



Farmington City Planning Commission

August 18, 2016



AGENDA
PLANNING COMMISSION MEETING
August 18, 2016

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

Planning Commission Training: 6:00 p.m. – Conference Room 3 (2nd Floor)

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

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

1. Minutes
2. City Council Report

SUBDIVISION

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

OTHER

5. Miscellaneous, correspondence, etc.
 - a. Other
6. Motion to Adjourn

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

Posted August 11, 2016

Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
August 4, 2016

STUDY SESSION

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

Item #3. Janez Jeraj – Requesting Conditional Use Approval to Exceed the 25% Floor Area Restriction for a Home Occupation

Eric Anderson said this is a conditional use permit to exceed the floor area for a home occupation. Currently, the Ordinance has a maximum limit of 25% of the total home area that an applicant may use for a home occupation. The applicant is applying for an increase of the limit, as he would like to use his full basement for a home occupation. The application said the applicant designs and implements computer systems.

The commissioners asked about some of the regulations regarding home occupations, as outlined in the Ordinance, including size of signs allowed, maximum number of employees, hours of operation, and monitoring of these regulations and conditions. **Eric Anderson** said based on the recently approved zone text changes, the applicant is now allowed one additional non-related employee working on the premises at a time; he said he communicated this to the applicant. **David Petersen** said the applicant is allowed one 12"x12" sign in his window. He also explained that each year when an applicant renews the business license, a checklist is included that covers the requirements of a home occupation. The applicant must complete the checklist and return it with the application to renew the license. This checklist may serve as a reminder of the home occupation requirements and an opportunity for the City to review and ensure compliance to the regulations is taking place. **David Petersen** said that the City of Farmington has approximately 800 home occupations at this time. If the applicant is not in compliance, a business license may be pulled.

The commissioners expressed concern that foot and vehicular traffic may increase in the neighborhood. **Eric Anderson** also added that comments from the neighborhood have also been received. He said according to the applicant's letter, foot and vehicular traffic will not increase. He also added that had the applicant requested a home occupation that met the 25% area of the home, the Planning Commission would not be seeing the request; however, the request to exceed that maximum results in the Planning Commission's review and approval of it. **Eric Anderson** said based on his conversations with the applicant, the use will be low impact and will not be noticeable to the neighborhood.

Item #4. Farmington City – Requesting a Text Amendment of the Sign Ordinance Regarding Electronic Message Signs

David Petersen said members of the governing body desire to provide Farmington owned and operated electronic message signs (EMS) in certain areas of the community outside the electronic message sign overlay zone. The EMSs could advertise public events similar to the public EMSs found in

other communities. He said the sign ordinance allows for advertising of public and quasi-public uses, which is how the banners advertising 5ks, Forza and other events have been approved in the past.

Alex Leeman said Subsection 16 and 17 reference “public and quasi-public events;” however, the definitions for “public” and “quasi-public” reference a “use”. He said an argument could be made that if an event is open to the public, then it could be advertised on the message sign. He said the language needs to be amended so Subsection 16 and 17 tie directly to the ownership of the City and not directly to the event.

The commissioners discussed the approval of EMSs outside of the overlay zone and expressed concern regarding it. **Rebecca Wayment** expressed concern that if this is approved, the high school, junior high, and elementary schools will also request an EMS. The commissioners discussed Knowlton Elementary’s EMS; staff said it is currently in violation of the Ordinance. **Kent Hinckley** feels if the Commission approves the City’s request, others (including businesses) may feel it is their right to have an EMS as well. He suggested speaking with the City’s Attorney to discuss potential repercussions. **Rebecca Wayment** agreed; she feels approving this item may open a “can of worms.”

REGULAR SESSION

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

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the July 7, 2016 Planning Commission meeting. **Heather Barnum** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Eric Anderson said there have been two City Council meetings since the last time the Planning Commission had met. He said at the July 19, 2016 City Council meeting there were three plat amendments approved in Eastridge Estates Phase I, Oakridge Farms, and Somerset Hollow subdivisions. He also said the mini omnibus zone text change was approved, but that the request for an amendment to the Development Agreement for Rice Farms to remove the trail agreement was denied. **Eric Anderson** said at the August 2, 2016 City Council meeting the 600 N. street vacation, and another plat amendment for Oakridge Farms were both approved. The City Council tabled the street cross-section modification proposal for the Farmington Hills road. He said the applicant Jerry Preston is requesting sidewalk along the east side of the street; however, the Council would like to explore the option of a sidewalk on the west side. He also said the rezone application for Chestnut Farms Phases IV and V was tabled as the City Council wants to enter into a development agreement for the 1525 W. improvements.

CONDITIONAL USE PERMIT

Item #3. Janez Jeraj (Public Hearing) – Applicant is requesting conditional use approval to exceed the 25% floor area restriction for a home occupation as set forth in Section 11-35-103(9) of the Zoning

Ordinance; the subject property is located at 1357 North Compton Road in an LR-F (Large Residential-Foothill) Zone. (C-10-16)

Eric Anderson said the applicant is requesting conditional use approval to exceed the 25% floor area maximum requirement for the home occupation that is set in Section 11-35-103(9) of the Zoning Ordinance. Section 11-35-104 requires a conditional use permit approval by the Planning Commission if the applicant is proposing to use more than 25% of the dwelling in connection to a home occupation. The applicant lives in a rambler style home. The applicant is wanting to use the basement for his home occupation, which would be approximately 50% of his total floor area of his home. **Eric Anderson** referenced the letter the applicant submitted as part of his application. It explained that the home occupation is to design home and electronic systems, which would result in minimal impact to foot and vehicular traffic. The letter also stated that he may like to have up to 8 employees; however, staff discussed the Ordinance's requirement that only one additional non-related employee may be on the premises at any given time. The applicant said he is ok with the requirement. **Eric Anderson** said staff is recommending approval of the item with the listed conditions. Again, he said staff specifically discussed Condition 5 with the applicant that states only one additional non-related employee may be on the premises at any given time; he said the applicant understands and will comply with it.

