



Farmington City Planning Commission

October 19, 2017



# F A R M I N G T O N C I T Y

H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## AGENDA PLANNING COMMISSION MEETING

October 19, 2017

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

*Study Session: 6:30 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> Floor)**

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

1. Minutes
2. City Council Report

### SUBDIVISION

3. Carolyn Hansen (Public Hearing) – Applicant is requesting metes and bounds subdivision approval of the Cunningham Subdivision consisting of 2 lots on .48 acres of property located at 187 South and 200 East in an OTR (Original Townsite Residential) zone. (S-17-17)
4. Jared Schmidt / Symphony Homes – Applicant is requesting preliminary plat approval of the Eastridge Estates Phase III Conservation Subdivision consisting of 8 lots on 3.14 acres of property located at 35 East and 1500 South in an LR (Large Residential) zone. (S-10-17)

### OTHER

5. Miscellaneous, correspondence, etc.
  - a. Mountain View Motion - Findings
  - b. 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 October 13, 2017

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Eric Anderson  
City Planner

**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 hear a presentation regarding UTOPIA and 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, October 17, 2017, 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

### **PRESENTATIONS:**

7:05 Present Huntsman with check from Charity Bike Race

7:10 Introduction of New Police Officer and Administration of Oath of Office

7:15 Introduction of New Police Dog and Administration of Oath of Office

### **SUMMARY ACTION:**

7:25 Minute Motion Approving Summary Action List

1. Approval of Minutes from September 19, 2017
2. Approval of Minutes from October 3, 2017
3. Poll Workers for Upcoming Elections
4. Resolution regarding Overtime and On Call Pay
5. Amended Agreement with Robinson Waste
6. Resolution Recognizing October 1<sup>st</sup> as a Memorial Day for the Victims of Las Vegas Shooting
7. Real Estate Purchase Agreement for .5 Acre Undeveloped Lot Located at 314 South 650 West for Future Park Property

**OLD BUSINESS:**

7:30 Thank You Program to Residents for Road Project

**GOVERNING BODY REPORTS:**

7:35 City Manager Report

1. Fire Monthly Activity Report for September

7:40 Mayor Talbot & City Council Reports

1. Update on Scenic Byway Designation for West Davis Corridor – Brigham Mellor

**ADJOURN**

**CLOSED SESSION**

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

DATED this 12th day of October, 2017.

**FARMINGTON CITY CORPORATION**

By:   
Holly Gadd, City Recorder

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

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

**Posted October 12, 2017**



## Planning Commission Staff Report October 19, 2017

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### Item 3: Cunningham Metes and Bounds Subdivision

Public Hearing:	Yes
Application No.:	S-17-17
Property Address:	187 South 200 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	.48 acres
Number of Lots:	2
Property Owner:	Ruth Sweat
Agent:	Carolyn Hansen

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

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#### **Background Information**

The property owner desires to subdivide an un-platted 0.48 acre property into two lots. In the OTR zone, the minimum lot size is 10,000 s.f. and the minimum frontage is 85' for an interior lot and 95' for a corner lot. Lot 1 currently has an existing home, and is a corner lot; both the frontage on 200 South and 200 East meet the 95' minimum. Lot 2 has an existing garage that the applicant would like to keep; it will become accessory to the new home on the lot. Both lots conform to all of the lot dimensions and standards as set forth in Section 11-17-040 of the Zoning Ordinance. Additionally, because the subject property is in the OTR zone, there are additional design standards that any new construction will have to follow, determined by Section 11-17-070 of the Ordinance.

#### **Suggested Motion**

Move that the Planning Commission approve the proposed lot split by metes and bounds, subject to all applicable Farmington City ordinances and standards. e property must be rezoned to R prior to recordation of the survey implementing the metes and bounds lot split, and the following condition: the applicant shall prepare a final plat and have the plat recorded with the County.

