FARMINGTON

HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

January 19, 2017

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA
PLANNING COMMISSION MEETING
January 19, 2017

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

Study Session: 6:30 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.)

1. Minutes

2. City Council Report

SUBDIVISION

3. Jerry Preston – Applicant is requesting final plat approval and a recommendation for final (PUD) master plan approval for the Residences at Farmington Hills Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone. (S-8-15)

4. Scott Harwood / The Haws Companies – Applicant is requesting minor plat approval for the Park Lane Commons Phase IV Subdivision consisting of 3 lots on 11.58 acres located at the northwest corner of Station Parkway and Cabela's Drive in a GMU (General Mixed Use) zone. (S-14-16)

OTHER

5. Miscellaneous, correspondence, etc.
   a. Other

6. 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 January 13, 2017

Eric Anderson, City Planner

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FARMINGTON CITY
PLANNING COMMISSION MEETING
January 5, 2017

STUDY SESSION

Present: *Chair Heather Barnum, Commissioners Connie Deianni, Alex Leeman and Rebecca Wayment, Community Development Director David Petersen, and Recording Secretary Lara Johnson. Commissioners Bret Gallacher and Kent Hinckley were excused.*

Item #3. Brian Call/Alwina Enterprises LLC – Requesting a Recommendation for Zoning Map Amendment Approval

Eric Anderson said the applicant desires to build a dental office next door to the Russon Brothers Mortuary and near Cherry Hill. In order for the applicant to do so, the property must be rezoned to a commercial type zoning. The applicant is requesting a rezone from A (Agriculture) and LR (Large Residential) to NMU (Neighborhood Mixed Use). **Eric Anderson** said a portion of the property is already designated as NMU, and a portion is designated PPR (Public/Private Recreation Open Space) in anticipation of US89 being widened; however, the City master planned for a wider swath than what would ultimately be required. Staff is recommending approval of this item as it fits with the intent of the general plan, it is consistent with what Russon Brothers Mortuary has done, and it is separated from the residential areas to the west. **Eric Anderson** also pointed out that the applicant provided a site plan, as shown in the staff report; however, it is a rough conceptual plan as it could change based on the topography.

Item #4. Scott Adamson/APHIA Holdings – Requesting a Recommendation for Zoning Map Amendment Approval

Eric Anderson said the applicant has been operating a tech company out of the old City Shop building for a few years. Previously, the building was occupied by the Public Works Department, and then CenterCal had offices there. Since the building was previously used for office purposes, the building has been a non-conforming legal use as an office. The only thing the applicant is now requesting to change is to have signs on the building; however, the A zone does not allow for it. **Eric Anderson** said staff is recommending approval of this item. The use is already there, and making the change will allow signage for the business. **Heather Barnum** asked if the applicant must still conform to the sign ordinance. **Eric Anderson** said yes, the applicant would have to conform to Title 15, which includes all the requirements for signs.

Item #5. Lance Evans/E&H Land – Requesting a Recommendation for Zoning Map Amendment Approval

Eric Anderson said the applicant is seeking to rezone RMU (Residential Mixed Use) property to GMU (General Mixed Use). He said a portion of the applicant's property is zoned GMU, and the applicant would like the whole area zoned GMU. **Eric Anderson** said a site plan has been included in the staff report. He said staff has several concerns regarding this request. He said staff's biggest concern is that when the City originally zoned the property RMU, the intention was to provide a buffer for the single-family homes of Farmington Greens and The Ranches from the intense commercial and mixed use areas. **Eric Anderson** said the site plan the applicant provided is not consistent with the original intent of the RMU zone, and does not conform to Chapter 18 of the Zoning Ordinance. He also reminded the

Chair to enter into public record the emails received by the commissioners and staff from concerned residents.

REGULAR SESSION

Present: *Chair Heather Barnum, Commissioners Connie Deianni, Alex Leeman and Rebecca Wayment, Community Development Director David Petersen, and Recording Secretary Lara Johnson. Commissioners Bret Gallacher and Kent Hinckley were excused.*

Item #1. Minutes

Connie Deianni made a motion to approve the Minutes from the December 15, 2016 Planning Commission meeting. **Rebecca Wayment** seconded the motion, which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from the January 3, 2017 City Council meeting. He said the audit report was presented and accepted. He said the report showed that City Management does a great job in maintaining fiscal responsibility, especially compared to other cities they have seen. He said the other item discussed was the general plan amendment request for the Hughes Property. City Council tabled the item as new information was presented to the Council by the applicant shortly before the meeting. The City Council wanted to have time to review the information. **David Petersen** said he did present all background information to the Council regarding the many discussions the Planning Commission had on the item, as well as the Commission's final recommendation; however, the City Council members never showed how they plan to vote. **David Petersen** also mentioned that Dan Rogers resigned from the Planning Commission, so the Mayor is looking to fill the vacancy.

ZONING MAP AMENDMENT

Item #3. Brian Call/Alwina Enterprises LLC (Public Hearing) – Applicant is requesting a recommendation for Zoning Map Amendment approval of .96 acres of property located at approximately 1875 North 1075 West from LR (Large Residential) and A (Agriculture) to NMU (Neighborhood Mixed Use) zone. (Z-6-16)

Eric Anderson showed an aerial map of the property and explained that the property being discussed was previously UDOT surplus property in the event US89 would need to be widened. UDOT has since quit claim deeded this property as surplus to the applicant. **Eric Anderson** said the general plan designation for the property is NMU (Neighborhood Mixed Use), LDR (Low Density Residential), and PPR (Public/Private Recreation Open Space, and/or Parks Very Low Density). The PPR was designated that in the event of the highway expansion took place. The applicant desires to build a dental office, but in order to do that a rezone to some kind of commercial zone must take place to allow for professional or medical offices. **Eric Anderson** said the general plan already lists the property as NMU, and the applicant is simply asking to make that change to NMU. Staff is recommending approval as it matches with the general plan designation, and it is consistent with the area as Russon Brother Mortuary is across the way from it.

Heather Barnum asked if the applicant is only asking for the rezone of the area needed for the building and the parking lot. **Eric Anderson** said it is only one parcel. **David Petersen** said when the

applicant submits a site plan the City will vacate some of the 1875 North R.O.W. to the applicant, as it will square up the applicant's property. **Eric Anderson** also pointed out that staff feels the 1875 North R.O.W. if very "squirrely" as some of the property goes into the road. He said a condition to the motion has been included that the legal description of the property must match the site plan since some of the lot lines are not clear.

Brian Call, 1013 Willowmere Dr., Kaysville, said he currently has a practiced in Farmington; however, he wants to own his own building in Farmington long term. He said he is excited to build something that will fit within the landscape of the City.

Heather Barnum opened the public hearing at 7:16 p.m.

No comments were received.

Heather Barnum closed the public hearing at 7:16 p.m.

Connie Deianni said she feels this is a great use; **Alex Leeman** agreed.

Motion:

Alex Leeman made a motion that the Planning Commission recommend that the City Council approve the zone map amendment of .96 acres of property located at approximately 1875 North 1075 West from A and LR to NMU, as identified on the attached map, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The legal description must match the site plan submitted as part of a conditional use and site plan application;
2. The City shall vacate the 1875 North R.O.W. on the north end of the subject property prior to or concurrent with a conditional use and site plan application.

Rebecca Wayment seconded the motion, which was unanimously approved.

Findings:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with the adjacent property to the north.
3. The proposed rezone and subsequent use is necessary and will provide benefit to the community.
4. The proposed rezone and subsequent use is not detrimental to the health, safety, and general welfare of the community.

Item #4. Scott Adamson/APHIA Holdings (Public Hearing) – Applicant is requesting a recommendation for Zoning Map Amendment approval of 1.22 acres of property located at 42 North 650 West from A (Agriculture) to TMU (Transit Mixed Use) zone. (Z-8-16)

Eric Anderson showed an aerial map of the area. He explained there is currently a company located in the building called Monumetric that is using it as an office space. The property is not zoned for commercial use; however, it was previously occupied by the City for offices so it was a legal non-conforming use. After the City vacated the building, CenterCal was grandfathered in as an office type use; however, neither the City nor CenterCal had signage. The applicant now wants to add a sign to the

building, but needs the property zoned commercial to do so as signs on businesses are not allowed in the A zone. The applicant is asking for the property to be rezoned to TMU; other property zoned TMU is close by to this property. Staff is recommending approval of this item as it is a good use, and it will make the property conforming and legal.

Larry Adamson, 2121 E. 3450 N., Layton, said Monumentric has remodeled the inside of the building. He said they are a fast growing tech company that intends to continue to grow. He said they appreciate any support from the City.

Rebecca Wayment asked if there are any other changes planned for the building. **Larry Adamson** said they will landscape the property in the spring, and that they have remodeled the inside to allow for room to grow.

David Petersen said the building was previously the old City shop site; however, when Legacy Highway was built, the yard to the shop site was removed. Without the yard, the City was forced to find a new location for the shop site, and the previous building fell into office use.

Heather Barnum asked if the applicant plans to stick with the example provided for the sign in the staff report, and if it will conform to the City's requirements for signs. **Larry Adamson** said yes, the sign will be mounted to the building, as shown in the staff report, and it will conform to the City's sign ordinance.

HB opened the public hearing 7:22 p.m.

No comments were received.

HB closed the public hearing 7:22 p.m.

Rebecca Wayment said she feels this is a good use of the building, and the commissioners agreed.

Motion:

Rebecca Wayment made a motion that the Planning Commission recommend that the City Council approve the zone map amendment of 1.22 acres of property located at 42 North 650 West from A to TMU, as identified on the attached map, subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant must comply with the Sign Ordinance as found in Title 15 and follow the proposed renderings attached herein. **Alex Leeman** seconded the motion, which was unanimously approved.

Findings:

1. The proposed rezone is consistent with the general plan.
2. The proposed rezone is consistent with the surrounding properties and neighborhoods.
3. The use that is already in place is legally non-conforming; rezoning the property will make it legally conforming.
4. The applicant is not expanding on their use or adding on to their building, they are only seeking to place one sign each on the side and front of their building.
5. The use that is already in place is necessary and desirable as it supplies the community with jobs and it meets the intent of Chapter 18 of the Zoning Ordinance.

6. Only those areas in close proximity and good pedestrian access to the commuter rail stop are zoned TMU; the subject property is consistent with these characteristics.

Item #5. Lance Evans/E&H Land (Public Hearing) – Applicant is requesting a recommendation for Zoning Map Amendment approval of approximately 28 acres of property located at 1110 West Park Lane from LR (Residential Mixed Use) to GMU (General Mixed Use) zone. (Z-7-16)

Eric Anderson said the subject property is currently zoned GMU, but a portion of the applicant's property on the southwest is zoned RMU. He said the original intent of the RMU was to create a buffer between the single-family homes like Farmington Greens and The Ranches from higher intensity commercial uses like Station Park. **Eric Anderson** said staff is recommending denial; the findings for denial to the motion cover the feelings and concerns staff has regarding this item. He said concerns lay with the conceptual site plan as the site plan does not fit within the design standards (the form-base code) or the regulating plan in Chapter 18 and it removes the intent of the RMU zone. Staff feels that it does not make sense to rezone the property until a site plan that will fit in the GMU or RMU zone is received.

Lance Evan, 638 Compton Rd., said he understands there is a disagreement between what they as the applicants want to see and how they are to move forward. He said their request is to add additional uses to the property that is zoned RMU. He said some of the differences from GMU to RMU are things like hospitals, lodging, retail, vehicles services, convenient stores, parking structures, and more. He said rezoning the property from RMU to GMU would allow them as applicants the flexibility they need to put together a great project. **Lance Evans** said currently, the property zoned GMU has been hindered because of the shadow cast by Cabela's, which has caused them difficulty in what uses could be placed on that property. He said the property zoned RMU borders Park Lane, which is an arterial road, and is a logical location for retail and restaurant type uses that could act as an extension to Station Park. He said they are seeking the rezone at this time because they are trying to move forward with a "full package" for the City that looks at the whole 60 acres of their property and shows the network of roads and viable uses. **Lance Evans** said they have received significant interest in high quality tenants, but these tenants would need additional services, like gas stations, retail, etc. He said it is challenging to make a full plan work with the existing zoning.

Lance Evans said he understands neighbors' concerns with a buffer from commercial uses; however, they will be relocating gas lines to the west property line. With the easements over the gas lines, and the 80' R.O.W. for the D&RG trail, an approximately 175' buffer would be provided. He feels that would be an adequate buffer for the seven closest single-family homes. **Lance Evans** said he recognizes their current site plan will not work; however, he said it is a starting point. He feels having the rezone will allow them to better look at and solve the issues around the site plan. He said in reviewing the staff's findings for denial four of the six findings were based on the conceptual site plan. **Lance Evans** said he feels the rezone itself should be discussed, and then the site plan should be discussed and revised once it is approved. He said there are many designs that will better address the ordinance, but in order to achieve those designs, the rezone must happen.