Janez Jeraj, 1357 North Compton Rd., said he has a PhD in electrical engineer and has been building and designing large computer systems for over 20 years. He said he is interested in turning the basement of his home into an office space. He said to someone unfamiliar with the work it would look like a bunch of computers and wires. He said there will not be an increase to traffic, there will not be any retail sales, and there will not be manufacturing onsite. He said his basement would look like a bunch of desks and computers, which he will use to design systems.

Rebecca Wayment asked the applicant about his letter, which stated he may want up to 8 employees. She also asked the applicant if what he wants to accomplish is feasible with 1 employee at a time. **Janez Jeraj** said right now he is the only employee, but that he put 8 employees in his letter prior to knowing the requirement. He is fine with one employee at the premises at one time.

Connie Deianni asked the applicant to clarify that the activity of the home occupation is just him using computers to build electronic systems that will be made at a different location. She wanted to ensure he will only be designing and not building these systems. **Heather Barnum** also asked if there will be any additional noise related to his work. **Janez Jeraj** said he is only designing parts for consumer electronics, not actually building the systems. He said there will not be additional noise.

Heather Barnum asked if the applicant still needs the entire basement if the applicant will have at the most himself and one other employee working at a time. **Janez Jeraj** said he plans to create "stations" to allow him to work on multiple projects, and some of the measurement equipment needs additional space, which is why he needs most of his basement.

Heather Barnum asked if the computers and wires will create additional fire hazard or risk. **Janez Jeraj** said no, everything he is using is powered by battery and is very low power.

Rebecca Wayment opened the public hearing at 7:20 p.m.

Mishell Shevket, 187 Point of View Circ., said she recently moved into the neighborhood. She asked what the square footage for the home occupation will be if it is approximately 50% of the floor area of the home, what type of customer the applicant will design for and what effect it will have on the value of the homes in the neighborhood. She expressed concern that this home occupation could negatively affect the market value of the neighborhood.

Bonnie Peterson, 1333 Compton Rd., said her biggest concern is how this home occupation will affect the market value of the homes in the neighborhood. She said the previous owners of the applicant's home had a school and a beauty salon, which generated additional traffic. She felt it negatively affected the area. She is unsure what potential future homeowners of the neighborhood would say if there were a business next door.

Jo Gough, 1385 N. Compton Rd., asked if there will be daily deliveries of supplies to the applicant and the expected hours of operation. She asked if the City will be "checking up" on the applicant to ensure there is not suddenly 8 employees at the home. She expressed concern that this business could open the doors to other small business owners working from their home.

Jenny Sorenson, 191 Point of View Cir., asked if the City will "police" the applicant to determine when he has outgrown his basement due to number of employees or size of projects. She asked if the applicant would be building prototypes even though he will not be manufacturing onsite. She said she also reviewed the conditions, and asked if the applicant would be able to ask for a variance on any of them in the future. She also expressed concern with the home occupation's noise, traffic, electricity or anything else that may interfere with the neighborhood.

Dean Bannon, 1391 N. Compton Rd., asked if the neighbors could review the plan of construction for the business so they can be familiar with the layout of it. He also asked how the City regulates the number of employees to ensure the applicant does not have 3-5 additional employees overnight.

Margarit Nersisian submitted an email to staff. She expressed concern with an increase in traffic and clientele. She expressed concern that she may soon live in a neighborhood full of businesses. She asked that the Planning Commission not approve the item.

Kim Black submitted an email to staff stating she is in favor of the home occupation.

Rebecca Wayment closed the public hearing at 7:31 p.m.

Janez Jeraj addressed a few of the concerns by the residents. He said he will be the only employee for a time, and then may increase to one employee in the next year or two. He said if he succeeds at his business, and would like to hire more employees, he would move his business out of his home and into a commercial space where more employees are possible. **Janez Jeraj** also said there will not be an increase in vehicle or foot traffic. He does not have any additional deliveries than a typical resident, and there will not be any retail sales. He explained the design of these systems takes many hours of just working on a computer. **David Petersen** also added that the Ordinance only allows for one non-related employee at the premises at one time. He clarified that even if the applicant wanted additional employees, the Ordinance does not allow him to do so.

Alex Leeman asked the applicant if he does any prototyping onsite. **Janez Jeraj** said no, the designs for parts are emailed to other locations where they are manufactured. He said modern electronic systems require specialized equipment that costs millions of dollars. He said even if he wanted to prototype, he would not have the equipment to do so, nor could afford to purchase it.

Janez Jeraj said he does not want property values to be affected just as the neighbors do not want it. He said there would not be any visible signs outside of his home that would let others know he has a home occupation. He said there would not be an increase in noise or power consumption. He said his home will look the same as it does now.

Rebecca Wayment said she wanted to clarify for those in attendance that there is not a rezone application being presented to allow for a business, but that this is a conditional use permit requesting a home occupation similar to someone requesting a home occupation for math tutoring, teaching piano, a CPA doing taxes, etc. She explained that a similar process would take place if the applicant were requesting even a preschool. She also added that a conditional use permit runs with the property and does not transfer with the sale of a home. If a future homeowner would like to do a home occupation, they would need to submit an application for approval.

Connie Deianni said that she lives in a nearby neighborhood, and she has approximately 4 home occupations on her street. She said, in her experience, her property values have not decreased due to these home occupations.

David Petersen said that there are approximately 800 home occupations within the City. He said the applicant does not plan to sell products so the hours of operation are insignificant. He also added that most home occupations are handled at the counter; however, the applicant is requesting more than 25% of his floor area for the home occupation, which requires Planning Commission approval. **Alex Leeman** also added that if an applicant wants to change conditions, the applicant would have to reapply and go through the approval process and public hearing again. He also said that each year a checklist is completed to verify compliance when the business license is renewed. If the City receives a complaint regarding the home occupation, the City would work to resolve it.

Alex Leeman proposed that Condition #1 be removed as he feels it is up to the applicant on when he chooses to work since it will not affect the neighborhood with increased traffic, retail sales or deliveries. The commissioners agreed.

