



Farmington City Planning Commission

June 9, 2016



AGENDA
PLANNING COMMISSION MEETING

June 9, 2016

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. Russell Wilson / Symphony Homes – Applicant is requesting preliminary plat approval for the Pheasant Hollow Subdivision consisting of 10 lots on 4.55 acres located at approximately 700 South and 50 East in an R (Residential) zone. (S-4-16)
4. Jerry Preston / Elite Craft Homes – Applicant is requesting preliminary plat approval for the Rice Farms Phase VII PUD Subdivision consisting of 4 lots on 2.55 acres located at approximately 140 East and 850 South in an LR (Large Residential) zone. (S-8-16)
5. Nick Mingo / Ivory Homes (Public Hearing) – Applicant is requesting preliminary plat approval for the Silver Hollow Conservation Subdivision consisting of 11 lots on 5 acres of property located at approximately 1600 West Jeppson Way (1550 North) in an LR (Large Residential) Zone. (S-7-16)

OTHER

6. Miscellaneous, correspondence, etc.
 - a. Knowlton Elementary Parking Lot Reconfiguration – Discussion Item Only
 - b. Other
7. 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 June 3, 2016

Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
May 19, 2016

STUDY SESSION

***Present:** Vice Chair Alex Leeman, Commissioners Connie Deianni, Bret Gallacher, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chair Rebecca Wayment, Commissioners Heather Barnum, and Kent Hinckley were excused.*

Item #3. Russell Wilson/Symphony Homes – Applicant is requesting a recommendation for schematic plan approval for the Eastridge Estates Phase II Conservation Subdivision and requesting a recommendation for rezone.

Eric Anderson said the applicant is seeking for schematic plan approval for Phase II and III of the subdivision. Once approved, the applicant will then submit separate preliminary plat applications for each phase. He explained the applicant is seeking approval for both phases at this time in order to qualify for a conservation subdivision. The yield plan for both phases resulted in 29 lots; however, the layout of the yield plan is subject to wetland mitigation. The applicant is proposing a total of 26 lots.

David Petersen referenced the yield plan as shown in the staff report. He explained the dark areas are currently wetland areas, which includes a large portion of Phase III. **David Petersen** said the applicant will not be able to move forward with the construction of Phase III until the wetlands have been addressed. In his discussions with the applicant, **David Petersen** said the applicant is comfortable moving forward with that understanding.

The commissioners asked how wetlands can be mitigated. **Eric Anderson** said the U.S. Army Corps of Engineers (USACE) is responsible for approving the mitigation of wetlands. A request can be submitted for the mitigation of wetlands. The USACE will conduct an investigation of the wetlands to determine the quality of the wetlands. The request may be denied or approved for mitigation. **David Petersen** said the applicant has aerials of the property showing the area is not historic wetlands, but that it was once farm land. The applicant feels if natural seeps and streams are routed the property may dry up.

Eric Anderson also said the applicant is required to provide open space with a conservation subdivision. The applicant is proposing that the open space percentage requirement be met through a portion of a regional detention basin, as it was for Phase I. This option is desirable for the City because the open space provided in the regional detention basin will be serving as a storm-water facility for other areas within the City.

David Petersen also added that the City is seeking a trail easement as part of the item's approval. He explained that the Trail Master Plan calls for a trail connection from South Park down to Reading Elementary in Centerville, UT. He said the easement was obtained with the approval of Tuscany Village, but that the City would like to continue the easement to make a full connection from the South Park ball fields down to the Reading Elementary fields. He said the trail could potentially wrap around the detention basin allowing for easier access in maintaining the detention basin.

David Petersen pointed out the two proposed homes on the parcel to the east of the schematic plan. He said there is potential for a road to go behind those lots; however, it is important that the placement of the homes on the lots be considerate of that potential to risk future conflict.

REGULAR SESSION

***Present:** Vice Chair Alex Leeman, Commissioners Connie Deianni, Bret Gallacher, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chair Rebecca Wayment and Commissioners Heather Barnum and Kent Hinckley were excused.*

Item #1. Minutes

Dan Rogers made a motion to approve the Minutes from the May 5, 2016 Planning Commission meeting. **Connie Deianni** seconded the motion which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from the May 17, 2016. He said the Farmington Crossing Trail Parcel Acquisition was reviewed. The property owner was going to convey the property to the City; however, property owners have switched earlier than anticipated. This has resulted in the City going back to the drawing board on the item. Jon Hughes and the Davis County Surveyor presented to the City Council regarding the placement of the 4218 line and the policies related to it. The City Council advised Mr. Hughes to submit an application, and his physical property (including the placement of the 4218 line) can be further addressed. **David Petersen** said the City received a request to grant a temporary access easement with Kaysville City. The temporary access easement is being requested because a Kaysville development cannot complete a storm drain pipe due to wetland issues; however, the City Council is hesitant to move forward with the temporary access easement. Currently, there is a 146' ROW that splits Farmington and Kaysville on Shepard Lane. The City is still anticipating a possible interchange on Shepard Lane so the City is hesitant to vacate any of the ROW at this time because there are still many unknowns. The item was tabled so staff and the City Manager can discuss potential joint commitments with Kaysville on the ROW. **David Petersen** also said the Kaysville boundary adjustment, as per requested by one property owner, was approved. **Eric Anderson** also added that the zone text change for the cube self-storage facility allowing steel panels as an approved building material was also approved.

SUBDIVISION APPLICATION

Item #3. Russell Wilson/Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Eastridge Estates Phase II Conservation Subdivision consisting of 26 lots on 18.9 acres located at approximately 1500 South and 50 West in an LR, AA, and A-F zone; the applicant is also requesting a recommendation for a rezone related thereto for .94 acres of property located at approximately 50 West and 1500 South from AA to LR, and 1.75 acres of property located at approximately 250 East and 1500 south from A-F to LR-F. (S-6-16 & Z-1-16)

Eric Anderson said this item is a continuation of Eastridge Estates Phase I. The applicant is requesting schematic plan approval for Phase II and Phase III, which consists of 26 lots, at the same time in order to memorialize their Master Plan with the City. Since there are larger areas of wetlands located

in Phase III, approval of Phase II and III's schematic plans allows the applicant flexibility to request mitigation of wetlands from the USACE. **Eric Anderson** also added that another reason the applicant is combining schematic plan approval for Phase II and Phase III is to qualify for a conservation subdivision. As discussed in the Study Session, the applicant is proposing a regional detention basin to fulfil the conservation subdivision's open space requirement. Phase I has already dedicated a portion of the detention basin to the City to fulfill the open space requirement; the applicant hopes to do the same with Phase II and Phase III. The City may be in favor of this as the facility will be large enough to take water in from other areas within the City. Staff is recommending approval of the schematic plan for Phase II and Phase III.

Eric Anderson said that the other part of this item is a request for a rezone on the property. He showed an aerial of the property. Currently, the property adjacent to the Bamburger right-of-way (ROW) is zoned AA, but does not qualify for that zone designation as it is higher than the 4218 line. Also, the property that is zoned AF obtained the zone designation when it was annexed into the City; however, the surrounding areas are zoned LR or LR-F. Staff is recommending the property be rezoned from AF to LR-F and AA to LR to match the surrounding areas.

Eric Anderson also said, as previously discussed, staff is requesting a trail easement be dedicated. **David Petersen** showed an aerial map of the proposed location of the trail easement. He explained the City would like to create a trail connection from South Park down to Reading Elementary in Centerville, UT. This would allow for walkability access to both fields locations. An easement for this full connection was previously obtained through Tuscan Village. **David Petersen** said if the trail easement could go along the Bamburger ROW that would be great as it could wrap around the detention basin and down past the Lagoon billboard crossing. **David Petersen** said the City hopes to continue this easement, but, in the event a full connection is not possible, the easement could be vacated later.

David Petersen added that the applicant is aware Phase III is complicated due to the wetlands; however, the applicant is confident the wetlands can be mitigated. As mentioned in the Study Session, the applicant has aerials that the property has been used as farm land, so the applicant believes they may be successful in drying up the land. **David Petersen** also explained that by receiving schematic plan approval by the City, but not vesting, the applicant can take their Master Plan to the USACE when discussing possible wetlands mitigation. He also added that the City won't accept an application for preliminary plat until approval for wetland mitigation has been granted by the USACE.

Russ Wilson, 526 N. 400 W., North Salt Lake, explained that Phase II previously had more wetlands located within it prior to the completion of Phase I. Now that Phase I is complete, a lot of the wetlands have dried up, and he feels it is a result of the Phase I utilities going through the proposed Phase II. He said he is confident the wetlands can be mitigated. He expressed concern with the proposed trail easement. He said he was unaware of the City's request for the trail easement until today so he is unsure where the City would like the trail located, as well as what the trail should look like.

Bret Gallacher asked if the applicant's uncertainty regarding the trail should affect the Planning Commission's decision to include it as part of the motion. **Eric Anderson** said it is up to the Planning Commission to decide if they would like the trail easement included in the motion. He also added that the City is simply requesting the easement at this time, but that details for the trail can be discussed with the applicant later, and then approved by the commission.

Alex Leeman opened public hearing at 7:29 p.m.

Robin Jensen, 1176 Cave Hollow Lane, thanked the commission for all their hard work. He urged the commission to consider the trail easement as the current mobility for the community's children is very unsafe. He said there are no sidewalks along one side of the Frontage Road and another section that lacks sidewalk on the opposite side of the road. Children that attend Reading Elementary in the area do not qualify for buses; however, walking or riding bikes is currently very dangerous. He feels the trail easement should be top priority for the City, and feels it would be appropriate to work with the city of Centerville and the surrounding public to ensure that happens. **Alex Leeman** asked staff for further information on the sidewalk situation. **David Petersen** showed an aerial view of the property and the potential placement of the trail easement. He explained a few years ago, Centerville met with Farmington to let the City know they had applied for a grant to complete the sidewalk along the Frontage Road. They requested Farmington to join in on its application. He said the grant may soon be accepted, and that the hope is to use the funds to improve the vacant portions of sidewalk along the Frontage Road. He also said Farmington City has a smaller portion to complete compared to Centerville, but the need for completing it is on Centerville's mind which is why they have sought alternative funding options. **Alex Leeman** asked if sidewalk will be included as part of this subdivision's approval. **David Petersen** said improvements, including sidewalks, curb and gutter, system improvements, etc. are typically discussed during the Master Plan.

David Tate, 1209 S. 70 W., said he owns 1420 S. 50 W. where his son currently lives. He feels this project will significantly impact his home. He said his first concern is the infrastructure of the project. If the water is being turned to go down 50 W., it will greatly impact his home. He has seen problems with the runoff from the LDS Chapel on 1420 S. He said any time it rains heavily, the chapel runoff causes water to come up through the manhole. He feels adding additional homes, sidewalks, etc. will cause a larger water runoff problem. He feels that the City needs to accept that when this property does flood, that they are willing to bail these homes out. He said he remembers in 1983 when the water was high enough to go over the Bamburger ROW. He also expressed frustration that he has had to pay thousands of dollars over the years for flood insurance on his property located on 1420 S. despite his efforts to mitigate with the USACE and FEMA.

Tyler Tate, 1420 S. 50 W., expressed frustration that the City is allowing Symphony Homes to move forward with the development when the applicant previously stated the property was more wet than they originally believed. He also stated that when building Phase I, the applicant lost 3 tractors due to the moisture of the property. He feels if Symphony Homes cannot keep their own property from flooding, they will not be able to create an effective plan to keep the surrounding areas from flooding.

Mark Rasmussen, 1584 S. 100 E., said he lives in the cul-de-sac that backs to the Symphony Homes property. He said he supports and agrees with all previous comments made. He also expressed concern on where the property drainage will go, how it will be managed, and who will be responsible to ensure it is not flooding onto other properties. He said his neighborhood, Tuscany Village, has an HOA that is responsible for drainage on a few open parcels within their subdivision so he wondered if something similarly would be created for this subdivision. He also asked for further clarification on how the USACE can allow for mitigation of wetlands. **David Petersen** said the property owner can request that the USACE will allow them to "fill in" the wetlands. If the area is small enough, the USACE may allow for the property owner to do so, or, if the area is over ½ acre, the property owner may have the opportunity to purchase wetland credit. Purchasing wetland credit allows the USACE to transfer one wetland site to another. The USACE will determine the quality of the wetland area that is seeking mitigation to determine the exchange. **David Petersen** gave a hypothetical example that if a wetland area may be considered "high quality," the property owner may be allowed to fill in one acre of wetlands in exchange to creating 10 acres of wetlands somewhere else. He said a lower quality wetland may have a lower exchange rate. He said it can be very costly to the property owner to establish wetland areas elsewhere. **David Petersen** said in lieu of wetland mitigation, upon approval by the

USACE, a property owner may try to dry the wetlands up “the old-fashioned way” by channeling seeps and streams. He said the applicant has aerials of this property as farm land so the applicant is confident that the wetlands can be dried up.

Phil Hunter, 1605 S. 200 E., said he lives on the east side of 200 E. He said his home is erroneously included as part of the rezone for the commission’s consideration at this meeting; however, he would like to rezone his property like what is currently being considered. He said he purchased his property with the assumption that a road would be built behind it to allow for him to further develop his property. Based on the provided schematic plans, he wanted to make sure that the proposed homes will provide adequate room for a road to be built behind it. Additionally, **Mr. Hunter** asked what steps he needs to take in order to rezone his property. **David Petersen** said he needs to submit an application for a rezone of his property.

Steve Rice, 127 E. 750 S., said his in-laws live on 1470 S.; however, he lives in a very similar situation as to what is being proposed. He said his subdivision was previously swamp land that was mitigated with approval by the USACE. He said the developer of his subdivision waited until the wetlands were drained and then went through all the hoops to ensure it was dry. Since then, there have been a lot of problems that have arisen. He said that when swamp lands dry out, the land does not turn into great dirt. He said if the water can be removed, layers of peat moss can be found deep in the ground resulting in home settling issues which causes a lot of problems for property owners.

April Kartsner, 77 E. 1600 S., said she built her home 4 years ago knowing they were abutting federally protected wetlands. She was told no one would ever be allowed to build on the wetlands. She expressed frustration that a developer now wants to “destroy” the beautifully protected land. Also, she expressed concern about the amount of water that is currently found on the property. She suggested the commission look at the property prior to approval as she feels it will be difficult to dry the land up.

Debbie Ohnsat, 6 E. 1470 S., said when she purchased her home years ago, she talked with the City and was told that homes would never be allowed to be built on the federally protected wetlands. **Alex Leeman** clarified that as long as it is wetlands, it is protected; however, there is the potential that it could change from being federally protected wetlands. **David Petersen** also pointed out that **Debbie Ohnsat’s** property was not within Farmington City’s boundaries when she purchased her property, but was annexed in at a later date so he is unsure which city or person she talked to that told her that information. **Debbie Ohnsat** said that she feels Farmington has always wanted to be different by preserving open land, but that the wetlands are now being taken away and approved for subdivisions. She expressed frustration that she feels Symphony Homes was not truthful to her or to others. She also expressed concern regarding drainage. She said the recent rains brought water coming up through the road. She said she approached the City employees that were addressing the issue; the City employees told her it was ground water coming up through the road and not a burst pipe as they originally thought.