#### **Findings for Approval**

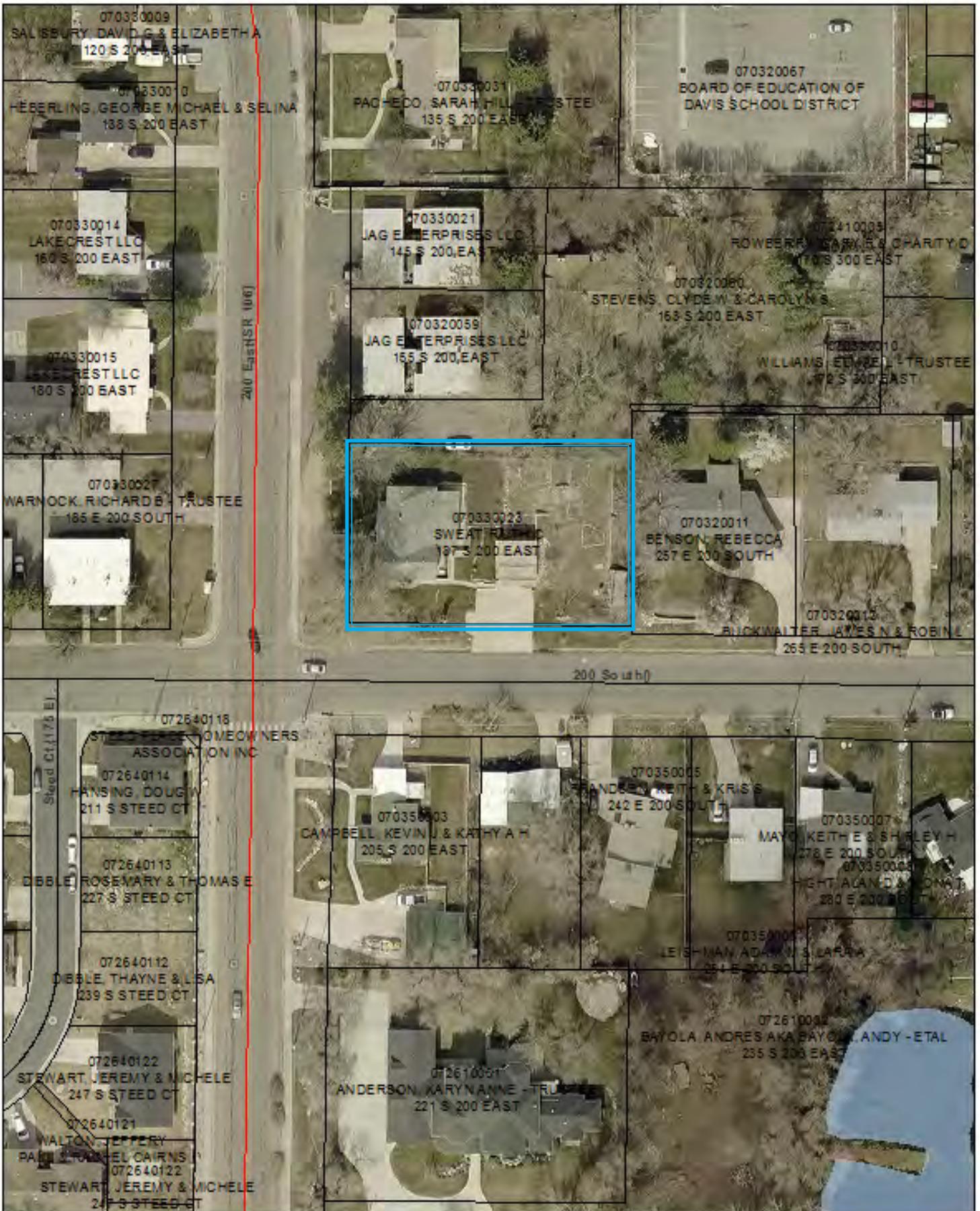
1. The proposed subdivision conforms to all of the standards and requirements of the underlying OTR zone.