Kent Hinckley suggested putting a time limit on the conditional use permit as has been done in the past. The commissioners discussed this option, but felt that if the applicant expands, he will have to relocate, and if there are any concerns, the neighbors will let the City know about the concerns.

Dan Rogers asked what the approximate square footage is of the 50% floor area of the home. **Janez Jeraj** said the home totals approximately 4,000 sq.ft.; 50% of the floor area would be approximately 2,000 sq.ft.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
2. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
3. The applicant will provide any necessary parking necessary for additional employees;
4. The applicant shall comply with Section 11-35-103(1) of the Zoning Ordinance which limits additional, unrelated employees to one at any given time.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service, which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

SIGN TEXT AMENDMENT

Item #4. Farmington City (Public Hearing) – Applicant is requesting a text amendment of the Sign Ordinance regarding standards for electronic message signs related to public uses, and other miscellaneous changes related to the same.

Rebecca Wayment said this item’s discussion of electronic message signs (EMS) is a continuation of the discussion that took place in the Study Session. **David Petersen** said **Alex Leeman** suggested in the Study Session that the proposed wording for text amendment clarify the difference between “events” and “uses.”

Rebecca Wayment opened the public hearing at 7:53 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:53 p.m.

Rebecca Wayment asked if the EMS overlay zone would remain the same if the Commission chooses not to amend the Sign Ordinance. **David Petersen** said yes, the locations discussed for the proposed City owned and operated EMSs would be outside the overlay. The only way to allow for the change is to amend the text, which is what is being presented with the Commission at this time.

Rebecca Wayment said she does not like the proposed changes to allow for EMSs. **Heather Barnum** said the Commission has received application for one person seeking text amendments in the past; however, the Commission has been consistent not to approve amendments unless it is a change they are comfortable to allow for everyone. She feels it is not a question if the City should be the exception, but if the Commission is comfortable to allow the change for everyone.

Alex Leeman said he feels this application is different because the Commission is discussing a public entity, so presumably the City would be advertising events for everyone as opposed to a specific business advertising their specific products. **Heather Barnum** pointed out that Station Park often holds free events for the public. **Alex Leeman** said the change he proposed is that a public event could be advertised, but that the definition of “public” and “quasi-public” is tied to the ownership of who is

putting on the event. He provided the example that if Station Park put on a free concert, Station Park could not advertise it on a City owned EMS; however, if a public entity, like the Fire Department, put on a public event, it could be advertised on a City owned EMS. He said the change would then allow the use of the EMS to be tied to who the advertiser is and the event's intended audience. **Alex Leeman** said he feels allowing EMSs for "public use" is more justifiable, as the public entities' purpose is the public health, safety and general welfare through the libraries, parks, community buildings, schools, fire stations, police stations, etc.

Dan Rogers asked how that would apply to "quasi-public uses" like non-profit religious, recreational, charitable, or philanthropic institutions. **Alex Leeman** said the proposed amendment, as found in the staff report, reads that "quasi-public uses" are not allowed EMSs. **Heather Barnum** asked for clarification on the change **Alex Leeman** suggested. She asked if Subsection 17 would read "quasi-public uses" in lieu of "events." **Alex Leeman** said he suggests that Subsection 16 and 17 should read "public entities" and "quasi-public entities" and that the definition should be amended to the same.

Heather Barnum asked if a City can "get away" being the only exception to the rule. **Alex Leeman** said, in his experience, there might be justification for the exemption if there is a rational basis. It might be okay if the City uses the EMSs for advertising to the general public.

Connie Deianni asked if there is data that proves attendance would be higher if an EMS advertised a City play to the public or if there would be fewer fires in the mountains if the Fire Department had an EMS cautioning residents during dry seasons. She feels EMSs tend to be useless as the messages are often not effectively communicated. **Kent Hinckley** agreed; he said he often drives by the EMS in Kaysville, but rarely sees the sign long enough to read the entire message. **Rebecca Wayment** also agreed; she said she feels the banners that are currently being used contain all information that is needed. She feels an EMS takes too long to read when you are driving by in a car. **Heather Barnum** said she agrees that EMS's messages are useless as drivers don't have enough time to read the full message.

The commissioners continued to discuss EMS and all agreed they feel they do not have a purpose, they do not like them and they do not want them approved in the city.

Kent Hinckley asked the commissioners to explain what they do not like about EMSs. **Connie Deianni** said she feels EMSs would take away from the "small town flare" that much of the City is holding onto. **Heather Barnum** agreed; she feels it would be contradictory if the City that wants to preserve the small town feel would allow themselves to be the exception to a rule that would change that feel. **Rebecca Wayment** said she does not like them as she feels it is an ineffective way to get information out to the public. **Alex Leeman** said he feels EMSs are poorly executed. **Dan Rogers** summed up the commissioners response. The commissioners feel EMSs are a contrast to the ambiance of Farmington, and the commissioners feel EMSs are not useful or productive.

Heather Barnum pointed out that the Commission rarely approves something without a proposal. She said if the governing body would like to further pursue EMSs, she suggested a proposal and elevations be compiled so the Commission has a better understanding as to what they are looking to approve. The commissioners agreed; a blanket approval is rarely granted without first seeing a proposal.

Motion:

Dan Rogers made a motion that the Planning Commission denies the applicant's request for a recommendation of approval to the City Council for amendments to the Sign Ordinance that allow

public electronic message signs as an exempt sign. **Heather Barnum** seconded the motion, which was unanimously approved.

The commissioners asked that staff review the language in the Sign Ordinance with the language suggested by **Alex Leeman**.