Heidi Rasmussen, 1584 S. 100 E., said her property also backs to the Symphony Homes property. She expressed frustration that the “charm” of Farmington is disappearing as she feels the City is allowing every square inch of Farmington to be developed. **Alex Leeman** explained that issue is one that is regularly discussed among the commissioners. He explained that property owners have rights. If the appropriate laws and regulations are followed, the City does not have the legal right to tell a property owner they cannot develop it because the City would prefer the land to remain an open field. He explained in the item being presented, if the applicant meets all requirements of the law, the commission does not have the ability to stop it from being developed. **Alex Leeman** also explained the wetlands are not within the City’s jurisdiction as the USACE is a federally regulated entity.

Alex Leeman closed the public hearing at 7:57 p.m.

Alex Leeman asked the applicant if he would like to address the subdivision's storm water drainage plan to answer the residents' concerns. **Russ Wilson** they have a Master Storm Water Plan. When Phase I was built, a storm drain and land drain system was put in. The outfall for both the storm and land drains goes out into an open ditch, then heads west along the entire property line until it goes down to the regional detention basin. **Russ Wilson** said a storm drain system has also been installed down by the detention basin that pipes water out under the freeway. He said there is currently a lot of water in it right now. He said there are natural seeps located on the property, and all the natural water is going down through that system. He said this plan has been reviewed by City staff and have been receiving comments and recommendations. He said he feels this is the best plan for the area.

Russ Wilson said it's important to remember that Phase I and Phase II had a lot of wetlands in it; however, Phase I has dried out and Phase II has mostly dried out. He acknowledged there are still areas that will have to be mitigated in Phase II, as well as in Phase III.

Russ Wilson also said they have breached the Bamburger ROW which resulted in a lot of flowing water which has helped dry the property out. He said they will continue to breach it. He also said they believe the Tuscan Village HOA has been illegally discharging water onto the Symphony Homes' property making the property more wet. He said they are working with the HOA to find a solution to route the water to another designated wetlands area. **Russ Wilson** said after the completion of Phase I, Phase II wetlands significantly dried up. He said he is hopeful that Phase III will dry out after the completion of Phase II; however, they are prepared to mitigate the wetlands by purchasing credits, if necessary.

Alex Leeman asked for clarification on how the water passes through the storm water system. He asked if the current water goes down to the detention basin and under the freeway at this point, or if the water just surfaces in the open ditch right now. **Russ Wilson** said the storm water is piped through Phase II into the outfall which flows into the open ditch. He said the water in the ditch then flows west to the detention basin. **Alex Leeman** asked if an open ditch will remain after the development of Phase II and III. **Russ Wilson** said that when Phase III will be developed, a pipe will be installed under the road. The storm water will then be piped down to the regional detention basin. **Alex Leeman** asked if the water system will continue to the open ditch until the completion of Phase III. **Russ Wilson** said yes, the open ditch will remain.

Connie Deianni asked if the applicant may be artificially creating a flood plain for other property owners during the process of mitigation of the wetlands. She is concerned that if water is moved from one place to another, it could create a flood situation for the surrounding homes. **Russ Wilson** explained that Symphony Homes will not be creating more water than what is already found on the property, but that they will channel the water to a different locations, like the regional detention basin.

Dan Rogers asked if the applicant has taken into account the excessively wet years when creating land and storm drain systems. **Russ Wilson** said they have been closely working with their engineer and the City's engineer to ensure all type of events, size of storm water, etc., has been accounted for in creating a reliable water system. **Dan Rogers** asked for clarification to the ground water coming up through the manholes, as mentioned by a resident during the public hearing. **Russ Wilson** stated 1470 S. does not connect to the subdivision's water system. He stated all the subdivision's storm water is appropriately entering the storm drain system.

Bret Gallacher asked the applicant if there was any scenario where Phase I is completed, but they fail to obtain approval for Phase II and III so construction ends. **Russ Wilson** said no; in the event they are not able to mitigate any wetlands, there are still lots that are currently dry and are therefore buildable as is. **Bret Gallacher** said he wondered if the drainage system would be effective if all phases were not completed. **Russ Wilson** said the system is not contingent on other phases being built to be fully functioning and effective. **Alex Leeman** expressed concern that the City may not be satisfied with an open ditch as part of the subdivision's drainage system in the event Phase II and III are not approved.

David Petersen asked the resident **Debbie Ohnsat** to clarify the area where she was experiencing water problems. **Debbie Ohnsat** said the water problems were occurring on 1470 S. She said she talked with the City employees; the City employees initially thought a pipe had burst resulting in water coming up through the road and manhole. She said she talked with the employees again the next day. After running a pump all night, the City employees said it was not a burst pipe, but ground water coming up which then had to be diverted. **David Petersen** said he had previously discussed what seems to be the issue with the Public Works department. He explained the City requires a developer to post a bond for all subdivision improvements, including culinary water, storm drains and more, to ensure all improvements are made. He said the subdivision's sanitary sewer line connects to 1470 S. Prior to accepting improvements, inspections happen on a monthly basis to ensure the improvement meets requirements. Once improvements are in, the bond is released, but a warranty amount is withheld. Additional inspections ensue and fouls are noted so they can be immediately repaired. Then, after a year, another inspection takes place. Once the improvements have another clean bill, the improvements are turned over to the City and the withheld warranty amount is released. With regards to the ground water problem on 1470 S., **David Petersen** said the public works department feels it is a result of the subdivision's sewer line. He said the sewer line is typically laid in a bed of gravel; however, gravel tends to attract water. Water follows the path of least resistance, so it may be following the sewer line. **David Petersen** said Davis County typically inspects the sewer lines, and that typically blocks and bridges are placed around the sewer line to stop the flow of water. He said the Public Works department feel those blocks and bridges may not have been in place which is resulting in the rising ground water. He also said that he is unsure the Sewer District's requirements, but that he feels the City may soon request these blocks as part of City requirements.

David Petersen also addressed concerns from the community that every developable land is being developed. He said the City is aware it feels that way, and that the City is doing it best; however, Farmington is one of the most premier developable cities along the Wasatch Front. He explained the families that previously owned the property being considered is the Rice Family, and the family that owned the now Tuscany Village property was the Glover's Family. Both families have own the property since approximately 1850. Property owners have rights to develop their property as they chose; however, the City is trying to be savvy about things that can be preserved, like trail connections and a regional detention basin. He said that desire to preserve is unique to Farmington, but, it can be challenging for City Council to balance as the City worked extremely hard to preserve approximately 450 acres by the lake which is now being considered for the West Davis Corridor.

With regards to the flood plains, **David Petersen** agreed that requesting a flood plain to be removed or amended by FEMA is very difficult; however, there is a large amendment for the flood plains within the County being considered. There have been some disputes regarding the amendment by the cities of Layton and Bountiful so the amendment has not been approved at this time.

Alex Leeman asked if a geotech report has been completed for this property, and if so, if the report called for helical piers. **Russ Wilson** said a report was previously completed, and helical piers were not a requirement as the property has not been historically been wet. **David Petersen** said he feels the property being reviewed is different from the Continental Estates and Pheasant Hollow

property as that property was a historically wetland area with peat soil present. **David Petersen** said he feels the suggestion for the commission to walk the property is a good idea as it will help the commissioners gain a better understanding of the property being discussed. He said it may also be beneficial for the commissioners to review the wetland study from the Tuscan Village as well as the geotech report that was completed for the proposed subdivision.

With regards to Phil Hunter's comment about the rezone area being incorrectly drawn, **Alex Leeman** asked if Mr. Hunter's property could be considered as part of this item, or if he needs to submit a separate application. **Eric Anderson** said the item's posting had the correct area listed so Mr. Hunter will have to submit a separate application for the rezone of his property.

Alex Leeman mentioned staff requested that Symphony Homes be wise about the placement of the homes on the lots located east of 200 E.; however, a rezone is completely discretionary. He asked if it would be appropriate to include a condition that the developer needs to show the location of the road prior to the rezone. **David Petersen** said he believes it would be simple for the developer to do that. **Russ Wilson** said they have looked at the layout of the road; however, when discussing it with their engineers, the road would be located very close to the proposed homes and would require a lot of fill to be brought in for the road. Additionally, if a road is placed behind the homes, the lot size and topography of the property would result in having to build a 3 story home. **Russ Wilson** said the topography of the property would also result in a very steep road. **David Petersen** suggested that the applicant sit down with staff and surrounding property owners to discuss constraints and other suggestions.

Alex Leeman asked at what point the commissioners start placing conditions and restrictions for the applicant to address when the biggest hurdle of potential wetland mitigation with the USACE is still before the applicant. He asked if the conversation should start now so the applicant is aware of the commissioners' desires prior to vesting at preliminary plat. He also added that he is not comfortable with the idea of an open ditch remaining in the event Phase III is not approved. **Eric Anderson** said it is appropriate for the commissioners, if they choose to do so, to place conditions on the motion at this point in the process. He said doing so may not mean the condition is immediately addressed, but that it has been discussed and will be resolved. He said it also ensures conversation and conditions are not lost throughout the process.

David Petersen explained that a previous comment was made that if the wetlands are removed in one area, it may result in water in another area. He provided an example to better understand why that assumption is not correct. He stated that if fill is added to a puddle, water would then extend in another direction; however, wetlands do not function in the same way. **David Petersen** said that when a wetland area is filled in, the water does not move in a different direction, but that the wetland area ceases to exist. **Russ Wilson** also pointed out that they are working to obtain their Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) from FEMA to remove the development out of the flood plain. Doing so will require significant amounts of fill. **Eric Anderson** also pointed out that as part of the CLOMR and LOMR process, the applicant will have to provide a No Rise Certificate that states when fill is brought in, it is not result in water entering another property.

Dan Rogers stated that he does not feel he has enough information to make an informed decision. He feels it would be appropriate to table the item for further review of the location of the trail easement, review the soils sample, and all other things discussed. **Alex Leeman** said he feels if the commission recommends the item for approval, it would allow the applicant the opportunity to approach the USACE regarding wetland mitigation. If the wetland mitigation is approved, **Alex Leeman** said he feels the other items can then be discussed prior to vesting at preliminary plat.

The commissioners discussed if the schematic plan for Phase II and III should be tabled or recommended for approval to the City Council. **Bret Gallacher** asked if a condition needed to be included that the sewer line in Phase I will be resolved prior to approval of other phases. **David Petersen** said Public Works is already working to resolve the issue so it would not need to be included as a condition. He said Public Works does not allow a road to keep getting fixed, like on 1470 S.; Public Works will resolve the problem immediately.

The commissioners continued to discuss if the item should be tabled or recommended for approval. **Alex Leeman** felt recommending approval of the schematic plan allows the applicant the ability to memorialize the Master Plan, but it also provides the City confidence that they will obtain a regional detention basin. He said he feels the biggest problem is Phase III; he said he is concerned with the potential of incomplete infrastructure. **Bret Gallacher** clarified that if a motion is made to recommend approval of the schematic plan, it does not mean the commission is voting they are in favor of the development, but that the applicant now has the ability to submit an application to the USACE. **Alex Leeman** added that the applicant's application to USACE will address if the Federal Government will allow them to mitigate the wetlands. **Connie Deianni** mentioned the additional conditions she would like to include to the motion include closing the open ditch, reviewing the soils report, researching the storm water capacity, and addressing the sewer line problem with Central Davis Sewer District. **Alex Leeman** also pointed out that there will be 2 separate motions, one for the schematic plans and the other motion for the rezone.

Motion for Schematic Plan for Phases II & III:

Dan Rogers made a motion that the Planning Commission recommend that the City Council approve the schematic (master) plan for Eastridge Estates Conservation Subdivision Phases II and III 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 preliminary plat;
2. The applicant shall receive US Army Corp of Engineers approval to mitigate any wetlands on site prior to consideration of preliminary plat;
3. The applicant shall obtain a CLOMR prior to or concurrent with final plat consideration for all property within the FEMA floodplain map;
4. The applicant shall provide 15% open space either on site, or offsite in the regional detention basin;
5. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance;
6. On the property east of 200 East, homes shall be situated in such a way to enable in-fill development in the event future owners of the lots desire to further develop their property;
7. A road design is required for the parcel east of the northeast parcel of Phase II;
8. The storm water drain (open ditch) will be closed in Phase II, and not waiting for Phase III;
9. The applicant will work with the sewer district and staff to ensure the sewer line as it goes into Phase II and III does not become an underground channel;
10. A review of the soils report will take place, specifically looking to see if peat is present;
11. The City Engineer and the Public Works department review the storm water capacity to ensure it is adequate.

Brett Gallacher seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed schematic plan meets the requirements of the subdivision and zoning ordinances.
2. While Phase III is dependent on approval from the Corp, much of Phase II is not constrained by wetlands and may not require any mitigation.
3. The open space being traded to the City for a regional detention basin is desirable because it provides a regional facility for the southeastern portion of Farmington, and the open space would not be desirable within the subdivision boundaries of Phase II.
4. The area where the regional detention basin is to go is development restricted and leaving it as open space that also benefits the City is preferable to including it as part of the subdivision design.

Motion for a Rezone of Property:

Connie Deianni made a motion that the Planning Commission recommend that the City Council approve the rezone of .94 acres of property located at approximately 50 West and 1500 South from AA to LR, and 1.75 acres of property located at approximately 250 East and 1500 South from A-F to LR-F as identified on the attached maps, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The approval is subject to an approved preliminary plat;
2. The applicant shall provide a trail easement on or near the Bamberger R.O.W. line connecting the trail easement in the Tuscany Village PUD Parcel B open space with their northern property line acceptable to Farmington City.

Dan Rogers seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed rezones are consistent with the general plan.
2. The proposed rezones are consistent with the surrounding properties and neighborhoods.
3. The portion of property in the AA zone is part of the old Bamberger Right-of-Way and is not below the 4218 line, and should have the development restricted designation removed from this portion of property.
4. The trail easement will provide a future connection from 1470 South to 1600 South and could even become regional in nature as the Bamberger Right-of-Way goes into Centerville.

Alex Leeman noted for the public in attendance that each item goes through multiple steps prior to approval or denial. He explained from here, the item will go to City Council for another public hearing. He urged the public to attend the meeting to let their City Councilors know their comments as well.

Item #4. Farmington City (Public Hearing) – Applicant is requesting a Zone Text Amendment of Sections 11-10-040 and 11-11-060 of the Zoning Ordinance regarding the allowance of detached accessory buildings in a side corner yard with Planning Commission approval.