Lance Evans expressed frustration in the development process, as everyone in the process wants everyone else to be the first move. In reference to the findings for denial, he said he feels what they are requesting is consistent with the general plan and with the surrounding properties to the east. He said they would like the opportunity for the rezone so they can continue what has been done with Station Park by providing similar services.

Heather Barnum asked if the applicant is willing to entertain the idea of only rezoning a portion of the RMU property to better retain a buffer for the nearby single-family homes. **Lance Evans** said only rezoning a portion would still be challenging to line up all that is needed. He said the great part about the GMU zone is it still allows for RMU uses; however, rezoning the property to GMU will allow better flexibility to be creative in the design and location of the buildings. He said they are pushing to have the GMU zone closer to Park Lane.

Heather Barnum opened the public hearing 7:37 p.m.

Heather Barnum said three emails were received from residents stating they were not in favor of amending the RMU zone to GMU. These emails were entered into the record.

Bryan Duncan, 1413 W. Citation Dr., said his property abuts open space in the Farmington Greens neighborhood. He said he does not have concern with the zoning of the property proposed by the applicant, and is more in favor with the GMU zone. He said his concerns are with the property remaining RMU, which allows for high-density housing, as it relates to the Farmington Greens neighborhood and the water drainage of it. He said since the high-density homes have been built on 1100 W. his backyard has turned into a swamp. He said he knows there is current litigation with the City regarding the open space he abuts, but he expressed frustration that so much of the storm water is retained on the single-family home's property, which is causing extreme mosquito problems. He said he feels if the property was rezoned to GMU, the retail developer may better address their storm water, and the City can put more pressure on the developer to have a pond on site to manage the water flow, like the new University of Utah Hospital facility.

Wendy Rasmussen, 1233 W. 175 S., said she lives in the neighborhood adjacent to the current RMU zone. She said she is greatly opposed to rezoning the property to GMU. She said when the City Council amended the ordinance to allow for 3 story buildings in the Henry Walker Homes development, an 80' buffer was included, which sounded like a lot of room. She said when she walks down the trail, the high density buildings feel very close to the trail. She said the intent of the RMU zone was to have space between the single-family residential neighborhoods and the commercial area. She said she feels Park Lane and Clark Lane allows for a natural divide line between residential mixed use and commercial, but is frustrated that commercial may creep into the neighborhoods. She asked that the Planning Commissioners follow staff's recommendation to deny this item.

Mark Evans, 2001 N. 1210 W., Pleasant Grove, said this property has been in the Evans family since the 1800s. He said the Evans family loves Farmington, and want to continue their family legacy. He said they want to build a quality development that will continue the value Station Park has brought to the City. He said they as the developers will conform to all the codes in Chapter 18, and will continue to work closely with the City. He said their original plan was to move the gas line to the west property line, which will require an addition 50' buffer in addition to the trail's already 80' buffer. **Mark Evans** asked that the City support them by taking the first step to rezone the property to GMU, and they will continue to work on creating a site plan that will meet the City's requirements. He said rezoning the property to GMU would allow them the flexibility they need to create that site plan.

David Rathburn, 81 Churchill Downs Dr., asked the commissioners to preserve the RMU zone as it is. He pointed out that the applicant is seeking a rezone of the property to allow for needed "services" that high quality tenants need; however, he feels Station Park already fills those needs. He said he does not feel this rezone would just affect the seven adjacent single-family homes, but all the residential neighborhoods. He feels it would change the whole perception of the west side neighborhoods. He said if the property were to be rezoned, he asked that the Planning Commission wait to understand what the property is being rezoned for and not just waiting for whatever the applicant chooses to bring forward.

Diane Walcott, 1509 Citation Dr., said she does not have a preference if the property is zoned RMU or GMU, but asked that water drainage be addressed. She said currently, there is so much standing water on their properties, and the mosquitoes are awful.

Hanna Scott, 176 Longhorn Dr., said she is very opposed to the rezoning of this property as the property is adjacent to their home. She said she feels rezoning the property to GMU would be an increased risk for moms and dads allowing their kids outside or on the trail as it would be next to a commercial building. She said she went around her neighborhood (which borders the Evans property), and a lot of people were opposed. She said every resident that answered their door signed a petition against the rezoning of RMU to GMU; 22 signatures were collected. She said she, and her neighborhood is greatly opposed to the applicant's request, as it would impact their neighborhood. She provided the signatures to the Planning Commission to enter into the record.

Steven Lamburt, 246 Limousine Ct., said he does not know how the rezone would affect the seven adjacent properties; however, he requested a large buffer remain. He said the applicant mentioned 175' buffer would be provided, and he said he knows that feels like a lot, but he does not think it is enough. He said the trail is right next to his playground in his backyard, and he can hear trail users conversations. He feels having commercial property backing the trail will greatly increase the noise, and 175' will not seem like a large enough buffer zone. He said he is not interested in what the zone is, or what is built as long as there is a significant buffer space to the residential neighborhoods.

Heather Barnum closed the public hearing 7:48 p.m.

Rebecca Wayment said she has lived in Farmington long enough to remember when the west side of the City was all horse and agriculture property. She said a lot has changed since that time, for better or for worse, but that she believes that it is part of growth. She said she feels there is a reason for a RMU buffer zone. She said she hears the applicant's concerns that some potential tenants may be driving the request for a zone change, but **Rebecca Wayment** said there needs to be more understanding before the City will approve the change. She expressed concern that changing and getting rid of residential buffers for an unknown entity that could come in is like putting the "cart before the horse." She said she would rather know what the City is looking at with regards to a viable site plan that may show the location of office space, retail, high-density residential, etc. versus blindly looking at the rezone. **Rebecca Wayment** said she might not be opposed to the rezone; however, she cannot feel comfortable considering it without an accurate site plan. She said she could not blindly say there is no need for a buffer when she wants to ensure the residents are well protected, and that this development is a win for them. **Rebecca Wayment** said before she is comfortable approving the rezone, she would like to see a site plan showing what tenants may want to do while mirroring that with the general plan.

David Petersen said in previous developments, like Spring Creek, Burke Lane, The Avenues at Station Park, and more, citizens always come out to express concern regarding the buffer or transition areas between commercial or high-density housing and residential neighborhoods. He said it is very important to the residents in the City.

Alex Leeman said the applicant mentioned there are services that could not be provided to potential tenants in the RMU zone. He asked what they want to do that cannot be done in the RMU zone. **Lance Evans** showed the Commission the GMU zone on the aerial map and explained office uses may not be hurt by being located behind Cabela's. Those office uses would bring high-quality jobs to Farmington, and would require additional services. **Alex Leeman** asked services could not be done in the RMU. **Lance Evans** said the GMU would provide more flexibility with services that an office building would use, and having those services will further bring those tenants in. Some of the things not allowed

in the RMU zone are furniture stores, grocery stores, niche market stores, etc. He said many tenants are not willing to look at the area with it currently zoned RMU. He said that is why they are requesting the rezone without a site plan. He said he feels this zone change will allow them the flexibility they need to put the project together. **Alex Leeman** said he understands that zoning changes may be made in the abstract; however, making a zoning change could also give a developer a blank slate to do whatever they want. He said he understands that they may want an office space with a gas station service, but once a rezone is granted, a developer could do anything they want. He said without having more specifics, he said he is very hesitant to grant a zone change because of the blank slate it gives the applicant. **Lance Evans** asked what things that are allowed in the GMU that are not allowed in the RMU make Commissioner Leeman uncomfortable. **Alex Leeman** said all the allowable uses in the GMU currently make him uncomfortable, like hotels, entertainment, hospitals, etc. He pointed out that is currently why the property is zoned RMU on the general plan. **Lance Evans** expressed frustration that some of the uses they are considering, like restaurant pad sites, specialty retail stores, vehicle services like gas stations or car washes, would all be something the community could use. He expressed frustration that concerns like water drainage and mosquitoes cannot even be addressed at this point. He said they are trying to move the process along.

Alex Leeman said his current concern with the site plan is it looks as though there is a strip mall backing a residential neighborhood. He said he has concerns with the site plan as that was what accompanied the application to the City. **Lance Evans** said they are working to conform to Chapter 18, and pointed out that the project would not be approved it they didn't conform. He expressed frustration that many tenants will not discuss the project with them with this property currently zoned RMU. He said if they bring in a large office complex that would have a campus of approximately 2,000 workers, they will want amenities close by so they can quickly go back to work. **Alex Leeman** asked what amenities. He said if employees are wanting a place to eat, that's ok, but that isn't what is being asked. He said he does not have a problem making some changes to the area for a site plan, but he does not feel comfortable making a whole zone change for the area. He said granting this zone change would give the applicant too much ability to do things the City may not be comfortable with having next to residential neighborhoods.

Mark Evans asked the Commission what would be an acceptable buffer. **Alex Leeman** said the acceptable buffer is the RMU zone as it currently stands. **Mark Evans** asked the Commission if they are comfortable with the elevation of the townhomes. **Alex Leeman** pointed out that it is a residential use, which is different from the retail pad they would be allowed to do if the property is rezoned to GMU. He said residential use is currently what is authorized for the RMU zone; although he pointed out that it seems the applicant is saying they won't do that. **Mark Evans** said it is frustrating because with a commercial zone, the gas line would be moved to the west property line, which would put a larger buffer than if residential was put in right along the trail.

Alex Leeman said he feels the applicant may be asking for more than he may need. He said he feels he may have better luck asking for a portion of the area to be rezoned with more specifics at what they are considering, than asking for the entire area to be rezoned. **Mark Evans** expressed frustration that they cannot get more specifics without getting the property rezoned. **Alex Leeman** pointed out that the zone change is discretionary; however, the recommending body typically feels what is appropriate for the area when it is presented with a site plan.

Connie Deianni said there are many uses that are allowed in the RMU zone, but she feels what can be done there is all on a smaller scale. She said, for example, a large 50,000 sq. ft. buildings might not be allowed there; however, she feels that is not what the neighborhood wants. She said she is not opposed to rezoning a portion of the property, but is not comfortable recommending a rezone without knowing what will be there. She said she realizes the problem the developers are facing; however, the

RMU property is protecting the quality of life for the neighborhood so they do not have a big box building in their backyards.

Rebecca Wayment said she wants to be clear to the applicant that she does not want to stop development on the property. She does feel, however, that if the applicant wants to include something like a gas station (an unallowable use in the RMU zone), he needs to request a specific area in the RMU zone to be rezoned to allow for it in lieu of asking for the entire property to be rezoned. She said she feels all the commissioners would still like to see some kind of buffer for the neighbors. She would like to see a full site plan come back before considering the rezone of the property.

Heather Barnum asked staff about the residents' concerns regarding drainage. **David Petersen** said the residents asking about drainage are from the Farmington Greens subdivision. He said there is 25 acres of open space where they are having mosquito problems, and the residents are worried about the drainage problem compounding. He said the City has plans for the area. The City owns the 25 acres of open space because the HOA abandoned it by not paying property taxes on it. The City felt like it would be a great place for a detention basin, but that many of the residents in the neighborhood expressed concerns with doing so. He said that detention basins typically remain dry; it will fill up for a time after a storm, but will then become dry again. **David Petersen** also said that a detention basin would also allow for a better trail system, which would provide a way for mosquito abatement trucks to access the property for a more detailed spraying. He said as it stands the mosquito abatement trucks cannot access most of the property to address the problem. He said he feels opposing residents may not have been educated about what the City wants to do and why. **Heather Barnum** asked for a time line on when the City hopes to complete the detention basin. **David Petersen** said right now the City is working with the Army Corps of Engineers to obtain approval on consolidating the wetlands. He said a large detention basin, like what is being discussed, could also assist the Evans' property with their storm water drainage. If the Evans' cannot retain water at the detention basin being discussed, it could impact their site plan because they would have to contain the water on site.

Motion:

Connie Deianni made a motion that the Planning Commission recommend that the City Council deny the zone map amendment of approximately 28 acres of property located at approximately 1110 West Park Lane from RMU to GMU, as identified on the attached map. **Alex Leeman** seconded the motion, which was unanimously approved.

<u>Findings for Denial:</u>

1. While the proposed rezone may be consistent with the general plan, the proposed conceptual site plan is not, because it does not "include features, characteristics, and design components that will encourage pedestrian travel and will discourage the need for large, open parking areas" as set forth in the General Plan, and further specified in Chapter 18 of the Zoning Ordinance.
2. The proposed rezone is inconsistent with the surrounding properties and neighborhoods, and would not provide an adequate buffer as was originally intended when the RMU zone was designated for the subject property.
3. Whether the property is zoned RMU or GMU, the current proposal would most likely be denied because it does not conform to either Chapter 18 or the Regulating Plan; therefore, the applicant would have to alter his site plan regardless of the RMU or GMU zoning designation. Rezoning this property without knowing what the ultimate site plan for this property may be premature.
4. Although the current proposed conceptual site plan would likely be denied, the proposed rezone would allow for a future high intensity commercial development that *does* conform to

the parameters set forth in Chapter 18 to be built within 200' of the nearest existing home within the Farmington Ranches Subdivision.

