



# Farmington City Planning Commission

March 22, 2018



**AMENDED**  
**AGENDA**  
**PLANNING COMMISSION MEETING**  
**March 22, 2018**

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

*Training / Study Session: 6:00 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> 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. Alan Cottle – Applicant is requesting preliminary plat and final PUD master plan approval of the Brownstone PUD Subdivision consisting of 14 lots on .99 acres of property located at approximately SR106 and 200 East in a BR (Business Residential) zone. (S-15-17)
4. Chris Haertel (Public Hearing) – Applicant is requesting a metes and bounds subdivision (lot split) creating 2 parcels on 2.53 acres of property located at 310 West State Street in an OTR (Original Townsite Residential) zone. (S-4-18)

**SUBDIVISION / REZONE**

5. Chase Freebairn / Ivory Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Estates at Lund Lane Subdivision consisting of 22 lots on 9.93 acres of property located at approximately 200 East and Lund Lane, and a rezone from an A (Agriculture) to an LR (Large Residential) zone related thereto (S-2-18 & Z-2-18).

**REZONE**

6. Josh Cummings / MJC Holdings (Public Hearing) – Applicant is requesting a zoning map amendment for 2.6 acres of property located on the northeast corner of Park Lane and Main Street from an LR-F (Large Residential - Foothill) to a BP (Business Park) zone. (Z-3-18)

**Please Note: Josh Cummings / MJC Holdings have requested that the Planning Commission pull their application from the agenda.**

**OTHER**

7. Miscellaneous, correspondence, etc.
  - a. Other
  
8. 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 March 19, 2018

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Eric Anderson  
City Planner

**FARMINGTON CITY**  
**PLANNING COMMISSION MEETING**  
March 8, 2018

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**STUDY SESSION**

***Present:** Commissioners Alex Leeman, Roger Child, Connie Deianni, Kent Hinckley and Rulon Homer, Associate Planner Eric Anderson and Recording Secretary Heidi Gordon. Community Development Director David Petersen and Commissioner Bret Gallacher were excused.*

**Item #3. Robert Dale – Requesting final plat approval of the Oakwood Estates Phase IX Subdivision consisting of 1 lot on .41 acres of property located at 485 West Oakwood Circle in an LR-F (Large Residential – Foothill) zone.**

**Eric Anderson** said that the preliminary plat for the whole subdivision was approved years ago. The owner has slowly developed the subdivision by one or two lots at a time through the years. He said that all the improvements are installed and everything has been taken care of with the preliminary plat.

**Item #4. Brock Loomis/Jack Fisher Companies – Requesting a zoning map amendment for 1.1 acres of property located at approximately 56 South 1100 West from an A (Agriculture) to an RMU (Residential Mixed Use) zone.**

**Eric Anderson** said that originally Henry Walker Homes purchased the property by their development with the intent to move the sewer and water lines into that portion of land, which brought it out to 1100 West and bypassed the gas line easement. Henry Walker Homes then sold the property to Oakwood Homes. They now would like to put seven townhomes on that piece of property.

**Alex Leeman** questioned how they have solved the expense issue of addressing the gas lines.

**Eric Anderson** said that they have avoided the high-pressure gas lines entirely.

**Kent Hinckley** said that he would like to put a condition on the approval that the developer would have to provide City staff with a site plan that is consistent with the proposal of the Oakwood Homes – Avenues at the Station, prior to review and acting on this request before it goes to City Council. This will ensure that the developer cannot get more high-density housing with the RMU zoning.

**Item #5. Phil Holland/Wright Development – Requesting approval of the East Park Lane Small Area Master Plan as an element of the General Plan for approximately 85 acres of property located between Park Lane, Highway 89, Main Street, and 1100 North in an A (Agriculture), CMU Commercial Mixed Use), and LS (Large Suburban) zone.**

**Eric Anderson** said that this development is an element of the General Plan. The General Plan is a guiding document that is defined by State law as “advisory”. Every city has to have a general plan. The zoning ordinance is the land use law.

**Connie Deianni** questioned the General Plan and that we may need to look back into that.

**Alex Leeman** said that rezones are legislative decisions. Elected officials such as the City Council can make those decisions.

**Roger Child** said that the General Land Use plan was a public process, which included public input.

**Eric Anderson** said that looking at the last page of the General Plan excerpt from the CMU section it says, specific to the designation of commercial mixed use land north of Park Lane and East of Highway 89 the following recommendations will be considered, protecting the low density residential character of and along Main Street. Encouraging non-residential land uses and development immediately north of Park Lane allowing CMU type land uses along both sides of Lagoon Drive north extension.

**Connie Deianni** said that she is concerned about the traffic flow heading towards Main Street.

**Eric Anderson** pointed out that there will be access to the other major roads including a slip ramp to US Hwy 89.

**Item #6. Nathan Peterson – Requesting a conditional use approval to exceed the minimum drive-way width on .39 acres of property located at 1294 West Atrium Court in an AE (Agriculture Estates) zone.**

**Eric Anderson** said that Item #6 and Item #7 will be addressed in the regular session.

**Item #7. Farmington City – Requesting miscellaneous amendments to the Zoning Ordinance as follows: a) Amending Section 11-7-040(E) & (F), clarifying authority in permitted and conditional uses; b) Amending Section 11-10-040 (H)(I) establishing ADUs in agriculture zones as being subordinate in height and area to the main dwelling; c) Amending Sections 11-13-020 and 11-13-030 moving secondary dwelling units from a conditional use to a permitted use; d) Amending Section 11-18-040(D)(I) requiring that any pedestrian walkway used to define a block face be a legislative and discretionary decision; e) Amending Section 11-28-120(I)(6) removing the requirement that “other temporary use exemptions” receive written approval from the City Council, and replacing it with City Manager approval; f) Amending Section 11-28-200 regulating secondary dwelling units.**

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## **REGULAR SESSION**

**Present:** Commissioners Alex Leeman, Roger Child, Connie Deianni, Kent Hinckley and Rulon Homer, Associate Planner Eric Anderson and Recording Secretary Heidi Gordon. Community Development Director David Petersen and Commissioner Bret Gallacher were excused.

### **Motion:**

**Connie Deianni** made a motion that the agenda item #6 be moved to item #4. **Kent Hinckley** seconded the motion, which was unanimously approved.

**Item #1. Minutes**

**Kent Hinckley** made a motion to approve the minutes from the February 22, 2018 Planning Commission meeting. **Connie Deianni** seconded the motion, which was unanimously approved.

**Item #2. City Council Report**

**Eric Anderson** said that Heather Barnum was recognized for her years of service on the Planning Commission. The Mountain View PUD Subdivision was approved, with a split vote of 3 to 2 for both the rezone, schematic plan and PUD master plan. The Farmington Greens PUD master plan was also on the agenda and was tabled because there was a lack of clarity on the types of commercial uses for the property. There was also a zone text amendment that was approved for blighted properties.

**Item #3. Robert Dale – Requesting final plat approval of the Oakwood Estates Phase IX Subdivision consisting of 1 lot on .41 acres of property located at 485 West Oakwood Circle in an LR-F (Large Residential – Foothill) zone.**

**Eric Anderson** said that the developer received a preliminary plat approval on Oakwood Estates several years ago and they are slowly developing the subdivision. This phase is just a one-lot subdivision. All the improvements are in place.

**Robert Dale** 1891 N. Compton Rd., said that they are looking at selling one lot at this time.

**Alex Leeman** opened item up for discussion.

*No discussion*

***Motion:***

**Connie Deianni** made a motion to move that the Planning Commission approve the proposed final plat for the Oakwood Estates Phase IX subject to all applicable Farmington City ordinances and development standards. **Rulon Homer** seconded the motion, which was unanimously approved.

**Item #6 (Moved up on the Agenda). Nathan Peterson – Requesting a conditional use approval to exceed the minimum drive-way width on .39 acres of property located at 1294 West Atrium Court in an AE (Agriculture Estates) zone.**

**Eric Anderson** said the applicant has an existing detached garage at the back of their property. They would like to extend their driveway so that they can access the back garage. Because they are widening past 30 feet, the applicant has to apply for a conditional use.

**Nathan Peterson** 1294 W. Atrium Court, said that in order to access they need more width next to the existing driveway. He said that they have addressed all the drainage.

**Kent Hinckley** questioned the water meter and its location in the electrical box.

**Nathan Peterson** explained that the curb cut and how they would position the driveway in order to work around the water meter and the electrical box. He said that essentially he needs 10 feet in order to back a trailer onto the driveway.

**PUBLIC HEARING OPENED 7:15 pm**

*No comments*

**PUBLIC HEARING CLOSED 7:15 pm**

**Connie Deianni** said that we should put in the findings that will ensure the drainage.

**Alex Leeman** said that they could add that as a condition to the approval.

**Eric Anderson** said that as part of the building permit there is a drainage plan requirement that by law the driveway cannot drain onto the adjacent property. Our Storm Water Official, Ken Klinker, checks this for compliance.

***Motion:***

**Connie Deianni** made a motion that the Planning Commission approve a conditional use permit allowing an extension of an existing driveway and associated curb cut up to an additional thirteen (13) feet, subject to all applicable Farmington City ordinances and development standards and the following conditions:

- 1) the applicant shall obtain a Farmington City Excavation Permit prior to construction, and
- 2) The proposed drainage plan shall be adequate as determined by the city storm-water inspector.

**Findings:**

1. The proposed driveway extension is leading to a properly designated parking space, i.e. a detached garage.
2. The proposed driveway extension does not significantly increase safety issues.
3. There are not driveways directly adjacent to the proposed driveway extension and therefore a significant refuge is available for pedestrians between the driveways along this street.
4. Park strips are present in this neighborhood and the proposed extension would not significantly impact the current roadway side treatments.

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

**Item #4. Brock Loomis/Jack Fisher Companies – Requesting a zoning map amendment for 1.1 acres of property located at approximately 56 South 1100 West from an A (Agricultur3e) to an RMU (Residential Mixed Use) zone.**

**Eric Anderson** said that the applicant is requesting a general plan amendment from RRD (Rural Residential Density) to TMU (Transit Mixed Use). Along with a zoning designation rezone from A (Agriculture) to RMU (Residential Mixed Use). They would like to build seven townhomes similar to the Avenues at the Station. Normally the water and sewer lines would run in the road but because of the gas lines that run on the property. The original owners, Henry Walker Homes had to purchase the property to run the water and sewer lines through, so the gas lines would not have to be crossed. So now they would like to place townhomes on the unused portion.

**Brock Loomis** 2175 E. Wild Pine Dr., Uintah said that he represents J. Fisher Companies. He said that he feels it is a good use and flows with what has been placed to the north. He feels

that the trail between them and the Farmington Greens Subdivision is a good buffer between the two with the fairgrounds to the East it is a good fit. He said that the property is an awkward shape with the constraints of the size and shape and the easements as well, this was the best use that they could come up with.

**Alex Leeman** questioned how solid they were on their townhome plans and how would they look comparative to the Avenues at the Station townhomes.

**Brock Loomis** said that they are ready and firm on their plans and that the development would be very similar to the Avenues at the Station.

#### **PUBLIC HEARING OPENED**

**Matthew Brown** 151 S. 1150 W., said that he likes the open space and the buffer that the agriculture zone provides. He has concerns about the views and the impact that a three-story townhome would bring. He also brought up the 300-foot buffer area that is reserved that would greatly diminish their use.

#### **PUBLIC HEARING CLOSED 7:34 pm**

**Alex Leeman** said that with the constraints on the land he would like the developer to explain more about the buffer.

**Brock Loomis** questioned the 300-foot buffer because he was not aware of this and asked for some clarification from staff.

**Eric Anderson** said that in the RMU zone if you have a three-story building, there are is a 300-foot requirement along local/neighborhood roads.

**Brock Loomis** said that if you look at the original parcel maps the property line has been moved back significantly. He said that they would be happy to comply when the site plans comes up.

**Connie Deianni** questioned what the intended use for the south corner.

**Brock Loomis** said that they will provide a landscape plan as a part of their submittal that will match the rest of the project.

**Connie Deianni** questioned if they had to only do six townhomes instead of seven would that be something the developer would be okay with doing?

**Brock Loomis** said that they would obviously like to maximize the number of units they can get on the site. They are already less in their number because of the easements. Their plan is to do three-story townhomes however if the unit to the south is within the 300-foot buffer they will adjust accordingly.

#### **Motion:**

**Kent Hinckley** made a motion that the Planning Commission recommend that the City Council approve the zoning map amendment of 1.1 acres of property, as defined by parcel identification number 080740073 located at approximately 56 South and 1100 West, from an AE (Agriculture Estates) zone to

a RMU (Residential Mixed Use) zone, subject to all Farmington City ordinances and development standards.