Eric Anderson said this item is a request for a zone text change. He said a resident came in requesting to build a detached accessory building in his large side yard; however, the ordinance does not allow for accessory buildings in the side yard. **Eric Anderson** explained the resident's lot is a side corner lot meaning the home fronts the street, but that a cul-de-sac is located on the side of the home. He said staff reviewed the resident's circumstance, and staff feels the property owners should be allowed to do so in this circumstance as all front, side and corner setbacks are still met as the side yard is

very large. This amendment would give the property owner flexibility while still allowing the Planning Commission oversight of it.

Alex Leeman opened the public hearing at 8:53 p.m.

No comments were received.

Alex Leeman closed the public hearing at 8:53 p.m.

Alex Leeman stated that he was concerned a neighbor may not like what was being proposed, but feels lack of public comment resolves his concern. **Dan Rogers** feels the proposed accessory building would be setback far enough so it should not affect the site or surrounding areas.

David Petersen showed an aerial view of the property. He said setbacks started decades ago as a way to decrease the spread of fire; however, building and fire codes have changed significantly since that time which adequately addresses the concern. Setbacks are still clung to, but are now often used to dictate lot sizes. **David Petersen** said he feels the front and rear setbacks are the most important, but he feels there may be more flexibility with the side setbacks. He also said that, per the ordinance, the resident could build an addition to his home up to the side setback of 20'; however, it does not allow for any detached accessory building even if the 20' setback is met. Amending the zone text as proposed allows this resident to maintain an appropriate distance from his home as well as meet all side setback requirements.

Motion:

Bret Gallacher made a motion that the Planning Commission recommend that the City Council approve the Zone Text Amendment of Sections 11-10-040(8)(c) and 11-11-060(c) of the Zoning Ordinance as outlined in the staff report above. **Dan Rogers** seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed zone text amendment is allowing residents the full use of their property in certain extenuating circumstances where a large side corner yard could reasonably accommodate an accessory building without adversely affecting their neighbors.
2. The ordinance still allows for Planning Commission oversight and discretion when either approving or denying the conditional use.
3. By requiring that a detached accessory building in the side corner yard meet all applicable yard setback requirements, any accessory building would have to be at least 20' from the nearest side corner lot line; this distance is ample as a buffer from the street, and will limit accessory buildings to homes with large side corner yards.
4. The proposed zone text amendment does not affect the prohibition from an accessory building encroaching in the front yard; this is still prohibited under the proposed change.

ADJOURNMENT

Motion:

At 9:02 p.m., **Bret Gallacher** made a motion to adjourn the meeting which was unanimously approved.

Alex Leeman
Vice Chair, Farmington City Planning Commission

WORK SESSION: A work session will be held at **5:00 p.m.** in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the future office park and results of a market study and potential formation of a community reinvestment project area. 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, June 7, 2016, 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

PUBLIC HEARINGS:

7:05 Zoning Ordinance Amendment (Accessory Buildings in Side Yards)

7:15 Eastridge Estates Phase II Rezone and Schematic Plan

NEW BUSINESS:

7:25 Temporary Access Easement Request for Kaysville and/or Joint Resolution for both Cities

SUMMARY ACTION:

7:35 Minute Motion Approving Summary Action List

1. Repeal of Chapter 9 of the Subdivision Ordinance
2. Tank Site Property Conditions of Sale
3. Kestrel Bay Estates Phase 2 Subdivision Improvements Agreement
4. Surplus Property of Ambulance
5. Proclamation for Local First Utah's Independents Week
6. Taylor Subdivision Extension Agreement
7. Approval of Special City Council Minutes from April 8, 2016
8. Approval of Special Budget Minutes from May 17, 2016
9. Approval of City Council Minutes from May 17, 2016

GOVERNING BODY REPORTS:

7:40 City Manager Report

1. UDOT West Davis Corridor Update
2. Sidewalk Bid on Frontage Road
3. Executive Summary – Planning Commission held May 19, 2016
4. July 5th Meeting?
5. Davis County Road Respect Events

7:55 Mayor Talbot & City Council Reports

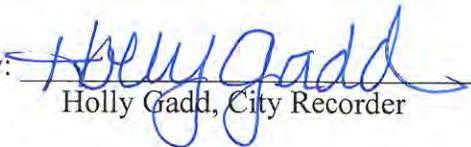
ADJOURN

CLOSED SESSION

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

DATED this 2nd day of June, 2016.

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.



Planning Commission Staff Report June 9, 2016

Item 3: Pheasant Hollow Preliminary Plat

Public Hearing:	No
Application No.:	S-4-16
Property Address:	Approximately 700 South and 50 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	R (Residential)
Area:	4.55 acres
Number of Lots:	10
Property Owner:	Symphony Homes
Applicant:	Russell Wilson – Symphony Homes

Applicant is requesting a recommendation for preliminary plat approval.

Background Information

The applicant, Symphony Homes, is requesting preliminary plat approval for a 10-lot subdivision on property located at approximately 700 South and 50 East on 4.55 acres of property. The underlying zone for this property is an R zone.

This property has previously been in front of the Planning Commission and City Council on several occasions with several different layouts. At the October 22, 2015 public hearing, the applicant received preliminary plat approval for a 15 lot subdivision. As the applicant began to prepare improvement drawings as part of the final plat submission, they realized that the cost of building the cul-de-sac road would likely make that development, as approved through preliminary plat, to be cost prohibitive. As a result, the applicant has now reconfigured the site and submitted a new application with a new subdivision layout, and schematic plan for this new layout was approved by the City Council on April 19th.

Currently, 700 South has an unfinished gap between 200 East and 50 West. The proposed development would bridge this gap and create a local road connector between these two segments. The finished road would add to the connectivity between 200 East and the Frontage Road, particularly, it would alleviate some of the east to west traffic of 620 South.

There are delineated wetlands over a significant portion of the property, and these wetlands are constrained land that will either have to be mitigated or not built on. The yield plan shows that 10 lots

can be constructed, in spite of the limitations caused by the wetlands. While the yield plan in the R zone can go down as small as 8,000 s.f., the applicant has provided a yield plan showing the conventional lot size minimum, or 16,000 s.f. Because the approved schematic plan proposed the same number of lots as that on the yield plan (i.e. under a conventional subdivision), the applicant can utilize the alternative lot size provision in Chapter 11 of the Zoning Ordinance without completing a transfer of development rights (TDR) with the City, i.e. the density has not increased. However, the applicant has proposed 6 of the 10 lots as being smaller in area than the conventional requirement of 16,000 s.f. (Lots 1-4, 5, and 10); under the alternative lot size provision of Chapter 11, the minimum lot size is 8,000 s.f., which the proposed preliminary plat meets.

Originally, the applicant proposed two flag lots on the north end of the subdivision (Lots 7 and 8) the stems of which were side by side. In such cases, the ordinance allows the property owners to reduce their respective stem widths from 28' to 20'. The developer also proposed that both flag lots be served by one driveway with a reciprocal access easement to ensure dual use of a common drive in the future. However, Section 12-7-030(10)(b)(viii) states "a stem shall service one lot only." Therefore, in order for Lot 9 to have been conforming, the Planning Commission would have needed to grant approval of a special exception as outlined in 11-3-045 for the shared access, and the applicant would have also needed to obtain a variance approval from the Board of Adjustments for the two flag lots to share a stem. As a solution to these issues, the applicant proposed an alternative schematic plan, which was recommended for approval by the Planning Commission and was approved April 19th by the City Council. The changed plan has removed the flag lots and made Lots 6, 7, 8, and 9 accessed by a private road. The private road will need to be built to the City's vertical standards, as per Section 12-7-030.

Lot 9 fronts 700 South, but due to existing wetlands on-site the applicant is proposing access to the lot via the private road; this is allowed under Section 11-32-106(1)(e) which states:

"Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of Section 11-3-045 of the City Zoning Ordinances and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the City, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street."

Lot 6 and 8 are only required to have 37.5' of frontage on a private street, or 50% of the required 75' in the R zone, as outlined in Section 12-7-030(2) that states:

"All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width except for flag lots which shall have a minimum of twenty-eight feet (28') of frontage. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons stated therein."

The Planning Commission and City Council determined that the private street in this case made more sense than the back-to-back flag lots, and did approve the private streets as an alternative means of access. All other lots within the subdivision conform to the requirements as outlined in Chapter 11 of the Zoning Ordinance which regulates the R zone. All of the requested changes required at schematic

plan by the City Council, Planning Commission, and DRC have been included as part of the proposed preliminary plat.

Suggested Motion

Move that the Planning Commission approve the preliminary plat subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant shall provide a reciprocal access easement and private street for Lots 6, 7, 8, and 9 and have this easement recorded against the property prior to final plat.

Findings for Approval:

1. As part of a previous approval, the applicant has provided geotech reports that exceed what is normally required for a subdivision of this size.
2. The decrease in density, and removal of the cul-de-sac road is preferable due to the potential impact from poor soils and topographic issues.
3. The bridging of the 700 South gap is beneficial to the City and provides much needed east-west connection, and will help alleviate pressures on 620 South, Glover Lane, and 450 South.
4. Although the applicant is utilizing the alternative lot size, he is not requesting any TDRs to meet that minimum standard.
5. The densities requested are comparable or exceed those of surrounding neighborhoods, and by clustering the smaller lots along 700 South and placing the larger lots on the interior of the project, the subdivision is context sensitive to the area.
6. The private street allows the developer reduced density which is better for the soils types in the area, higher density results in greater storm water runoff which may also exasperate these soil types, meanwhile lower density that is proposed by the applicant results in less storm water runoff.
7. The private street will assist Central Davis Sewer District in terms of the sewer line's location and accessible manholes.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat
3. City Council Minutes, 4.19.2016; re: Schematic Plan Approval

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 11 – Single Family Residential Zones
3. Title 11, Chapter 12 – Conservation Subdivisions
4. Title 11, Chapter 28 – Supplementary and Qualifying Regulations
5. Title 12, Chapter 6 – Major Subdivisions
6. Title 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City

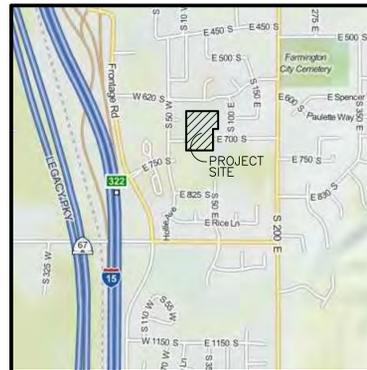


SHEET
1 of 2

PHEASANT HOLLOW SUBDIVISION

Preliminary Plat "Not To Be Recorded"

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
MAY, 2016



VICINITY MAP
NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS. ALL REAR LOT CORNER AND BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°36'10"E

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°36'10"E ALONG THE SECTION LINE, 1103.81 FEET AND S89°23'50"W 1004.67 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S01°05'00"W 249.67 FEET; THENCE S89°09'00"W 100.04 FEET; THENCE S00°55'00"W 100.00 FEET; THENCE N89°09'00"E 10.00 FEET; THENCE S00°55'00"W 160.57 FEET; THENCE S88°50'12"W 336.77 FEET; THENCE N00°01'03"E 523.73 FEET; THENCE S89°17'25"E 435.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 198,222 SQUARE FEET OR 4.551 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°01'03"W	20.00'
L2	S00°01'03"W	17.50'
L3	S89°58'57"E	20.50'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	168.17'	60.01'	59.69'	30.33'	S78°55'41"W	20°28'38"
C2	277.50'	10.85'	10.85'	5.43'	N67°31'09"E	2°14'25"
C3	140.17'	50.18'	49.91'	25.36'	S78°53'41"W	20°30'38"
C4	278.00'	12.13'	12.13'	6.07'	N67°38'57"E	2°30'01"
C5	249.50'	9.76'	9.76'	4.88'	S67°31'09"W	2°14'25"
C6	112.17'	40.16'	39.94'	20.29'	S78°53'41"W	20°30'38"
C7	26.00'	40.84'	36.77'	26.00'	S44°55'57"E	90°00'00"
C8	26.00'	23.62'	22.81'	12.89'	S63°57'41"E	82°02'51"
C9	26.00'	17.22'	16.91'	8.94'	N18°57'41"W	37°57'29"
C10	26.00'	40.84'	36.77'	26.00'	S45°01'03"W	90°00'00"

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY COUNCIL.

ATTEST:
FARMINGTON CITY MAYOR _____ CITY RECORDER _____

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- ROAD CENTERLINE/MON. LINE
- SECTION TIE LINE
- EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PRESERVED WETLAND AREA
- BUILDABLE AREA
- SNOW STORAGE AREA
- INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT IN FAVOR FOR LOTS 5-10 & EMERGENCY VEHICLES.

Scale: 1" = 50'

NOTES:

- REFER TO THE SOIL REPORT (08-0118 AND 1458-BN-14) AND PEER REVIEW (14-9-092) ON FILE WITH FARMINGTON CITY, FOR SITE PLAN DESIGN, CONSTRUCTION AND MITIGATION. A SOILS REPORT HAS BEEN PREPARED FOR EACH INDIVIDUAL LOT.
- SNOW STORAGE AREA WILL BE PRIVATELY OWNED AND MAINTAINED BY H.O.A.

ZONING

R-ZONE

SETBACKS

25' FRONT YARD
8' SIDE YARD MIN., TOTAL 18'
20' SIDE CORNER
30' REAR YARD

DESIGN SPECS.

TOTAL AREA4.55 ACRES
AREA OF RIGHT-OF-WAY.....0.44 ACRES
PRIVATE DRIVE.....0.21 ACRES
DESIGNATED WETLAND.....0.40 ACRES
DEVELOPABLE AREA.....3.50 ACRES
AVERAGE LOT.....15,255 S.F.
SMALLEST PROPOSED LOT.....8,218 S.F.