5. There are several stop gap measures intended to create a walkable and vibrant mixed-use district within the City's form-based code (as found in Chapter 18) including the Regulating Plan, large-footprint building restrictions, and block size requirements. However, the City's zoning powers are the strongest regulatory mechanism available to ensure that this area develops according to the City's vision for the mixed-use district.
6. Staff may be comfortable with a reduction of the RMU zone for the subject property in the future, but is not comfortable with removing this entire zoning designation for this property at this time.

ZONE TEXT AMENDMENT

Item #6. Farmington City (Public Hearing) – Applicant is requesting a recommendation for Zone Text Amendment to Chapter 18 of the Zoning Ordinance including the Regulating Plan and related increase of block size in the OMU zone, and the removal of large footprint retail as a permitted use in the mixed use zones. (ZT-6-16)

Eric Anderson in this item is a three-part motion. First item (A) is that in November of 2016, an OMU property owner held a charrette, which hired Urban Design Associates (UDA) out of Pittsburgh. One of the recommendations from UDA was to the regulating plan. UDA suggested that instead of one major spine road cutting through the middle of the OMU district, the City amend the regulating plan to allow the major road on the edge of the eastern portion of the OMU district and that another more minor road form the western edge. He said this would result in larger blocks, more akin to the block sizes in Salt Lake. The UDA said this would allow for more internal road and parking in the center, and better use of office space and retail along the outside of the block. Staff is making the recommendation to amend the regulating plan for only the OMU zone; however, staff is also recommending the item be tabled until the Project Master Plan is received. **Eric Anderson** said similar to the last item in that the City does not typically rezone a property until there is a reason to do so, the City also does the same with not wanting to amend the regulating plan until the Project Master Plan is received so both items can be reviewed concurrently. **Eric Anderson** said bringing the item forward now allows the City to start the "pending legislation" process, which gives the City more control over potential applications that may come in the future, but do not fit in with the ultimate plans for this district.

Eric Anderson said the second item (B) is related to the block size of the new regulating plan. As he previously stated, UDA requested the City increase its block size. Again, staff is recommending tabling the item until a Project Master Plan is received, but that bringing the item forward now will start the "pending legislation" process.

Eric Anderson said the third item (C) is removing the provision allowing for large footprint retail buildings (as defined as greater than 20,000 sq. ft.) in the mixed use districts. He said the reason for this was that big box retail does not fit well in the form based code. Consequently, when UDA held the OMU charrette in November, UDA independently arrived at the same conclusion, and recommended that the City not allow for big box retail in the OMU district. **Eric Anderson** said if a developer does wish to pursue a big box building that exceeds 20,000 sq. ft., Section 114 is an option, but requires the applicant to enter into a development agreement with the City in order to deviate from the standards as set forth in Chapter 18. He said this gives the City more control than having buildings greater than 20,000 sq. ft. listed on the use table in Section 11-18-070.

Rebecca Wayment asked for clarification on the staff report as it states the developer cannot exceed 20,000 sq. ft. unless they have smaller tenants occupying one big building. **Eric Anderson** said there could not be a single user in a building that exceeds 20,000 sq. ft.; however, something like Station Park where some buildings are larger than 20,000 sq. ft., but are broken up so not one user occupies the space is allowed.

Rebecca Wayment asked if the block change to allow for side streets would open up the possibility of unused space in the middle of the blocks. **Eric Anderson** said that concern is one of the reasons why the developer would have to show the site plan and entire Project Master Plan for the area before the City approves the change to the block size. He said the City wants to know what they will be doing for this site. He said from that point, the developer would have to follow the Project Master Plan, or request to amend it, but that it would be a discretionary decision.

Heather Barnum opened the public hearing at 8:26 p.m.

Lance Evans, 638 Compton Rd., asked which zones would be affected by the change for large footprint buildings. **Eric Anderson** said the change would apply to every mixed-use zone. **Lance Evans** asked the commissioners if they could name a store they have frequented that is 20,000 sq. ft. or less during the last holiday season. He said these are very small buildings, and are not typically where people shop. He said he cannot think of a retailer that is smaller than 20,000. He feels making this change adds extra hoops a developer has to jump through, and will have a huge impact on the development community. He said he feels the City has other ways to control big box retail, and he does not think the City should put forth an arbitrary size like 20,000 sq. ft. without considering what stores the City may or may not be including.

Heather Barnum opened the public hearing at 8:29 p.m.

Alex Leeman asked staff to explain what is entailed in Section 114. **David Petersen** said this is kind of like the planned unit development section of Chapter 18. He said a developer can work with the Planning Commission to create a site or concept plan, and if it is acceptable, the City and developer can enter into an agreement to potentially deviate from standards. **Alex Leeman** asked if the City has done anything like this before. **David Petersen** provided numerous example where this was applied, including Farmington Crossing. He explained after field trips, display boards, and more, the City entered into a Master Development Agreement for the whole project. He said the developer did not receive his rezone until his first condo project as he was not interested in that until the Planning Commission and City Council were comfortable with the project first. **David Petersen** said another example is CenterCal with its creation of Station Park. He said Station Park went through several concept plans for 64 acres. He said the zoning of the 64 acres did not allow for what the City wanted to do, but that it was not until 2-3 years later that the applicant asked for a rezone until common ground was found to make the site great.

David Petersen also explained that Rich Haws, with The Haws Companies, also did the same. Mr. Haws owns 73 acres, including the red barn complex and Park Lane Village. He said Mr. Haws tried hard to follow Chapter 18 in his Project Master Plan. He said if a store like Cabela's wanted to come in after the provision for large footprint buildings is removed, it could still come in by development agreement in Section 114. **David Petersen** said Mr. Haws worked with the Planning Commission and City Council to get to a comfort level, like the previous two example, prior to memorializing a development agreement and rezoning the property. He said he can think of a handful of other developments that have followed the same process, including what is being considered on this item. The applicant hired UDA to help the City get comfortable, and they are also using Section 114 to come in and work with what they would like to happen.

Alex Leeman asked what additional steps a developer would have to take under Section 114. **David Petersen** said a developer comes with a master plan to memorialize it with the City. He said with an applicant, a developer does not usually request a zone change right away, but brings in land use planners and experts to help the Planning Commission get to a comfort level with the development. He said this seems to be much of the pattern for success in development in the City.

Alex Leeman asked if the change is simply stating the City would like to see each building exceeding 20,000 sq. ft. on a case by case basis. **David Petersen** said yes; after the UDA charrette, UDA highly recommended the City remove big box retail if the City wants to allow mixed-use zones to be true mixed-use. He said the City has expressed concern of becoming like Layton, West Valley, American Fork, and others that have a lot of big box retail. He said the City feels it is a marketing advantage. **David Petersen** said the City may max out at approximately 29,000 people, and the City is concerned it may not be able to sustain big box retail over time as it cannot compete with other larger cities that can continue to add rooftops. He said the City needs to offer a niche market to be competitive, so that is why it is opting to find more creative developments. He said if a big box retailer is wanting to come to the City, the city wants it to be done right to ensure it is successful and not just a vacant building some years down the line.

Rebecca Wayment said in reviewing the proposed motion, she is okay tabling the first two items discussed (A and B) as she would like to see the concept plans. In regards to the third item (C), she said she likes that Section 114 is an option for developers to pursue things that may not be allowed, but that might work perfectly for that area. **Alex Leeman** agreed, he said initially he was not in favor of removing the 20,000 sq. ft. building provision, but he now understands that Section 114 is like a commercial PUD in that a site plan and more information is needed up front prior to approval. **Heather Barnum** said she is also in favor of it, and pointed out that more businesses are moving to smaller versions of their stores compared to their previously large stores, like Cabela's.

Motion:

Rebecca Wayment made a motion that the Planning Commission table (A) and (B), which is the amendments to the regulating plan and related block sizes in the OMU zone until that time that a PMP can be concurrently reviewed and approved by the City, and that the Planning Commission recommend (C) to the City Council to approve the proposed zone text amendment to Section 11-18-070 as written in the staff report. **Connie Deianni** seconded the motion, which was unanimously approved.

<u>Findings:</u>

1. Amending the Regulating Plan and related block size at the time of Project Master Plan provides the City with more detailed information as it relates to the plan for the area.
2. By posting the public hearing and tabling items (a) and (b), the City initiates the process of amending the Regulating Plan and Section 11-18-040 and it starts the "pending legislation" process, giving the City more control over potential applications that may come in the future, but do not fit in with the ultimate plans for this district.
3. Amending Section 11-18-070 to remove large footprint retail buildings as a possibility allows the City more control over big box retail and whether or not to approve it. Currently, any big box retail can come into the mixed use district as long as they follow Section 11-18-070.
4. Staff feels that large footprint retail is antithetical to the purpose and intent of the form based code that governs the mixed use district, which is to "*encourage a diversity of*

uses that can respond to market forces while being consistent with a design that promotes a transit and pedestrian-oriented pattern of development."

5. If an applicant were to propose a large footprint retail building that the City desired, the applicant could potentially invoke Section 114 and deviate from the standards of Chapter 18 and receive approval for their building. In that circumstance, the decision to enter into a development agreement and allow the use of Section 114 would be purely legislative, and thus, largely discretionary.

Item #7. Miscellaneous: a) Wasserman Shop in a Side Yard – 734 North 2000 West – AE Zone

Eric Anderson said the applicant previously had an emergency come up so he could not attend the last Planning Commission meeting to answer the Planning Commission's questions, so the item was tabled. He said the applicant is here tonight to answer those questions. He said the information in the staff report is the same that was previously included; however, the applicant has provided elevations for the detached garage.

Heather Barnum asked for clarification on if this is a shop or a storage area for an RV. **Eric Anderson** said the information the applicant provided says "shop," but the Commission can ask the applicant to clarify.

Troy Wasserman, 734 N. 2000 W., clarified that this is not a shop, but a dry storage area for a RV and trailer. He said the paint of it will match the color of his house as much as possible.

Connie Deianni asked if is a steel building that will be painted to match his house. **Troy Wasserman** said yes, it comes painted directly from the factory.

Alex Leeman said the way the code is written it states that an accessory building can be approved if it is an architecturally compatible structure. He said he feels that is a vague term, but said the provided elevations cause him some concern. He is worried how a large steel building will look next to his home. **Troy Wasserman** said the reason why he went with streel was to ensure it can withstand the 150 mph Farmington winds. **Alex Leeman** explained that the code allows a property owner to build whatever type structure in the back of their home; however, if the structure encroaches on the side yard, it has to be compatible with the visual style of the home. **Troy Wasserman** feels the pictures do not adequately show how nice the structure will be.

Rebecca Wayment said when she built their accessory building in their side yard they matched the siding to the same color of the house, matched the roofline to the house, and made it look like an extension to their home. She explained that many people have stated their accessory buildings will match the architecture of their home, but then, unbeknown to the City, a large steel building has been built in its place. She said she appreciate that it will be painted; however, she expressed concern that the accessory building will be the first thing you see before the home. She asked if the roofline will be the same size as the 3-car garage. **Troy Wasserman** said the structure's roof will be 3/12, and that it will be metal.

Heather Barnum asked for clarification on the exterior of the structure, and if it would be made entirely of steel. **Troy Wasserman** said it is a pole barn with the exterior as steel. She asked if the garage on the structure will match the garage color of the house. **Troy Wasserman** said yes, it will match. **Heather Barnum** asked for the height of the building. **Troy Wasserman** said the door will be approximately 13' high so the structure may be approximately 15' high. **Heather Barnum** asked if there are any other steel sheds in the neighborhood. **Troy Wasserman** said there are not any in his cul-de-sac,

but others have much larger sheds in their backyards. He said his will mostly be in his backyard; however, about 5-8' of it will be on the side of his yard. He said he has talked with his adjacent neighbors, and they do not have any complaints regarding it. **Alex Leeman** asked what will be the roof color. **Troy Wasserman** said it will be the same roof color as his house. **Rebecca Wayment** asked for clarification that it will be a metal structure that will be painted to match his home. **Troy Wasserman** said yes, he wants the shed and home to be uniform.

David Petersen said the site plan provided to the Planning Commission shows a 5' setback on the side of the home where the structure will be located. He explained side and rear setbacks, including the side setback needing to be 10'. He explained that staff can grant a variance of up to 25% allowable setback, which would decrease the setback to 7 ½'. He said if the Planning Commission approves the item, staff can grant that, but to do so, the applicant could receive sign offs from neighbors of the site plan. **Troy Wasserman** expressed concern with the setback being more than 5' as that was what he was told was the requirement. He explained he has built a rock wall adjacent to the exact location where the structure will be built. He and **David Petersen** discussed different ways to shift the structure to make the setback work.