ADJOURNMENT

Motion:

At 8:21p.m., **Heather Barnum** made a motion to adjourn the meeting, which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

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

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, August 16, 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

NEW BUSINESS:

7:05 Street Cross Section Modification Proposal for Residences at Farmington Hills Road

7:15 Chestnut Farms Phases IV and V Rezone Application

SUMMARY ACTION:

7:25 Minute Motion Approving Summary Action List

1. Historic Landmark Designation – Robinson Buildings
(Now the Gregson and Tidwell Homes)
2. Real Estate Purchase Contract for Land Located at Approximately
170 South Main
3. Approval of Great Western Landscape to Construct the 650 West
Irrigation Project

DISCUSSION ITEMS:

7:30 Discussion of Revised Boundaries and Public Improvements for Proposed Special Assessment Area (SAA)

7:55 City Council Committee Reports

GOVERNING BODY REPORTS:

8:00 City Manager Report

1. Executive Summary for Planning Commission held August 4, 2016

8:05 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 11th day of August, 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 August 18, 2016

Item 3: Pheasant Hollow Final 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 final plat approval.

Background Information

The applicant, Symphony Homes, is requesting final 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 final plat meets.

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 and preliminary plat by the City Council, Planning Commission, and DRC have been included as part of the proposed final plat with the exception of a few easements requested by the DRC; these have been included as suggested conditions for approval.

Suggested Motion

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

1. 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 recordation;

2. The applicant shall provide all recorded easements in favor of Central Davis Sewer and Farmington City as requested by the DRC prior to recordation or a pre-construction meeting, whichever comes first;
3. If any changes are required from the pending survey review, those changes shall be made prior to recordation;
4. Either a quit claim deed shall be recorded for the property between Lot 5 and the Rawl Rice property, or the survey boundary shall be amended to reflect the change;
5. Where the sewer line is being extended in Continental Drive, the applicant shall repair the road to staff's satisfaction;
6. All outstanding comments from the DRC shall be addressed prior to the scheduling of a pre-construction meeting.

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

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 11 – Single Family Residential Zones
3. Title 12, Chapter 6 – Major Subdivisions
4. Title 12, Chapter 7 – General Requirements for all Subdivisions

Farmington City



PHEASANT HOLLOW

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
 JUNE, 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 MONUMENT LINE BETWEEN A FOUND WITNESS MONUMENT TO THE NORTH QUARTER CORNER AND A FOUND WITNESS MONUMENT TO THE CENTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SHOWN HEREON AS: S04°41'24"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 ON THE WESTERLY LINE OF CONTINENTAL ESTATES PLAT "G", SAID POINT BEING S89°58'12"W 199.17 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 30 AND S00°36'10"E 1099.58 FEET AND S89°23'50"W 1002.02 FEET FROM THE FOUND WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S01°05'00"W ALONG THE WESTERLY LINES OF CONTINENTAL ESTATES PLAT "G" AND CONTINENTAL ESTATES PLAT "F", 249.87 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 TO A POINT ON THE NORTHERLY LINE OF RICE FARMS ESTATES PHASE 5 P.U.D.; THENCE S88°50'12"W ALONG SAID NORTHERLY LINE, 336.77 FEET TO A POINT ON THE EASTERLY LINE OF RICE FARMS ESTATES PHASE 1-B; THENCE N00°01'03"E ALONG SAID EASTERLY LINE, 523.73 FEET TO A POINT ON THE SOUTHERLY LINE OF CONTINENTAL ESTATES PLAT "I"; THENCE S89°17'25"E ALONG SAID SOUTHERLY LINE, 435.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 198,222 SQUARE FEET OR 4.551 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	168.17'	60.01'	59.69'	30.33'	S78°55'41"W	207°26'38"
C2	277.50'	10.85'	10.85'	5.43'	N67°31'09"E	214°25'25"
C3	140.17'	50.18'	49.91'	25.36'	S78°53'41"W	203°30'36"
C4	278.00'	12.13'	12.13'	6.07'	S67°38'57"W	230°01'11"
C5	249.501'	9.76'	9.76'	4.88'	S67°31'09"W	214°25'25"
C6	112.17'	40.16'	39.94'	20.29'	S78°53'41"W	203°30'36"
C7	26.00'	40.84'	36.77'	26.00'	N44°58'57"W	90°00'00"
C8	26.00'	23.62'	22.81'	12.69'	N63°57'41"W	52°02'31"
C9	26.00'	17.22'	16.91'	8.94'	S18°57'41"E	137°57'29"
C10	26.00'	40.84'	36.77'	26.00'	S45°01'03"W	90°00'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S13°42'56"E	55.66'
L2	S89°58'57"E	41.29'
L3	S89°58'57"E	15.70'
L4	S89°58'57"E	30.50'
L5	N89°58'57"W	20.50'
L6	S00°01'03"W	20.00'
L7	S00°01'03"W	17.50'
L8	S89°59'09"E	51.00'
L9	S89°57'27"E	29.89'

DEVELOPER

SIMPSON HOMES
 526 NORTH 400 WEST
 NO. SALT LAKE CITY, UT 84054

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND REBAR
- = WITNESS MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE/MON. LINE
- = SECTION TIE LINE
- = EASEMENT
- = EXISTING FENCELINE
- = PUBLIC UTILITY EASEMENT
- = PRESERVED WETLAND AREA
- = BUILDABLE AREA
- = SNOW STORAGE PARK STRIP
- = INGRESS/EGRESS AND PUBLIC UTILITY & DRAINAGE EASEMENT, IN FAVOR OF LOTS 6,7,8,9 & FARMINGTON CITY, CENTRAL DAVIS SEWER DISTRICT AND BENCHLAND WATER DISTRICT.