DEVELOPER

SYMPHONY HOMES
526 NORTH 400 WEST
NO. SALT LAKE CITY, UT 84054
(801) 298-8555

BENCHLAND WATER DISTRICT

APPROVED BY BENCHLAND WATER DISTRICT THIS _____ DAY OF _____, 20____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ATTORNEY'S APPROVAL

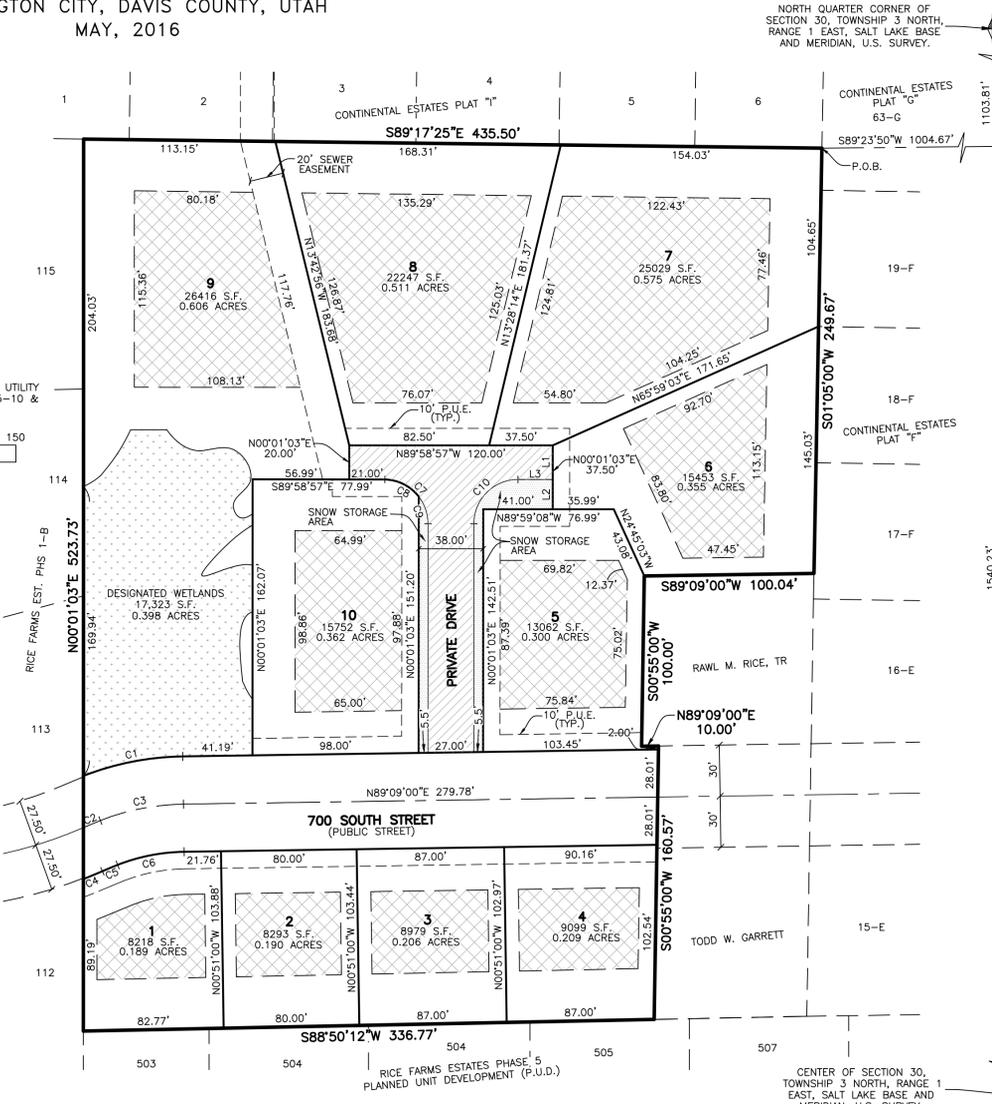
APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY ATTORNEY.

FARMINGTON CITY ATTORNEY

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER DATE



SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **PHEASANT HOLLOW SUBDIVISION** IN **FARMINGTON CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **FARMINGTON CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

150228

UTAH LICENSE NUMBER

ROBERT D. KUNZ



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND **PHEASANT HOLLOW SUBDIVISION**, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: **R. KUNZ** Project Name: **PHEASANT HOLLOW SUBDIVISION**
Designer: **E. ROCHE** Number: **1864-29**
Begin Date: **03-28-16** Scale: **1"=50'**
Page: **1 of 2**
Revision: **5-10-16**

DAVIS COUNTY RECORDER

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

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,



Reeve & Associates, Inc.
5102 300TH 1500 WEST, MIDWORTH UT, 84405
TEL: (801) 821-3100 FAX: (801) 821-2866 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PHEASANT HOLLOW SUBDIVISION

Preliminary Plat "Not To Be Recorded"

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
MAY, 2016

Storm Runoff Calculations

Pheasant Hollow Subdivision
9/11/2016 (01) Preliminary

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Farmington, UT area taken from NOAA Atlas 14, using a 10 year storm for collection and a 100 year storm for total volume. Storm water runoff has been calculated for a fully developed site. Portions of the site will have minor surface drainage into the designated wetlands.

The calculations are as follows:

1. Drainage Area:			
Total Area =	4.53 acre or	197,401 ft ²	
Trib to City =	3.50 acre or	152,306 ft ²	
Runoff Coefficients			
Paved Area	21,620	C = 0.95	
Landscaped Area	50,695	C = 0.20	
Roof	80,000	C = 0.90	
Weighted Runoff Coefficient		C = 0.67	

2. Time of Concentration:			
Time of concentration for maximum flow assumed to be minimal:			
Use:	Orsite	5 min.	
Main Line Max:		10 min.	
Estimated from storm water runoff overland flow time			

3. Rainfall Intensities:			
Farmington	10-yr 5-min (On-site collection)	3.72	in/hr
	10-yr 10-min (general conveyance)	2.83	in/hr
	100-yr	See Below	in/hr

4. Conveyance of Peak Run-off:			
Runoff Coefficient	C =	0.67	
Rainfall Intensity	I =	2.83 IN/HR	
Area	A =	3.50 ACRES	
Runoff Quantity	Q =	152,306 ft ³	
		CU	
Q (max)	Q =	6.73 ft ³ /s	

5. Pre-Development Discharge Estimate:			
Typical pre-development discharge	Q =	(0.2 x acres)	
	Q =	0.70 ft ³ /s	

6. Expected Total Volume of Run-off for 100-year Storm Event up to 24-Hours:

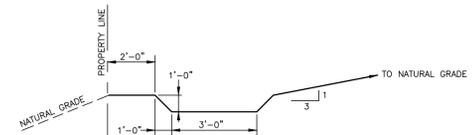
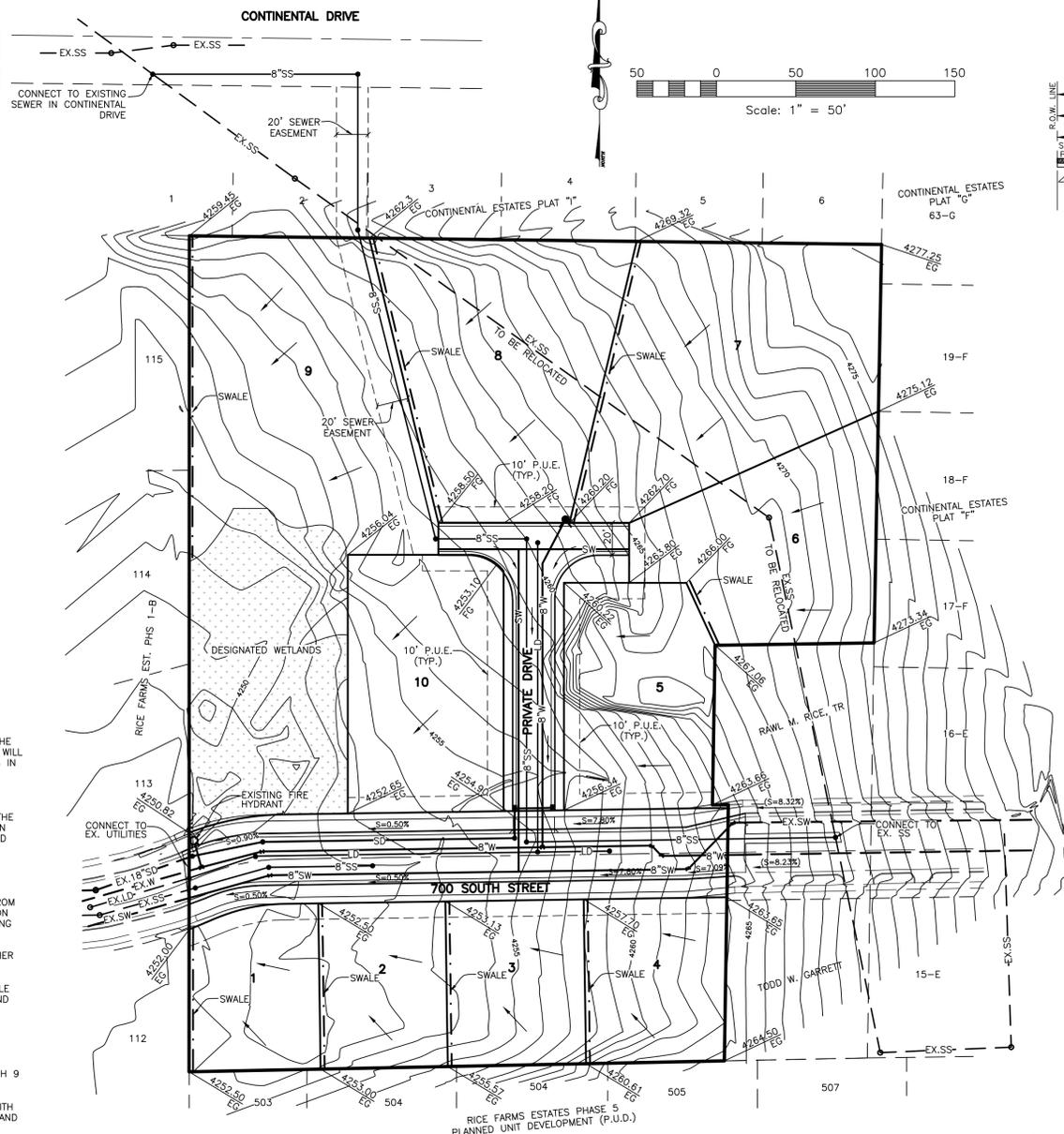
C =	0.67	
I =	See Below	in/hr
A =	152,306 ft ²	
time (min)	i (in/hr.)	Volume (cu ft)
0	0.00	0.00
5	7.30	62461.36
10	5.55	94975.49
15	4.59	117820.94
20	3.99	156264.73
30	3.09	196111.54
45	2.12	229994.89
60	1.77	236271.94
90	1.41	253815.57
120	1.25	264332.26
1440	0.14	352384.72

SUMMARY:

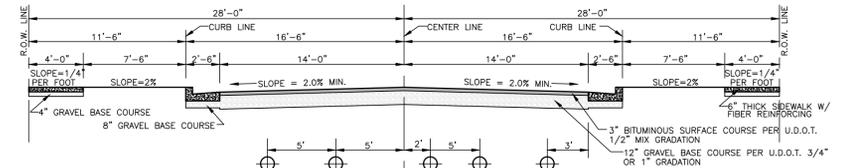
Expected total volume for a 100 year 24 hour storm = **352,385 ft³**
 Maximum conveyance flow = **6.73 ft³/s**
 Expected increase in flow for the 10 yr 10 min storm = **6.03 ft³/s**
 Required Pipe Size = **18" RCP** at **0.50%** slope minimum
 good for: **7.45 ft³/s**

NOTES

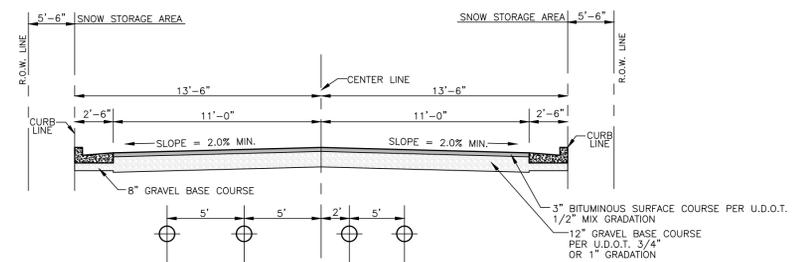
- CULINARY AND SECONDARY IS AVAILABLE AT THE STUB ROAD TO THE EAST AND WEST IN 700 SOUTH. CULINARY AND SECONDARY LINES WILL BE INSTALLED IN THE DEVELOPMENT AND CONNECT EXISTING LINES IN 700 SOUTH. THE EXISTING SEWER LINE THAT RUNS ACROSS THE PROPERTY WILL BE RE-LOCATED THROUGH RIGHT-OF-WAYS OR EASEMENTS AND TIE BACK INTO THE EXISTING LINE.
- THERE IS AN EXISTING 8" SANITARY SEWER LINE STUBBED FROM THE EAST STUB OF 700 SOUTH. SANITARY SEWER WILL BE INSTALLED IN THE DEVELOPMENT AND TIE INTO THE 700 SOUTH STUB. CURB AND GUTTER WILL BE INSTALLED IN THE DEVELOPMENT AND TIE INTO EXISTING CITY SYSTEM.
- THERE IS NO FEMA FLOOD PLAIN IMPACTING THE DEVELOPMENT.
- WATER RIGHTS FOR THE SECONDARY WATER TO BE PURCHASED FROM BENCHLAND WATER DISTRICT BASED ON 3 ACRE FEET PER ACRE ON EACH LOT SQUARE FOOTAGE MINUS A STANDARD 2000 S.F. BUILDING FOOTPRINT DEDUCTION.
- DESIGNATED WETLAND TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 9.
- REFER TO THE SOIL REPORT (08-0118 AND 1458-8N-14) ON FILE WITH FARMINGTON CITY, FOR SITE PLAN DESIGN, CONSTRUCTION AND MITIGATION.
- PROPERTY IS CURRENTLY UNDEVELOPED RAW GROUND.
- PROPERTY IS CURRENTLY ZONED R.
- PRIVATE DRIVE WILL GIVE RECIPROCAL ACCESS TO LOTS 6 THROUGH 9 AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- REFER TO SOILS REPORT (08-118 AND 1458-8N-14) ON FILE WITH FARMINGTON CITY FOR SITE PLAN DESIGN, CONSTRUCTION SPECS. AND MITIGATION REQUIREMENTS.
- MORE DETAIL TO BE SHOWN ON CONSTRUCTION DRAWINGS UPON FINAL PLAT SUBMITTAL FOR SEWER CONNECTION TO BE MADE ON CONTINENTAL DRIVE.
- DESIGNATED WETLANDS WILL BE PRESERVED AND MAINTAINED PER REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS.



Typical Swale
SCALE: NONE



Street Section (56' R.O.W.)
SCALE: NONE



Private Drive Section
SCALE: NONE

LEGEND

- LD = PROPOSED LAND DRAIN LINE
- EX.LD = EXISTING LAND DRAIN LINE
- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- IW = PROPOSED IRRIGATION WATER LINE
- EX.IW = EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- CW = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.CW = EXISTING CULINARY WATER LINE (SIZE VARIES)
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD = EXISTING STORM DRAIN
- Fire Hydrant Symbol = PROPOSED FIRE HYDRANT
- Manhole Symbol = PROPOSED SANITARY SEWER MANHOLE
- Manhole Symbol = PROPOSED STORM DRAIN MANHOLE
- Manhole Symbol = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- EG = EXISTING GRADE
- FG = FINISH GRADE

PROJECT INFORMATION

Surveyor:	R. KUNZ	Project Name:	PHEASANT HOLLOW SUBDIVISION
Designer:	E. ROCHE	Number:	1864-29
Begin Date:	07-20-15	Scale:	1"=50'
		Page:	2 of 2
		Revision:	5-10-16

DAVIS COUNTY RECORDER

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

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY

DEVELOPER

SYMPHONY HOMES
 526 NORTH 400 WEST
 NO. SALT LAKE CITY, UT 84054
 (801) 298-8555



5102 SOUTH 1500 WEST, MIDVALE UT, 84042
 TEL: (801) 821-3100 FAX: (801) 821-2866 www.reeve-associates.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

review the report done by GSH, which totals 4 reports (a preliminary report, two reports from GSH, and the third party review from ESI). **Dave Millheim** clarified that there are two studies available for public record (from GSH), with the third party review attached as an addendum.