David Petersen explained to the applicant that the he feels the Planning Commission is concerned that the structure will be built, and the neighbors may be surprised and concerned that it is metal. He explained that has happened in the past. He said the Planning Commission may feel more comfortable approving the structure if the neighbors sign off on the elevations and site plan. **Heather Barnum** said she likes the idea of the applicant obtaining a sign off from neighbors.

Connie Deianni asked if a condition to the motion could be included that the structure and the house must match. **Eric Anderson** said yes, a condition to the motion could be included. **Rebecca Wayment** advised the applicant to take the right elevations to show the neighbors. **Alex Leeman** agreed, he explained he was first bothered that all the homes in the applicant's area are tan and brown, but the elevations he provided was white and grey. **Heather Barnum** also said she likes that the garage will match with the existing garage color.

Alex Leeman asked which neighbors should sign off on the structure. **David Petersen** said an applicant usually receives sign-off approval from the adjacent neighbors. **Rebecca Wayment** asked if the applicant then shows staff that neighbors have signed off. **David Petersen** said yes, the applicant must show the sign off prior to receiving his building permit. The commissioners decided the neighbor adjacent to him on the side where the structure will be located, as well as the three neighbors in the back must sign off on the site plan totaling four signatures. **Alex Leeman** suggested the requirement of the four affecting neighbors' signatures be included as a condition to the motion.

Motion:

Alex Leeman made a motion that the Planning Commission approve the detached accessory building placement that encroaches in the side yard of the applicant's property, subject to all applicable Farmington City ordinances and development standards, including the setbacks we discussed, and the following conditions:

1. The applicant obtain approval from the 4 adjacent property owners, as discussed;
2. The paint colors of the structure match the existing home or the walls, the roof, and the garage door.

Rebecca Wayment seconded the motion, which was unanimously approved.

Findings:

1. The subject property is oddly shaped and building a shop to the rear of the dwelling would prove difficult.
2. The proposed structure is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
3. The location provides or will provide 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.
4. The proposed structure is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
5. All requirements as set forth in Section 11-10-040(a) will be met during the building permit review process, including applicable setbacks, required separation from the main building, etc.

ADJOURNMENT

Motion:

At 9:18 p.m., **Rebecca Wayment** made a motion to adjourn the meeting, which was unanimously approved.

_____

Heather Barnum
Chair, Farmington City Planning Commission

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

NOTICE AND AGENDA
FARMINGTON CITY COUNCIL WORK SESSION

NOTICE is hereby given that the Farmington City Council will hold a work session on **Tuesday, January 17, 2017, at 6:00 p.m.** in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The agenda will be as follows:

1. Discussion Points for the Mixed Use District

DATED this 12th day of January, 2017.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd
City Recorder

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, prior to the meeting.

Posted 01/13/2017

160 S MAIN • P.O. BOX 160 • FARMINGTON, UT 84025
PHONE (801) 451-2383 • FAX (801) 451-2747
www.farmington.utah.gov

Planning Commission Staff Report
January 19, 2017

Item 3: Final Plat and Final PUD Master Plan for the Residences at Farmington Hills Subdivision

Public Hearing:	No
Application No.:	S-8-15
Property Address:	Approx. 300 East between 100 and 400 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	44.3 Acres
Number of Lots:	23
Property Owner:	Jerry Preston, et. Al.
Agent:	Jerry Preston

Request: *Applicant is requesting final plat approval and a recommendation for final (PUD) master plan approval for the Residences at Farmington Hills Subdivision.*

Background Information

The applicant desires to develop 44+ acres east of 200 E. Access to the site will be via a looped residential street connecting the east end of 100 North Street to the east end of 400 North Street. Two points of access are required if the street is more than a 1,000 feet in length. A steep hillside band separates the buildable area of this site from the relatively flat topography of downtown. The major challenge for the developer is to engineer a road across this steep band to and from the site.

The applicant's 20,000 s.f. lot yield plan shows that at least 23 lots are possible on site. He is seeking no lot bonuses as per the conservation subdivision standards set forth in Chapter 12 of the Zoning Ordinance. Nor is he seeking TDR lots because the number of lots set forth on the preliminary plat does not exceed the total lot count on the above referenced yield plan and, for the most part, the lots are well over 20,000 s.f. in size. Nevertheless, Lots 3, 4, and 5 on the preliminary plat are less than 20,000 square feet in size (17,190 s.f., 14,563 s.f., 15,008 s.f. respectively) and each of these is served by a common drive. Therefore, the developer is requesting a PUD overlay (limited to said lots) enabling him to deviate from the standards of the underlying zone, and the City Council approved the preliminary PUD master plan for these 3 lots as part of their schematic plan consideration on June 30th. In order to meet his open space requirement for this small PUD, the applicant is proposing to dedicate trail easements over and across the flag rock trail on the south side of the project, and the lower firebreak road trail on the north side of the development.

The easterly 20 acres of the development was originally located in the unincorporated area of the County. As part of the process, the applicant submitted a petition to annex the acreage into Farmington City and requested the zone designation (LR-F) similar to the rest of his property and adjacent properties in the area that are already located within the city limits. The property was annexed and given the zoning designation of LR-F in early 2016.

Since the time that the preliminary plat was approved by the Planning Commission, the applicant has been preparing the studies required to address Section 11-30-105 of the Zoning Ordinance related to the Foothill Development Standards. The most important component of this has been the geotechnical (soils) report and the geo-hazards report. While many of the requirements of the foothill development standards were met at preliminary plat, there were some that were to be addressed as part of final plat. The applicant has addressed all of the outstanding issues from preliminary plat to staff's satisfaction, as set forth in Chapter 30 of the Zoning Ordinance.

Suggested Motion:

Move that the Planning Commission approve the final plat and recommend that the City Council approve the final PUD master plan subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The developer must purchase property now owned by the City within the proposed development prior to recordation;
2. The applicant must deed trail rights-of-way, for public access to the City for the Flag Rock Trail and the lower firebreak road trail, and these easements shall be shown on final plat at time of recordation;
3. The applicant shall provide any additional information to the geotech and geohazards reports as recommended by the *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development* in the form of an addendum to the GeoStrata reports;
4. The applicant shall follow all recommended conditions outlined in the *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development*.
5. GeoStrata shall conduct periodic inspections of development activity on-site to ensure the infrastructure improvements, single-family homes, and other structures are installed and/or constructed consistent with the standards set forth in their studies. All such work must receive approval from GeoStrata in writing, including engineer stamps;
6. The applicant shall reduce the size of Parcel A to comprise the parking lot only, the remainder shall be added to Lot 105 prior to recordation;
7. Approval on condition that booster pumps are approved by the DEQ;
8. Applicant shall provide temporary staging and soil storage on owner's property near tank site;
9. Applicant shall provide temporary construction access on Lots 116 -118 for the water tank site to be vacated upon completion of construction; timeline to be agreed upon by applicant & City;
10. The applicant shall dedicate any easements required by, but not limited to, Central Davis Sewer, Benchland Water, Farmington City, Weber Basin Water Conservancy District, and Davis County and show those easements on the final plat prior to recordation;
11. Any outstanding comments from the City Engineer must be addressed prior to recordation.

Findings for Approval:

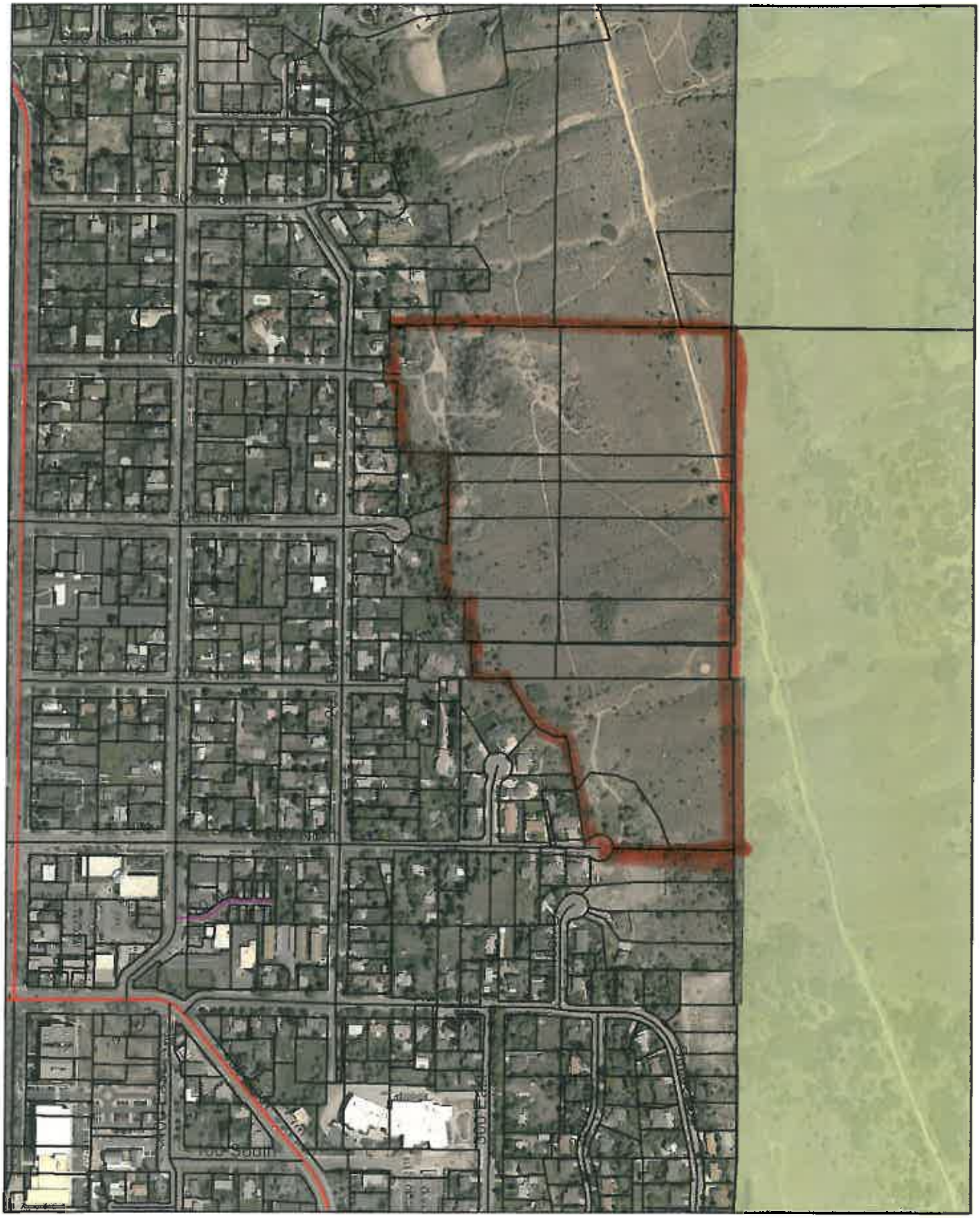
1. The proposed final plat meets the requirements of the subdivision and zoning ordinance.

2. The developer has demonstrated that the roads providing access to and from the site meet the City's slope standards for such roads.
3. The anticipated trail rights-of-way meet the 10% open space requirement for the PUD, in that only a small area of the project near 100 North will have the PUD overlay, and the developer is not seeking a bonus of lots over and above the lots allowed by the yield plan.
4. The primary responsibility of this small PUD is to maintain the common drive for lots near what is now the east end of 400 North Street.
5. The requested zone designation of LR-F is consistent with the General Plan and the same as the zone designation for the abutting property.
6. The applicant has provided all of the requirements of Section 11-30-105 as part of final plat and improvement drawings.
7. The applicant has provided additional geotechnical and geohazards studies beyond what is normally required for foothill development.