Condition:

1. The Developer provide City Staff and City Council with a site plan consistent with the proposal to build seven townhouses prior to City Council review and acting on the request.

Findings:

1. The subject property is awkward in shape and has easements encumbering much of the site, the proposed townhome project of 7 units is the highest and best use of the property given its constraints.
2. The subject property abuts the Station Avenues project and would be a continuation of that project at a much lower density (approximately 6.4 units/acre versus 10.4 units/acre).
3. The subject property is adjacent to the Davis County Fairgrounds, which is a very intensive non-residential use, and a single family home would not be a good use for the subject property.
4. The subject property is situated in a way that makes the possibility of the RMU zone spreading south or east extremely low.
5. There is a perpetual buffer of open space in the form of the large Farmington Greens open space parcel and D&RG trail, and the nearest home is approximately 250' from the proposed townhomes.
6. A rezone is a legislative decision and is determined on a case-by-case basis; in this instance, the rezone makes sense for this property given the inherent constraints of the property and its proximity to high-intensity development (both planned and built).
7. The proposed rezone will allow for medium density housing and would add to the City's housing type mixture.

**Roger Child** seconded the motion, which was unanimously approved.

**Item #5. Phil Holland/Wright Development – Requesting approval of the East Park Lane Small Area Master Plan as an element of the General Plan for approximately 85 acres of property located between Park Lane, Highway 89, Main Street, and 1100 North in an A (Agriculture), CMU Commercial Mixed Use), and LS (Large Suburban) zone.**

**Eric Anderson** said that normally when they are talking about a General Plan amendment they are talking about changing the text of the Plan or changing the General Plan map. This is an alternative to adopt elements to the whole General Plan. Similar elements of the General Plan include; Master Transportation Plan, Trails Plan, Active Transportation Plan, Storm Water Plan, Downtown Master Plan, Parks and Recreation Master Plan and such. This acts as another layer to the General Plan. If the General Plan is amended, it does not vest the property owner to do whatever the General Plan says to do. They still have to go through the rezoning of the property. The majority of the property is already designated CMU (Commercial Mixed Use). The main spine road for the project would be an extension of Lagoon Drive connecting Park Lane to US 89. The City's General Plan identifies this road as the Lagoon Drive northern extension that has been anticipated as a minor collector street on the Master Transportation Plan.

**Phil Holland/Wright Development Group**, said that in 2004 the area was adopted as a CMU (Commercial Mixed Use) designation. He explained that the persons per household in the city of Farmington in 2004 and prior was 4.05 individuals per household. He said that the land is not being created where the growth in population is growing. He said that the development has connections to the major highways and the City leads and has planned for its future with the development, trails and Master Plan are put into place. He said that the homes that front Main Street would remain the same. They have planned for less density in their plan, which differs from what the General Plan will allow, which is much more density.

**Connie Deianni** questioned what the bigger commercial building that is on the north side would be.

**Phil Holland** said that it is a typical commercial use but they do not have anything yet for that.

**Kent Hinckley** said he would like to hear what the developer's interpretation of a patio home is.

**Phil Holland** said that in his profession a patio home is considered a higher single-family density type. Most of them would be a single level alley loaded type of product.

**Roger Child** asked about what type of commercial use would be in the development

**Phil Holland** said that they envision medical uses such as, orthodontists, dentist and surgeons anything along the lines of low commercial use. Most would be a two-story office building with no more than 20,000 square feet.

**Roger Child** questioned if they had delineated any of the wetlands in the area.

**Phil Holland** said that they have done a preliminary wetland delineation, and that they would maintain and preserve the wetlands in place.

**Rulon Homer** said that the west side has been developing very rapidly. How does this plan compare to the development on the west side?

**Phil Holland** said that he does not feel that this competes with the west side. He pointed out that the west side already has the retail and restaurant uses. He believes that this development will be more of a sleepy type of commercial use.

#### **PUBLIC HEARING OPENED**

**David Dixon** 1047 N. 100 W., said that he strongly disagrees with staff and that he feels that we need to look at the General/Master Plan. What the Planning Commission decides on this plan sets a precedence for the City. He feels there are issues with the plan and the traffic circulation. He presented two different options that he has drawn up. He would like to see the rest of the property be zoned an LR (Large Residential) zone. He would like to see the City and the community look back into the Master Plan to come up with a better plan for this area to be developed. He suggested that a committee be put together that would consist of staff, members of the community and the developer so they can come together and put a plan that all parties would agree to.

**Richard Conover** 469 Quail Run Dr., said that he has prepared copies of two petitions that have been collected which consist of 405 door to door signatures and 527 online signatures, which he passed

out to the commissioners. He said that most households would like the City to slow down and properly plan before moving forward with more development.

**Sara Raines** 275 W. 1000 N., said that she has concerns about parking and any visitors that come into the community. She also expressed that the proximity of the Front Runner station is over a mile, which is not convenient. She would also like to see Farmington rock implemented into the standard architecture of the development.

**Eric Aston** 1033 N. Main St., said that when they moved here it was for the open space and the bigger lots. He is concerned about the green space in the development and the road. He would like Farmington to stay as it is and would like to see some serious consideration on this project. He also said that the development does land lock his lot and would like to see a provision on this.

**Rebekah Richards** 68 Robert Circle, said that she would like to see everyone in the community be informed and pay close attention to whom this is affecting.

**Matthew Hess** 572 S. Woodland Hills Dr. Bountiful, said that in 2004 there was a lot of concern in the city about the Highway 89 corridor along with what is now Station Park. There was a committee designated to examine the Highway 89 corridor, which consisted of landowners, homeowners in the area, a planning commissioner, a city council member, the City planner, David Petersen was the chair of the committee. The city hired a professional urban planning consultant to assist in this effort. They came up with the land use map and the language in chapter 11 of the General Plan and they came up with the CMU (Commercial Mixed Use) designation. There were some concerns at that time about the connection to Lagoon Drive; he feels that the Wright Development has addressed this very well. There have been five separate applications that through the years that have come in for the development along Park Lane; four of these applications did not pass. He feels that this is a good plan and he recommends this plan.

**Jeremiah Johnson** 1029 N. Main St., said that he has concerns about his children walking along Main Street and how the increased traffic will affect pedestrian safety. He believes this plan does not fit in Farmington. He would like to see this application be denied. He feels there is a special heritage about the City that needs to remain the same.

**Deborah Johnson** 1029 N. Main St., said that they moved here from Saratoga Springs to get away from the busy city. She feels that the high density would cause a claustrophobic feeling. She also expressed concerned over the lighting.

**Harv Jeppsen** 727 Leonard Ln., said that he is one of the land owners. He feels that the Hess' have the right to sell their property. He is not saying this plan is perfect but he feels this is the best plan he has seen for this property. He would like the Planning Commission to accept this plan.

**Alesa Larsen** 1109 N. Quail Cir., said that she is concerned about the water mitigation, the schools being overloaded and the increased traffic.

**Tauni Hill** 381 W. 1150 N., said that she has concerns about the mixed use and the traffic.

**Karen Sawyer** 953 N. Compton Rd., said she has concerns about Farmington becoming big like other cities such as Draper where it was all wide open at one time and now it is completely congested. She feels that Farmington has something that nobody else has and she would like to see it remain that way.

**Theodore Thatcher** 218 W. Bayview Dr., said he would like to see the wetlands preserved.

**Katelyn Lefevre** 961 N. Compton Rd., said that she is concerned about the natural resources and the affect the development would have on it.

**Diana** 350 E. 200 S., said that they moved here five years ago for the feel of Farmington. She said that she supports property owner rights but this more so about the special unique feel of the City. She hopes that the development planned well with the Farmington heritage taken into consideration.

**Doug Wood** 823 N. Main St., said that he has seen the growth throughout his life here in Farmington. He said that change is inevitable and that he is okay with the plan. He pointed out that all the traffic congestion eventually leads to all the subdivisions along the route.

**Lori Connover** 469 W. Quail Run Rd., said that the petition is more so asking for a moratorium on building. She would like to see it zoned as an LR (Large Residential) use.

**Max Forbush** 73 S. 100 W., said that the low density office and low density commercial is far superior use for this zone. He said that he feels this type of business is right for the area and will be less impact for the area. He does not care for the stubbed road onto Main Street and he expressed his concerns about the lighting as well and feels that one car dealership is enough for the City. He strongly agrees with property owner rights.

#### **PUBLIC HEARING CLOSED 9:25 pm**

**Alex Leeman** questioned the developer about the wetlands and what they have done to address those issues and how they have worked around them.

**Phil Holland** said that he has not completed a land delineation on the property. They have however completed delineation along Lagoon Drive. There have been geological reports and delineations on the properties that they have control on at this time.

**Alex Leeman** questioned Eric Anderson about the density levels and the proximity to Station Park.

**Eric Anderson** said that the zoning and the General Land Use Plan, which guides zoning decisions, determine the density.

**Alex Leeman** said that there are elements of this plan that follow the city's General Use Plan. He does not have much concern about the traffic bleeding onto Main Street. He feels the traffic flow will be most likely move towards Park Lane, Lagoon Drive and Highway 89. He does have some concerns about the density of the development. He expressed that as much as the majority of the community would like to see big homes on bigger lots at this time they are not affordable for the general population. The patio homes and townhomes make Farmington a more affordable community for people.

**Kent Hinckley** said that he feels there needs to be close attention paid to the history. He said that he moved to Farmington 30 years ago and they were able to enjoy the land and the open space. He said that if it were not for a farmer selling his land almost everyone would not be here in Farmington today. The Planning Commission has to take the Ordinances and provide an orderly development. He said that the Planning Commission has received many emails and most of them state they want the Planning Commission to follow the General Plan. He explained that in a training the City brought in a

consultant that said that the medium housing price in Farmington is now \$400K up from the \$200K. This now places Farmington out of reach for the children and them being able to purchase a home here in the City. He brought up the General Plan and the section titled the specific analysis and recommendation of the Highway 89 corridor. He said there were two items that came out very strongly to him, which were the following;

1. That we were to provide for the preservation of the residential nature of Main Street.
2. That we were to provide for CMU (Commercial Mixed Use) use north of Park Lane. Which includes medium to high density multi-family residential and community and regional commercial.

These two items are part of the General Plan that everyone would like to follow. If you were to follow the General Plan, you cannot put single family residential in that designation. He feels that the traffic flow is good and he is not a fan of the patio homes that access Main Street.

**Connie Deiani** said that she feels that the plan could be altered in some way and she is not a fan of the patio homes and the high density of the housing. She said that in the General Plan, there are goals and that part of the General Plan is to maintain the rural atmosphere preserving its historic heritage and the beauty of the surroundings. She said that she questions the necessity and is it in the public interest? She feels that maybe there is a better way to lay this plan out.

**Roger Child** said that he likes the collaboration of the landowners working together with the potential developer to come up with a large scale Master Plan. He believes that one of the beautiful items about the area is the wetlands. He believes that there will be some amazing natural buffers because of the wetlands. He expressed concern about the residential densities. He is a strong proponent to mixing residential densities and allowing aging in place opportunities within our neighborhoods. He said that our property taxes are much lower because of the commercial uses the City has. He explained that the Mercedes dealership is third highest tax producer in the city of Farmington. He said that this is not the perfect plan but it is the perfect process.

**Rulon Homer** said that he lives on the west side and has been there for the last 30 years. He appreciates the time that the developer has put into the plan. He does like the plan.

**Alex Leeman** questioned Phil Holland after hearing the comments this evening does he want the Planning Commission to recommend or table the hearing until he can come back with an adjusted plan?

**Phil Holland** said that the plan we are looking at tonight is about the 18<sup>th</sup> rendition they have come up with. His preference is to move forward with the rezone. He would like the Planning Commission to vote on it so they can move forward.

**Kent Hinckley** said that the General Plan recommends that we move forward with this. He objects to the patio homes that are facing Main Street. He has a concern that moving forward with that is a huge flaw, which goes against the General Plan for Main Street.

**Phil Holland** said that in order to gain the access to Main Street he would have to go through the UDOT process and get approval. Having said that he feels that there are ways that they can continue the LR (Large Residential) and somehow possibly maintain open space.

**Alex Leeman** does not feel that the patio homes are in violation to the General Plan. He feels that the General Plan is a recommending document and it is a matter of degree.

**Motion:**

**Kent Hinckley** made a motion to move that the Planning Commission recommend that the City Council amend the General Plan adopting the enclosed East Park Lane Small Area Master Plan as an element of the General Plan, subject to all applicable Farmington City ordinances, and do what the City is doing in the mixed uses areas north of Shepard Creek to ensure that as the City receives applications to rezone land in the CMU area that renter occupied development does not occur, and that owner occupied development (which may occur), does not exceed the densities depicted on the East Park Lane Small Area Master Plan, and that an appropriate mix of residential to non-residential development occurs as set forth in said plan.