Motion:

Doug Anderson made a motion that the City Council approve the schematic plan subject to all applicable Farmington City ordinances and development standards and the following condition: that the applicant shall provide a reciprocal access easement and private street for lots 6, 7, 8, and 9 and have this easement recorded against the property prior to final plat.

John Bilton seconded the motion which was unanimously approved.

Findings for Approval:

1. As part of a previous approval, the applicant has provided geotech reports that exceed what is normally required for a subdivision of this size.
2. The decrease in density, and removal of the cul-de-sac road is preferable due to the potential impact from poor soils and topographic issues.
3. The bridging of the 700 South gap is beneficial to the City and provides much needed east-west connection, and will help alleviate pressures on 620 South, Glover Lane, and 450 South.
4. Although the applicant is utilizing the alternative lot size, he is not requesting any TDR's to meet that minimum standards.
5. The densities requested are comparable or exceed those of surrounding neighborhoods, and by clustering the smaller lots along 700 South and placing the larger lots interior to the project, the subdivision is context sensitive to the area.
6. The private street allows the developer reduced density which is better for the soils types in the area, higher density results in greater storm water runoff which may also exasperate these soil types, meanwhile lower density that is proposed by the applicant results in less storm water runoff.
7. The private street will assist Central Davis Sewer District in terms of the sewer line's location and accessible manholes.

Mayor Talbot recognized two representatives from the Youth City Council—Sydney Smith and Morgan Hendricks—and thanked them for their service to the City.

Farmington Greens Conservation Easement Amendment Request

Mayor Talbot said the City has been a party to a lawsuit that was filed in an effort to stop the public hearing, but a judge ruled that the public hearing could move forward; this will serve as the only public hearing for this item.

Dave Petersen said there is a portion of approximately 24 acres of open land which was owned by the Farmington Greens HOA at one time. The HOA approached the City 5-6 years ago regarding the taxes and the limitations placed on the property. The City reduced the taxes, but the HOA failed to pay the taxes. The property went into disrepair and the County



Planning Commission Staff Report June 9, 2016

Item 4: Preliminary Plat for Rice Farms Estates PUD Phase VII Subdivision

Public Hearing:	No
Application No.:	S-8-16
Property Address:	Approximately 850 South and 140 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-PUD (Large Residential-Planned Unit Development)
Area:	2.55 Acres
Number of Lots:	5
Property Owner:	Rawl Rice
Agent:	Jerry Preston/Elite Craft Homes

Request: *Applicant is requesting preliminary plat approval for Rice Farms Estates Phase VII Subdivision.*

Background Information

The applicant is requesting preliminary plat approval for a 5-lot PUD subdivision on property located at approximately 850 South and 140 East. The proposed Phase VII preliminary plat contains a total of 5 lots on 2.55 acres of property. The underlying zone for this property is an LR zone. Elite Craft Homes is proposing to continue with a PUD subdivision adjacent to their existing Rice Farms Estates PUD Subdivision Phase VI. Since there will be a road dedication, the approval process would normally consist of a schematic plan, preliminary plat and final plat. However, because the applicant has already received final PUD master plan approval for the entire PUD subdivision and there is a recorded development agreement with the property, staff felt that the applicant should only be required to receive preliminary and final plat approval. Additionally, the development agreement memorialized the Master Development Plan but calls for each new subdivision to come back for preliminary and final plat approvals. The proposed development falls under the Master Development Plan, and matches the memorialized plan with the exception of the phasing shown in the development agreement, as the applicant added one additional phase, however, Phase VII is the last phase.

At the Planning Commission meeting held May 5th, this item was tabled as there were two major outstanding issues remaining to be addressed and resolved; they were a trail connection from 140 East to 200 East, and the proposal to demolish an existing historic home on the site. The trail connection has been discussed in previous phases, but always deferred until the next phase came in; now that we are at the last phase, the City would like to see this connection realized on either the north sides of Lots 704 and 705, or on the north side of the existing home which will remain. The applicant is amenable to a

trail connection and has been working with city staff and the trails committee on the final placement of the trail. Although an alignment has not been determined, staff is confident that a final alignment will be on final plat to the trails committee's satisfaction. As a way to ensure that this occurs on final plat, a condition has been placed requiring this trail connection.

The original historic home is one of the oldest buildings in Farmington and is an outstanding example of the vernacular pioneer architecture. Staff feels that it is important to preserve this home and would like the matter considered by the Farmington Historic Preservation Commission. Additionally, Chapter 39 of the Zoning Ordinance regulates historic buildings and sites within Farmington City, and has been included for your reference.

Chapter 39 does have provisions requiring certain actions and steps be followed when a site development proposal has a historic (or even potentially historic) building on site. Under Section 11-39-104(b) The Historic Preservation Commission may designate any building or structure as being eligible for the Farmington Historic Sites or Landmark List, provided that it meets the criteria listed under subsection (c). It may be appropriate to have the Historic Commission review whether or not such a designation is appropriate in this case. If the existing home is determined to be historic and is placed on the Farmington Historic Sites or Landmark List, there are certain protections of the property against demolition that may be applied to the home. The home should also undergo the process of obtaining a "Certificate of Historic Appropriateness" as outlined in Chapter 39 of the Zoning Ordinance.

The applicant, staff, property owners, a representative from the Historic Commission, and the City's historic architect met on site to look at the building to determine the condition of the building. The City's historic architect, Rod Mortensen, determined that the building walls were in good condition, and the interior of the building, although in a state of disrepair, could be rehabilitated. Overall, Rod felt like the building could be preserved and rehabilitated with minimum input. The property owner's and developer felt that it was too high of a cost for them to preserve it. As a compromise, staff suggested that the old home be included in one of the lots and a future home owner could restore the building; this way it doesn't affect the subdivision, nor the timing of the property's development. It appeared as though the property owners and applicant were satisfied with this resolution. Additionally, the Historic Commission is reviewing this property and has begun working with the Rice family to perform a resource survey, and determine whether the property is eligible for the Farmington Historic Sites or Landmark List.

Suggested Motion:

Move that the Planning Commission approve the preliminary plat for Rice Farms Estates PUD Subdivision Phase VII subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the preliminary plat prior to final plat consideration;
2. The applicant shall provide a trail easement connecting 140 East to 200 East within Phase VII and show that easement on final plat;
3. The applicant shall work with staff and The Historic Preservation Commission to obtain a Certificate of Historic Appropriateness;

4. The applicant shall enter into an agreement with the City whereby they agree to include the historic home on one of the lots and market the property with the intent of preserving the home.

Findings for Approval:

1. The proposed preliminary plat is consistent with the previously approved Master Development Plan memorialized by the Development Agreement.
2. The proposed subdivision meets all the requirements for approval of a preliminary plat.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat
3. Exhibit showing existing structures in relation to proposed subdivision layout
4. Photo of Rice Home
5. Title 11, Chapter 39 – Historic Buildings and Sites

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single-Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments
5. Title 11, Chapter 39 – Historic Buildings and Sites

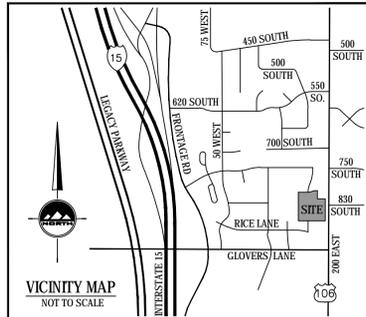
Farmington City



UTAH STATE HIGHWAY #106 (200 EAST)

811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 NORTHWEST CORNER
 SECTION 30
 TOWNSHIP 3 NORTH, RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH
 ELEVATION = 4258.67



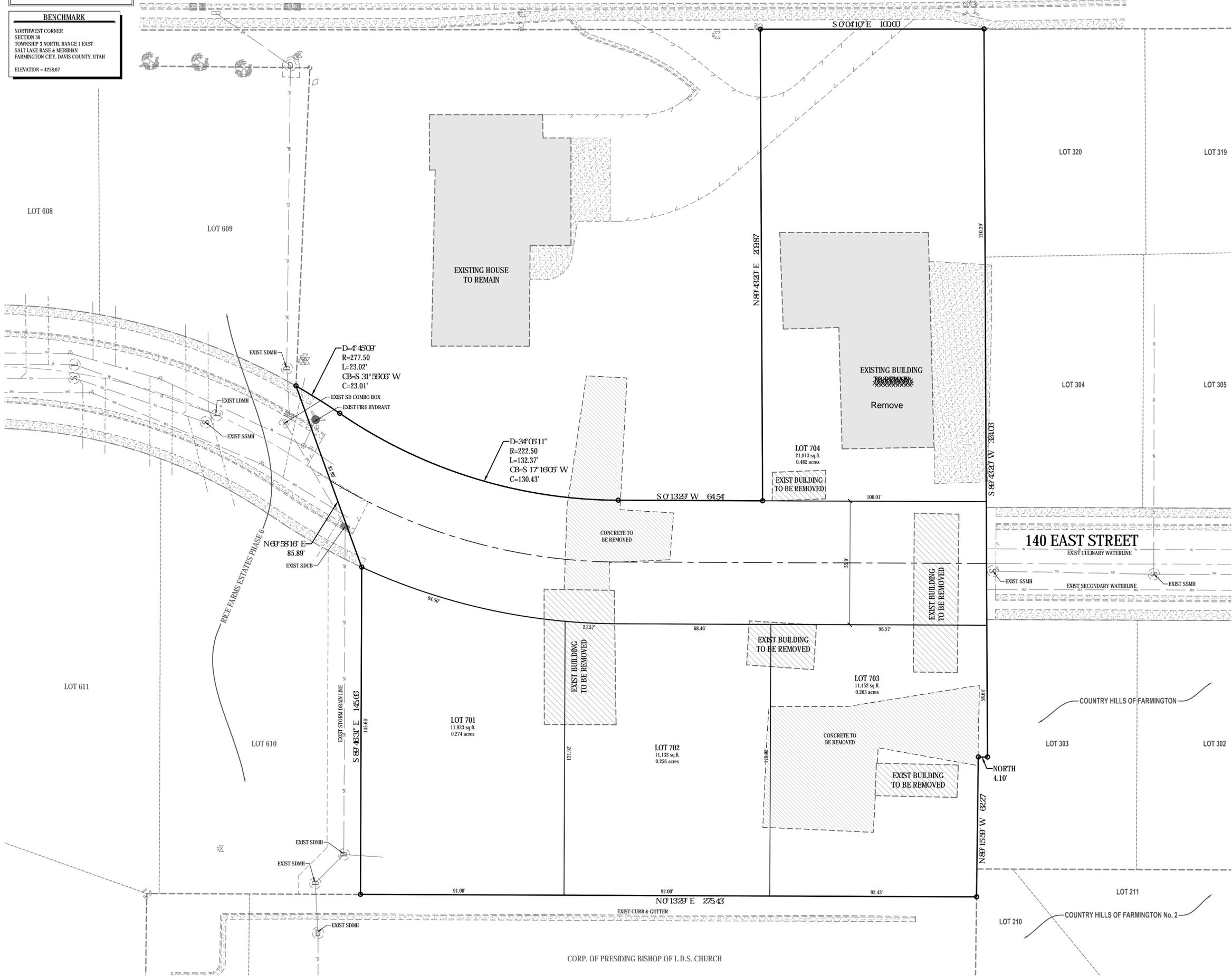
ENSIGN
 THE STANDARD IN ENGINEERING
 LAYTON
 1485 W. Hill Field Rd., Ste. 204
 Layton, UT 84041
 Phone: 801.547.1100
 SALT LAKE CITY
 Phone: 801.255.0529
 TOOELE
 Phone: 435.843.3590
 CEDAR CITY
 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

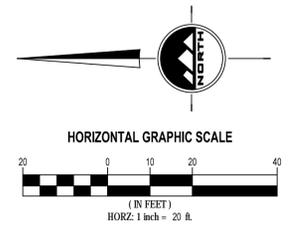
FOR:
 J.P.C. CONTRACTION INC.
 P.O. BOX 9870
 FARMINGTON, UTAH 84025

CONTACT:
 JERRY PRESTON
 PHONE: 801-451-6525
 FAX: 801-451-6575

**RICE FARMS ESTATES
 PHASE 7 P.U.D.
 750 SOUTH 500 EAST
 FARMINGTON CITY, UTAH**



- LEGEND**
- SET ENSIGN REBAR AND CAP
 - WATER METER
 - WATER VALVE
 - EXISTING FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CLEAN OUT BOX
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN COMBO BOX
 - EDGE OF ASPHALT
 - FENCE
 - EXISTING STORM DRAIN LINE
 - EXISTING SANITARY SEWER
 - EXISTING LAND DRAIN LINE
 - EXISTING CULINARY WATER LINE
 - EXISTING SECONDARY WATERLINE
 - EXISTING CONCRETE TO BE REMOVED
 - EXISTING CONCRETE
 - EXISTING BUILDING TO BE REMOVED
 - EXISTING BUILDING



LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 30
 TOWNSHIP 3 NORTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH



NO.	DATE	REVISION	BY
1	6-23-15	FOR REVIEW	CJP
2			
3			
4			
5			
6			
7			
8			

**BUILDING DEMOLITION
 EXHIBIT**

PROJECT NUMBER: L1435J DATE: 1/7/16
 DRAWN BY: MELMER CHECKED BY: C.PRESTON
 PROJECT MANAGER: C.PRESTON



CHAPTER 39

HISTORIC BUILDINGS AND SITES

- 11-39-101 Purpose
- 11-39-102 Definitions
- 11-39-103 Historic Preservation Commission
- 11-39-104 Farmington Historic Sites List
- 11-39-105 Farmington Historic Landmark Register
- 11-39-106 Standards for Rehabilitation
- 11-39-107 Appeals

11-39-101 Purpose

Farmington City (the “City”) recognizes that the historical heritage of the community is among its most valued and important assets. It is the intent of the City to identify, preserve, protect, and enhance historic buildings, sites, monuments, streetscapes and landmarks within the City deemed architecturally or historically significant. By protecting such historically significant sites and structures, they will be preserved for the use, observation, education, pleasure and general welfare of the present and future residents of the City.

11-39-102 Definitions

For the purposes of this Chapter, the following terms and words and their derivations shall have the meaning as given herein. Words not included herein or in the building code shall be given their usual meaning as found in the English dictionary, unless the context of the words clearly indicates a different meaning.