Supplemental Information

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

Farmington City



Tuesday, February 24, 2009 10:44:54 AM
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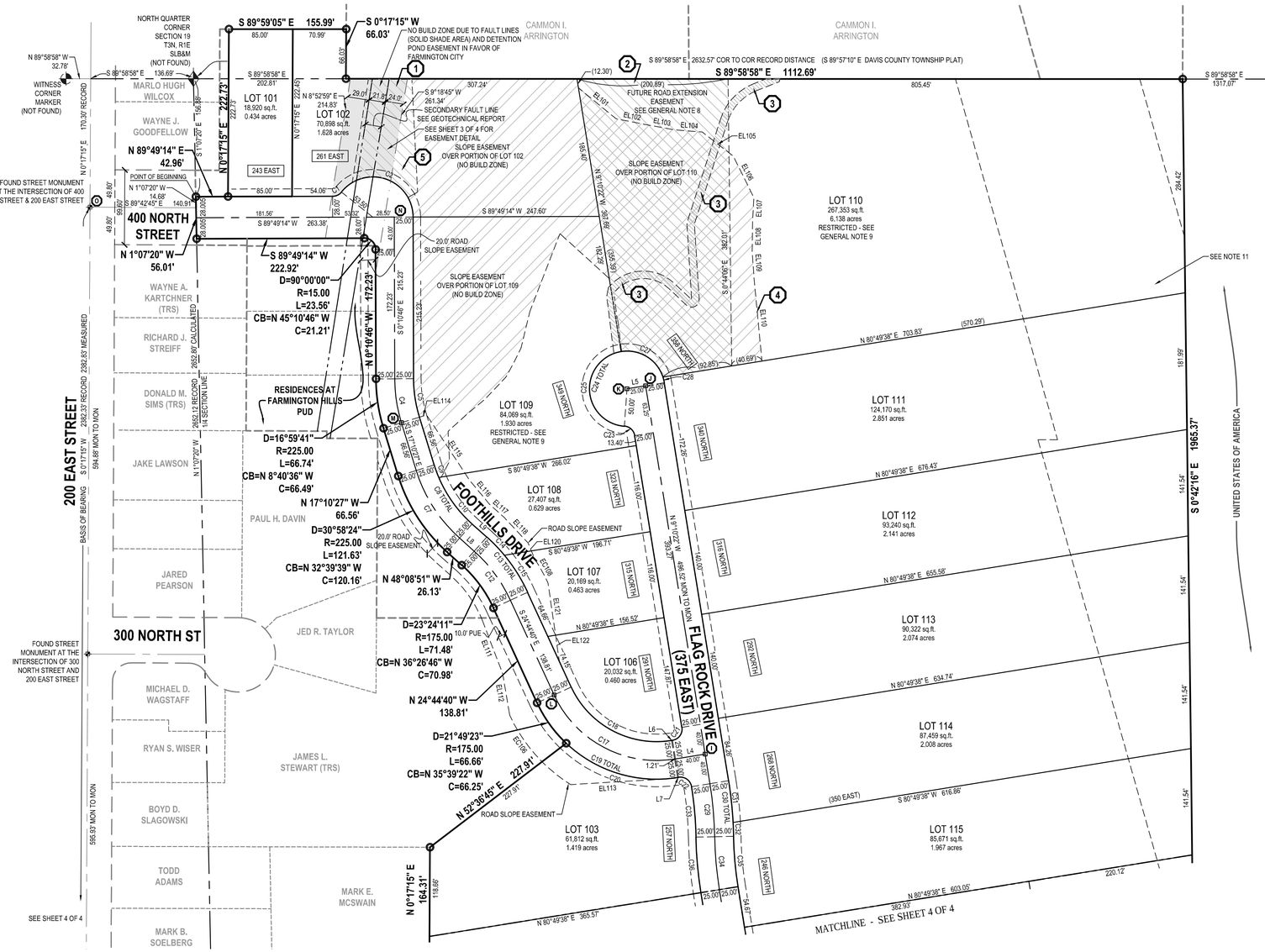
0 220 440 880 1,320 Feet

RESIDENCES AT FARMINGTON HILLS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



LEGEND

- SECTION CORNER
- WITNESS CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." TO BE SET ON ALL PROPERTY CORNERS
- PUE — PUBLIC UTILITY EASEMENT
- EASEMENTS
- 1 — NO BUILD ZONES DUE TO FAULT LINES
- 2 — FUTURE ROAD EXTENSION EASEMENT
- 3 — 10' TRAIL EASEMENT
- 4 — SLOPE EASEMENT
- 5 — DETENTION POND EASEMENT

NOTE: TRAIL EASEMENT IS A REPRESENTATION ONLY. THE TRAIL HAS NOT BEEN CONSTRUCTED AND WILL BE CONSTRUCTED IN THE BEST LOCATION FOR THE TRAIL BASED UPON EXISTING TERRAIN. THE ACTUAL TRAIL EASEMENT WILL BE THE TRAIL LOCATION ONCE CONSTRUCTED.

PROFESSIONAL LAND SURVEYOR REGISTERED No. 164386 12-29-16 KEITH R. RUSSELL STATE OF UTAH

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

ENSIGN

LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

WWW.ENSIGNENG.COM

RESIDENCES AT FARMINGTON HILLS SUBDIVISION

DEVELOPER
JPC CONTRACTING
P.O. BOX 980
FARMINGTON, UTAH 84025
801-451-6525

SHEET 2 OF 4

PROJECT NUMBER : L2162
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 12/29/16

DAVIS COUNTY RECORDER

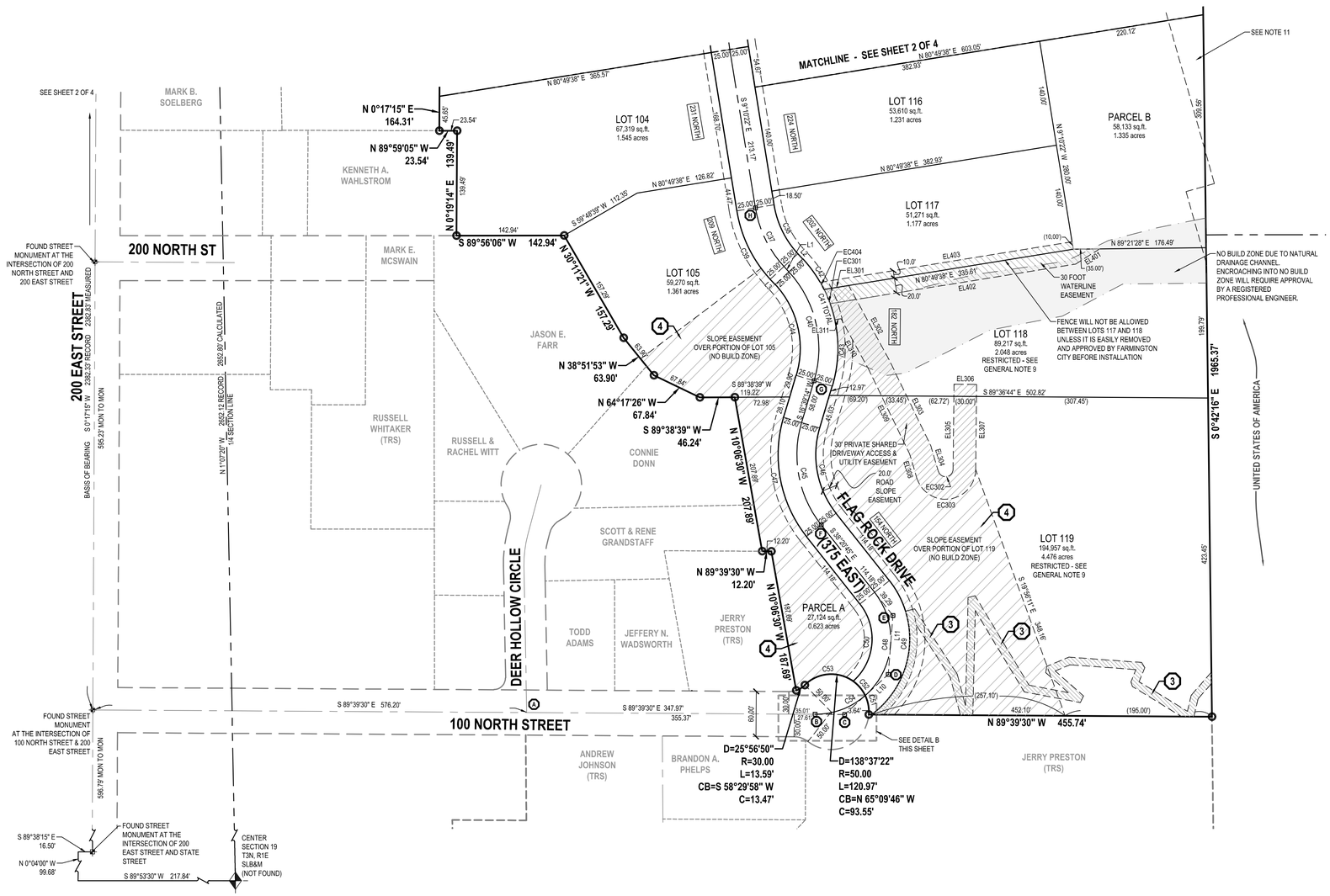
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20 ____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

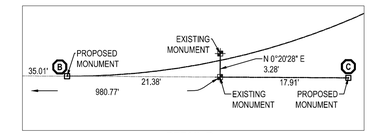
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

RESIDENCES AT FARMINGTON HILLS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH





DETAIL B
SCALE: 1"=10'

LEGEND

- SECTION CORNER
- WITNESS CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
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PROFESSIONAL LAND SURVEYOR
REGISTERED
No. 164386
12-29-16
STATE OF UTAH
KEITH R. RUSSELL

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

ENSIGN

LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
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SALT LAKE CITY
Phone: 801.255.0529
TOOELE
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

RESIDENCES AT FARMINGTON HILLS SUBDIVISION

DEVELOPER
JPC CONTRACTING
P.O. BOX 980
FARMINGTON, UTAH 84025
801-451-6525

SHEET 4 OF 4

PROJECT NUMBER : L2162
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 12/29/16

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

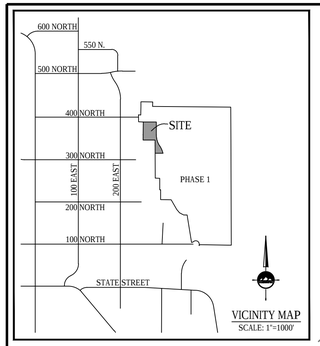
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

RESIDENCES AT FARMINGTON HILLS PHASE 2 PUD

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

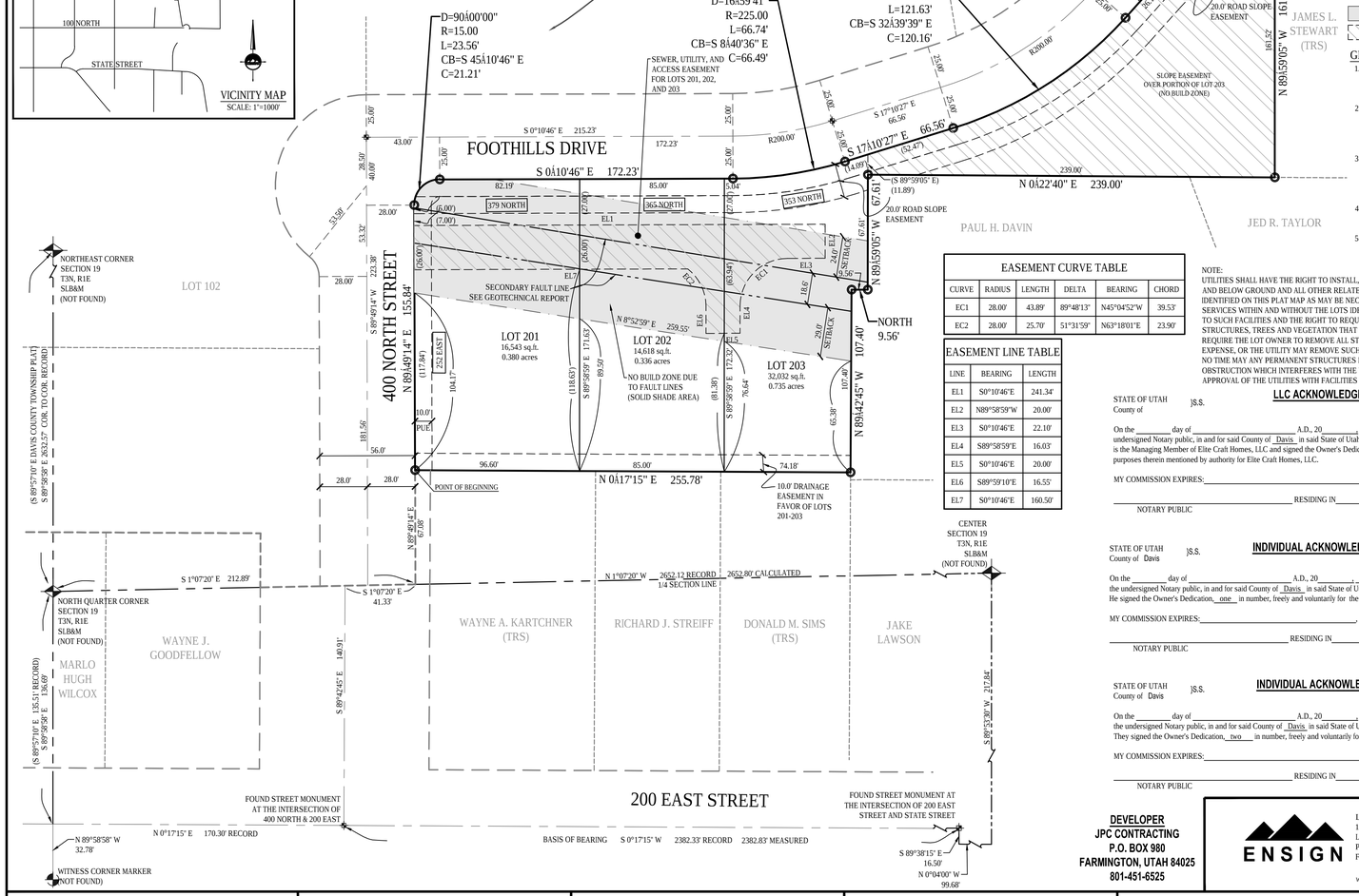


VICINITY MAP
SCALE: 1"=1000'

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.



EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
EC1	28.00'	43.89'	89°48'13"	N45°04'52"W	39.53'
EC2	28.00'	25.70'	51°31'59"	N63°18'01"E	23.90'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL1	S0°10'46"E	241.34'
EL2	N89°58'59"W	20.00'
EL3	S0°10'46"E	22.10'
EL4	S89°58'59"E	16.03'
EL5	S0°10'46"E	20.00'
EL6	S89°59'10"E	16.55'
EL7	S0°10'46"E	160.50'

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

LEGEND

- SECTION CORNER
- WITNESS CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." TO BE SET ON ALL PROPERTY CORNERS
- PUE — PUBLIC UTILITY EASEMENT
- EASEMENTS
- NO BUILD ZONE DUE TO FAULT LINES
- UTILITY AND ACCESS EASEMENT

GENERAL NOTES:

1. ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT AND REAR ON ALL LOTS AS SHOWN HEREON.
2. ALL LOTS UNABLE TO DRAIN TO CITY RIGHT-OF-WAY WILL PROVIDE ONSITE RETENTION. NO STORM DRAINAGE WATER WILL BE ALLOWED TO DRAIN ACROSS PROPERTY LINES.
3. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR SUBDIVISION. SEE REPORT PREPARED BY GEOSTRATA JOB NO 1039-002 DATED FEBRUARY 26, 2016.
4. REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
5. SETBACKS PUD ZONE:
   20' FRONT
   20' REAR
   5' SIDE YARD

LLC ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of

On the _____ day of _____ A.D., 20_____, Jerry Preston personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, who after being duly sworn, acknowledged to me that He is the Managing Member of Elite Craft Homes, LLC and signed the Owner's Dedication, one in number, freely and voluntarily for the purposes therein mentioned by authority for Elite Craft Homes, LLC.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, who after being duly sworn, acknowledged to me that He signed the Owner's Dedication, one in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, who after being duly sworn, acknowledged to me that They signed the Owner's Dedication, two in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

DEVELOPER
JPC CONTRACTING
P.O. BOX 980
FARMINGTON, UTAH 84025
801-451-6525

ENSIGN

LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as RESIDENCES AT FARMINGTON HILLS SUBDIVISION PHASE 2 PUD , and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the south line of 400 North Street as platted on the Residence at Farmington Hills – Phase 1 Subdivision, said point being South 89°42'45' East 140.91 feet along the monument line in 400 North Street to the quarter section line, also being the west line of the Residence at Farmington Hills – Phase 1 Subdivision and South 1°07'20' East 41.33 feet along the quarter section line and the west line of Residence at Farmington Hills – Phase 1 Subdivision and North 89°49'14" East 67.08 feet along the south line of the Residence at Farmington Hills - Phase 1 Subdivision from a Farmington City Street Monument in the intersection of 200 East Street and 400 North Street, with a Basis of Bearing for this plat being the monument line in 200 East Street with a bearing of South 0°17'15' West, a record distance of 2382.33 feet and a measured distance of 2382.83 feet from the Farmington City Street Monument in the intersection of 200 East Street and 400 North Street to a Farmington City Street Monument in the intersection of 200 East Street and State Street, (said monument in 200 East Street and State Street being South 89°53'30' West 217.84 feet along the quarter section line and North 0°04'00' West 99.68 feet to the monument line in State Street and South 89°38'15' East 16.50 feet along the monument line in State Street from the Center of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian as shown on the Farmington Townsite Resurvey plat, and the point of beginning also being South 1°07'20' East 212.89 feet along the quarter section line to and along the west line of the Residence at Farmington Hills – Phase 1 Subdivision and North 89°49'14" East 67.08 feet along the south line of the Residence at Farmington Hills - Phase 1 Subdivision from the North Quarter Corner of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, said North Quarter Corner of Section 19 being North 0°17'15' East 170.30 feet, Record Distance on the Farmington Townsite Resurvey along the monument line in 200 East Street to the section line and South 89°58'58' East 136.69 feet (Record Bearing and Distance on the Farmington Townsite Re-Survey plat being South 89°57'10' East 135.51 feet along the section line from said Farmington City Street Monument in 200 East Street and 400 North Street, and running;

Thence North 89°49'14' East 155.84 feet along the south line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 0°10'46" East and long chord bears South 45°10'46" East 21.21 feet, with a central angle of 90°00'00") along the south line to the west line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence South 0°10'46' East 172.23 feet along the west line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence southerly 66.74 feet along the arc of a 225.00 foot radius curve to the left, (center bears North 89°49'14' East and long chord bears South 8°40'36' East 66.49 feet, with a central angle of 16°59'41") along the west line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence South 17°10'27' East 66.56 feet along the west line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence southeasterly 121.63 feet along the arc of a 225.00 foot radius curve to the left, (center bears North 72°49'33' East and long chord bears South 32°39'39' East 120.16 feet, with a central angle of 30°58'24') along the west line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence South 48°08'51' East 26.13 feet along the west line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence southeasterly 71.48 feet along the arc of a 175.00 foot radius curve to the right, (center bears South 41°51'09' West and long chord bears South 36°26'46' East 70.98 feet, with a central angle of 23°24'11"); along the west line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence South 24°44'40' East 14.55 feet along the west line of the Residence at Farmington Hills – Phase 1 Subdivision;
Thence North 89°59'05' West 161.52 feet;
Thence North 0°22'40' East 239.00 feet;
Thence North 89°59'05' West 67.61 feet;
Thence North 9.56 feet;
Thence North 89°42'45' West 107.40 feet;
Thence North 0°17'15' East 255.78 feet to the point of beginning.

Contains 63,193 square feet, 1.451 acres, 3 lots.

12-29-16
Date

Keith R. Russell
License no. 164386

PROFESSIONAL LAND SURVEYOR REGISTERED No. 164386 12-29-16 STATE OF UTAH KEITH R. RUSSELL

OWNER'S DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

RESIDENCES AT FARMINGTON HILLS PHASE 2 PUD

do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use.
In witness whereof we have hereunto set our hands this_____day of_____A.D., 20_____.

_____. _____,
By: Elite Craft Homes, LLC By:
Jerry Preston, Managing Member

_____. _____.
By: By:

RESIDENCES AT FARMINGTON HILLS PHASE 2 PUD

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

CENTRAL DAVIS SEWER DISTRICT	BENCHLAND WATER DISTRICT	CITY ATTORNEY'S APPROVAL	PLANNING COMMISSION APPROVAL	CITY ENGINEER'S APPROVAL	CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE CENTRAL DAVIS SEWER DISTRICT	APPROVED THIS _____ DAY OF _____, 20_____, BY THE BENCHLAND WATER DISTRICT	APPROVED THIS _____ DAY OF _____, 20_____, BY THE FARMINGTON CITY ATTORNEY.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE CITY PLANNING COMMISSION APPROVAL	APPROVED THIS _____ DAY OF _____, 20_____, BY THE FARMINGTON CITY ENGINEER	APPROVED THIS _____ DAY OF _____, 20_____, BY THE FARMINGTON CITY COUNCIL
ENGINEER, CENTRAL DAVIS SEWER DISTRICT	DIRECTOR, BENCHLAND WATER DISTRICT	FARMINGTON CITY ATTORNEY	CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION	FARMINGTON CITY ENGINEER	CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : L2162
MANAGER : C.PRESTON
DRAWN BY : M.ELMER
CHECKED BY : K.RUSSELL
DATE : 12/29/16

Planning Commission Staff Report
January 19, 2017

Item 4: Park Lane Commons Phase IV Minor (Final) Plat

Public Hearing:	No
Application No.:	S-14-16
Property Address:	Northwest Corner of Station Parkway and Cabela's Drive
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	11.58 acres
Number of Lots:	3
Property Owner:	The Haws Company /Cabela's
Applicant:	Scott Harwood / The Haws Company

Applicant is requesting a recommendation for minor plat approval.

Background Information

The applicant, Scott Harwood is requesting minor plat approval for the Park Lane Commons Phase IV subdivision. The minor plat is altering Park Lane Commons Phase II (the "Cabela's Subdivision) and Phase III (which contains the proposed Western States Assisted Living Center). The subdivision is proposing to subdivide Lot 201 (in Phase II) into two lots, 402 and 403; because this action involves both a subdivision and is changing the existing Park Lane Commons Phase II subdivision plat, it is both a plat amendment and a minor subdivision. Additionally, Lot 301 from Park Lane Commons Phase III is being added into the proposed Phase IV, which is also a plat amendment. The plat amendment was approved by the City Council on September 20, 2016.

Because the plats have been recorded and all improvements installed as part of Phases II and III, the DRC review required little in the way of needed easements and dedications with two exceptions. While the future Market Street Right-of-Way dedication was included in Phase II as part of the Cabela's development, the DRC would like to see the dedication on this plat as well; this is to make it so that the ROW shows up on both Phase II and Phase IV, thus making it a clean record. Market Street is not being built now because it is not currently needed; however, it is on the Regulating Plan and may be part of the Evans family development plans, so the City wants the applicant to enter into an extension agreement for half of the road and all side treatments related to the future Market Street, should it ever be built. Additionally, the Phase II plat shows a pedestrian access easement lining up with the western portion of the future Market Street to the west. In the current proposal, the applicant wanted to have this pedestrian access removed and be placed alongside the access drive that straddles Lots 401 and

402, lining up with the driveway entry to the Western States Assisted Living Facility. While staff is comfortable with this drive and lot line being placed where it is proposed, we want the pedestrian access to line up with the future road, not a private driveway. Staff and the applicant have met and reached a compromise whereby the pedestrian access, drive aisle, and lot line, as proposed in Phases II and IV respectively, would all remain. At schematic plan the City Council included two conditions that addressed both of these issues, and the applicant has provided both a pedestrian access easement in its original location and the dedicated Market Street ROW on the final plat to staff's satisfaction. There was also a third condition which stated: "The applicant shall enter into an extension agreement to improve the half-street and side treatments for Market Street" which the applicant has met, and that extension agreement was approved by the City Council at their January 3rd meeting. However, that extension agreement has not been signed and recorded yet, so staff included it as a condition for approval.

Suggested Motion

Move that the Planning Commission approve the minor plat subject to all applicable Farmington City ordinances and development standards, and the following condition: that the property owner enter into an extension agreement with the City for the extension of Market Street, and public access easement, running north to south length of the western boundary of the plat.

Findings for Approval:

1. As part of Phases II and III, most improvements were installed, inspected, and approved by the City.
2. The City always anticipated that the Cabela's out-parcel would be subdivided and planned accordingly.
3. The lot dimensions and all improvements meet Farmington City development standards and ordinances.
4. The proposed subdivision is compatible with and conform to the approved Park Lane Commons Project Master Plan and related development agreement with the City, and the underlying zone.