Condition:

1. The Developer will alter the plan so that the entrance onto Main Street conforms to the General Plan which requires either low density residential, agriculture or open space.

There was a 4 to 1 vote for approval, with Commissioner **Connie Deianni** being the dissenting vote.

**Item #7. Farmington City – Requesting miscellaneous amendments to the Zoning Ordinance as follows: a) Amending Section 11-7-040(E) & (F), clarifying authority in permitted and conditional uses; b) Amending Section 11-10-040(H)(1) establishing ADUs in agriculture zones as being subordinate in height and area to the main dwelling; c) Amending Sections 11-13-020 and 11-13-030 moving secondary dwelling units from a conditional use to a permitted use; d) Amending Section 11-18-040(D)(1) requiring that any pedestrian walkway used to define a block face be a legislative and discretionary decision; c) Amending Section 11-28-120(I)(6) removing the requirement that “other temporary use exemptions” receive written approval from the City Council, and replacing it with City Manager approval; f) Amending Section 11-28-200 regulating secondary dwelling units.**

**Eric Anderson** said that there is a continuing list of zoning text amendments that need some minor revisions. The following are what need to be looked at tonight:

1. Section 11-7-040 SITE DEVELOPMENT PLAN REVIEW PROCESS:
  - C) **Site Plan** ~~Planning Commission~~ Review: The planning department shall review the site plan for conformance with standards outlined herein; for conformance with the comprehensive plan and this title; for environmental impacts which may be associated with the design; and shall process the site plan and reports as provided in this chapter.
  - E) **City Planner** ~~Permitted Uses~~: The city planner shall review all applications for **single-family and two family dwellings, and residential** permitted uses in **all zones** ~~agricultural and single-family residential zones, including applications for duplexes.~~ If desired, an applicant may request a review by the planning commission of a permitted use. This provision is intended to resolve conflicts or differences of opinion between the applicant and city staff concerning the requirements or interpretation of this chapter. (Ord. 1991-27, 7-17-1991)
  - F) **Planning Commission** ~~Conditional Uses~~: The planning commission shall review all conditional uses. The planning commission shall also review all multiple-family residential, commercial, commercial recreation, office, agricultural use or industrial permitted uses which are subject to the requirements of this chapter, unless such review is waived by the commission and is delegated to the planning department. A

notice shall be sent to all adjacent property owner within five hundred feet (500') of the subject property for all site plan reviews considered by the plan commission. After adequate review, an application may be approved, approved with conditions, continued for further study or disapproved for the use and/or site plan. (Ord. 2010-39, 9-21-2010)

2. Section 11-10-040 LOT AND SETBACK STANDARDS:

H) Accessory Buildings and Structures:

5. Accessory buildings which contain or constitute an accessory dwelling unit shall, without exception, be subordinate in height and area to the main building.

3. Section 11-13-020 CONDITIONAL USES:

1. Added Secondary dwelling unit.

4. Section 11-13-030 CONDITIONAL USES:

- ~~1. Secondary dwelling unit.~~

5. Section 11-18-040: REGULATING PLAN:

1. Maximum Block Size: The maximum perimeter of any block may not exceed two thousand feet (2,000') in the Open Space and Office Mixed Use Districts. Each block face may not exceed seven hundred feet (700'). Block faces may be defined by any of the street types, including pedestrian walkways, that are dedicated public right-of-way or easements, with the exception of alleys. However, if a pedestrian walkway is used to define a block of the maximum size then the right-of-way for the walkway must be equal to that of the neighborhood (local) road, **and the City shall find that there is an appropriate consideration, in the form of benefit to the City or the public, from the proposed exception and/or other appropriate reasons that justify the determination of the City to allow for pedestrian walkways to be used as a block face, and the applicant must obtain City approval as part of a Development Plan Application set forth in Section 11-18-070.**

6. 11-28-120: TEMPORARY USE OF LAND AND STRUCTURES:

5. Community Events: Community events which are sponsored and/or approved By the ~~City~~ city:
6. Other Approved Exemptions: Other exemptions as specifically approved in writing by the ~~city council~~ City Manager. (Ord. 2009-49, 10-6-2009).

7. 11-28-200: SECONDARY DWELLING UNITS:

- B. Conditional Use Permit: Secondary dwellings may be permitted as a conditional **or a permitted** use ~~in any~~ as designated **by the underlying zone found** in this title. In those zones where a secondary dwelling unit requires conditional use permit approval, Applications for a secondary dwelling shall be submitted and reviewed as a conditional use permit in accordance with chapter 8 of this title.
- C. Standards: The following standards and conditions shall apply to all secondary dwellings, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process:

- ~~4. Utility Metering: No separate utility metering for the secondary dwelling shall be allowed.~~

**PUBLIC HEARING OPENED**

**PUBLIC HEARING CLOSED 10:34 pm**

***Motion:***

**Kent Hinckley** made a motion that the planning Commission recommend approval of the proposed amendments to the Zoning Ordinance as set forth in the March 8, 2018 staff report, subject to all standards of the Farmington City ordinance.

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

**ADJOURNMENT**

***Motion:***

At 10:37 p.m., **Connie Deianni** made a motion to adjourn the meeting, **Roger Child** seconded the motion, which was unanimously approved.

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**Alex Leeman**  
**Chair, Farmington City Planning Commission**

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

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, March 20, 2018, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

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

### **NEW BUSINESS:**

7:05 East Park Lane Small Area Master Plan

7:20 Contract with UDOT for the TAP Funding for Pedestrian Signal Crossing at 200 West 125 South

### **SUMMARY ACTION:**

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

7:25 Minute Motion Approving Summary Action List

1. Mountain America Federal Credit Union Cash Bond Improvements Agreement (495 N Station Parkway)
2. Residences at Farmington Hills Plat Amendment (approximately 261 East 400 North)
3. Police Department Salary Adjustment
4. Arbor Day Proclamation
5. Kaysville Boundary Adjustment Resolution of Intent – Kent Stuart

### **DISCUSSION ITEMS:**

7:30 Notification Process – Existing and Possible Changes

**GOVERNING BODY REPORTS:**

7:45 City Manager Report

1. Police Monthly Activity Report for January
2. Executive Summary for Planning Commission held March 8, 2018
3. Building Activity Report for February

7:50 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

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

DATED this 15th day of March, 2018.

**FARMINGTON CITY CORPORATION**

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

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

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

**Posted 03/15/2018**

**FARMINGTON CITY  
CERTIFICATE OF POSTING**

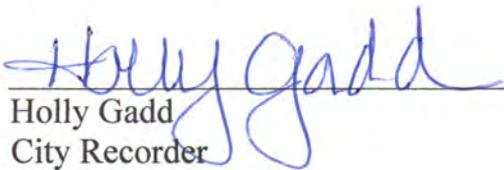
I, the duly appointed and acting Recorder for the City of Farmington, Utah, hereby certify that copies of the **Farmington City Council Agenda** were posted at Farmington City Municipal Building, 160 South Main, Farmington, Utah also on the State Public Meeting Notices website and the city website [www.farmington.utah.gov](http://www.farmington.utah.gov)

The Notice and Agenda were emailed to the news media agencies listed below:

Davis County Clipper  
Deseret News  
Standard Examiner

DATED this 15<sup>th</sup> day of March, 2018.

**FARMINGTON CITY**

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



## Planning Commission Staff Report March 22, 2018

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### Item 3: Preliminary Plat and Final PUD Master Plan for the Brownstone PUD Subdivision

Public Hearing:	No
Application No.:	S-15-17
Property Address:	Approx. SR106 and 200 East
General Plan Designation:	MU/B (Mixed Use/Business)
Zoning Designation:	BR (Business Residential)
Area:	.99 Acres
Number of Lots:	14
Property Owner:	Robert Straatman
Agent:	Alan Cottle

Request: *Applicant is requesting a recommendation for preliminary plat and final PUD master plan approval for the Brownstone PUD Subdivision.*

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#### **Background Information**

The applicant desires to develop 1 acre of property located in the southern portion of the triangle between State Street, 200 East, and SR106. The proposed Brownstone Subdivision has 14 townhomes consisting of two groups of 4 and one group of 6. The main spine road through the proposed development goes from 200 East to 185 East (SR106), and makes an “S” shape. In Section 11-15-040(B) of the Zoning Ordinance, which regulates the BR zone, it states the following: “B. Lot size, dimensions, setbacks, maximum height of buildings and related provisions for multiple-family residential uses in the BR Zone shall comply with standards specified in [chapter 13](#) of this title.” For multi-family residential developments such as the proposed subdivision, the underlying BR zone defers to the Multi-family Residential Zone, covered in Chapter 13. Section 11-13-030 allows for a density of 15 units per acre in the R-8 zone, and this application is proposing 14 units on 1 acre of property, and therefore meets the minimum density standard of the BR zone. However, Section 11-13-030 requires that dwelling units with between 5-8 family dwellings must go through a conditional use. The proposed subdivision is proposing to do 14 lots, but in order to do the lots, the applicant is proposing a PUD, which allows for deviations of the standards of the underlying zones, as long as the requested densities do not exceed the threshold set by a yield plan. In this case, the yield is 15 units per acre, therefore, the applicant is allowed to do a PUD. The PUD is also requesting a deviation of the side setbacks to a zero setback, as each “lot” will accommodate an entire individual attached unit as part of the lot, with a shared property

line in the middle of a shared wall, and the units will be for sale. The developer will set aside all remaining property not included in lots as common area to be maintained by an HOA.

As part of the PUD master plan, the applicant is required to provide a landscape plan and elevations of the homes, which are attached for your review. Section 11-27-120(H) of the Zoning Ordinance states the following:

*H. Increase In Residential Density: Residential density may be increased up to a maximum of twenty percent (20%) above that allowed in the underlying single-family zone, at the discretion of the planning commission and subject to the concurrence of the city council. The density will be determined during the preliminary PUD master plan review stage.*

Because this application for PUD is not seeking for an increase in density, the open space requirement does not have to be met. However, the applicant is proposing that the majority of the property not occupied by building lots be common area, maintained by an HOA and regulated by CC&Rs. Additionally, the proposed Straatman Lane is private and will also have to be maintained and managed by the HOA.

Regardless of whether the applicant is seeking for an increase in density, he needs the PUD overlay to deviate from the standards of the BR zone, particularly to have a zero side setback line between the lots. As such, the applicant must meet the higher design standards for a PUD as set forth in Section 11-27-070, including the landscape plan, elevations, and general layout of the plan. The Planning Commission recommended approval of the preliminary PUD master plan and schematic plan in November of 2017, and the City Council approved the application in December; both the preliminary plat and final PUD master plan conform to those approved plans.

**Suggested Motion:**

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

1. The applicant shall enter into a development agreement memorializing the approved master plan prior to or concurrent with final plat;
2. The applicant shall obtain approval from the Fire Marshall for the private road prior to submittal of final plat;
3. All driveways must meet the 14% slope requirement as set forth in Section 11-32-060(A)(4), and compliance must be demonstrated for each driveway prior to or concurrent with final plat consideration;
4. All outstanding DRC comments for preliminary plat shall be addressed on final plat.

**Findings for Approval:**

1. The proposed plans meet the requirements of the subdivision and zoning ordinances of a BR (PUD) zone.
2. The proposed development is an in-fill project and allows the property owner the highest and best use of his property.
3. The HOA is intended to maintain the common areas of the project.

4. The proposed plans are consistent with the General Plan.
5. The attached landscape plan is of a high design quality and meets the standards set forth in Section 11-27-070.
6. The attached elevations are of a high design quality and meet the standards set forth in Section 11-27-070.
7. The proposed project is removed from the road and set amidst high intensity uses such as the Monte Vista School, the Davis School District Administration Buildings, and commercial uses like the Chevron Gas Station, the Rock Hotel Dental Offices, etc.