“Certificate of Historic Appropriateness” – A document evidencing approval by the Historic Preservation Commission of an application to make a material change in the appearance of a designated Historic Resource.

“Exterior Architectural Features” – The architectural style, general design and general arrangement of the exterior of a building, structure or object, including but not limited to the kind of texture of the building material and the type and style of windows, doors, signs and other appurtenant architectural fixtures, details or elements relative to the foregoing.

“Exterior Environmental Features” – All those aspects of the landscape or the development of a site which affect the historic character of the property.

“Important” – Marked by or indicative of significant worth or consequence.

“Historic Resource” - Any building, structure, object, site or district listed on the City’s Historic Sites List or the Historic Landmarks Register.

“Material Change in Appearance” – A change to a building or Historic Resource that would affect the exterior architectural or environmental features of a Historic Resource, such as:

1. Reconstruction or alteration of the size, shape or façade of a Historic Resource, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
2. Demolition or relocation of a Historic Resource;
3. Commencement of excavation for construction purposes; or
4. The erection, alteration, restoration or removal of any building or Historic Resource, including walls, fences, steps and pavements or other appurtenant features except exterior paint alterations.

“Major Alteration” – A change or alteration to a building or Historic Resource that would destroy the historic integrity including, but not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering exterior walls (except adobe) with non-historic materials, moving the Historic Resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the Historic Resource when viewed from a public right-of-way.

“Positioning” – The placement of a Historical Resource on a property or its placement relative to other structures and/or landmarks in the general vicinity.

“Reconnaissance Level Survey” – A visual evaluation of a large portion of properties in a community for the purpose of providing a “first cut” of buildings that may, based on their age and integrity, be eligible for listing in the National Register of Historic Places. The evaluation rating of potential sites and Historic Resources shall be given one of the following ratings:

- A – Eligible/Significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register of Historic Places under criterion “C”; also, buildings of known historical significance.
- B – Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings; more substantial alterations or additions than “A” buildings, though overall integrity is retained; eligible for National Register of Historic Places as part of a potential historic district or primarily for historical, rather than architectural, reasons.

C – Ineligible: built during the historic period but has undergone Major Alterations or additions; no longer retains integrity.

D – Out-of-period: constructed outside the historic period.

“Scale” – The distinctive relative size, extent or degree of a Historic Resource.

“Significant” – Having or likely to have influence and effect.

11-39-103 Historic Preservation Commission

The Historic Preservation Commission, created pursuant to Farmington City Code §3-03-040, as amended, shall provide advisory assistance to the City regarding the implementation of the provisions of this Chapter.

11-39-104 Farmington Historic Sites List

(a) **Created.** There is hereby created a Farmington Historic Sites List (the “*List*”), which shall serve as a means of providing recognition to and encouraging the preservation of Historic Resources in the City. The List shall be prepared and maintained by the Historic Preservation Commission and filed with the City Recorder's Office.

(b) **Contents.** The List shall describe each Historic Resource, the date or approximate date of its construction the date during which its historic significance was established, the reason for including it on the List, and the name and address of the current owner as shown on the records of the Davis County Recorder.

(c) **Criteria.** The Historic Preservation Commission may designate any building, structure, object, site or district to the List as a Historic Resource in accordance with the procedures set forth herein if it is determined by the Historic Preservation Commission that the Historic Resource meets all of the following criteria:

- (1) It is located within the official boundaries of the City; and
- (2) It is at least fifty (50) years old; and
- (3) There are no Major Alterations or additions that have obscured or destroyed the significant historic features.

(d) **Designation Procedures.** The Historic Preservation Commission is charged with designating properties to and maintaining the List. The List shall reference any research related to the Historic Resource and a copy of the List shall be kept in the Historic Preservation Commission's historic sites files. The historic sites files shall be open to the public in accordance with the Farmington City Government Records Access and Management Ordinance. This List shall be reviewed and Historic Resources shall be added or deleted as appropriate on, at minimum, a yearly basis by the Historic

Preservation Commission. The List should include all Historic Resources located within the City that meet the minimum requirements set forth below:

- (1) Rate an "A" or "B" on a professional Reconnaissance Level Survey;
 - (2) Are deemed "A" or "B" by the Historic Preservation Commission (for properties outside of a surveyed area);
 - (3) Any Historic Resource that does not meet the "A" or "B" criteria established by the National Register of Historic Places, but is of exceptional importance to Farmington's history; or
 - (4) Any Historic Resource that has undergone Major Alterations or has been destroyed. Markers may be placed on these sites with City Council approval.
- (e) Results of Designation.
- (1) Certificate. The owner of an officially designated Historic Resource may obtain a historic site certificate from the Historic Preservation Commission. The certificate shall contain the historic name of the property, the date of designation, and signatures of the Mayor and the Historic Preservation Commission Chairperson.
 - (2) Demolition. If a Historic Resource is to be demolished or undergo Major Alterations, efforts shall be made by the Historic Preservation Commission to document its physical appearance before that action takes place.
 - a. The City shall delay issuing a demolition permit for a maximum of ten (10) calendar days and shall notify a member of the Historic Preservation Commission, who will take responsibility for the documentation.
 - b. Documentation shall include, at a minimum, exterior photographs of all elevations of the Historic Resource. When possible, both exterior and interior measurements of the building will be made in order to provide an accurate floor plan drawing of the building.
 - c. A demolition permit shall be issued after a period ten (10) calendar days from the initial date of permit application whether or not the Historic Preservation Commission has documented the building. The permit may be issued earlier

if the Historic Preservation Commission has completed its documentation before the ten (10) day deadline.

- d. Documentation shall be kept in the Historic Preservation Commission's historic sites files, which shall be open to the public in accordance with the Farmington City Government Records Access and Management Ordinance.

(f) **Removal of Properties.** If, after review and consideration by the Historic Preservation Commission, it is determined that a Historic Resource no longer meets the criteria for listing, the Historic Preservation Commission may remove the Historic Resource from the List.

11-39-105 Farmington Historic Landmarks Register

(a) **Created.** There is hereby created a Farmington Historic Landmarks Register (the "Register"), which shall provide further recognition of significant Historic Resources; provide protection for Historic Resources as set forth in this Chapter; and may qualify owners of Historic Resources to special assistance from the City as may be determined by the City Council in its sole discretion. The Register shall be prepared and maintained by the Historic Preservation Commission in accordance with the provisions set forth in this Chapter. A Notice of Listing shall be filed for each property listed on the Register with the City and recorded in the office of the Davis County Recorder.

(b) **Contents.** The Register shall describe each Historic Resource, the date or approximate date of its construction, the date during which its historic significance was established, the qualifications for including it on the Register, and the name and address of the current owner of the property as shown on the records of the Davis County Recorder.

(c) **Criteria.** Any building, structure, object, or district may be designated to the Register in accordance with the procedures set forth herein if it meets all the criteria set forth below:

- (1) It is located within the corporate boundaries of Farmington City.
- (2) It is currently listed in the National Register of Historic Places (the "*National Register*"), or it has been officially determined eligible for listing in the National Register under the criteria of 36 C.F.R. 60.4, as amended.
- (3) Historic Resources shall also meet at least two (2) of the following criteria:
 - a. It is an easily identifiable visual feature of its neighborhood or the City because of its positioning, location, age, scale or

style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;

- b. It figures importantly into Farmington's founding or development through its uses, especially public uses;
 - c. It is associated with persons significant in the founding or development of Farmington, especially the earliest settler families (1847-1900);
 - d. It is associated with events that have made a significant contribution to the founding or development of Farmington;
 - e. It illustrates an important architectural form, style, or building technique, especially as an example of "local vernacular" (e.g. single & two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style, or technique within the City;
 - f. It has been used as a way-finding landmark for at least 50 years; or
 - g. It has yielded, or may be likely to yield, information important in prehistory or history (e.g. archeological sites).
- (4) If a Historic Resource does not meet at least two (2) of the criteria of Subsection (2) above, but is of exceptional importance to Farmington's history and the owner of the property wishes to have it designated as a Historic Resource on the Register, the Historic Preservation Commission may review the request and, if deemed suitably significant, may recommend to the City Council that the Historic Resource be added to the Register.

(d) Notification. The owner of the Historic Resource shall be notified in writing either by certified mail or hand delivery of proposed action to designate the Historic Resource to the Register and shall be invited to attend the Historic Preservation Commission meeting in which the designation will be discussed.

(e) Designation.

- (1) Official designation proceedings shall begin with submittal of a written request for designation by either the property owner or a member of the Historic Preservation Commission. The request shall identify the property by its address and historic name, give

the date the property was listed in the National Register or officially determined eligible, and include a statement summarizing the property's significance to the City. This official request may be preceded by informal contacts with the property owner by Historic Preservation Commission members, private citizens, local officials, or others regarding designation of the property.

- (2) Upon written request for designation, the Historic Preservation Commission Chairperson shall arrange for the designation to be considered at the next Historic Preservation Commission meeting, which shall be held at a time not to exceed thirty (30) days from the date the designation request was received.
 - (3) A decision by the Historic Preservation Commission shall be based on whether the property meets the criteria for designating properties to the Register as set forth in Section 11-39-105 (c). The Historic Preservation Commission shall forward its recommendation in writing to the City Council within fourteen (14) days of the decision.
 - (4) The City Council may, by adoption of an appropriate ordinance, designate a Historic Resource to the Register. The owner of the Historic Resource shall be notified at least three (3) days prior to the City Council meeting at which the ordinance will be considered and shall be allowed to address the Council with regard to the designation. Following designation, a notice of such shall be mailed to the owners of record together with a copy of Chapter 39 of the City code.
 - (5) A Historic Resource which, in the opinion of the Historic Preservation Commission, no longer meets the criteria for eligibility may be removed from the Register after review and recommendation by the Historic Preservation Commission and the adoption of an appropriate ordinance by the City Council.
 - (6) Upon official adoption of a designating or removal ordinance, the Historic Preservation Commission shall record the ordinance with both the City Recorder's Office and the County Recorder's Office to indicate such designation or removal on the official records thereof.
- (f) Result of Designation.

- (1) An owner of a Historic Resource listed on the Register may seek assistance from the Historic Preservation Commission in applying for grants or tax credits for rehabilitating the owner's properties.
- (2) Proposed repairs, alterations, additions, relocation or demolitions to Historic Resources listed on the Register requiring a building permit are subject to review by the Historic Preservation Commission and shall receive a "Certificate of Historic Appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of Historic Resources to the greatest extent reasonably possible.
 - a. Any application for a building permit pertaining to a Historic Resource designated on the Register shall be forwarded by the Zoning Administrator to the Historic Preservation Commission for its determination prior to the issuance of the requested permit.
 - b. At its next scheduled meeting, the Historic Preservation Commission shall review the application and proposed work for compliance using the United States Secretary of the Interior's Standards for Rehabilitation, (the "Standards") as set forth in Section 11-39-106 of the Farmington City Code.
 - c. The Historic Preservation Commission's determination shall be forwarded within three (3) days to the Zoning Administrator for review. If the Historic Preservation Commission denies or requires significant revisions to a permit application, the determination shall indicate of the specific "Standards" on which the decision of the Historic Preservation Commission is based and, where appropriate, shall provide a brief explanation setting forth the reasons for the determination. Copies of the determination shall be forwarded by the Zoning Administrator to the property owner.
 - d. The Zoning Administrator shall upon receipt of the Historic Preservation Commission's determination, process the permit as set forth in this section. Projects which, as determined by the Historic Preservation Commission, are consistent with the Standards shall be issued a Certificate of Historical Appropriateness which authorizes the building permit to be issued upon compliance with all other applicable requirements of this Title or any other applicable ordinance.

- e. An applicant whose submittal does not comply with the Standards may, for a period of sixty (60) days, meet with the Historic Preservation Commission, together with the Zoning Administrator, to explore means for proper repair, alteration or addition to the Historical Resource which are consistent with the Standards, which may include the following:
 - i. Feasibility of modifications to the plans;
 - ii. Feasibility of alternative uses of the Historic Resource;
 - iii. Feasibility of acquiring easements and/or variances;
 - iv. Feasibility of acquiring financial or other forms of assistance from preservations organizations.
- f. If no approval is granted within the initial sixty (60) days, the Historic Preservation Commission may grant an extension of an additional sixty (60) days. If no approval is granted at the conclusion of one hundred twenty (120) days, the Certificate of Historic Appropriateness shall be denied if the Standards for Rehabilitation cannot be met and the requested building permit shall not be issued by the Zoning Administrator.
- g. A decision by the Historic Preservation Commission approving or denying a Certificate of Historic Appropriateness for the relocation of a Historic Resource shall be guided by the following criteria:
 - i. How the historic character and aesthetic interest the Historic Resource contributes to its present setting;
 - ii. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
 - iii. Whether the Historic Resource can be relocated without significant damage to its physical integrity; and

- iv. Whether the proposed relocation area is compatible with the historical and architectural character of the Historic Resource.
 - h. A decision by the Historic Preservation Commission approving or denying a Certificate of Historic Appropriateness for the demolition of a Historic Resource listed on the Register shall be guided by the following criteria:
 - i. The historic, scenic or architectural significance of the Historic Resource;
 - ii. The importance of the resource to the character of the neighborhood or City;
 - iii. The difficulty or the impossibility of reproducing the Historic Resource because of its design, texture, material, detail, or unique location;
 - iv. Whether the Historic Resource is one of the last remaining examples of its kind in the neighborhood or City;
 - v. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
 - vi. Whether reasonable measures can be taken to save the Historic Resource from deterioration or collapse; and
 - vii. Whether the Historic Resource is capable of being used to earn a reasonable economic return on its value.
 - i. A Certificate of Historical Appropriateness shall become void unless construction authorized by a building permit is commenced within one hundred eighty (180) days after issuance of the certificate.
- (3) Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a Historic Resource to correct deterioration, decay, or to sustain the existing form, and that does not

involve a material change in design, material or outer appearance thereof, does not require a Certificate of Historic Appropriateness.

(4) An owner of a Historic Resource listed on the Register shall not allow any building to deteriorate by failing to provide ordinary maintenance or repair. The Historic Preservation Commission shall be charged with the following responsibilities regarding deterioration by neglect:

a. The Historic Preservation Commission shall monitor the condition of Historic Resources to determine if any Historic Resource is being allowed to deteriorate by neglect. Conditions such as broken windows, doors and exterior openings which allow the elements to enter or otherwise become an attractive nuisance, or the deterioration of a Historic Resource's structural system shall constitute failure to provide ordinary maintenance or repair.

b. In the event the Historic Preservation Commission determines there is a failure to provide ordinary maintenance or repair, the Historic Preservation Commission shall notify the owner of the Historic Resource and set forth the steps which need to be taken to remedy the situation. The owner of the Historic Resource shall have thirty (30) days to ~~(make necessary repairs.)~~

*CONSIDER THE
HPL REGARDING
PENALTY*

c. In the event that the condition is not ~~(remedied)~~ in thirty (30) days, the Historic Preservation Commission may recommend to the City Council that penalty fines be imposed as provided in Chapter 38, "Enforcement and Penalties", of this Title.