Scale: 1" = 50'

NOTES:

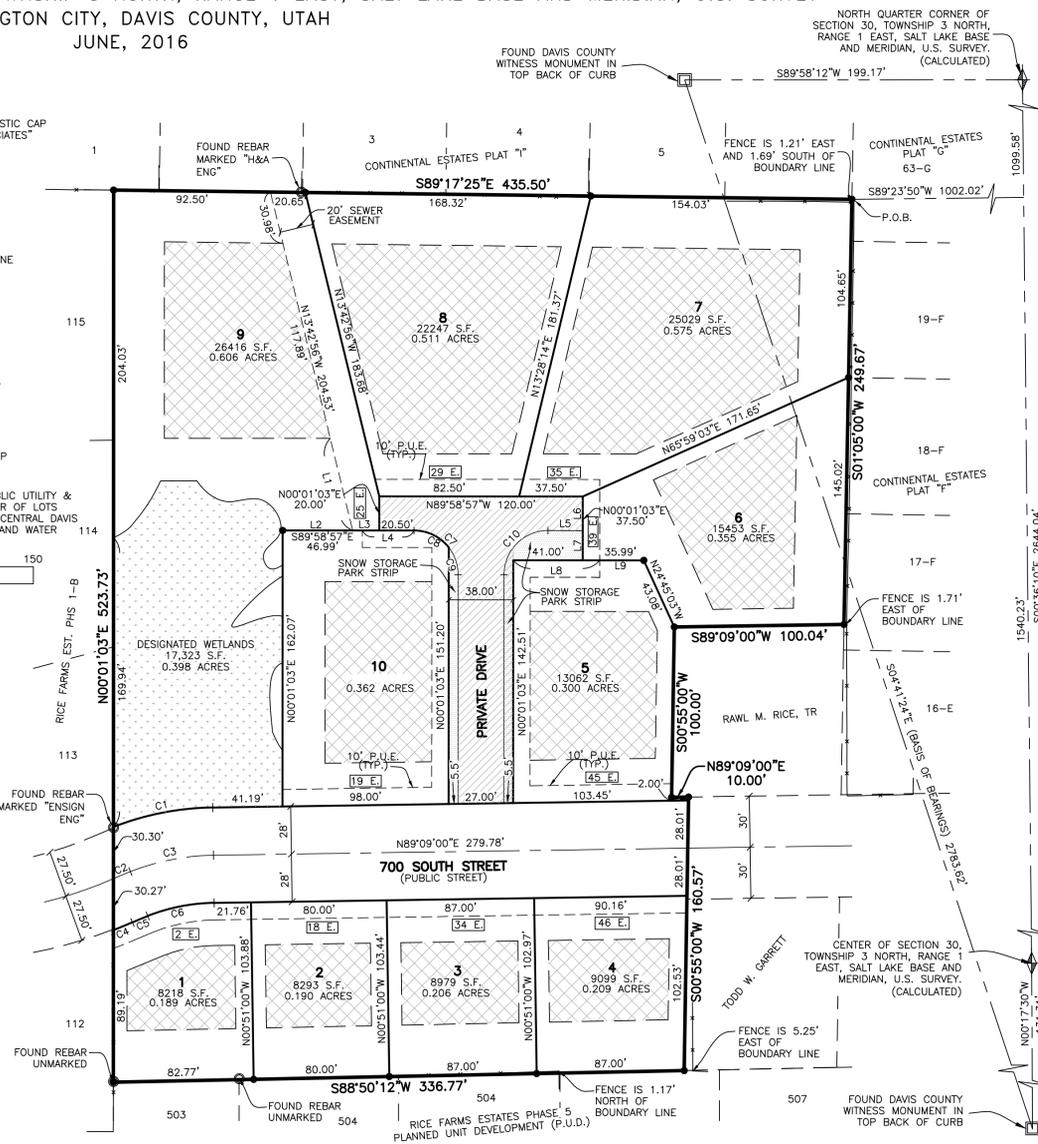
- REFER TO THE SOIL REPORT (08-0118 AND 1458-BN-14) AND PEER REVIEW (14-9-092) ON FILE WITH FARMINGTON CITY, FOR SITE PLAN DESIGN, CONSTRUCTION AND MITIGATION. A SOILS REPORT HAS BEEN PREPARED FOR EACH INDIVIDUAL LOT.
- SNOW STORAGE PARK STRIP WILL BE PRIVATELY OWNED AND MAINTAINED BY H.O.A.
- PRIVATE DRIVE WILL BE OWNED AND MAINTAINED BY H.O.A.
- DESIGNATED WETLANDS WILL BE PRESERVED AND MAINTAINED PER REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS.

ZONING

R-ZONE

SETBACKS

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



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 SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **PHEASANT HOLLOW** 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, AND PUBLIC AND PRIVATE STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND **PHEASANT HOLLOW**, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC 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 AND DO HEREBY DEDICATE THE LANDS SHOWN HEREON AS PRIVATE DRIVE TO THE HOME OWNERS ASSOCIATION OF SAID SUBDIVISION, AND ALSO DEDICATE SAID PRIVATE DRIVE AS A PUBLIC UTILITY AND DRAINAGE EASEMENT IN FAVOR OF LOTS 6,7,8,9, FARMINGTON CITY, CENTRAL DAVIS SEWER DISTRICT, AND BENCHLAND WATER DISTRICT.

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**
 Designer: **E. ROCHE** Number: **1864-29**
 Begin Date: **03-28-16** Scale: **1"=50'**
 Page: _____ Revision: **7-12-2016 D. CAVE**

DAVIS COUNTY RECORDER

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

RECORDED FOR: _____

DAVIS COUNTY RECORDER _____ DEPUTY.



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

CITY COUNCIL APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY COUNCIL.
 FARMINGTON CITY MAYOR ATTEST: _____ CITY RECORDER

SEWER DISTRICT APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____ BY THE CENTRAL DAVIS SEWER DISTRICT.
 CENTRAL DAVIS SEWER DISTRICT



Planning Commission Staff Report August 18, 2016

Item 4: Park Lane Commons Phase IV Schematic Plan and Plat Amendment

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

Applicant is requesting a recommendation for schematic plan and plat amendment approval.

Background Information

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

The minor subdivision process is twofold: 1) schematic plan (PC recommends and CC approval/denial) and 2) final plat (PC approval/denial). Under normal circumstances, the Planning Commission does not see plat amendments, as they go straight to the City Council. However, because this particular application is coming before the Commission for subdivision, staff felt it prudent that it be reviewed and receive a recommendation by the Planning Commission concurrently.

Because the plats have been recorded and all improvements installed as part of Phases II and III, the DRC review required little in the way of needed easements and dedications with two exceptions. The future Market Street Right-of-Way dedication was not included in Phase II as part of the Cabela's development. Market Street is not being built now because it is not currently needed; however, it is on the Regulating Plan and may be part of the Evans family development plans, so the City wants to obtain

the right-of-way now, and staff wants to ensure that the half-width of Market Street is dedicated as part of this plat.