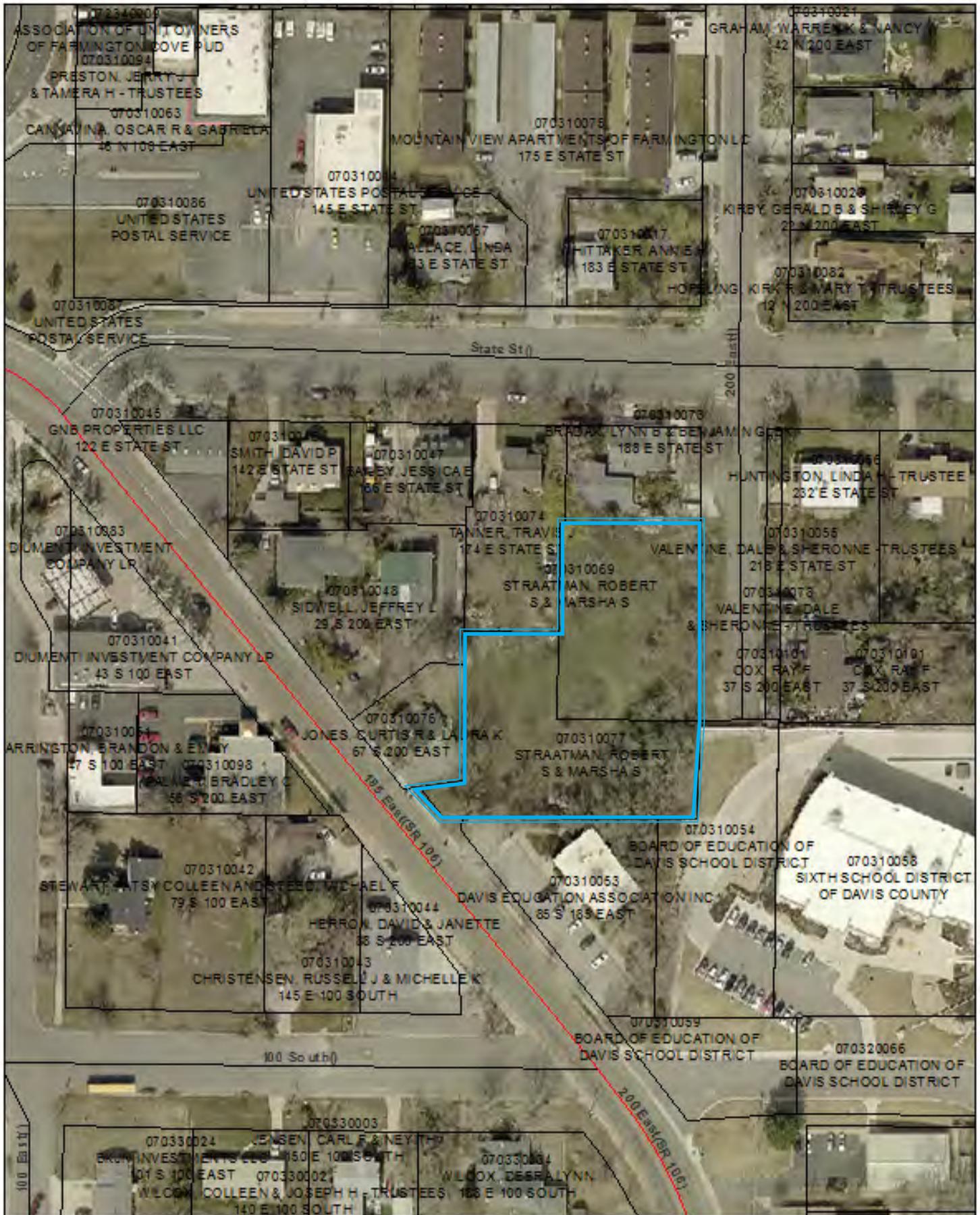
**Supplemental Information**

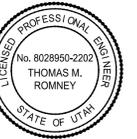
1. Vicinity Map
2. Preliminary Plat
3. Final PUD Master Plan
4. Landscape Plan
5. Elevations

**Applicable Ordinances**

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 13 – Multiple Family Residential Zones
4. Title 11, Chapter 15 – Business Residential Zone
5. Title 11, Chapter 27 – Planned Unit Developments (PUD)

# Farmington City





**FARMINGTON BROWNSTONES**  
FARMINGTON CITY, DAVIS COUNTY, UTAH  
**SITE PLAN**

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

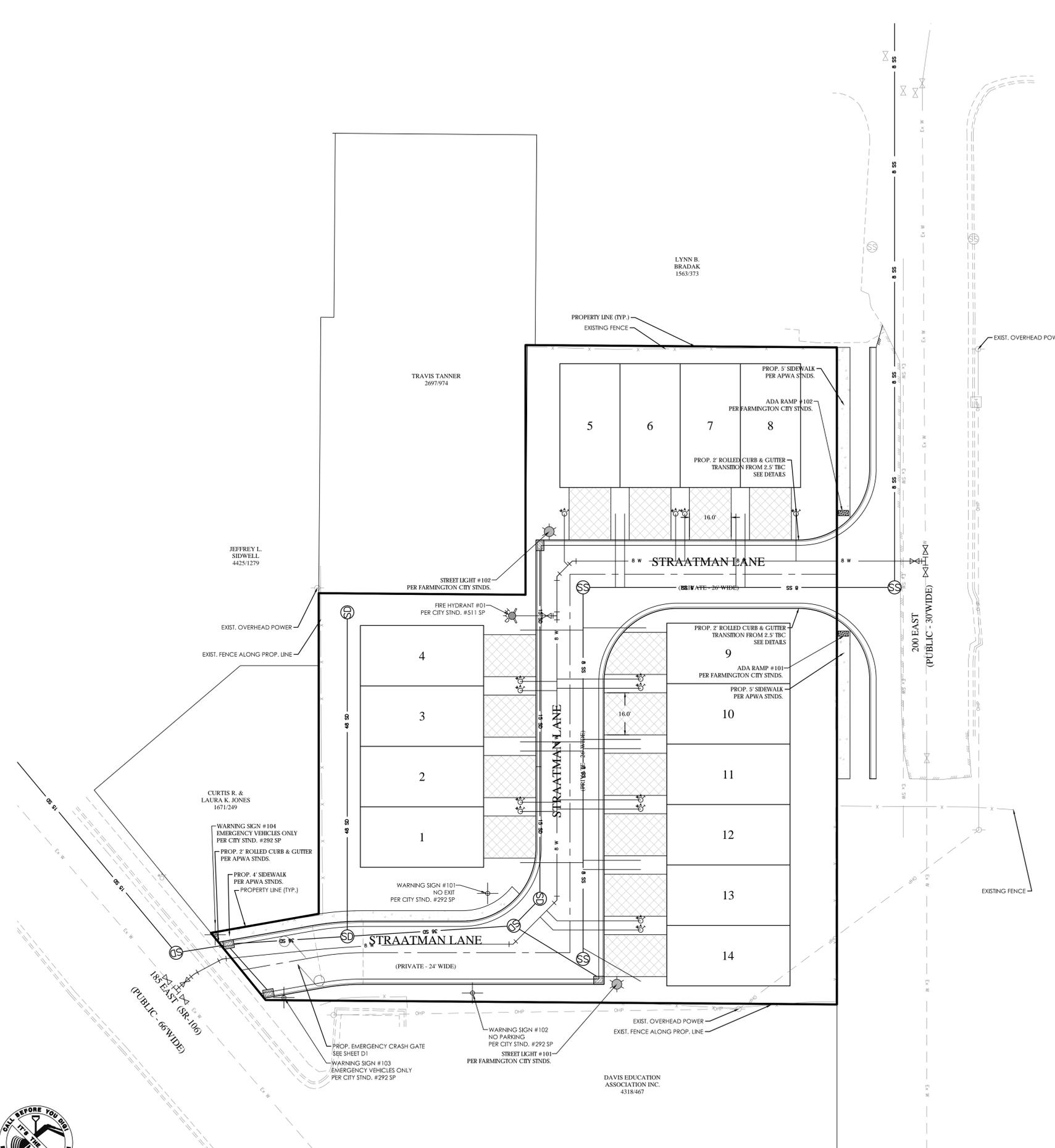
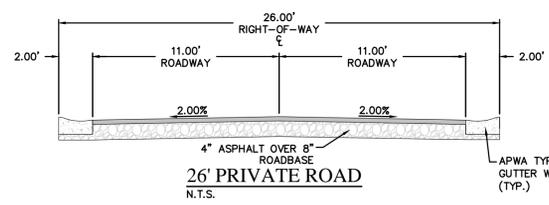
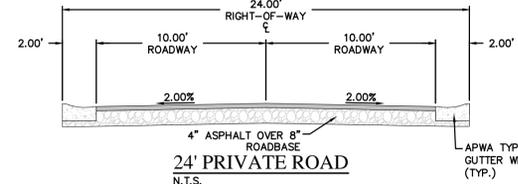
SITE PLAN	
Scale:	1"=20'
Date:	1/12/18
Drawn:	AWS
Job #:	17-231
Sheet:	C3



GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

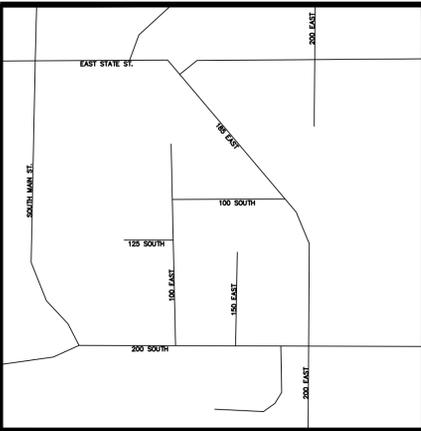
**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
—	EXIST. STORM DRAIN
—	EXIST. SANITARY SEWER
—	EXIST. CULINARY WATER
—	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
⊙	SIGN
⊙	STREET LIGHT
⊙	SD MH, INLET, AND COMBO
⊙	SEWER MANHOLE
⊙	VALVE, TEE & BEND
⊙	WATER BLOW-OFF
⊙	FIRE HYDRANT
⊙	STREET MONUMENT (TO BE SET)
⊙	EXIST. STREET MONUMENT
⊙	EXIST. SD INLET & MH
⊙	EXIST. SEWER MH
⊙	EXIST. VALVE, TEE, & BEND
⊙	EXIST. FIRE HYDRANT
⊙	SPOT ELEVATION
o XXXX.XX	PRIVATE OWNERSHIP
XXXXXX	LIMITED COMMON OWNERSHIP
XXXXXX	COMMON OWNERSHIP



APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
FARMINGTON CITY ENGINEER



VICINITY MAP

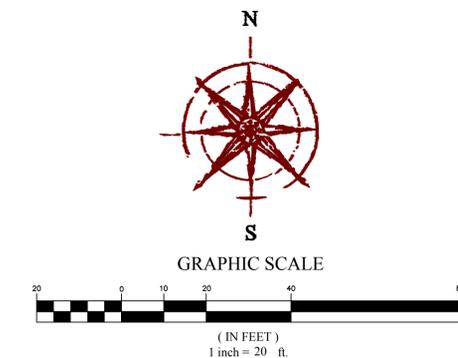
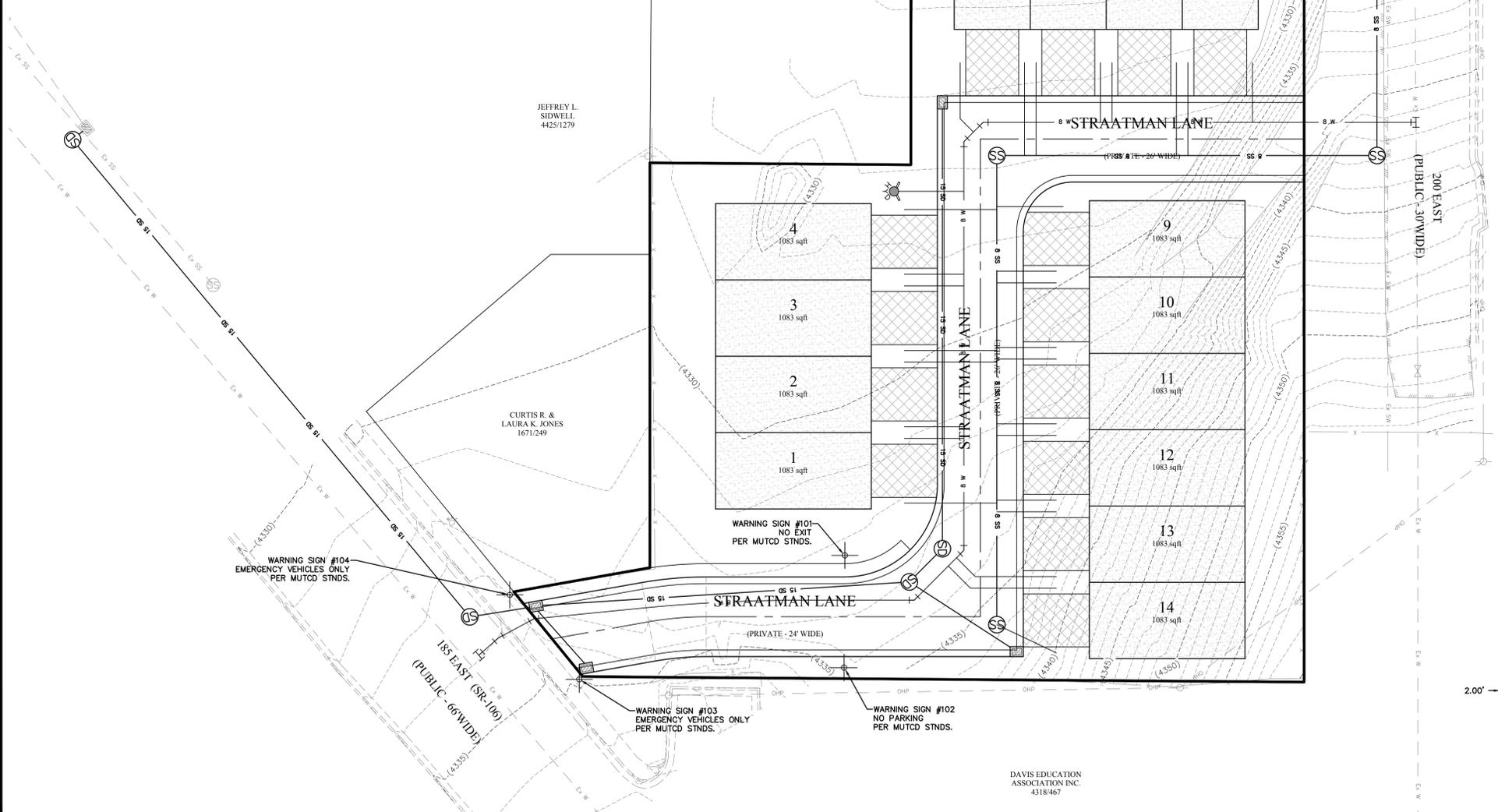
N.T.S.