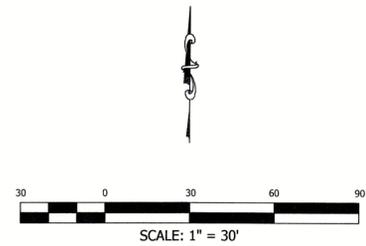
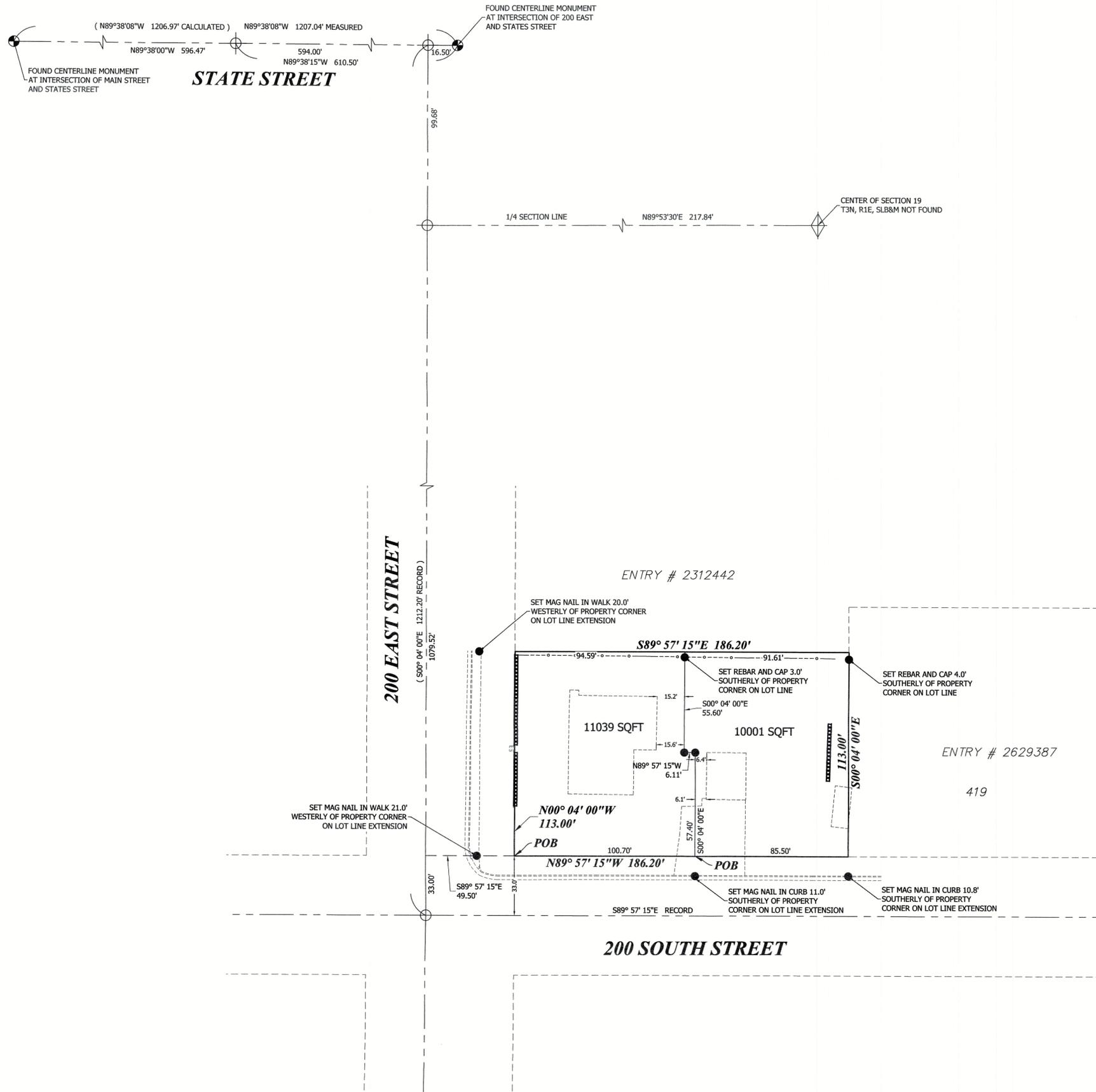
2. Any new construction will have to abide by the design standards for new construction as set forth in Section 11-17-070.
3. The existing home and garage will remain, and will be incorporated into the subdivision.

**Supplemental Information**

1. Vicinity Map.
2. Subdivision plan.

# Farmington City





**CERTIFICATE**

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO SPLIT THE PROPERTY. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS SHOWN. WE USED THE FARMINGTON TOWNSITE PLAT TO ESTABLISH THE STREETS.

**DESCRIPTION**

WARRANTY DEED  
07-033-0023

BEGINNING 24.15 CHAINS NORTH AND 2.50 CHAINS WEST FROM THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST; THENCE SOUTH 33.0 FEET; THENCE EAST 186.2 FEET; THENCE NORTH 113 FEET; THENCE WEST 186.2 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING,

CONTAINING 0.48 ACRES.