(5) When, by reason of unusual circumstance, ^(*) the strict application of any provision of Section 11-39-105 (e) if this chapter would result in the exceptional practical difficulty or undue economic hardship upon any owner of a Historic Resource, the City Council, with recommendation from the Historic Preservation Commission, shall have the power to modify strict provisions, so as to relieve such difficulty or hardship; provided such modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the Historic Resource, shall be conserved and substantial justice done. In granting modifications, the City Council, with or without recommendation from the Historical Preservation Commission, may impose such reasonable and additional stipulations and conditions as will, in its judgment, best

fulfill the purpose of this Chapter. Undue hardship shall not include a situation of the person's own making.

- (6) A person who alleges that action by the Historic Preservation Commission or the City will result in an unconstitutional taking of property may request a review thereof as provided in the Farmington City Code.

*SIMILAR TO
BUILDING PERMIT
VIOLATION*

(g) Enforcement. Failure to follow the procedure for acquiring a Certificate of Historical Appropriateness may result in the Zoning Administrator issuing a stop-work order while a review is conducted. The review will determine if revocation of a conditional use permit granted for a use associated with the Historic Resource revocation of building permits and/or other penalty fines are necessary as per Chapter 38, "Enforcement and Penalties", of this Title.

- (1) Failure to follow the procedure set forth in this Chapter for acquiring a Certificate of Historic Appropriateness may result in removal of the Historic Resource from the Register and the National Register, thus rendering the property ineligible for federal, state, and City tax credits, grant and loan programs.
- (2) In addition, if the Historic Resource has received land use entitlements as a result of its placement on the Register, the City may consider the revocation of such entitlements and/or the acceleration of any debt issued by the City as part of a program of Historic Preservation/Rehabilitation consistent with applicable law.

11-39-106 Standards for Rehabilitation.

*501
STW-10/17/05*

The following "Standards for Rehabilitation" shall be used when determining the historic appropriateness of any application pertaining to a Historic Resource:

- (a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (b) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- (c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(d) Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.

(e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(h) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

11-39-107 Appeals

Building Permit
(a) Any person adversely affected by any final decision of the **Zoning Administrator** in the administration of this Chapter may appeal such decision as set forth in section 11-5-106 of the Zoning Ordinance. *BDA → COURT*

(b) Any person adversely affected by any final decision of the **Historic Preservation Commission** in the administration of this Chapter may appeal such decision to the City Council in accordance with the provisions of this Section. *CITY COUNCIL → COURT*

(1) Appeals shall be taken within fifteen (15) days of a written decision by filing a written notice with the City Manager, specifying the grounds for appeal. Only grounds specified in the appeal shall be considered by the Council.

(2) An appeal stays all proceedings in furtherance of the action appealed from unless the Historic Preservation Commission

certifies to the City Council that, by reason of fact stated in the certificate, a stay would cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by restraining order which may be granted by the appropriate appeal body or by the District Court on application and notice and on due cause shown.

- (3) The City Council shall schedule a public hearing to hear the appeal. Notice of the hearing shall be given at least fifteen (15) days prior to the hearing. Notice of the hearing shall be made as required by law. The City Council may modify the order, requirement, decision or determination appealed from and may make such determination as ought to be made and to that end shall have all powers of the Historic Preservation Commission. A concurring vote of a simple majority of the total membership of the Council shall be necessary to act on the appeal.

TO COURT

(c) Any person adversely affected by any final decision of the City Council designating a Historic Resource to the Register, or regarding an appeal from a decision of the Historic Preservation Commission in the administration of this Chapter may have and maintain a plenary action for relief therefrom in a court of competent jurisdiction; provided a petition for such relief is presented to the Court within thirty (30) days after the rendering of such decision.



Planning Commission Staff Report June 9, 2016

Item 5: Preliminary Plat for the Silverwood Conservation Subdivision

Public Hearing:	Yes
Application No.:	S-7-16
Property Address:	1505 North 1500 West
General Plan Designation:	LDR (Low Density Residential) and "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density)
Zoning Designation:	LR – Large Residential
Area:	5.0 Acres
Number of Lots:	11
Property Owner:	Jerod and Sharon Jeppson
Applicant:	Nick Mingo – Ivory Development

Request: *Applicant is requesting a recommendation for preliminary plat approval for the proposed Silverwood Conservation Subdivision.*

Background Information

The Jeppson property was annexed into the city in 2013 and the Silverleaf Subdivision received final plat approval to build 9 lots on the property, not including the parcel where Jerrod Jeppson's home sits. However, sometime after final plat was approved, Jerrod decided to find another developer to complete the project, and this time, the lot with his home would be further subdivided, creating two additional lots; the existing home is proposed to be demolished. Nick Mingo and Ivory Homes is now proposing the Silverwood Subdivision that mirrors the approved Silverleaf Subdivision with the exception of Lots 5 and 6 which is where the existing house is; with the two additional lots, the total proposed lot count is 11. Similar to what was proposed with the Silverleaf Subdivision, the Silverwood Subdivision is a conservation subdivision, and the 15% open space requirement would be met through a trail easement connecting the subdivision with 1500 West along the existing private drive. This private drive currently accesses two homes along with Jerrod's and will remain as it currently exists, it will now have a public access easement recorded over the top of it so that people can better access 1500 West from points north and west.

Because this proposed subdivision has not deviated from the approved Silverleaf Subdivision significantly, staff felt it prudent for the applicant to begin at preliminary plat. Additionally, the DRC has already reviewed and vetted the Silverleaf Subdivision plat and improvement drawings, so there weren't many issues that arose that hadn't already been addressed as part of the original review. One thing

that this application addressed that the previous application did not was the moving of a Central Davis Sewer trunkline on the west end of the property along George Clark's property; this allows for better access by Central Davis and a subsequent sewer easement with manhole access has been accounted for. However, there are some details with those sewer manholes that must be addressed.

Another change from the last submission is that the eastern boundary line has been moved from their current alignment; this, however, cannot be done without a plat amendment of Oakridge Farms Subdivision occurring first, because the boundary adjustment will move that subdivision's boundaries.

Lastly, Davis County Flood Control previously required that all storm water be detained in the storm water detention basin on the eastside of the property before discharging into Haight Creek. The City Engineer and public works staff have expressed a desire that the project be allowed to discharge directly into the creek as maintaining the detention basin, the associated storm drain line and easement, and the manholes will be difficult because of the slope of the site. Since the time of the original Silverleaf Subdivision, a new County Flood Control manager has taken over and staff would like the applicant to pursue the possibility of discharging into the creek directly anew.

Suggested Motion:

Move that the Planning Commission approve the preliminary plat of the Silverwood Conservation Subdivision as shown, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide the 15% through a public access (trail) easement, and that public access easement shall be shown on the final plat;
2. The applicant shall satisfy the requirements of Central Davis Sewer, including the dedication of easements, design of manholes, and relocation of the sewer trunk-line prior to consideration of Final Plat;
3. The property owner shall extend and dedicate the right-of-way to the northerly boundary of the project/plat in the event the George Clark property is developed;
4. The applicant shall change the name to either Silverwood Phase III, or something else which has not yet been used in the City;
5. Public improvement drawings, including but not limited to, a grading and drainage plan, shall be reviewed and approved by the Farmington City Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.

Findings:

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units/acre. The proposed subdivision is at approximately 3 dwelling units per acre and is consistent with the General Plan threshold.
2. The project is consistent with the Conservation Subdivision standards for an LR zone.
3. The applicant has worked through the issues raised by the DRC with the original Silverleaf Subdivision.
4. An open space requirement is being met through a trail easement that connects the Silverwood Subdivisions and southern Kaysville with 1500 West; currently, those residents have to walk out of the way to the Frontage Road to get to 1500 West, which is an important connection to points north and east.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat
3. Silverleaf Preliminary Plat – Approved 2013

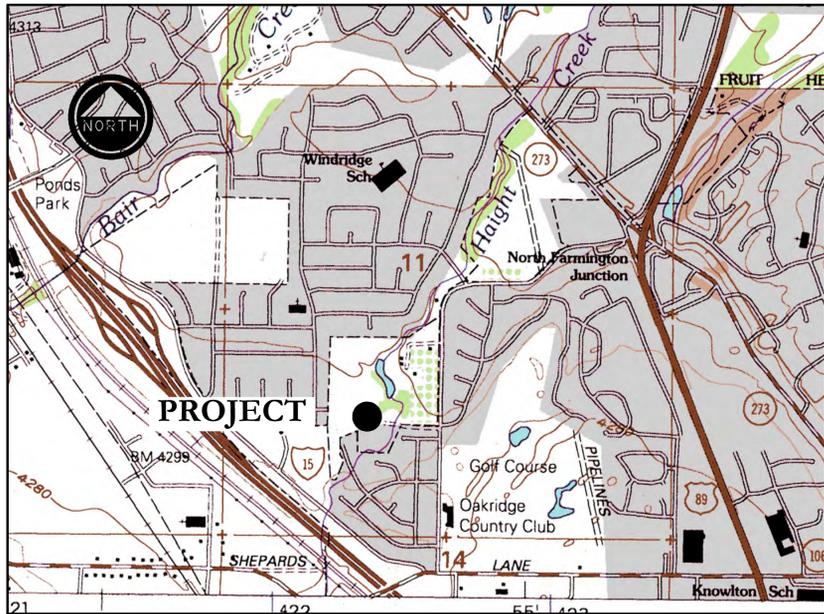
Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 11, Chapter 11 – Single Family Residential
3. Title 11, Chapter 12 – Conservation Subdivision Development Standards

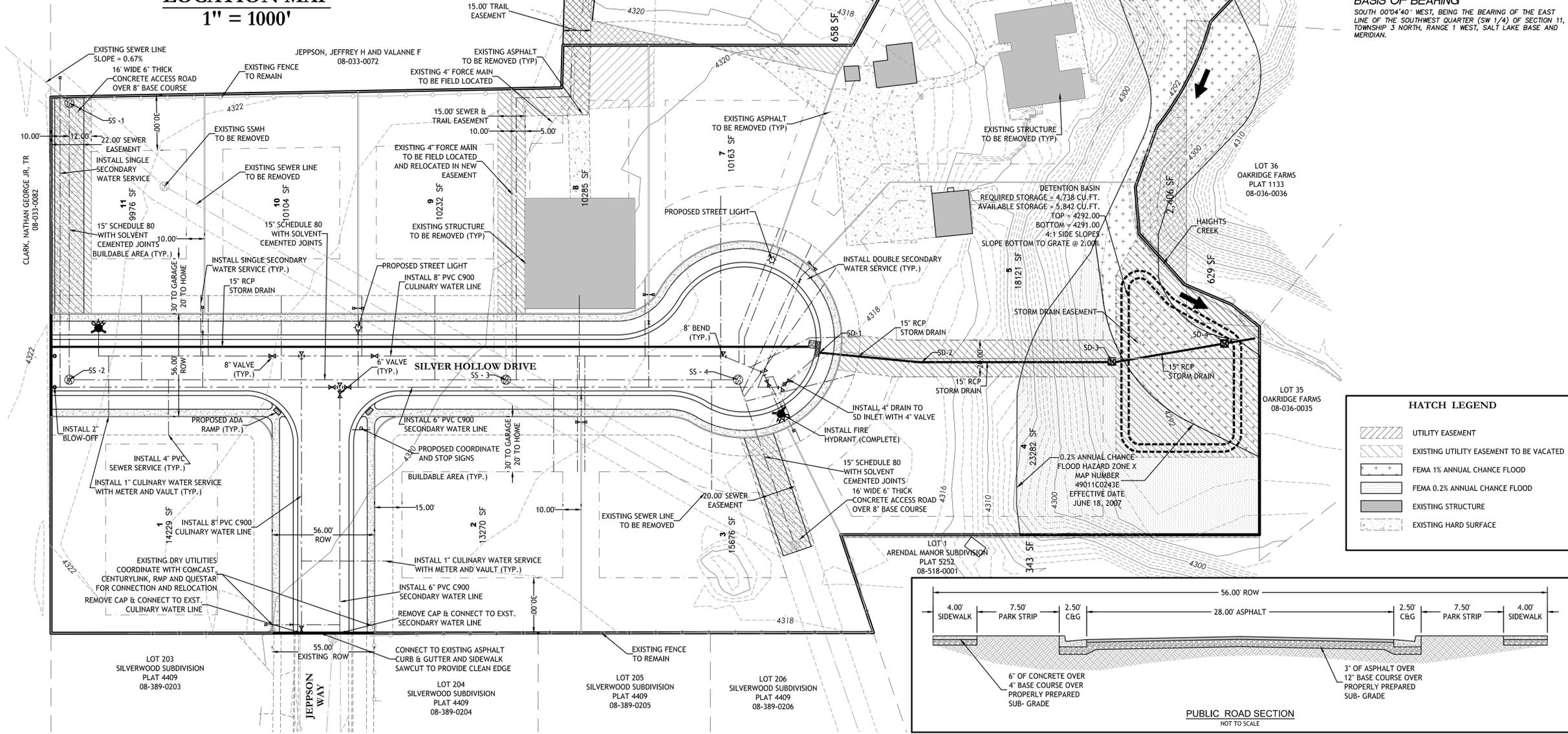
Farmington City



PRELIMINARY PLAT - NOT TO BE RECORDED



LOCATION MAP
1" = 1000'