**SURVEY DESCRIPTION**

A portion of Block 1, Plat "A", Farmington Townsite Survey, Farmington, Utah, more particularly described as follows:

Beginning at a point located 2 rods East and 80.25 feet South of the Northeast Corner of Lot 6, Block 1, Plat "A", Farmington Townsite Survey, said point is also located N89°34'15"W along the Monument Line of State Street 33.00 feet and South 129.75 feet from the Monument found at the intersection of State Street and 200 East Street; thence South 250.00 feet to the North line of that Real Property described in Deed Book 4318 Page 467 of the Official Records of Davis County; thence N89°34'15"W along said deed 198.00 feet; thence N89°26'00"W 20.33 feet to the Easterly line of State Road 106; thence N39°16'00"W along said road 33.00 feet to the Southwesterly corner of that Real Property described in Deed Book 1671 Page 249 of the Official Records of Davis County; thence N80°01'30"E along said deed 41.85 feet; thence North along said deed and extension thereof 122.00 feet to the Southwesterly corner of that Real Property described in Deed Book 2697 Page 974 of the Official Records of Davis County; thence S89°34'15"E along said deed 79.00 feet; thence North along said deed 95.00 feet; thence S89°34'15"E along said deed and along the South line of that Real Property described in Deed Book 1563 Page 373 of the Official Records of Davis County 119.00 feet to the point of beginning.

Contains: 0.99 acres +/-



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION
XXXXXX	PRIVATE OWNERSHIP
XXXXXX	LIMITED COMMON OWNERSHIP
XXXXXX	COMMON OWNERSHIP

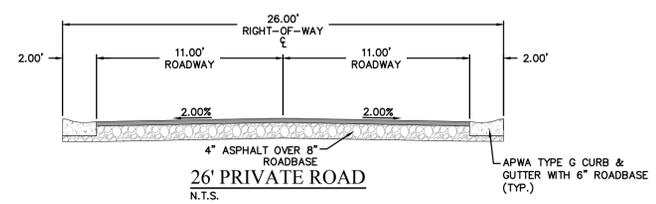
- CULINARY WATER**
- CULINARY WATER WILL LOOP THROUGH THE PROPERTY WITH A NEW 8" PVC LINE. CONNECTIONS WILL BE MADE TO EXISTING LINES IN SR-106 AND 200 EAST. INDIVIDUAL METERS WILL BE INSTALLED FOR EACH UNIT.
- PRESSURIZED IRRIGATION**
- A SINGLE SERVICE WILL BE INSTALLED AT THE NORTHEAST CORNER OF THE PROPERTY. THIS SERVICE WILL IRRIGATE THE LANDSCAPING FOR THE ENTIRE SITE, AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- SANITARY SEWER**
- AN 8" PVC SANITARY SEWER LINE WILL RUN TO THE NORTHEAST AND CONNECT TO THE EXISTING MANHOLE AT THE INTERSECTION OF 200 EAST AND STATE STREET. THIS WILL REQUIRE APPROXIMATELY 240 FEET OF OFFSITE PIPING TO BE RUN IN 200 EAST. INDIVIDUAL LATERALS WILL BE INSTALLED FOR EACH UNIT.
- STORM DRAIN**
- 15" RCP STORM DRAIN WILL RUN TO THE SOUTHWEST AND CONNECT TO AN EXISTING CATCH BASIN LOCATED IN SR-106. THIS WILL REQUIRE APPROXIMATELY 210 FEET OF OFFSITE STORM DRAIN PIPING TO BE INSTALLED IN SR-106.

**FEMA NOTE**

- THIS PROPERTY IS LOCATED WITHIN "ZONE X" ACCORDING TO FEMA MAP #49011C0382E EFFECTIVE DATE: JUNE 18, 2007. "ZONE X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**SITE TABULATIONS**

SITE ACREAGE:	0.99± ACRES
TOTAL UNITS:	14
DENSITY:	14.1 UNITS/ACRE
ROADWAY:	9,632 S.F. (21%)
PRIVATE OWNERSHIP:	15,166 S.F. (34%)
LIMITED COMMON AREA:	4,477 S.F. (10%)
COMMON AREA (OPEN SPACE):	15,656 S.F. (35%)



**FARMINGTON BROWNSTONES**  
FARMINGTON, UTAH  
**SITE PLAN**

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**SITE PLAN**

Scale: 1"=20'  
Date: 9/18/2017  
Sheet: 17-231

Drawn: BP  
Job #: 17-231

C2



DAVIS EDUCATION ASSOCIATION INC. 4318/467

Z:\2017\17-231 Straatman Farmington SR 106 Design 17-231.dwg Sheets (Schematic) C2 - SITE PLAN.dwg

# TREE LEGEND

-  Cercis canadensis 'Forest Pansy'  
Eastern Redbud 1 1/2" cal.
-  Malus 'Royal Raindrops'  
Royal Raindrops Crab 1 1/2" cal.
-  Prunus virginiana 'Canada Red'  
Chokecherry 1 1/2" cal.
-  Pyrus calleryana 'Chanticleer'  
Chanticleer Flowering Pear 1 1/2" cal.

## LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH. APPLY PRE-EMERGENT TO SOIL BEFORE TOP DRESSING WITH ROCK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

LYNN B. BRADAK  
1563373

JEFFREY L. SIDWELL  
4425/1279

CURTIS R. & LAURA K. JONES  
1671/249

DAVIS EDUCATION ASSOCIATION INC.  
4318/467



## IRRIGATION LEGEND

F	T	H	Q	RAINBIRD 1804-PRS U-15 SERIES SPRAY HEAD
○	●	●	●	RAINBIRD 1804-PRS U-12 SERIES SPRAY HEAD
○	●	●	○	RAINBIRD 1804-PRS U-10 SERIES SPRAY HEAD
●	●	●	●	RAINBIRD 1804-PRS U-8 SERIES SPRAY HEAD
▲	▲			RAINBIRD 1804-PRS 15SST, 15EST STRIP SERIES SPRAY HEAD
1 1/2" PVC SCHEDULE 40 MAIN LINE				
PVC SCHEDULE 40 LATERAL LINE (SIZE AS NOTED)				
PVC SCHEDULE 40 SLEEVES UNDER PAVEMENT				
RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER				
AMIAD SCANAWAY FILTER WITH 300 MICRON SCREEN				
RAINBIRD PESB ELECTRIC REMOTE CONTROL VALVE				
RAINBIRD XCZ-100-PRB-COM 1" CONTROL ZONE KIT				
MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288				
RAINBIRD 44 LRC 1" QUICK COUPLING VALVE				
RAINBIRD ESP-LX IRRIGATION CONTROLLER				
3/4" MANUAL FLUSH VALVE IN 8" ROUND VALVE BOX				
RAINBIRD WIRED RAIN SENSOR MODEL RSD-CEX				

GPM per Valve	47	1.58	Precip. Rate/Hour
Valve Size	2"	30	Operating Pressure (PSI)

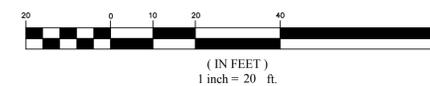
## IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. XBS TUBING SHALL BE INSTALLED UNDER BARK MULCH.
7. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 8" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
8. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
9. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.

## IRRIGATION KEYED NOTES

- ① 1 1/2" SECONDARY IRRIGATION WATER SERVICE.
- ② 1 1/2" MUELLER STOP & WASTE VALVE FOR IRRIGATION SHUT-OFF.
- ③ 1 1/2" AMIAD SCANAWAY FILTER.
- ④ INSTALL QUICK COUPLER VALVE AS PER DETAIL FOR WINTER BLOW-OUT.
- ⑤ CONTROLLER TO BE RAINBIRD ESP-LX. CONTRACTOR SHALL PROVIDE ALL MATERIALS, POWER SUPPLY, AND LABOR TO INSTALL THE CONTROLLER.
- ⑥ 1 1/2" RAINBIRD PESB MASTER VALVE
- ⑦ RAINBIRD WIRED RAIN SENSOR MODEL RSD-CEX.
- ⑧ WATER METER.

## GRAPHIC SCALE



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com



# FARMINGTON BROWNSTONES

FARMINGTON, UTAH

## SCHEMATIC LANDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**SCHEMATIC LANDSCAPE PLAN**

Scale: 1"=20'  
Date: 9/18/2017  
Sheet: 17-231

Drawn: AW  
Job #: 17-231

**L1**

Z:\2017\17-231 Farmington SR 106 Design 17-231.dwg Sheets (Schematic) L1 - SCHEMATIC LANDSCAPE PLAN.dwg

FARMINGTON BROWNSTONES  
COTTAGE • 801 809 2327  
14 UNITS • PHASE 1

200 EAST MAIN STREET  
FARMINGTON, UTAH

ROUGH SKETCH • FRONT ELEVATION  
STONE AND STUCCO





## Planning Commission Staff Report March 22, 2018

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### Item 4: Metes and Bounds Subdivision

Public Hearing:	Yes
Application No.:	S-4-18
Property Address:	310 West State Street
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	2.53 acres
Number of Lots:	2
Property Owner:	Matthew and Chyrese Robinson
Applicant:	Chris Haertel

Request: Applicant is requesting approval of a meets and bounds subdivision consisting of 2 lots.

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#### **Background Information**

The property owner desires to subdivide an un-platted 2.53 acre property into two parcels. The property is zoned OTR, and the minimum lot size and lot width requirement in this zone are 10,000 s.f. and 85' for interior lots [note: the Zoning Administrator may reduce such lot width requirements to no less than 70' as per Section 11-17-040.D. of the Zoning Ordinance titled "Special Standards for Lot Width"]. Both parcels front Main Street and the applicant proposes a lot size of 10,000 s.f., and a lot width of 95 feet for the southeasterly parcel---and under his proposal an existing single-family home is situated on this parcel. Meanwhile, the proposed northern property line of the larger remainder parcel, approximately 2.3 acres in size, abuts the un-opened 100 North Street r.o.w.

#### **Suggested Motion**

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

1. The applicant must move the property line of the southeasterly parcel further to the north to allow for a rear setback for the existing single-family home to meet minimum city requirements of 30 feet.
2. The applicant shall record a document, acceptable to the City, on the property, to notify potential future buyers that the larger remainder parcel is not a building lot and must remain as such unless circumstances change otherwise consistent with city code.

3. The metal accessory building to the west side of the existing single-family home must be located entirely on the southeasterly parcel—it cannot straddle a lot line.

#### Findings for Approval

1. The larger remainder parcel is not a building lot, because it does not meet City lot width standards for the OTR zone.
2. The entire existing 2.53 acre parcel is a lot having double frontage. Section 12-7-020 of the Subdivision Ordinance states that such lots “shall not be approved except where necessitated by topographic or other unusual conditions”. However, it is likely that this lot pre-dates the enactment of City Ordinance. Nevertheless, the proposed subdivision reduces the magnitude of the double frontage because the southeasterly parcel is now a single frontage lot.
3. The proposed subdivision is located in the Clark Lane Historic District, but does not detract or negatively impact the same, because the larger remainder parcel is not a building lot---and the physical street-scape of west State Street does not change.