Supplemental Information

1. Vicinity Map
2. Park Lane Commons Phase IV Schematic Plan
3. Park Lane Commons Phase II Plat
4. Park Lane Commons Phase III Plat

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 18 – Mixed Use Districts
3. Title 12, Chapter 5 – Minor Subdivisions
4. Title 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City

Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current\BaseMap.mxd

0 70 140 280 420 Feet

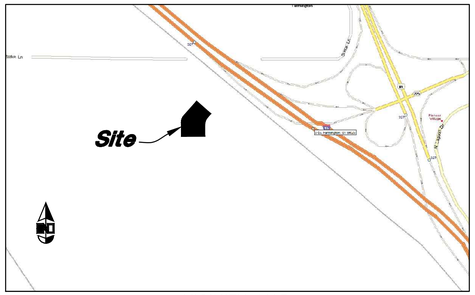
Park Lane Commons - Phase 4

Amending Lot 201 Park Lane Commons - Phase 2 & Lot 301 Park Lane Commons - Phase 3

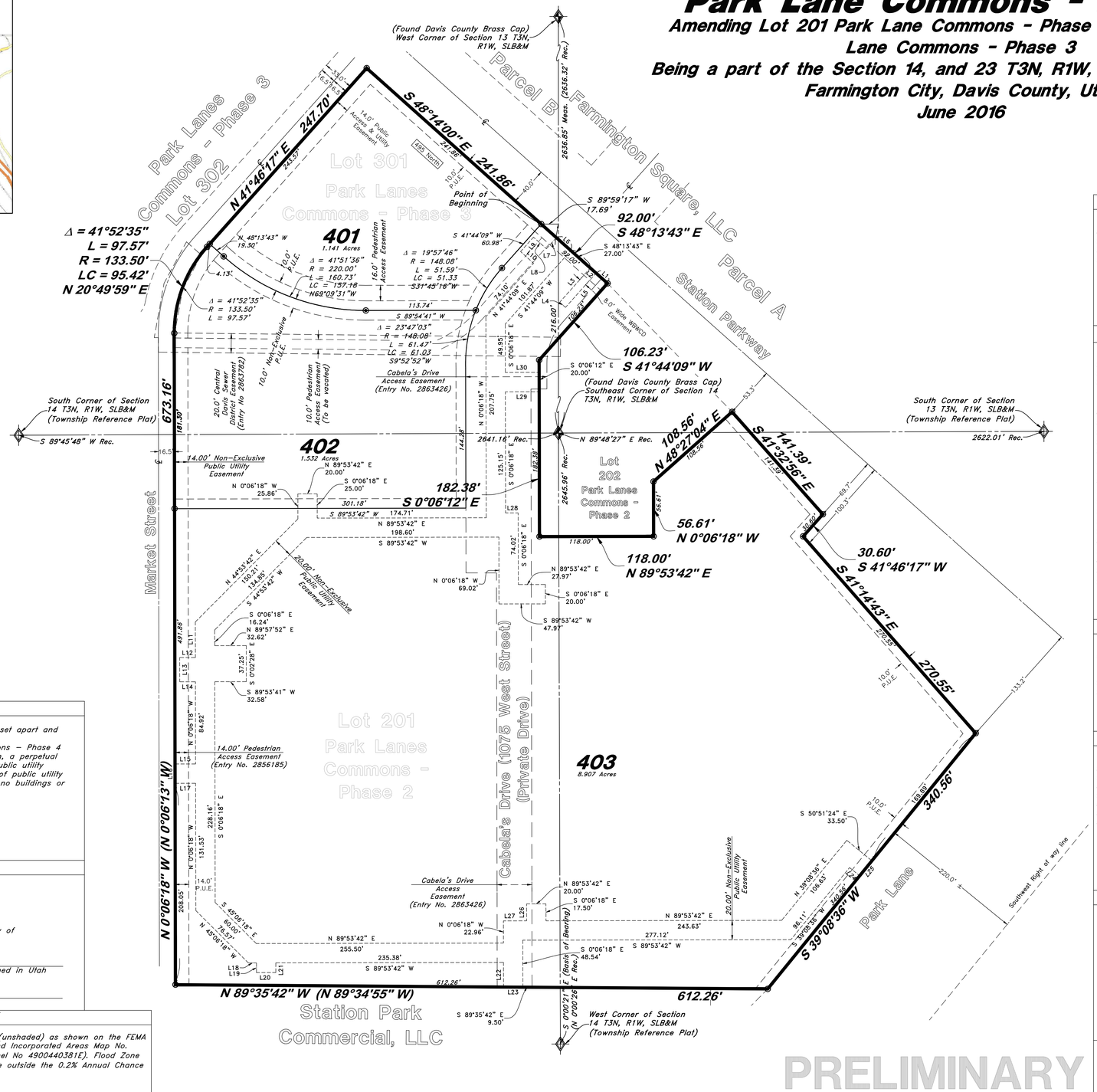
Being a part of the Section 14, and 23 T3N, R1W, SLB&M, U.S. Survey

Farmington City, Davis County, Utah

June 2016



VICINITY MAP
Not to Scale



LINE DATA		
Line	Bearing	Length
L1	N 48°13'43" W	15.92
L2	N 48°13'43" W	8.00
L3	S 41°44'09" W	47.48
L4	S 48°13'43" E	8.00
L5	N 41°44'09" E	47.48
L6	S 48°13'43" E	20.00
L7	N 41°44'09" E	15.43
L8	S 48°15'51" E	18.00
L9	N 41°44'09" E	20.00
L10	N 48°15'51" W	18.00
L11	N 0°06'18" W	36.81
L12	N 89°53'41" E	16.25
L13	N 0°06'18" W	25.00
L14	S 89°53'41" W	16.25
L15	N 89°53'42" E	21.25

LINE DATA		
Line	Bearing	Length
L16	N 0°06'18" W	20.00
L17	S 89°53'42" W	21.25
L18	S 89°53'42" W	8.40
L19	N 0°06'18" W	10.00
L20	S 89°53'42" W	20.00
L21	S 0°06'18" E	10.00
L22	N 0°06'18" W	25.40
L23	N 89°35'42" W	20.00
L24	N 50°51'24" W	13.50
L25	S 39°08'36" W	20.00
L26	N 0°06'18" W	17.50
L27	N 89°53'42" E	24.00
L28	N 89°53'42" E	13.03
L29	S 89°53'48" W	35.00
L30	N 89°53'48" E	35.00

Scale: 1" = 60'

Graphic Scale

SURVEYOR'S CERTIFICATE

I, Jason T. Felt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Park Lane Commons – Phase 4, in Farmington City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office and from a survey made on the ground.

Signed this day of , 2016.

9239283
License No.

Jason T. Felt

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 13, the Southeast Quarter of Section 14, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 3 North, Range 1 West, Salt Lake Base & Meridian; being All of Lot 201, of Park Lane Commons Phase 2, in Farmington City, Davis County, Utah:

Beginning at the intersection of the Southerly line of Station Parkway and the Westerly line of Cabela's Drive, being 216.00 feet North 0°00.21" West along the Section line and 17.69 feet South 89°59'39" West from the Southwest Corner of said Section 13, and running thence South 48°13'43" East 92.00 feet along said Southerly Station Parkway line to the Northwest corner of Lot 202 Park Lanes Commons – Phase 2; thence two (2) courses along Westerly line of Lot 202 as follows; (1) South 41°44'09" West 106.23 feet; and (2) South 0°06'12" East to the South line of Lot 202; thence North 89°53'42" East 118.00 feet along said South line to the Southeast corner of Lot 202; thence two (2) courses along the Easterly line of Lot 202 as follows; (1) North 0°06'18" West 56.61 feet; (2) North 48°27'04" East 108.56 feet to the Southerly line of Station Parkway; thence three (3) courses along said Southerly line Station Parkway as follows: (1) South 41°32'56" East 141.39 feet; (2) South 41°46'17" West 30.60 feet; and (3) South 41°14'43" East 270.55 feet to the Northwesterly right of way line of Park Lane; thence South 39°08'36" West 340.56 feet along said Northwesterly right of way line; thence North 89°35'42" West 612.26 feet to the Easterly line of Market Street; and running thence three (3) courses along said Easterly of Market Street as follows; (1) North 0°06'18" West 673.16 to a point of curvature; (2) Northeasterly along the arc of a 133.50 foot Radius curve to the right a distance of 97.57 feet (Delta Angle equals 41°52'35", Long Chord bears North 20°49'59' East 95.42 feet); and (3) North 41°46'17" East 247.70 feet to said Southerly line of Station Parkway; thence South 48°14'00" East 241.86 feet along said line to the point of beginning.

Contains 11.58 Acres

NARRATIVE

This Plat was prepared for Mr. Scott Harwood of The Haws Companies for the purpose of Amending Park Lane Commons–Phase 2 and 3, located in Farmington, Utah.

A Brass Cap monuments were found at the Southeast corner and East 1/4 corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. A line bearing South 0°00'21' East between these to Monuments was used as the basis of bearings.
Property corners were set as depicted on this drawing.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide
the same into lots as shown on this plat and name said tract Park Lane Commons – Phase 4 and do hereby: dedicate, grant and convey to Farmington City, Davis County, Utah, a perpetual right and easement over, upon and under the lands designated on the plat as public utility easements, the same to be used for the installation, maintenance and operation of public utility service lines, as may be authorized by Farmington City, Davis County, Utah, with no buildings or structures being erected within such easements.

Signed this day of , 2016.

Cabela's Wholesale Inc.

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 2016 by Cabela's Wholesale Inc.

Residing At:_____

A Notary Public commissioned in Utah

Commission Number:_____

Commission Expires:_____

Print Name

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide
the same into lots as shown on this plat and name said tract Park Lane Commons – Phase 4 and do hereby: dedicate, grant and convey to Farmington City, Davis County, Utah, a perpetual right and easement over, upon and under the lands designated on the plat as public utility easements, the same to be used for the installation, maintenance and operation of public utility service lines, as may be authorized by Farmington City, Davis County, Utah, with no buildings or structures being erected within such easements.

Signed this day of , 2016.

Park Lane Commons Two, LLC

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 2016 by Farmington Square, LLC.

Residing At:_____

A Notary Public commissioned in Utah

Commission Number:_____

Commission Expires:_____

Print Name

LEGEND

- Set Nail & Washer
- Set 5/8" Rebar & Cap (24" long) w/Fencepost
- Set Hub & Tack
- Centerline Monument
- Section Corner
- (Rad.) Radial line
- (N/R) Non-Radial line
- D.C.S. Davis County Survey
- P.U.E. Public Utility Easement

FLOOD ZONE

The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Davis County, Utah and Incorporated Areas Map No. 49011C0381E dated June 18, 2007, (Community Panel No 4900440381E). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

Note:
1. 10' wide Public Utility Easements as indicated by dashed lines, unless otherwise shown.

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

SEWER DISTRICT

Approved by the Benchland Water District on this day of , 2016.

Signature

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis County Sewer District on this day of , 2016.

Signature

FARMINGTON CITY PLANNING COMMISSION APPROVAL

Reviewed by the Farmington City Planning and Zoning Commission on the day of , 2016.

Chairperson

FARMINGTON CITY ENGINEER'S APPROVAL

Approved by the Farmington City Engineer on this day of , 2016.

Signature

FARMINGTON CITY ATTORNEY'S APPROVAL

Approved by the Farmington City Attorney on this day of , 2016.

Signature

FARMINGTON CITY COUNCIL APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Farmington City, Utah this day of , 2016.

Attest _____

Title _____

Mayor

PRELIMINARY

Park Lane Commons - Phase 4
Amending Lot 201 Park Lane Commons - Phase 2 & Lot 301 Park Lane Commons - Phase 3
Being a part of the Section 14, and 23 T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah
June 2016

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

DAVIS COUNTY RECORDER

BY:_____

DEPUTY

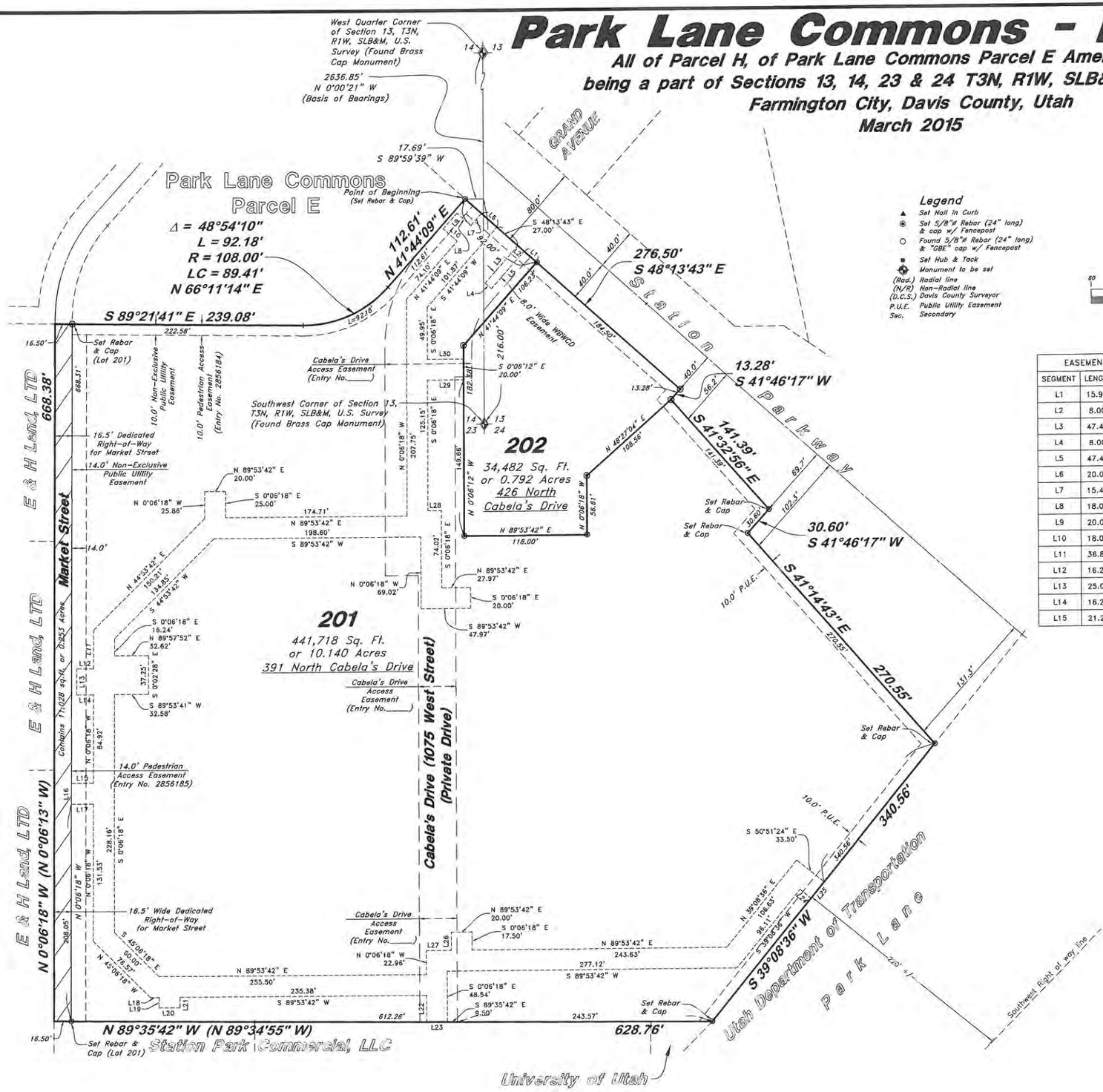
14N904-AMENDED-PH 4

Park Lane Commons - Phase 2

All of Parcel H, of Park Lane Commons Parcel E Amended and H, being a part of Sections 13, 14, 23 & 24 T3N, R1W, SLB&M, U.S. Survey