Additionally, the Phase II plat shows a pedestrian access easement lining up with the western portion of the future Market Street to the west. In the current proposal, the applicant wanted to have this pedestrian access removed and be placed alongside the access drive that straddles Lots 401 and 402, lining up with the driveway entry to the Western States Assisted Living Facility. While staff is comfortable with this drive and lot line being placed where it is proposed, we want the pedestrian access to line up with the future road, not a private driveway. Staff and the applicant have met and reached a compromise whereby the pedestrian access, drive aisle, and lot line, as proposed in Phases II and IV respectively, would all remain.

Suggested Motion

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

1. The applicant shall show the dedication for the Market Street right-of-way on final plat;
2. The applicant shall leave the pedestrian access easement, as shown on the Park Lane Commons Phase II plat on the Park Lane Commons Phase IV final plat.

Findings for Approval:

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

Supplemental Information

1. Vicinity Map
2. Park Lane Commons Phase IV Schematic Plan
3. Park Lane Commons Phase II Plat
4. Park Lane Commons Phase III Plat
5. Illustration showing the road alignment discussed in Suggested Condition 2 above
6. Regulating Plan

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 18 – Mixed Use Districts
3. Title 12, Chapter 6 – Major Subdivisions
4. Title 12, Chapter 7 – General Requirements for all Subdivisions

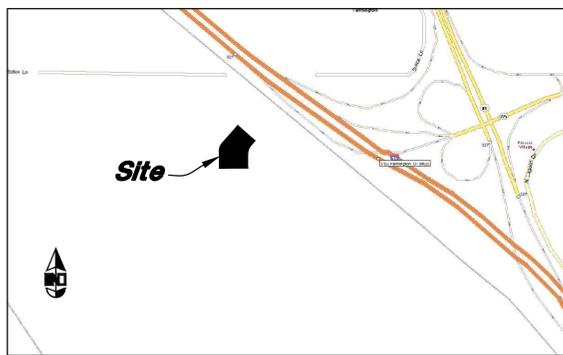
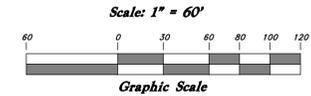
Park Lane Commons - Phase 4

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

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

Farmington City, Davis County, Utah

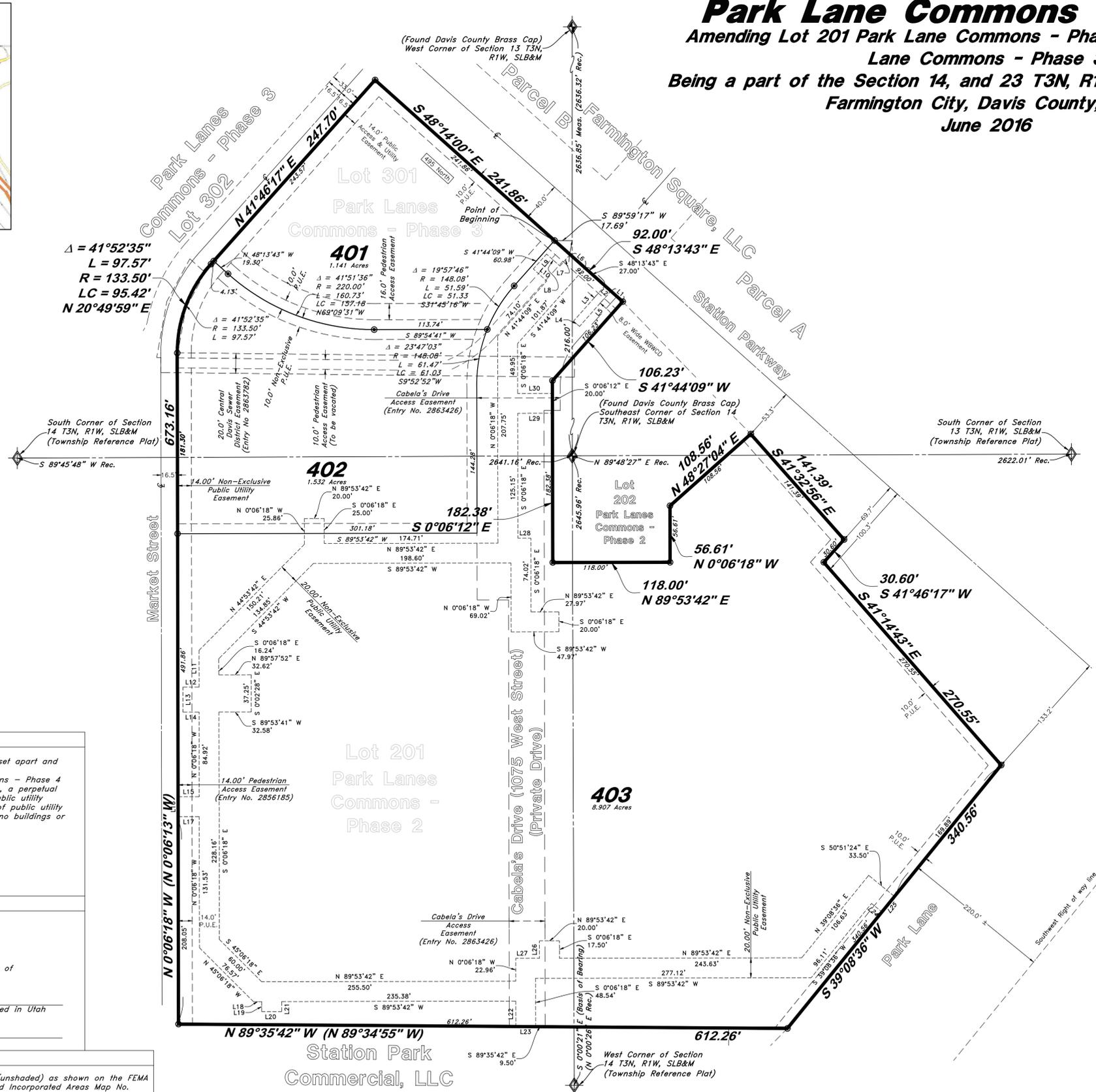
June 2016



VICINITY MAP
Not to Scale

$\Delta = 41^{\circ}52'35''$
 $L = 97.57'$
 $R = 133.50'$
 $LC = 95.42'$
 $N 20^{\circ}49'59'' E$