#### Supplemental Information

1. Vicinity Map
2. Subdivision Plan

#### Applicable Ordinances

Title 11, Chapter 17 – Original Townsite Residential Zone

Title 12, Chapter 4 – Subdivision by Metes & Bounds

# Farmington City





SCALE:  
1" = 40'



# Robinson Property

Farmington City, Davis County, Utah

**Developer:**

Fieldbrook Properties, Inc.  
Chris Haertel  
1294 Santa Anita Dr.  
Kaysville, UT 84037  
(801) 671-2365



**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-2100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
PAFTIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	REVISIONS	DESCRIPTION

**Robinson Property**  
PART OF SECTION 24, T.3N., R.1W., S.L.B. & M.A. U.S. SURVEY  
FARMINGTON CITY, DAVIS COUNTY, UTAH

**Lot Exhibit**



**Project Info.**  
Engineer: N. Reeve  
Designer: C. Cave  
Begin Date: Feb. 15, 2018  
Name: ROBINSON PROPERTY  
Number: 5336-08

Sheet **1**  
1 Sheets



## Planning Commission Staff Report March 22, 2018

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### Item 5: Schematic Plan and Zone Map Amendment for Estates at Lund Lane Subdivision

Public Hearing:	Yes
Application No.:	S-2-18 and Z-2-18
Property Address:	Approx. 200 East and Lund Lane
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	A (Agriculture)
Area:	9.93 Acres
Number of Lots:	22
Property Owner:	Nancy Swift, Kirk Christensen, Kirby Christensen
Applicant:	Chase Freebairn – Ivory Homes

Request: *Applicant is requesting a recommendation for schematic plan approval for 9.93 acres and rezone approval of 7.88 acres of property from A to LR.*

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#### REZONE

##### Background Information

The applicant desires to develop 9.93 acres of property into 22 lots, but must obtain a rezone of 7.88 acres of the subject property from A to LR in order to move forward with the subdivision as proposed. Currently, there is approximately 2 acres of the subject property that are already zoned LR. The property that is zoned A (Agriculture) has this designation because that is the default zone designation for property annexed into the City. The applicant is now seeking to rezone 7.88 acres of the property which is currently zoned A to LR, which is consistent with the General Plan designation of LDR (Low Density Residential) and surrounding neighborhoods, including the Tuscany Village PUD Subdivision, Tuscany Cove Subdivision, Tuscany Grove Subdivision, and Eastridge Estates Phase I. The densities requested as part of the subdivision application (discussed in further detail below) are also consistent of the surrounding neighborhoods.

##### Suggested Motion for Rezone:

Move that the Planning Commission recommend that the City Council approve the rezone from A to LR for approximately 7.88 acres of property located at approximately 200 East Lund Lane as identified on

the attached maps and parcel ID numbers 070700024, and a portion of 070700089, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The existing Agriculture Zone is inconsistent with the LDR General Plan designation.
2. The existing Agriculture Zone is the default zoning designation annexed into the City, as was the case with the subject property.
3. The proposed rezone is consistent with the LDR General Plan designation.
4. The proposed rezone is consistent with the zoning of surrounding neighborhoods and would allow densities similar to those in existing adjacent subdivisions.

**SCHEMATIC PLAN**

**Background Information**

The proposed schematic plan shows 22 lots on 9.93 acres of property. However, the plan is dependent on two things: first, the rezone must be approved, and second, the applicant would need to utilize the alternative lot size as set forth in 11-11-050 in order to get the densities proposed. For a conventional subdivision in the LR zone, the minimum lot size is 20,000 s.f.; the proposed subdivision has an average lot size of 16,326 s.f. and the smallest lot is 13,482 s.f., and therefore does not conform to the subdivision standards of the underlying LR zone (should the rezone be approved).

The applicant has elected to use the alternative lot size, which would allow for the minimum lot size to decrease to 10,000 s.f., which this plan meets. Section 11-11-050(B) of the Zoning Ordinance requires that subdivisions using the alternative lot size must provide a yield plan for a conventional subdivision (i.e. a 20,000 s.f. minimum lot size) which sets the threshold number of lots. In this case, the property has four existing parcels, two of those existing parcels (on 200 East) would remain as is, and would count for two lots on the yield plan; the remaining two existing parcels (the larger parcels) would produce a yield of 17 lots, for a total yield of 19 lots. In order to get alternative lot size densities, the applicant will need to obtain a 3-lot TDR (Transfer of Development Rights) from the City, bringing the total number of lots in the subdivision to 22. As long as the rezone and alternative lot size through a TDR is approved, then the subdivision conforms to all of the standards of the LR zone.

There are potential wetlands on a significant portion of the western portion of this property, and the applicant will need to delineate and potentially mitigate those areas; a condition has been included to address this issue.

**Suggested Motion (if the rezone is recommended by the Planning Commission):**

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

1. The applicant shall obtain a wetland delineation, and have that delineation approved by the US Army Corp of Engineers prior to or concurrent with preliminary plat;

2. The City Council, through a vote of not less than four (4) members shall approve the 3 lot TDR transaction;
3. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat.

**Findings for Approval:**

1. The proposed plans meet the requirements of the subdivision and zoning ordinances for an alternative lot size in the LR zone, if the rezone does occur.
2. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
3. The proposed development will provide single family residential developments similar to those of surrounding subdivisions.
4. The proposed alternative lot size is more consistent with surrounding properties than a conventional subdivision would be in the LR zone.

**Supplemental Information**

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Yield Plan
5. Schematic Plan
6. Sections 11-11-050, 11-12-070, and 11-28-240 of the Zoning Ordinance

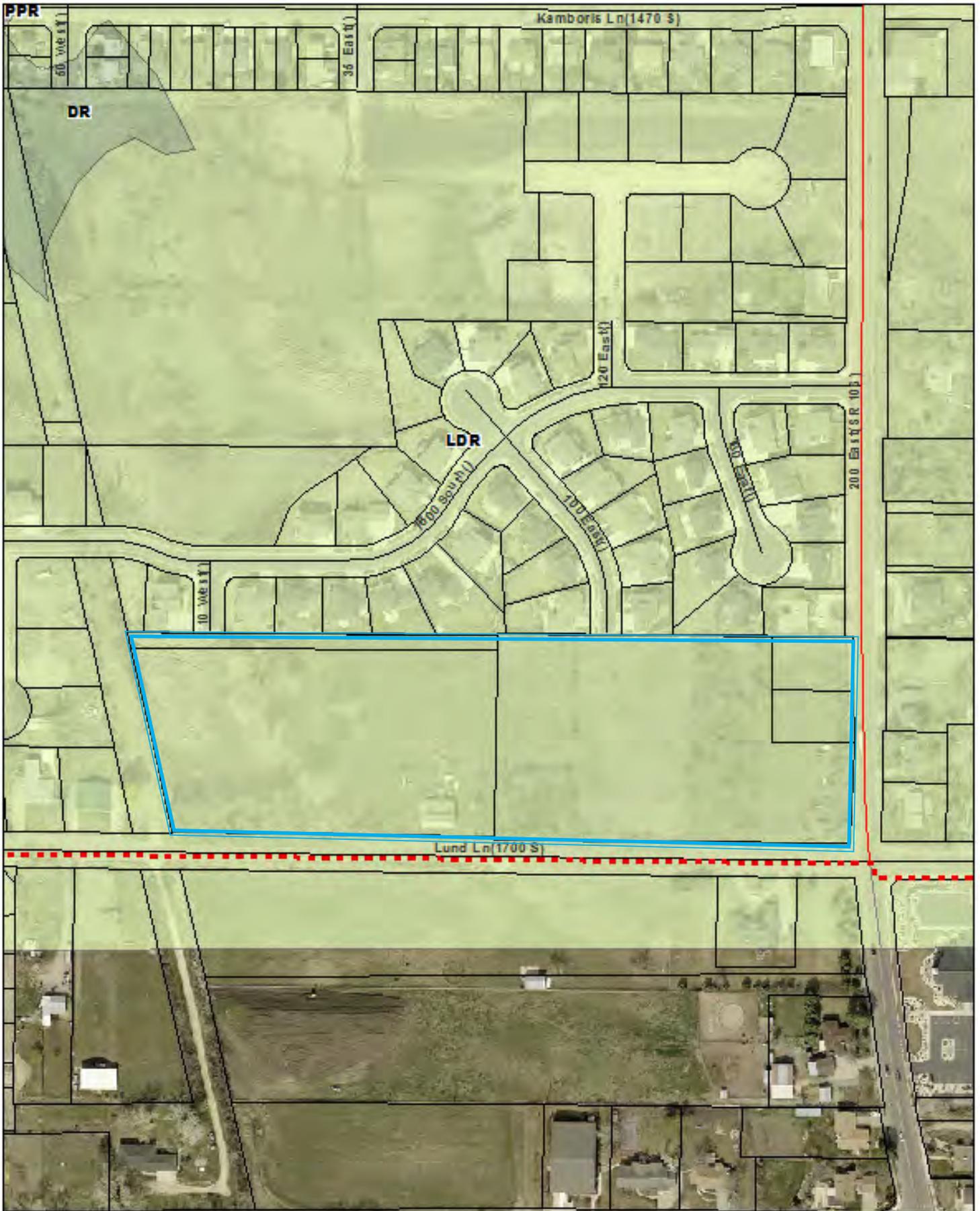
**Applicable Ordinances**

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 6 – Zoning Ordinance and Zoning Map Amendments
4. Title 11, Chapter 10 – Agriculture Zones
5. Title 11, Chapter 11 – Single Family Residential Zones
6. Title 11, Chapter 12 – Conservation Subdivisions
7. Title 11, Chapter 28 – Supplementary and Qualifying Regulations

