LINE OF SAID LOT 41 NORTH 56°01'19" EAST 65.88 FEET; THENCE SOUTH 41°50'51" EAST 11.03 FEET; THENCE SOUTH 29°04'03" WEST 98.39 FEET; THENCE SOUTH 08°58'11" WEST 71.72 FEET; THENCE SOUTH 41°48'19" EAST 110.98 FEET; THENCE SOUTH 50°17'07" EAST 120.49 FEET; THENCE SOUTH 42°18'45" EAST 18.29 FEET; THENCE SOUTH 56°51'52" EAST 74.29 FEET; THENCE SOUTH 21°50'31" WEST 359.69 FEET; THENCE SOUTH 07°59'29" EAST 46.58 FEET; THENCE NORTH 68°07'35" WEST 91.85 FEET; THENCE NORTH 51°29'35" WEST 25.00 FEET; THENCE SOUTH 38°30'25" WEST 14.00 FEET; THENCE NORTH 71°41'41" WEST 300.38 FEET; THENCE NORTH 08°09'22" WEST 118.06 FEET; THENCE NORTH 09°54'19" EAST 103.19 FEET; THENCE NORTH 77°46'41" WEST 80.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE ALONG THE EAST LINE OF SAID LOT 36 NORTH 00°16'41" WEST 66.23 FEET TO THE POINT OF BEGINNING. CONTAINING 5.178 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.

KLINT H. WHITNEY, PLS NO. 8227228



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE PRESERVE AT FARMINGTON CREEK P.U.D.

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARMINGTON CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS PRIVATE STREETS AS ACCESS TO INDIVIDUAL LOTS TO BE MAINTAINED BY (NAME OF HOA) WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS AND GRANT AND DEDICATE TO FARMINGTON CITY A PERPETUAL PRIVATE STREET EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED AS PRIVATE STREET TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES AND GRANT AND DEDICATE TO CENTRAL DAVIS SEWER DISTRICT A TWENTY FOOT PERPETUAL SEWER EASEMENT CENTERED ON THE SEWER LINES TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SEWER UTILITY SERVICE LINES, AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNER IN COMMON WITH ALL OTHER IN THE SUBDIVISION AND GRANT AND DEDICATE TO FARMINGTON CITY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO FARMINGTON CITY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL AND OPEN SPACE PURPOSES AND ALSO DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFORESAID PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS _____ DAY OF _____, 2019.

PRINTED NAME, TITLE

SIGNATURE, DATE
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)
On this _____ day of _____, 2019, personally appeared before me BRADSHAW FARM LLC, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of BRADSHAW FARM LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC

NARRATIVE

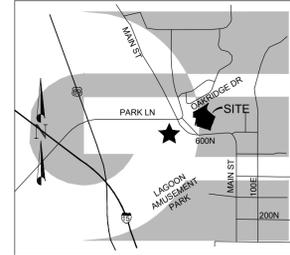
THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ANDREW HILLER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON AND A SURVEY CONDUCTED BY BENCHMARK CIVIL ENGINEERING OF THE SUBJECT PROPERTY. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°16'50" WEST DAVIS COUNTY BEARING. THE RIGHT-OF-WAY OF 90 WEST STREET WAS ESTABLISHED BY DEED CONVEYED TO DAVIS COUNTY AND SINCE INCORPORATED WITHIN FARMINGTON CITY.

DEVELOPER
ANDREW HILLER
801-725-2474
1268 WEST ATRIUM COURT
FARMINGTON UTAH, 84025

DAVIS COUNTY RECORDER

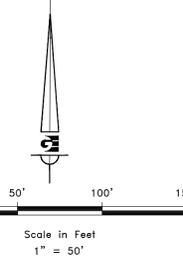
BOOK NUMBER _____
PAGE NUMBER _____
ENTRY NUMBER _____
TIME RECORDED _____
DATE RECORDED _____
FEE PAID _____
DAVIS COUNTY RECORDER
BY: _____
DEPUTY RECORDER _____

VICINITY MAP
NOT TO SCALE



LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP 'GARDNER ENGINEERING'
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- FEMA FLOODWAY ZONE AE
- FEMA ZONE X
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- 10' STORM DRAIN EASEMENT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE



NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE 'AE' AND 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49011C0382 WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
2. CURRENT FARMINGTON CITY ZONING A.F (THE PROPERTY IS CURRENTLY IN THE PROCESS OF BEING RE-ZONED AND THE NEW ZONE WILL BE UPDATED ON THE FINAL PLAT)
3. 11 RESIDENTIAL LOTS, MINIMUM LOT AREA - 8,885 SQUARE FEET, AVERAGE LOT SIZE - 12,064 SQUARE FEET, OPEN SPACE 33,706 SQUARE FEET.
4. REMAINDER PARCEL TO BE OBTAINED BY ADJACENT PROPERTY LOT OWNERS IN BAYVIEW HEIGHTS SUBDIVISION BEFORE FINAL PLAT APPROVAL. IN AN EVENT THAT LAND IS NOT SOLD THE AREA WILL BE INCLUDED AS COMMON OPEN SPACE AND PLAT WILL BE UPDATED ACCORDINGLY BEFORE FINAL PLAT APPROVAL.