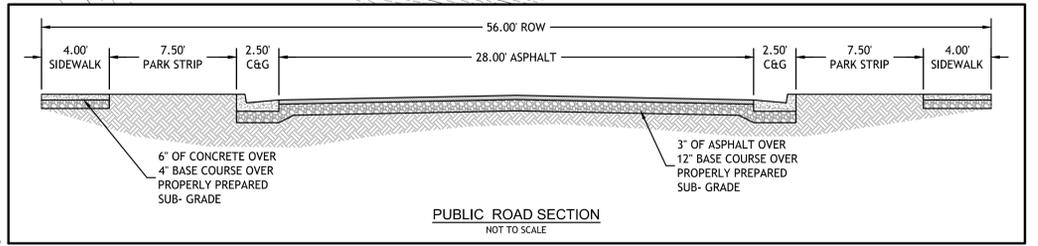


AS SURVEYED LEGAL DESCRIPTION
 COMMENCING AT THE CENTER OF SECTION 11 BEING A FOUND 3" DAVIS COUNTY BRASS CAP IN CONCRETE. THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) NORTH 89°43'09" WEST 1128.50 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 1023.13 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PLAT MAP TITLED "SILVERWOOD SUBDIVISION" RECORDED AS PLAT 4409, ON FILE AT THE DAVIS COUNTY RECORDER'S OFFICE, SAID NORTHEAST CORNER BEING A FOUND REBAR AND CAP STAMPED "BYRD"; SAID POINT ALSO BEING THE POINT OF BEGINNING;
 THENCE EAST 292.01 FEET TO A POINT ON THE WEST LINE OF PARCEL 08-033-0072 AS DEFINED IN THAT CERTAIN WARRANTY DEED, RECORDED NOVEMBER 13, 1992, AS ENTRY 1002180, BOOK 1554 AT PAGE 491, ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE, THENCE ALONG SAID WEST LINE SOUTH 01°02'17" EAST 279.44 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 08-033-0072; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 88°26'00" EAST 23.17 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 158.84 FEET; THENCE SOUTH 61°09'14" EAST 251.76 FEET TO THE SUBDIVISION LINE OF THAT CERTAIN PLAT MAP TITLED "OAKRIDGE FARMS" RECORDED AS PLAT 1133, ON FILE AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE THE NEXT TWO (2) CALLS ALONG SAID SUBDIVISION LINE: 1) SOUTH 21°50'00" WEST 108.55 FEET; 2) WEST 139.00 FEET; THENCE DEPARTING SAID SUBDIVISION LINE NORTH 46°34'06" WEST 38.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY TO AND ALONG THE CENTERLINE OF AN EXISTING CREEK 64.73 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 163.42 FEET (RADIUS BEARS NORTH 15°46'12" EAST) WITH A CENTRAL ANGLE OF 22°41'36", CHORD BEARS NORTH 62°53'00" WEST 64.30 FEET; THENCE THE NEXT FIVE (5) CALLS ALONG THE CENTERLINE OF SAID EXISTING CREEK: 1) NORTH 70°07'52" WEST 34.75 FEET; 2) SOUTH 85°21'55" WEST 25.70 FEET; 3) SOUTH 47°58'36" WEST 37.11 FEET; 4) SOUTH 23°03'37" WEST 28.09 FEET; 5) SOUTH 38°26'50" WEST 19.33 FEET TO A POINT ON THE SUBDIVISION LINE OF SAID OAKRIDGE FARMS; THENCE ALONG SAID SUBDIVISION LINE WEST 113.30 FEET; THENCE DEPARTING SAID SUBDIVISION LINE NORTH 229.09 FEET; THENCE SOUTH 71°28'00" WEST 56.27 FEET TO THE SUBDIVISION LINE OF THAT CERTAIN PLAT MAP TITLED "SILVERWOOD SUBDIVISION", RECORDED AS PLAT 4409, ON FILE AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION LINE NORTH 00°02'28" WEST 449.89 FEET TO THE POINT OF BEGINNING.
 CONTAINS 217,982 SQUARE FEET OR 5.004 ACRES.

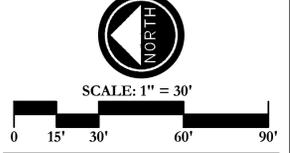
BASIS OF BEARING
 SOUTH 00°04'40" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

HATCH LEGEND

	UTILITY EASEMENT
	EXISTING UTILITY EASEMENT TO BE VACATED
	FEMA 1% ANNUAL CHANCE FLOOD
	FEMA 0.2% ANNUAL CHANCE FLOOD
	EXISTING STRUCTURE
	EXISTING HARD SURFACE



PO Box 522056 Salt Lake City, UT 84152-2056
 (801) 201-7494 www.edmllc.net



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

- 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 Irrigation.
 - 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.

- SITE NOTES**
- The existing zone is Residential.
 - 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 16,704 SF and the minimum lot size is 9,976 SF.
 - Front yard setback is 20' to home and 30' to garage.
 - Rear setback is 30' to all points of structure.
 - Side yard setback is 10'
 - Corner side yard setback is 15'



Silver Hollow
 1505 North 1500 West
 Preliminary Plat

PROJECT:	1603
DRAWN BY:	NMM
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: May 25, 2016
 SHEET NUMBER: **O-1**

C:\Users\Nick\Desktop\Nick Mingo\Projects\Silver Hollow Drawings\6 Preliminary Plat.dwg

SILVERLEAF SUBDIVISION A CONSERVATION SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

DEVELOPER
NORM DAHLE
MCD-3 LLC
PO BOX 17941
SALT LAKE CITY, UT 84117
PH: 801-608-5119

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°58'27" W	10.43
L2	WEST	20.00
L3	N 03°21'21" W	27.09
L4	N 03°39'43" E	40.05
L5	N 38°17'46" E	15.63
L6	S 71°07'54" E	23.17

NOTES:
1. ZONING IS PROPOSED TO BE CHANGED TO RESIDENTIAL IN A CONSERVATION SUBDIVISION.
2. FLOOD ZONE INFORMATION IS FROM MAP NUMBER 4901LC0243E.

VICINITY MAP

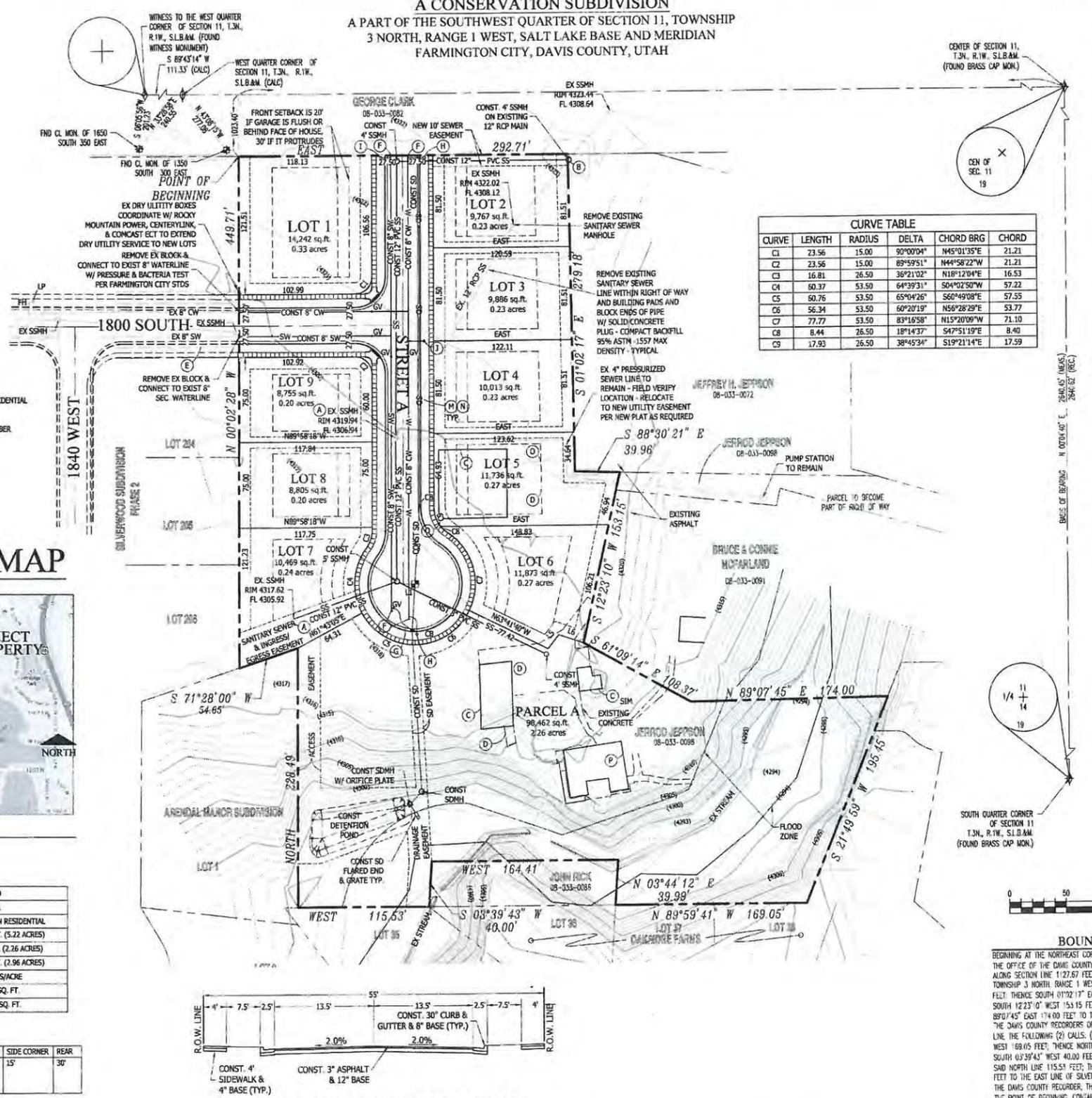


VICINITY MAP NTS

NUMBER OF LOTS	9
PARCELS	1
ZONE	CONSERVATION RESIDENTIAL
TOTAL AREA	227,346 SQ. FT. (5.22 ACRES)
PARCEL AREA	98,462 SQ. FT. (2.26 ACRES)
LOT AREA	128,884 SQ. FT. (2.96 ACRES)
LOTS PER ACRE	3.0 LOTS/ACRE
MIN. LOT AREA	8,755 SQ. FT.
AVG. LOT AREA	10,616 SQ. FT.

SETBACKS

FRONT	SIDE	SIDE CORNER	REAR
20' OR 30', 20' IF GARAGE IS FLUSH OR BEHIND FACE, 30' IF GARAGE PROTRUDES.	10'	15'	30'



KEYED NOTES

- (A) CORE NEW SEWER LINE(S) INTO EXISTING SEWER MANHOLE BASE. CHIP BASE DOWN & REPAIR SMOOTH CONTOURED FLOW LINES PER FARMINGTON CITY REQUIREMENTS. GROUT PREVIOUS OPENINGS CLOSED W/ CONCRETE.
- (B) CONSTRUCT 5" SANITARY SEWER MANHOLE ON EXISTING 12" RCP MAIN LINE PER FARMINGTON CITY STANDARDS.
- (C) REMOVE EXISTING BARN AS DIRECTED BY THE OWNER. REMOVE EXISTING FLATWORK, FOOTINGS & FOUNDATIONS. BACKFILL W/ GRANULAR BORROW COMPACTED TO 95% MODIFIED PROCTOR ASTM-1557. FINISHED W/ 6" TOP SOIL MIN. FROM STREET GRUBBINGS.
- (D) REMOVE EXISTING DRIVEWAY PAVEMENT & BASE MATERIAL AS DIRECTED BY THE OWNER. STOCKPILE BASE MATERIAL FOR USE IN NEW ROADWAY. DISPOSE OF PAVEMENT MATERIAL AT LANDFILL. BACKFILL W/ GRANULAR BORROW COMPACTED TO 95% MODIFIED PROCTOR ASTM-1557. FINISHED W/ 6" TOP SOIL MIN. FROM STREET GRUBBINGS.
- (E) EX GAS LINE COORDINATE W/ QUESTAR GAS TO EXTEND DRY UTILITY SERVICE TO NEW LOTS.
- (F) CONST PLUG & BLOCK
- (G) CONST 2" SW DRAIN LINE TO CATCH BASIN
- (H) CONST 1" CW BLOWOFF
- (I) CONST TEMPORARY 1" SW BLOWOFF
- (J) CONST FIRE HYDRANT ASSEMBLY COMPLETE
- (K) CONST 1" HDPE SDR9 PW TUBING CW SERVICE LATERAL. SEE ITEM "M" FOR ADDITIONAL INFORMATION
- (L) CONST 1.5" HDPE SDR9 TUBING SW SERVICE LATERAL
- (M) CONST 3/4" HDPE SDR9 PW TUBING CW SERVICE LATERAL W/ TRACER WIRE & 3/4" WATER METER, METER SETTER, METER BOX, AND LID PER FARMINGTON CITY STANDARDS & SPECIFICATIONS
- (N) CONST 4" SDR35 PVC SANITARY SEWER LATERAL PER FARMINGTON CITY STANDARDS & SPECIFICATIONS. CONNECT TO MAIN LINE W/ PREFORMED WYE @ 10/2, 4" SPOOL, AND 45° ELBOW
- (O) REMOVE & DISPOSE OF EXISTING FENCE LINE AS DIRECTED BY THE OWNER
- (P) EXISTING HOME

Rainfall Data

Storm Duration (min.)	10 Year Intensity (in/hr)	100 Year Intensity (in/hr)
15	2.26	4.51
30	1.52	3.04
60	0.94	1.83
360	0.25	0.41
720	0.16	0.24
1440	0.10	0.14

10 Year Detention (0.2cfs per acre discharge)

Area	3.48	Acres		
C	0.36			
Time (min)	Intensity (in/hr)	Runoff (cfs)	Discharge	Required Storage
15	2.26	2,548	626	1,922
30	1.52	3,428	1,253	2,175 <<<
60	0.94	4,239	2,506	1,734
360	0.25	6,765	15,034	0
720	0.16	8,659	30,067	0
1440	0.10	10,824	60,134	0

Orifice Calculations
Orifice Equation $Q = C_d A (2gh)^{0.5}$

Acres	3.48	Desired Outflow	0.70	cfs
Detention Overflow Elevation		2.15	ft	
Orifice Elevation		0	ft	
h		2.15	ft	
C _d		0.62	square shoulder orifice required	
Calculated Orifice Area		13.74	in ²	
Calculated Orifice Diameter		4.18	in	

USE 4" DIA ORIFICE

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
 - STREET RIGHT-OF-WAY LINE
 - CENTERLINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - NEW STORM DRAIN
 - NEW SANITARY SEWER
 - NEW CULINARY WATERLINE
 - EX OVERHEAD POWER LINE
 - EX STORM DRAIN
 - EX SANITARY SEWER
 - EX TELEPHONE LINE
 - EX GAS LINE
 - EX CULINARY WATERLINE
 - EX FENCE
 - PHASE BOUNDARY
 - NEW DRAINAGE SWALE
 - EG CONTOUR MAJOR (4250)
 - EG CONTOUR MINOR (4250)
 - FG CONTOUR MAJOR (4250)
 - FG CONTOUR MINOR (4250)
 - ASPHALT SAWCUT
 - EXIST. CONC. C&G OR SIDEWALK
 - EXISTING ASPHALT PAVEMENT
 - CONST. CONC. C&G PER X-SECTION
 - SEAL COAT TO COVER WORK DAMAGE
 - CONST ASPHALT - SEE STREET PROFILE
 - OVERLAY ASPHALT
 - SEE STREET PROFILE

BENCHMARK

BENCHMARK: SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, S.L.B.M., ELEVATION = 4302.20

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
Ph: (801) 773-1910 Fax: (801) 773-1925
2720 North 350 West, Suite #108 Layton, UT 84041

SILVERLEAF SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
FOR: JEROD JEFFERSON
APPROXIMATELY 1550 N 1700 W
FARMINGTON, UT
06-036A



CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION
ANY CONSTRUCTION

DATE	REVISION
01/20/10	
02/20/14	
03/20/14	
03/20/14	

SURVEYED BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	APPROVED BY	DATE
SPB	01/20/10	SPB	02/20/14	SPB	03/20/14	SJF	03/20/14