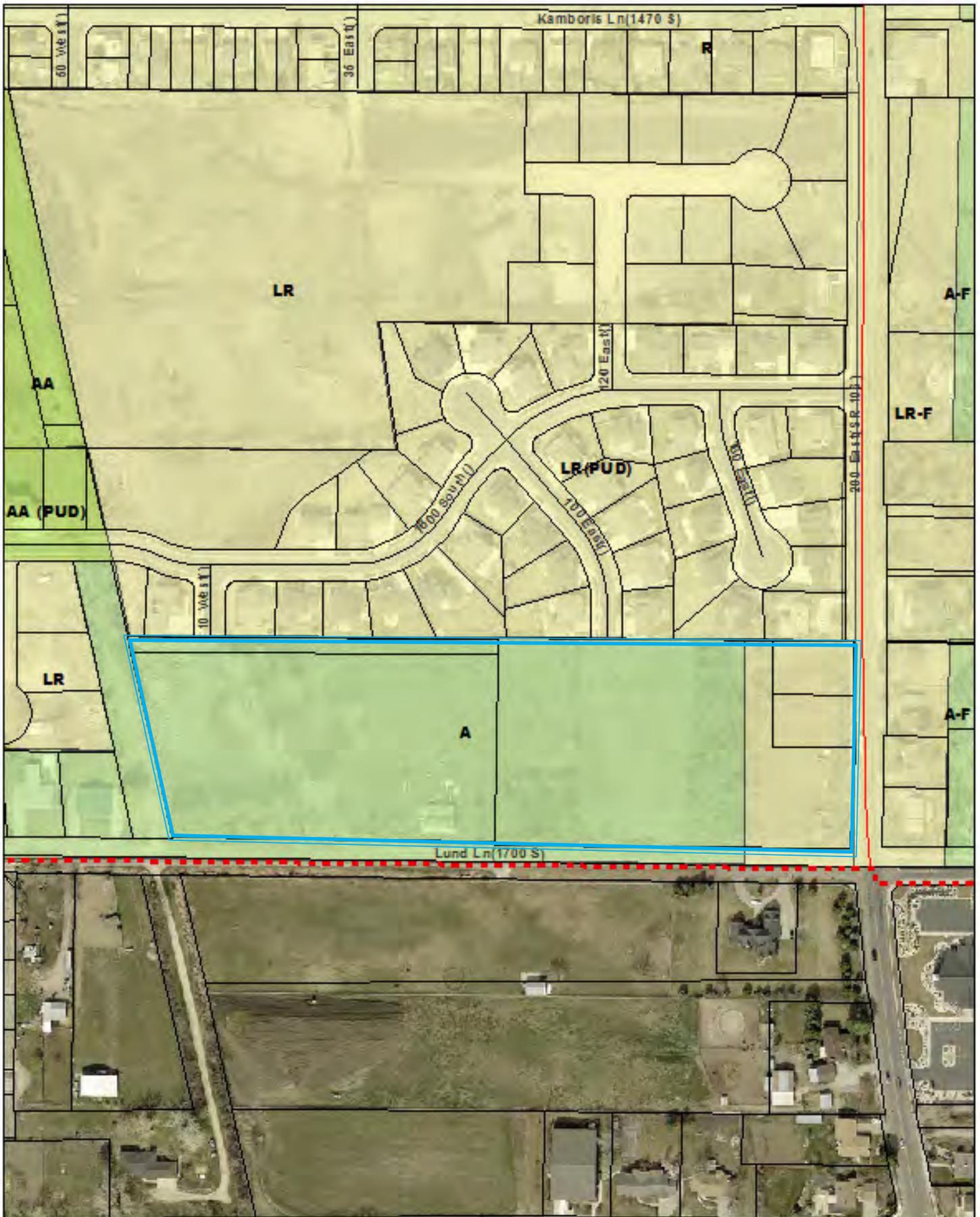
# Farmington City



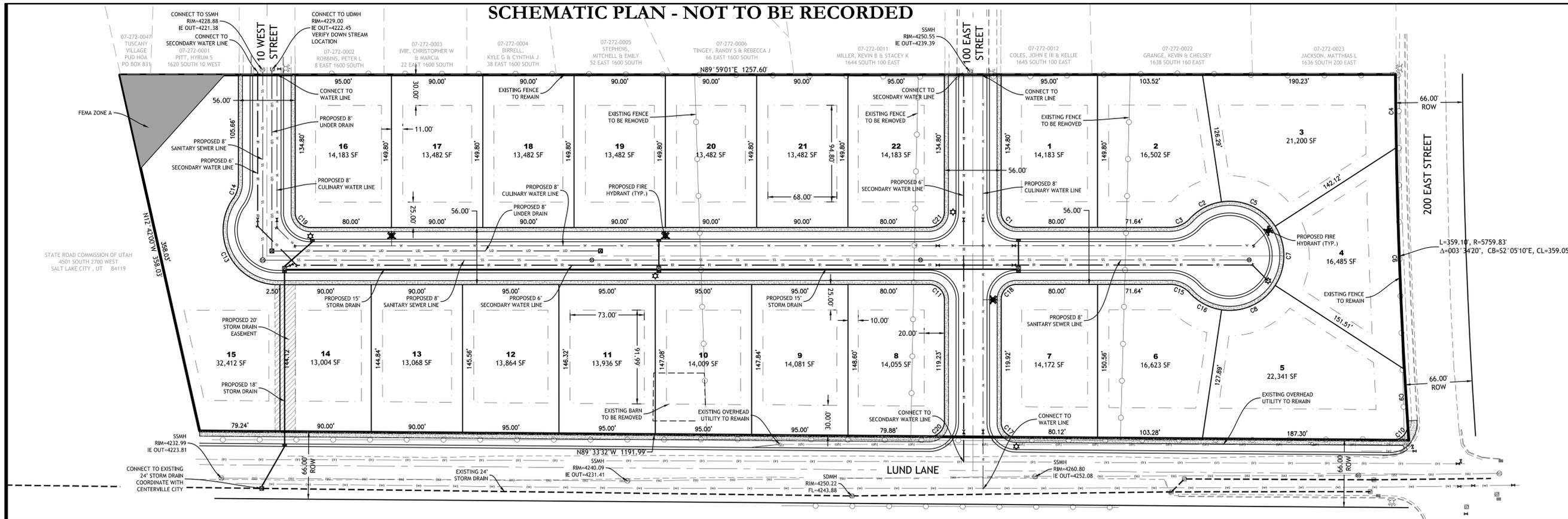
# Farmington City



# Farmington City



**SCHEMATIC PLAN - NOT TO BE RECORDED**



**EDM Partners**  
 3980 S. 700 E., #22 Salt Lake City, UT 84107  
 (801) 305-4670 www.edmllc.net

**DEVELOPER:**  
 Ivory Development  
 978 East Woodoak Lane  
 Salt Lake City, UT 84117  
 801-747-7000

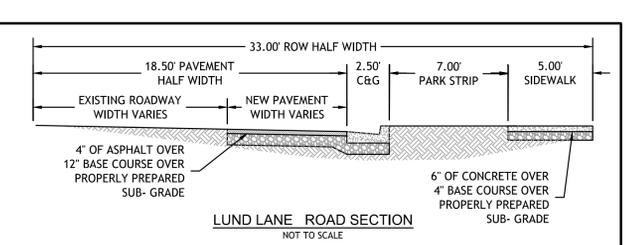
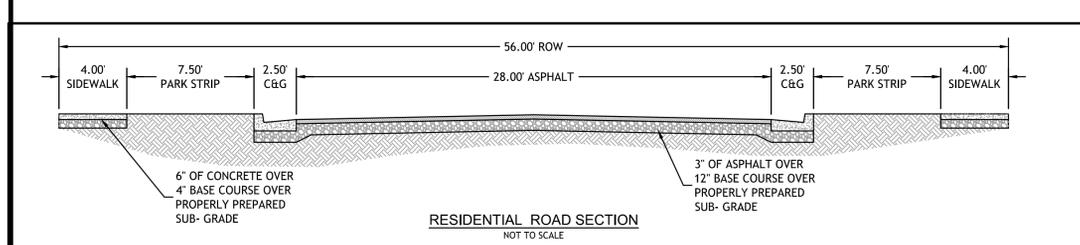
**IVORY HOMES**  
 Utah's Number One Homebuilder

**NOTES:**

- All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
- All culinary water improvements shall conform with the standards and specifications of Farmington City.
- All secondary water improvements shall conform with the standards and specifications of Benchland Water District.
- All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- As part of this subdivision application the property within the the project boundary is to be rezoned to LR.

**NOTES:**

- The existing zone is proposed to change to LR with this project. The proposed use is residential.
- This project is depicted on FEMA Flood Insurance Rate Map 49011C0384E and is located in Zone X, Shaded Zone X and Zone A. The area of Zone A is shown hereon.
- There are no parcels within this project intended for open space or recreation.
- There are no parcels in this project intended for community use.
- This project is expected to be completed in one phase.
- There are no improvements expected beyond the boundaries of this subdivision unless specifically shown hereon.
- The average lot size is 15,714 SF and the minimum lot size is 13,004 SF.

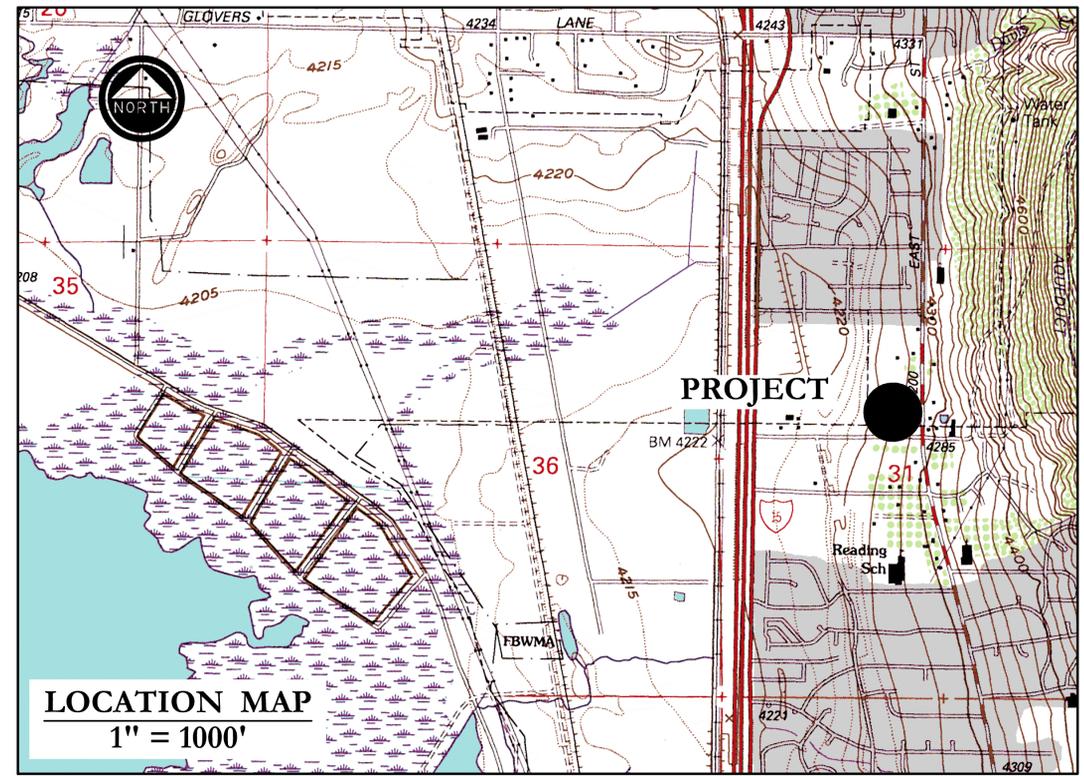
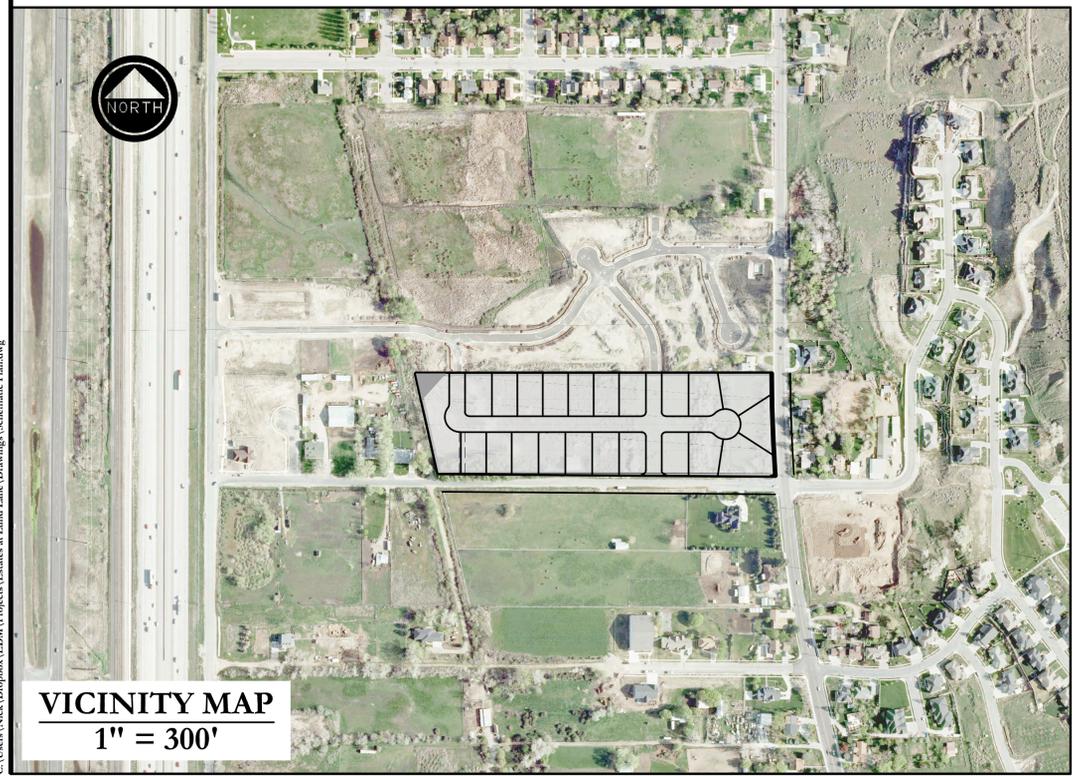


**AS-SURVEYED LEGAL DESCRIPTION**  
 BEGINNING AT THE INTERSECTION OF THE NORTH BOUNDARY OF LUND LANE (A 66 FOOT WIDE ROAD) AND THE WEST BOUNDARY OF STATE ROUTE 106 (A 66 FOOT WIDE RIGHT OF WAY) WHICH POINT IS NORTH 00° 15' 20" EAST 413.16 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89° 33' 32" WEST 270.95 FEET ALONG SAID NORTH LINE OF LUND LANE FROM THE CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89° 33' 32" WEST 1,191.99 FEET ALONG SAID NORTH LINE OF LUND LANE; THENCE NORTH 12° 42' 00" WEST 358.03 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF THE OLD BAMBERGER RAILROAD RIGHT OF WAY; THENCE NORTH 89° 59' 01" EAST 1,257.60 FEET ALONG THE SOUTH LINE OF TUSCANY VILLAGE P.U.D. SUBDIVISION; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5,759.83 FEET, A DISTANCE OF 359.10 FEET, A CHORD DIRECTION OF SOUTH 02° 05' 10" EAST AND A CHORD DISTANCE OF 359.05 FEET ALONG THE WESTERLY RIGHT OF WAY STATE ROUTE 106 TO THE POINT OF BEGINNING.