OWNERS CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO THE RECORDING OF THIS DOCUMENT.
SIGNED THIS _____ DAY OF _____, 2019.

FARMINGTON CITY PLANNING COMMISSION
APPROVED BY THE FARMINGTON CITY PLANNING COMMISSION,
SIGNED THIS _____ DAY OF _____, 2019.

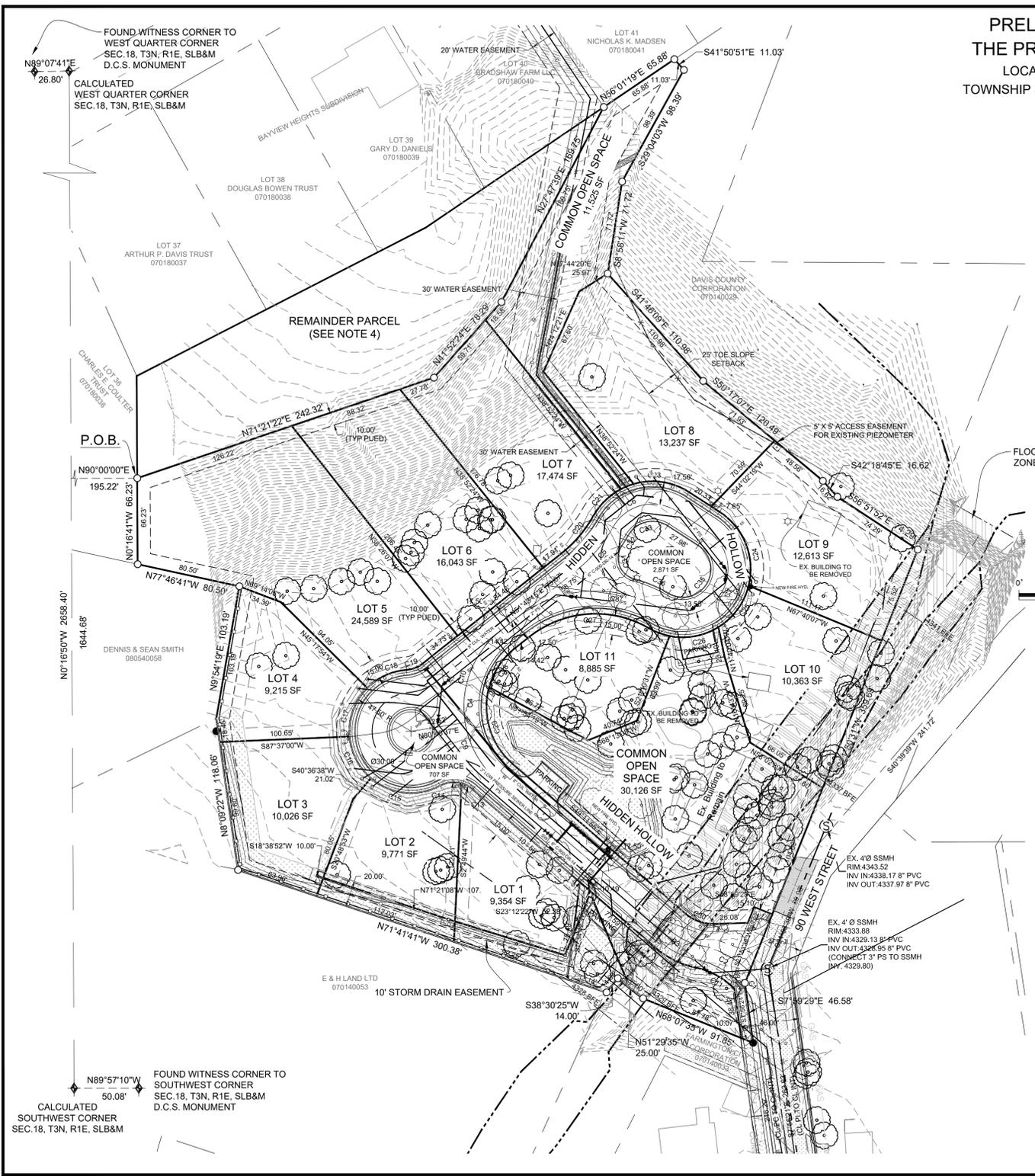
FARMINGTON CITY ATTORNEY
APPROVED BY THE FARMINGTON CITY ATTORNEY,
SIGNED THIS _____ DAY OF _____, 2019.

FARMINGTON CITY ENGINEER
APPROVED BY THE FARMINGTON CITY ENGINEER,
SIGNED THIS _____ DAY OF _____, 2019.

FARMINGTON CITY APPROVAL
APPROVED BY THE FARMINGTON CITY COUNCIL,
SIGNED THIS _____ DAY OF _____, 2019.

ATTEST:
TITLE: _____
MAYOR

ATTEST:
TITLE: _____
MAYOR



R:\0329 - HILLER, ANDREW\SURVEY\ANDREW HILLER, SUBDIVISION\DCR\KHW.DWG