**WEST PARCEL**

BEGINNING AT A POINT WHICH IS AT THE INTERSECTION OF THE EAST LINE OF 200 EAST STREET AND THE NORTH LINE OF 200 SOUTH STREET, SAID POINT BEING 33.00 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 5, FARMINGTON TOWNSITE SURVEY, SAID POINT ALSO BEING SOUTH89°53'30" WEST 217.84 FEET ALONG THE QUARTER SECTION LINE TO THE MONUMENT LINE OF 200 EAST STREET AND SOUTH0°04'00" EAST 1079.52 FEET AND SOUTH89°57'15" EAST 49.5 FEET FROM THE CENTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH0°04'00" WEST 113.00 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED ENTRY #2312442; THENCE SOUTH89°57'15" EAST 94.59 FEET ALONG SAID LINE; THENCE SOUTH0°04'00" EAST 55.60 FEET; THENCE SOUTH89°57'15" EAST 6.11 FEET; THENCE SOUTH0°04'00" EAST 57.40 FEET TO THE NORTH LINE OF 200 SOUTH STREET; THENCE NORTH89°57'15" WEST 100.70 FEET TO THE POINT OF BEGINNING,

CONTAINING 11,039 SQUARE FEET.

**EAST PARCEL**

BEGINNING AT A POINT WHICH IS SOUTH89°57'15" EAST 100.70 FEET FROM THE INTERSECTION OF THE EAST LINE OF 200 EAST STREET AND THE NORTH LINE OF 200 SOUTH STREET, SAID INTERSECTION POINT BEING 33.00 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 5, FARMINGTON TOWNSITE SURVEY, SAID POINT ALSO BEING SOUTH89°53'30" WEST 217.84 FEET ALONG THE QUARTER SECTION LINE TO THE MONUMENT LINE OF 200 EAST STREET AND SOUTH0°04'00" EAST 1079.52 FEET AND SOUTH89°57'15" EAST 49.5 FEET FROM THE CENTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH0°04'00" WEST 57.40 FEET; THENCE NORTH89°57'15" WEST 6.11 FEET; THENCE NORTH0°04'00" WEST 55.60 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED ENTRY #2312442; THENCE SOUTH89°57'15" EAST 91.61 FEET ALONG SAID LINE TO THE WEST LINE OF THE PROPERTY CONVEYED IN ENTRY #2629387; THENCE SOUTH0°04'00" EAST 113.00 FEET ALONG SAID LINE TO THE NORTH LINE OF 200 SOUTH STREET; THENCE NORTH89°57'15" WEST 85.50 FEET ALONG SAID STREET TO THE POINT OF BEGINNING,

CONTAINING 1,001 SQUARE FEET.

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	-----
SECTION LINE	-----
TIE TO MONUMENT	-----
EASEMENT LINE	-----
EDGE OF PAVEMENT	-----
CURB, GUTTER, SIDEWALK	-----
CHAIN LINK FENCE LINE	-----
WALL	-----
RECORD CALLS ( )	
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

181 North 200 West, Suite #4  
Bountiful, Utah 84010  
Phone 801-298-2236



**CARYOLYN HANSEN**  
187 SOUTH 200 EAST  
LOCATED IN THE S 1/2 OF SECTION 19, T. 3 N., R. 1 E., S. 1 & M.  
FARMINGTON CITY, DAVIS COUNTY, UTAH

DATE	5 OCT 17
REV	JH
DRAWN:	JH 08/22/2017
APPROVED:	VRH
PROJECT:	1516001
	1516001 TOPD.dwg
<b>C201</b>	
BOUNDARY SURVEY	



## Planning Commission Staff Report October 19, 2017

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### Item 4: Preliminary Plat for Eastridge Estates Subdivision Phase III

Public Hearing:	No
Application No.:	S-10-17
Property Address:	Approx. 35 East and 1500 South
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR (Large Residential)
Area:	3.14 Acres
Number of Lots:	8
Property Owner:	Symphony Homes
Agent:	Jared Schmidt – Symphony Homes

Request: *Applicant is requesting preliminary plat approval for Eastridge Estates Subdivision Phase III.*

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#### **Background Information**

The applicant desires to develop 3.14 acres of property located at approximately 1500 South and 35 East. Eastridge Estates Phase I was approved in 2014, and Phases II and III are a continuation of Phase I. The applicant is proposing that two lots be approved as part of Phase II, in a separate application, east of 200 East and 8 lots be approved west of the existing Eastridge Estates Phase I. The applicant received schematic plan approval for Phases II and III concurrently so that the master plan was memorialized through a development agreement and the parsed out phases could collectively qualify for a conservation subdivision.

In the LR zone, a property must have at least 10 acres of property to qualify for a conservation subdivision, therefore the applicant needed to consolidate Phases II and III into one schematic plan to qualify for a conservation subdivision. The schematic master plan for Phases II and III was approved in May of 2016, and has been attached for your review. While the applicant would like to do both phases at once, Phase III is comprised mainly of wetlands which will need to be mitigated, and prior to moving on to preliminary plat, the applicant was required to obtain approval for a mitigation plan from the US Army Corp; the applicant has obtained that approval and is now moving forward with his application.