Line	Bearing	Length	Line	Bearing	Length
L1	N 48°13'43" W	15.92	L16	N 0°06'18" W	20.00
L2	N 48°13'43" W	8.00	L17	S 89°53'42" W	21.25
L3	S 41°44'09" W	47.48	L18	S 89°53'42" W	8.40
L4	S 48°13'43" E	8.00	L19	N 0°06'18" W	10.00
L5	N 41°44'09" E	47.48	L20	S 89°53'42" W	20.00
L6	S 48°13'43" E	20.00	L21	S 0°06'18" E	10.00
L7	N 41°44'09" E	15.43	L22	N 0°06'18" W	25.40
L8	S 48°15'51" E	18.00	L23	N 89°53'42" W	20.00
L9	N 41°44'09" E	20.00	L24	N 50°51'24" W	13.50
L10	N 48°15'51" W	18.00	L25	S 39°08'36" W	20.00
L11	N 0°06'18" W	36.81	L26	N 0°06'18" W	17.50
L12	N 89°53'41" E	16.25	L27	N 89°53'42" E	24.00
L13	N 0°06'18" W	25.00	L28	N 89°53'42" E	13.03
L14	S 89°53'41" W	16.25	L29	S 89°53'48" W	35.00
L15	N 89°53'42" E	21.25	L30	N 89°53'48" E	35.00



SURVEYOR'S CERTIFICATE

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

Signed this _____ day of _____, 2016.

9239283
License No.

Jason T. Felt

BOUNDARY DESCRIPTION

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

Beginning at the intersection of the Southerly line of Station Parkway and the Westerly line of Cabela's Drive, being 216.00 feet North 0°00'21" West along the Section line and 17.69 feet South 89°59'39" West from the Southwest Corner of said Section 13, and running thence South 48°13'43" East 92.00 feet along said Southerly Station Parkway line to the Northwest corner of Lot 202 Park Lane Commons - Phase 2; thence two (2) courses along Westerly line of Lot 202 as follows: (1) South 41°44'09" West 106.23 feet; and (2) South 0°06'12" East to the South line of Lot 202; thence North 89°53'42" East 118.00 feet along said South line to the Southeast corner of Lot 202; thence two (2) courses along the Easterly line of Lot 202 as follows: (1) North 0°06'18" West 56.61 feet; (2) North 48°27'04" East 108.56 feet to the Southerly line of Station Parkway; thence three (3) courses along said Southerly line Station Parkway as follows: (1) South 41°32'56" East 141.39 feet; (2) South 41°46'17" West 30.60 feet; and (3) South 41°14'43" East 270.55 feet to the Northwesterly right of way line of Park Lane; thence South 39°08'36" West 340.56 feet along said Northwesterly right of way line; thence North 89°35'42" West 612.26 feet to the Easterly line of Market Street; and running thence three (3) courses along said Easterly of Market Street as follows: (1) North 0°06'18" West 673.16 to a point of curvatures; (2) Northeastly along the arc of a 133.50 foot Radius curve to the right a distance of 97.57 feet (Delta Angle equals 41°52'35", Long Chord bears North 20°49'59" East 95.42 feet); and (3) North 41°46'17" East 247.70 feet to said Southerly line of Station Parkway; thence South 48°14'00" East 241.86 feet along said line to the point of beginning.

Contains 11.58 Acres

NARRATIVE

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

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

OWNER'S DEDICATION

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

Signed this _____ day of _____, 2016.

Park Lane Commons Two, LLC

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

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

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____
Commission Expires: _____
Print Name

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

FARMINGTON CITY COUNCIL APPROVAL

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

Attest _____
Title _____ Mayor

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
DAVIS COUNTY RECORDER
BY: _____ DEPUTY

OWNER'S DEDICATION

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

Signed this _____ day of _____, 2016.

Cabela's Wholesale Inc.

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

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

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____
Commission Expires: _____
Print Name

LEGEND

- Set Nail & Washer
 - Set 5/8" Rebar & Cap (24" long) w/Fencepost
 - Set Hub & Tack
 - Centerline Monument
 - Section Corner
 - (Rad.) Radial line
 - (N/R) Non-Radial line
 - D.C.S. Davis County Survey
 - P.U.E. Public Utility Easement
- The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Davis County, Utah and Incorporated Areas Map No. 49011C0381E dated June 18, 2007. (Community Panel No. 4900440381E). Flood Zone 'X' (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".
- Note:
1. 10' wide Public Utility Easements as indicated by dashed lines, unless otherwise shown.

SEWER DISTRICT

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

Signature

CENTRAL DAVIS SEWER DISTRICT APPROVAL

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

Signature

FARMINGTON CITY PLANNING COMMISSION APPROVAL

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

Chairperson

FARMINGTON CITY ENGINEER'S APPROVAL

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

Signature

FARMINGTON CITY ATTORNEY'S APPROVAL

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

Signature

PRELIMINARY



Park Lane Commons - Phase 3

All of Parcel H, of Park Lane Commons Parcel E Amended and H,
Being A part of the Southeast Quarter of Section 14, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah
September 2015

West Quarter Corner
of Section 13, T3N,
R1W, SLB&M, U.S.
Survey (Found Brass
Cap Monument)