CONTAINS 9.93 ACRES IN AREA

**BASIS OF BEARING**  
 NORTH 00° 15' 20" EAST, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE CENTER AND THE NORTH QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	23.56	15.00	S45° 00' 59" E	21.21
C2	35.97	53.50	N62° 11' 14" E	35.30
C3	21.77	26.50	N66° 27' 16" E	21.16
C4	71.71	5759.83	S0° 39' 24" E	71.71
C5	61.34	53.50	N65° 42' 21" W	58.03
C6	61.34	53.50	N65° 40' 23" E	58.03
C9	54.44	5759.83	S3° 26' 50" E	54.43
C10	24.04	15.00	S44° 32' 15" W	21.55
C11	23.56	15.00	S45° 00' 59" E	21.21
C13	117.33	53.50	S27° 11' 13" E	95.19
C14	16.49	26.50	S17° 48' 47" W	16.23
C15	21.77	26.50	S66° 29' 14" E	21.16
C16	35.97	53.50	S62° 13' 12" E	35.30
C17	23.44	15.00	N44° 47' 16" W	21.13
C18	23.56	15.00	N44° 59' 01" E	21.21
C19	23.56	15.00	N45° 00' 59" W	21.21
C20	23.68	15.00	S45° 12' 44" W	21.30



**LEGEND**

- 8" SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- 8" PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 6" PVC C-900 SEC. WATER LINE
- EXISTING SEC. WATER LINE
- SEC. WATER VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT

**PROJECT STATISTICS:**

TOTAL PROJECT AREA = 9.93 ACRES  
 TOTAL UNITS = 22  
 DENSITY = 2.22 UNITS/ACRE

**PROFESSIONAL SEAL**  
 NICHOLAS M. MINGO  
 No. 969611  
 STATE OF UTAH

**Estates at Lund Lane Schematic Plan**

**PROJECT:** \_\_\_\_\_  
**DRAWN BY:** NMM  
**REVIEWED BY:** PMD  
**REVISIONS:** \_\_\_\_\_  
 No. DATE REMARKS

DATE: January 26, 2018  
 SHEET NUMBER: **O-1**

C:\Users\Nick\Dropbox\EDM\Projects\Estates at Lund Lane\Drawings\Schematic\Plan.dwg



3980 S. 700 E., #22 Salt Lake City, UT 84107  
(801) 305-4670 www.edmllc.net



SCALE: 1" = 50'



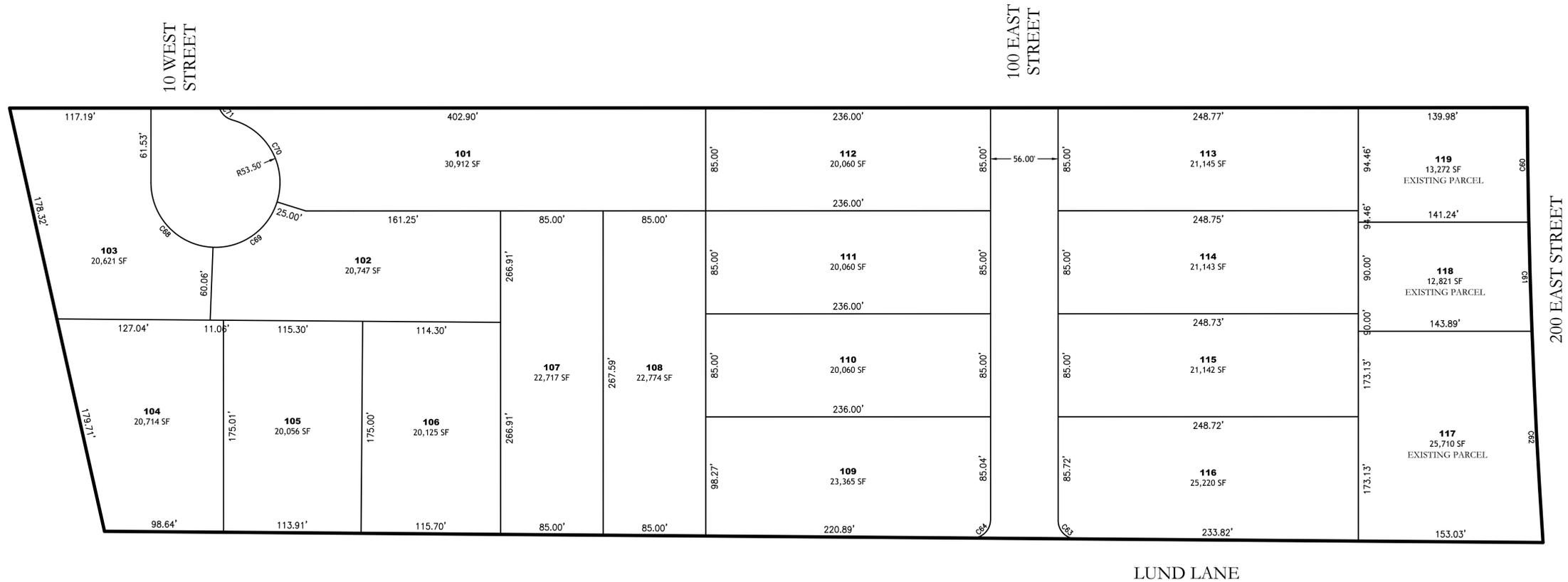
DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



NOTES:

DISCLAIMER:  
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED,  
AMENDED OR CHANGED AT ANY TIME. IT IS  
FURNISHED MERELY AS A CONVENIENCE TO AID YOU  
IN LOCATING THE LAND INDICATED HEREON WITH  
REFERENCES TO STREETS AND OTHER LAND. NO  
LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE  
HEREON.



**LR STANDARD LOT SIZE PLAN  
19 LOTS ON 9.94 ACRES**

**Estates at  
Lund Lane  
Yield Plan**

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: November 26, 2017

SHEET NUMBER:

**0-1**

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

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

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

Note:  
 1. The total number of lots in the subdivision shall not exceed the total number of lots allowed as per the yield plan process set forth in [chapter 12](#) of this title.

(Ord. 2014-33, 10-7-2014)

B. Alternative Lot Size:

1. The alternative lot size is limited to subdivisions whereby the city approves a transfer of development right as set forth in section 11-28-240 of this title; or obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the city at its sole discretion as part of the subdivision process. Any applicant seeking a TDR must provide a yield plan consistent with the underlying zone and the conventional subdivision standards within that zone, and the yield plan must also conform to subsections 11-12-070A and B of this title. (Ord. 2015-16, 5-26-2015)
2. The alternative lot size is not available for subdivisions consisting of ten (10) acres or more, or for subdivisions located in the conservation subdivision overlay zone. (Ord. 2014-33, 10-7-2014)
3. Lot width and setback standards for alternative lot widths within the LS zone may meet such standards set forth in [chapter 12](#) of this title. (Ord. 2015-16, 5-26-2015)

C. Class B Animals: In zones allowing class B animals, twenty thousand (20,000) square feet shall be required for two (2) sheep or goats or for one horse or cow. (Ord. 2014-33, 10-7-2014)

**11-12-070: SUBDIVISION YIELD PLAN:**

All applications for a conservation subdivision shall include a subdivision yield plan prepared in accordance with the provisions set forth herein. The subdivision yield plan is utilized to determine and calculate the base number of dwelling units for any given property to be developed as a conservation subdivision.

A. Preparation Of Subdivision Yield Plan: Applicants shall prepare a subdivision yield plan for the proposed project showing how the property within the project could be developed under a conventional subdivision layout using the dimensional standards set forth in subsection C of this section. The subdivision yield plan is not intended to propose or permit the actual development of the property in accordance with the dimensional standards set forth herein, but is prepared merely to determine the base number of dwelling units to be used in calculating the permitted number of dwelling units and lot size for the actual conservation subdivision. No subdivision may be developed in accordance with the dimensional standards set forth in subsection C of this section or a proposed subdivision yield plan. (Ord. 2014-33, 10-7-2014)

B. Realistic Layout: The subdivision yield plan must be drawn to scale and must exhibit a realistic layout reflecting a conventional subdivision layout that could reasonably be expected to be implemented in consideration of dimensional standards set forth herein and calculating and addressing the presence of nonbuildable or infrastructure areas, including, but not limited to, rights of way, public improvement areas, wetlands, floodplains, steep slopes, restricted areas subject to the Farmington City foothill development standards, and existing easements or encumbrances. A sample subdivision yield plan is set forth in exhibit A, attached to the ordinance codified herein and incorporated herein by this reference, providing an example of a hypothetical yield plan for land zoned large suburban. (Ord. 2014-33, 10-7-2014; amd. 2016 Code)

C. Dimensional Standards: The subdivision yield plan shall reflect the following dimensional standards:

**SUBDIVISION YIELD PLAN DIMENSIONAL STANDARDS**

Zone	Lot Area	Lot Width	
		Interior	Corner
R (Residential)	8,000 square feet	75 feet	85 feet
LR (Large residential)	10,000 square feet	85 feet	95 feet

S (Suburban)	15,000 square feet	95 feet	100 feet
LS (Large suburban)	20,000 square feet	100 feet	110 feet
AE (Agriculture estates)	1/2 acre	100 feet	110 feet
A (Agriculture)	1 acre	100 feet	110 feet
AA (Agriculture - very low density)	5 acres	150 feet	160 feet

D. Approval: The subdivision yield plan must be approved in writing by the city planner for compliance with the standards and provisions of this section prior to the submission of a schematic plan for a conservation subdivision. (Ord. 2014-33, 10-7-2014)

This section has been affected by a recently passed ordinance, 2018-11 - BLIGHT. [Go to new ordinance.](#)

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

- A. Transfer Lots: Property proposed for conservation land and constrained and sensitive land, common area, or subdivisions using an alternative lot size, if located in a designated receiving zone, may be replaced by one, or more than one, "transfer lot". A transfer lot is a lot that could have been developed elsewhere in the city, but instead is platted in the place of proposed conservation land, common area, or subdivisions using an alternative lot size, and where money paid to the owner of property located in a designated sending zone by a developer to transfer the lot, and increase the overall residential density of his project. Such lots shall be known and referred to as "transfer lots" and must be approved by the city in conjunction with subdivision approval. A transfer lot is not the result of a waiver set forth in this chapter.
- B. Sole Discretion: The city has the sole authority to designate sending and receiving zones where such transfer lots are used and may do so by resolution.
- C. Loss Of Associated Density Right: Any sending zone parcel, once a transfer lot density right is taken off the sending zone parcel, loses the associated density right unless a future city council decision approves an up zoning to the sending zone parcel.
- D. Minimum Transfer Lot Size And Dimensional Standards: The minimum acreage required for any transfer lot replacing conservation land, common area, or subdivisions using an alternative lot size, shall be determined in accordance with the applicable and respective chapter and section set forth in this title, including, but not limited to, the development chart and dimensional standards provided

in section 11-12-090 of this title, PUD standards in chapter 27 of this title and lot and setback standards in sections [11-10-040](#) and [11-11-050](#) of this title.

- E. Use Of Payments: Any cash payment which results from an agreement regarding a transfer lot shall be set aside for the acquisition or improvement of open space and/or park land only, and not for any other use.
  
- F. Proximity: The open space acquired involving a transfer lot shall be in proximity to the receiving area for said lot base on the service area or nature of the open space acquired. The service area, whether it is related to a regional facility, community parks, a neighborhood park, etc., shall be determined as set forth in the general plan.
  
- G. Move To Another Location: If open space realized in whole or in part by a transfer lot is moved to another location, transfer lot density rights must be recalculated based upon the characteristics of the new sending zone parcel and in consideration on what has already been transferred to the previous location.
  
- H. Larger Subdivisions: For larger conservation subdivisions or PUDs greater than twenty (20) acres in size, ten percent (10%) of the land must remain as open space and cannot be used by transfer lots.
  
- I. Agreement: A transfer lot must be approved by development agreement between the city and the respective owners, acceptable to and at the sole discretion of the city. The development agreement shall be recorded prior to or contemporaneous with the recording of the final plat which contains the transfer lot, and the agreement may include, but not be limited to, the following:
  - 1. Anticipated value of the transfer lot to be paid from the receiving lot owner to the sending lot owner;
  - 2. Method of payment for the transfer lot(s) value and when the payment is to be made;
  - 3. Cost of improvements, including design costs, and the timing of construction;
  - 4. Other costs, such as city fees and finance costs, and the timing of the paying thereof;
  - 5. Land cost total to be paid to the owner and when this payment to the owner will be made; and
  - 6. Developer profit percentage. (Ord. 2015-26, 8-18-2015)