The yield plan, which has been provided, shows that 29 lots could be built for both phases, however, the layout of the yield plan was dependent on the mitigation of wetlands that exist over a significant portion of the property. As part of the conservation subdivision requirements, set forth in Chapter 12 of the Zoning Ordinance, the applicant is required to set aside 15% open space. However, the open space

percentage requirement will be met through a portion of the regional detention basin on the western portion of the property (near the Lagoon billboard), as it was for Phase I. Because the open space provided in the regional detention basin will be serving as a storm-water facility for other projects and properties beyond Eastridge Estates, it is desirable to the City to obtain this property as open-space, and it will serve the City and meet a need as outlined on our City Storm Water Master Plan.

Although the yield plan allows for 29 lots, the applicant is proposing 26 total lots, 2 lots in Phase II, 8 lots in Phase III, and 16 lots in Phase IV. The proposed lot sizes and lot dimensions exceed the minimum requirement of 6,500 s.f. and the typical lot area of 8,500 s.f. for a conservation subdivision in the LR zone significantly, as all lots are at least 10,000 s.f., and the average lot area is approximately 13,500 s.f. Lot 308 is a flag lot and meets all of the standards set forth in Section 12-7-030(10).

**Suggested Motion:**

Move that the Planning Commission approve the preliminary plat for Eastridge Estates Conservation Subdivision Phase 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 final plat;
2. The applicant shall obtain a CLOMR prior to or concurrent with final plat consideration for all property within the FEMA floodplain map;
3. Any wetlands on-site shall be mitigated prior to recordation of final plat;
4. All off-site easements will need recorded easements prior to final plat consideration;
5. The applicant shall provide 15% open space either on site, or offsite in the regional detention basin.

**Findings for Approval:**

1. The proposed preliminary meets the requirements of the subdivision and zoning ordinances.
2. The wetlands on-site have preliminary jurisdictional determination from the US Army Corp of Engineers, and Phase III is not impacted by the delineation.
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.

**Supplemental Information**

1. Vicinity Map
2. Preliminary Plat
3. Schematic Master Plan
4. Sensitive Area Designation Plan
5. Yield Plan
6. Army Corp Letter

**Applicable Ordinances**

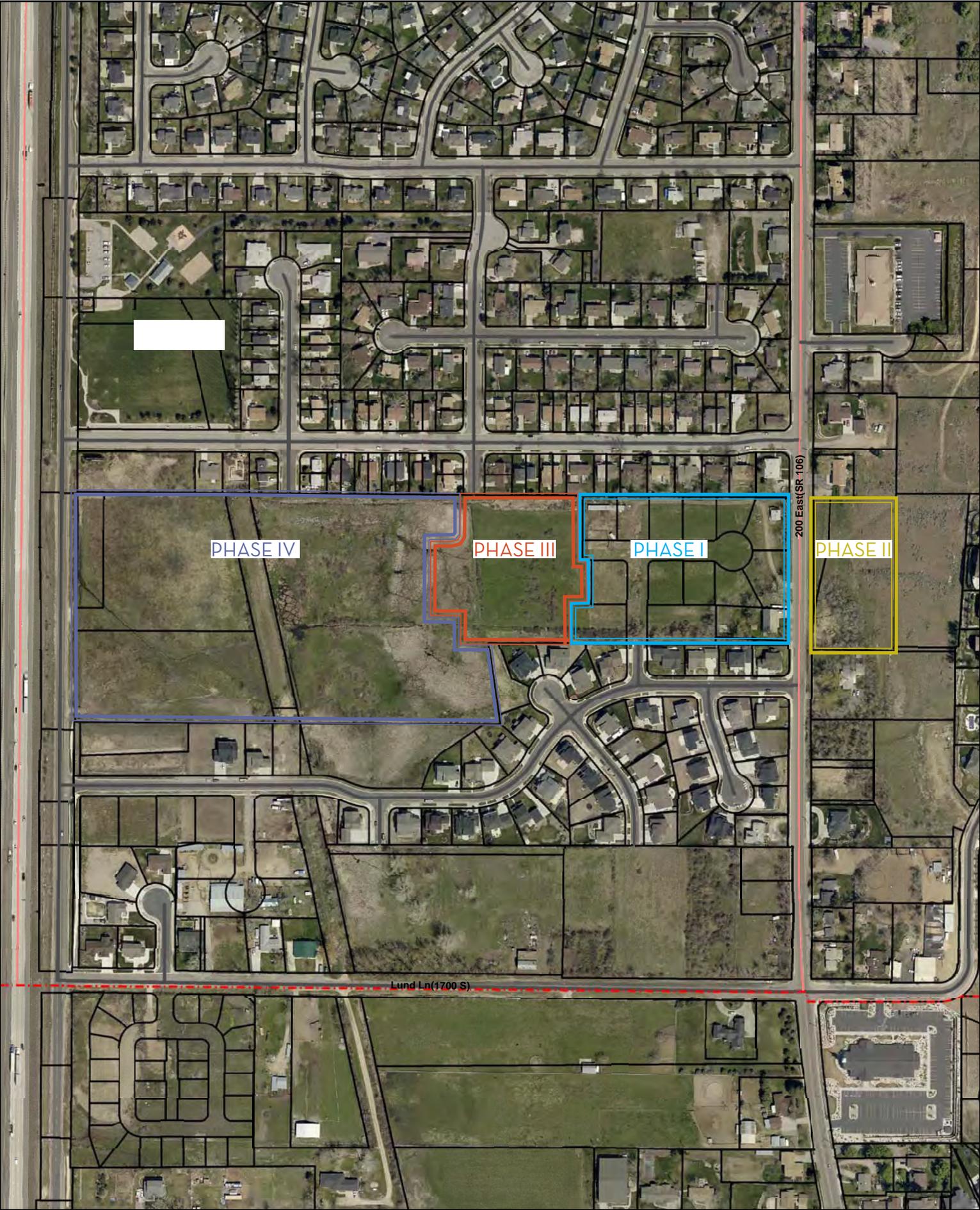
1. Title 12, Chapter 6 – Major Subdivisions