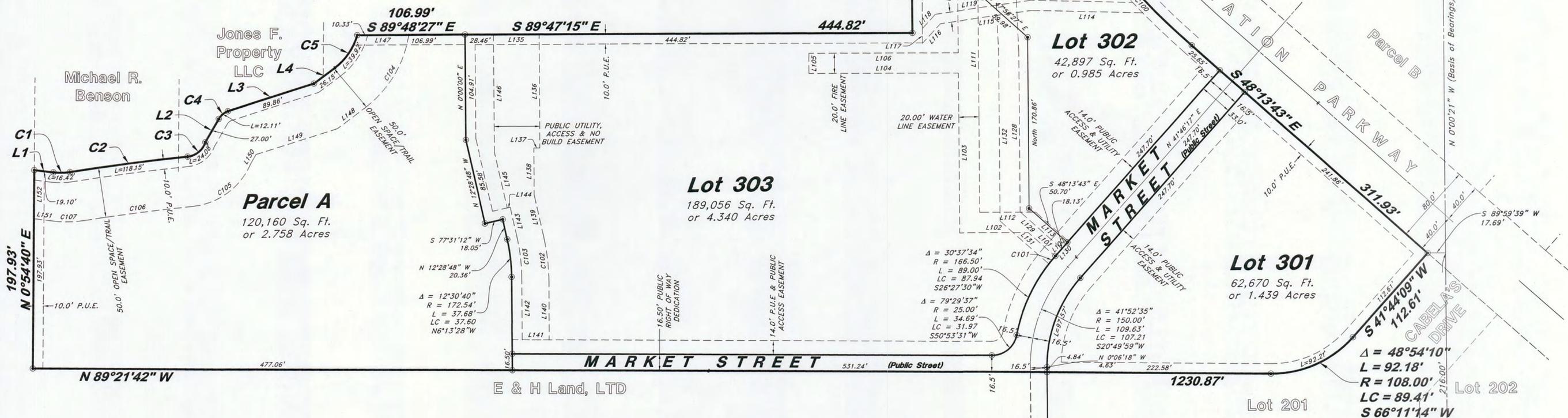
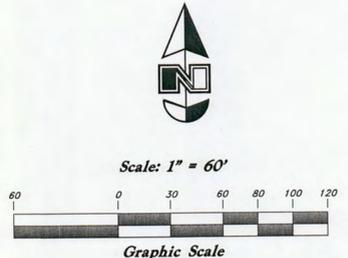
LINE DATA		
Line	Bearing	Length
L1	S 82°42'27" E	19.10'
L2	N 30°16'43" E	27.03'
L3	N 72°41'18" E	89.87'
L4	N 53°19'50" E	26.14'
L5	N 61°52'50" E	0.98'

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

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



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



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

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

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

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

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

Park Lane Commons - Phase 2

Southwest Corner of Section 13,
T3N, R1W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

NOTES

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

TENTATIVE FINAL

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)921-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Sheet 2 of 2

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____ DEPUTY

Park Lane Commons - Phase 3

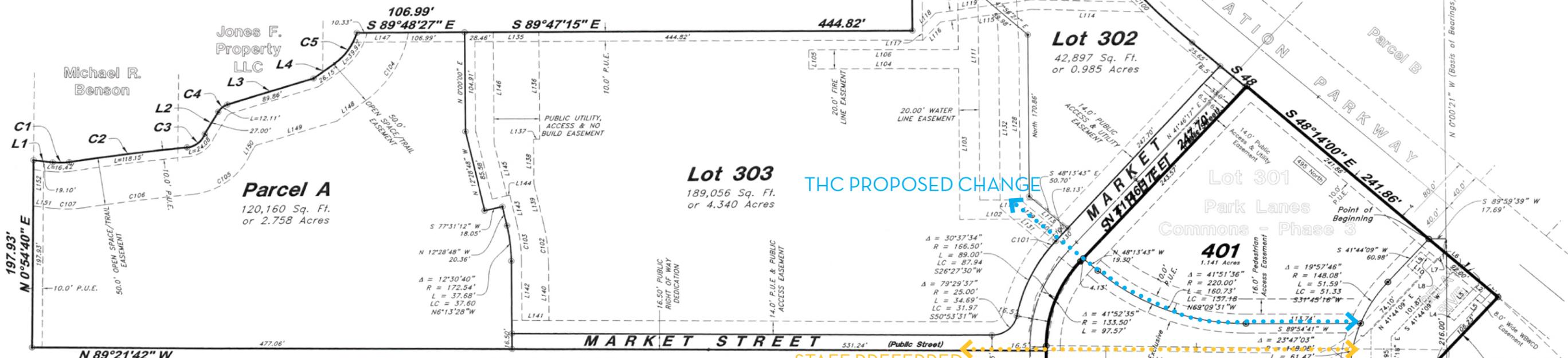
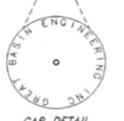
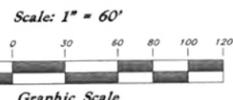
All of Parcel H, of Park Lane Commons Parcel E Amended and H,
Being A part of the Southeast Quarter of Section 14, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah
September 2015

West Quarter Corner
of Section 13, T3N,
R1W, SLB&M, U.S.
Survey (Found Brass
Cap Monument)

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

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

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



CURVE DATA					
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IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
BY: _____ DAVIS COUNTY RECORDER
DEPUTY

TENTATIVE FINAL

West Farmington Mixed-Use District Regulating Street Plan

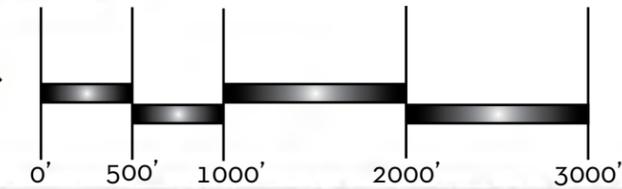
Legend

Street Network

-  Proposed Principal Road, approx. 64 ft. ROW curb to curb, 2 travel lanes, center median
-  Proposed neighborhood Street, approx. 28 - 32 ft. ROW curb to curb, 2 travel lanes
-  Existing Local/Collector Road (Burke Lane, Clark Lane, 1525 West)
-  Planned or Proposed Pedestrian Pathway
-  Approximately 100 ft. Riparian Corridor Boundary - Shepard Creek
-  Proposed Connector Road

Mixed-Use Districts

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



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