Farmington City, Davis County, Utah

March 2015



Legend

- ▲ Set Nail in Curb
- ⊛ Set 5/8"ø Rebar (24" long) & cap w/ Fencepost
- ○ Found 5/8"ø Rebar (24" long) & "GBE" cap w/ Fencepost
- ■ Set Hub & Tack
- ✪ Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- (D.C.S.) Davis County Surveyor
- P.U.E. Public Utility Easement
- Sec. Secondary

Scale: 1" = 60'

Graphic Scale

EASEMENT LINE DATA		
SEGMENT	LENGTH	BEARING
L1	15.92'	N 48°13'43" W
L2	8.00'	N 48°13'43" W
L3	47.48'	S 41°44'09" W
L4	8.00'	S 48°13'43" E
L5	47.48'	N 41°44'09" E
L6	20.00'	S 48°13'43" E
L7	15.43'	N 41°44'09" E
L8	18.00'	S 48°15'51" E
L9	20.00'	N 41°44'09" E
L10	18.00'	N 48°15'51" W
L11	36.81'	N 0°06'18" W
L12	16.25'	N 89°53'41" E
L13	25.00'	N 0°06'18" W
L14	16.25'	S 89°53'41" W
L15	21.25'	N 89°53'42" E

EASEMENT LINE DATA		
SEGMENT	LENGTH	BEARING
L16	20.00'	N 0°06'18" W
L17	21.25'	S 89°53'42" W
L18	8.40'	S 89°53'42" W
L19	10.00'	N 0°06'18" W
L20	20.00'	S 89°53'42" W
L21	10.00'	S 0°06'18" E
L22	25.40'	N 0°06'18" W
L23	20.00'	N 89°35'42" W
L24	13.54'	N 50°51'24" W
L25	20.00'	S 39°02'18" W
L26	17.50'	N 0°06'18" W
L27	24.00'	N 89°53'42" E
L28	13.03'	N 89°53'42" E
L29	35.00'	S 89°53'48" W
L30	35.00'	N 89°53'48" E

Sheet 2 of 2

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

DAVIS COUNTY RECORDER

BY:_____ DEPUTY

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

14N911 - AP

Park Lane Commons - Phase 3

All of Parcel H, of Park Lane Commons Parcel E Amended and H,

Being A part of the Southeast Quarter of Section 14, T3N, R1W, SLB&M, U.S. Survey

Farmington City, Davis County, Utah

September 2015

LINE DATA		
Line	Bearing	Length
L1	S 82°42'27" E	19.10'
L2	N 30°16'43" E	27.03'
L3	N 72°41'18" E	89.87'
L4	N 53°19'50" E	26.14'
L5	N 61°52'50" E	0.98'

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	16°06'05"	58.50'	16.44'	16.39'	N 89°14'31" E
C2	3°08'59"	2149.21'	118.15'	118.13'	N 82°45'57" E
C3	66°08'24"	20.86'	24.08'	22.77'	N 51°16'15" E
C4	40°23'14"	17.18'	12.11'	11.86'	N 50°28'20" E
C5	36°37'10"	62.46'	39.92'	39.24'	N 35°01'15" E
C6	4°45'23"	325.70'	27.04'	27.03'	N 29°02'22" W
C7	88°32'00"	8.00'	12.36'	11.17'	N 17°36'35" E
C8	22°12'55"	810.00'	314.06'	312.10'	N 37°07'16" W

Legend

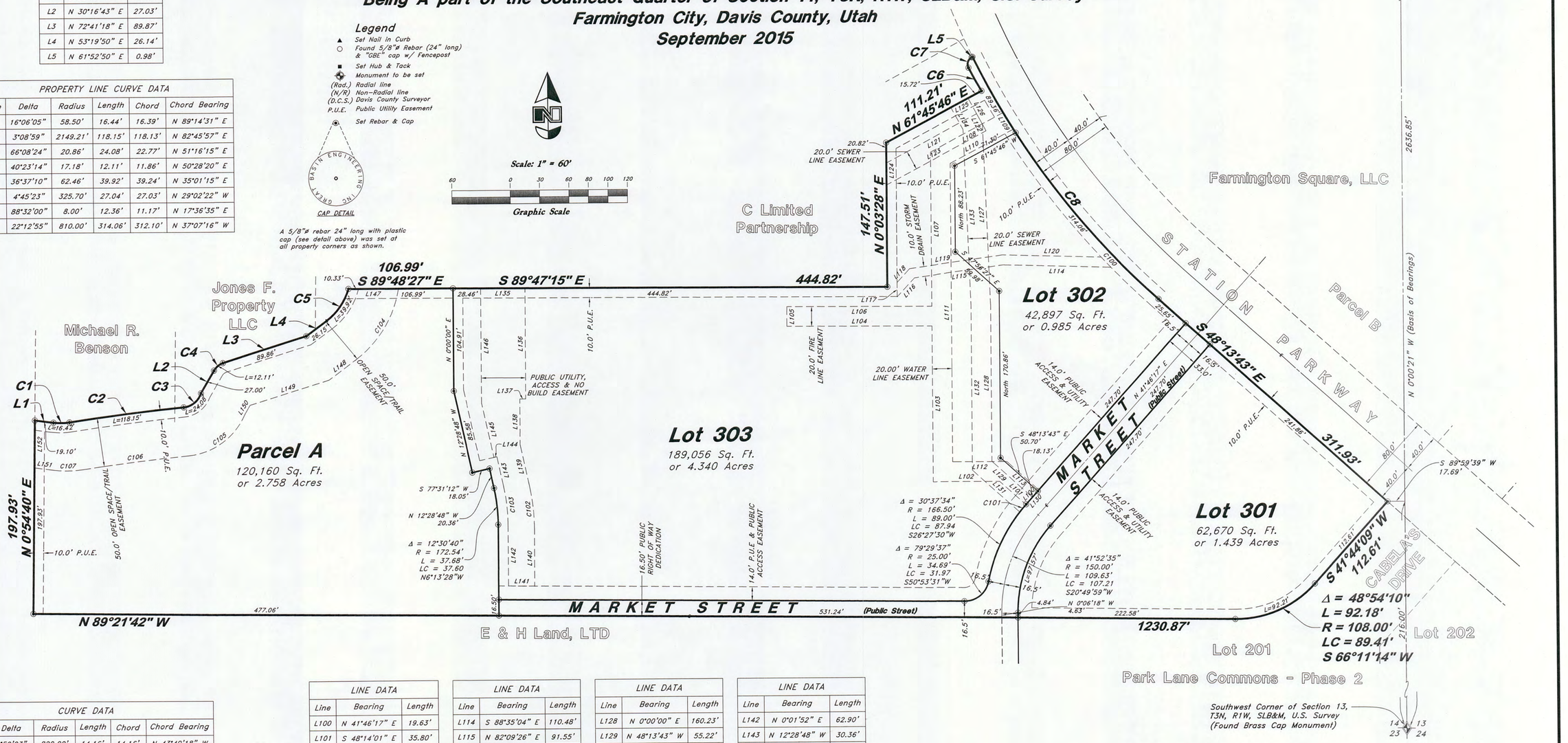
- ▲ Set Nail in Curb
- ○ Found 5/8"ø Rebar (24" long) & "GBE" cap w/ Fencepost
- ■ Set Hub & Tack
- Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- (D.C.S.) Davis County Surveyor
- P.U.E. Public Utility Easement
- Set Rebar & Cap

CAP DETAIL

A 5/8"ø rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.

Scale: 1" = 60'

Graphic Scale



CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	0°59'23"	820.00'	14.16'	14.16'	N 43°40'18" W
C101	3°34'17"	166.50'	10.38'	10.38'	N 39°59'08" E
C102	12°30'40"	206.00'	44.98'	44.89'	S 6°00'43" E
C103	12°30'40"	182.54'	39.86'	39.78'	N 6°13'28" W
C104	44°02'32"	112.46'	86.45'	84.33'	N 31°18'34" E
C105	60°36'24"	70.86'	74.95'	71.51'	N 54°02'15" E
C106	2°58'41"	2099.21'	109.11'	109.10'	N 82°51'06" E
C107	16°05'03"	108.50'	30.46'	30.36'	N 89°15'01" E

LINE DATA		
Line	Bearing	Length
L100	N 41°46'17" E	19.63'
L101	S 48°14'01" E	35.80'
L102	N 90°00'00" E	67.85'
L103	S 0°00'00" W	159.65'
L104	S 89°47'15" E	148.64'
L105	S 0°12'45" W	20.00'
L106	N 89°47'15" W	148.57'
L107	S 0°00'00" W	157.70'
L108	S 61°45'46" W	84.74'
L109	N 31°19'29" W	20.03'
L110	N 61°45'46" E	73.86'
L111	N 0°00'00" E	305.39'
L112	N 90°00'00" W	55.48'
L113	N 48°14'01" W	43.43'

LINE DATA		
Line	Bearing	Length
L114	S 88°35'04" E	110.48'
L115	N 82°09'26" E	91.55'
L116	N 42°36'24" E	26.37'
L117	S 0°03'28" W	14.79'
L118	S 42°36'24" W	19.08'
L119	S 82°09'26" W	95.96'
L120	N 88°35'04" W	101.26'
L121	S 61°45'46" W	105.39'
L122	N 28°14'14" W	20.00'
L123	N 61°45'46" E	116.13'
L124	S 0°00'10" W	22.70'
L125	S 61°45'46" W	20.00'
L126	N 28°15'06" W	30.65'
L127	N 2°04'15" W	185.03'

LINE DATA		
Line	Bearing	Length
L128	N 0°00'00" E	160.23'
L129	N 48°13'43" W	55.22'
L130	N 41°46'17" E	9.63'
L131	S 48°13'43" E	64.50'
L132	S 0°00'00" E	168.82'
L133	S 2°04'15" E	180.02'
L134	S 28°15'06" E	26.01'
L135	S 89°46'54" E	45.43'
L136	S 0°06'17" W	113.31'
L137	N 89°53'43" W	6.00'
L138	S 0°06'17" W	46.61'
L139	S 12°16'02" E	43.95'
L140	S 0°14'37" W	57.25'
L141	N 89°21'41" W	26.84'

LINE DATA		
Line	Bearing	Length
L142	N 0°01'52" E	62.90'
L143	N 12°28'48" W	30.36'
L144	S 77°31'12" W	3.04'
L145	N 12°28'48" W	56.87'
L146	N 0°00'05" W	117.67'
L147	N 89°47'08" W	51.16'
L148	N 53°19'50" E	34.67'
L149	N 72°41'18" E	85.07'
L150	N 30°16'43" E	10.57'
L151	S 82°42'27" E	19.78'
L152	S 0°54'40" W	48.56'

NOTES

1. Refer to the GSH geotechnical investigation (Job No. 0126-016N-14) titled: "Report Geotechnical Study, Proposed Legacy Village of Park Lane Assisted Living Center - Southwest of the Intersection of Station Parkway and Richards Way, Farmington, Utah dated November 19, 2014 for specific geotechnical requirements and recommendations required for site improvements within this subdivision.
2. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
3. No vertical structures shall be constructed within No Build Easement on the West Side of Lot 303. Horizontal Improvements are permitted.

TENTATIVE FINAL

GREAT BASIN ENGINEERING INC
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Sheet 2 of 2

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID
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FOR_____

DAVIS COUNTY RECORDER

BY:_____
DEPUTY

14N904 - AP