2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 12 – Conservation Subdivisions

# Farmington City



Date: 10/13/2017



SHEET  
**1 of 3**

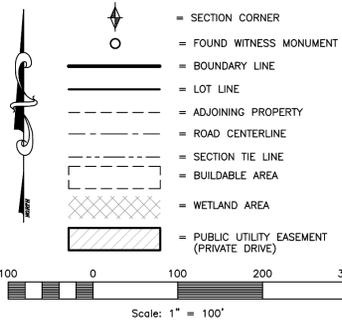
# FARMINGTON EASTRIDGE ESTATES-PHASE 3 A CONSERVATION SUBDIVISION "PRELIMINARY PLAT - NOT TO BE RECORDED"

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
FARMINGTON CITY, DAVIS COUNTY, UTAH  
AUGUST, 2017



VICINITY MAP  
SCALE: 1"=1000'

### LEGEND



### BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 31, 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°15'20"W 921.42 FEET AND N89°44'40"W 854.88 FEET FROM THE NORTH QUARTER CORNER SAID SECTION 31; THENCE SOUTH 177.26 FEET; THENCE EAST 24.42 FEET; THENCE S00°00'02"W 119.00 FEET; THENCE WEST 53.29 FEET; THENCE S00°00'02"W 45.67 FEET; THENCE WEST 99.18 FEET; THENCE S00°00'02"W 60.00 FEET; THENCE WEST 216.00 FEET; THENCE NORTH 94.00 FEET; THENCE EAST 35.54 FEET; THENCE N00°00'02"E 186.67 FEET; THENCE EAST 40.00 FEET; THENCE ALONG A CURVE, TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N45°00'00"E, AND A CHORD LENGTH OF 21.21 FEET; THENCE NORTH 107.08 FEET; THENCE S89°50'00"E 280.01 FEET; THENCE EAST 44.58 FEET TO THE POINT OF BEGINNING, CONTAINING 136,640 SQUARE FEET OR 3.136 ACRES.

A PART OF THE NORTHWEST QUARTER OF SECTION 31, 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°15'20"W 924.42 FEET AND N89°44'40"W 2094.10 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S00°11'01"W 317.34 FEET; THENCE N89°48'54"W 64.73 FEET; THENCE N00°11'01"E 317.13 FEET; THENCE EAST 64.73 FEET TO THE POINT OF BEGINNING, CONTAINING 20,534 SQUARE FEET OR 0.471 ACRES.

**CITY COUNCIL APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE FARMINGTON CITY COUNCIL.  
ATTEST:  
FARMINGTON CITY MAYOR CITY RECORDER

**SEWER DISTRICT APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE CENTRAL DAVIS SEWER DISTRICT.  
CENTRAL DAVIS SEWER DISTRICT

**CITY ATTORNEYS 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

### NOTES

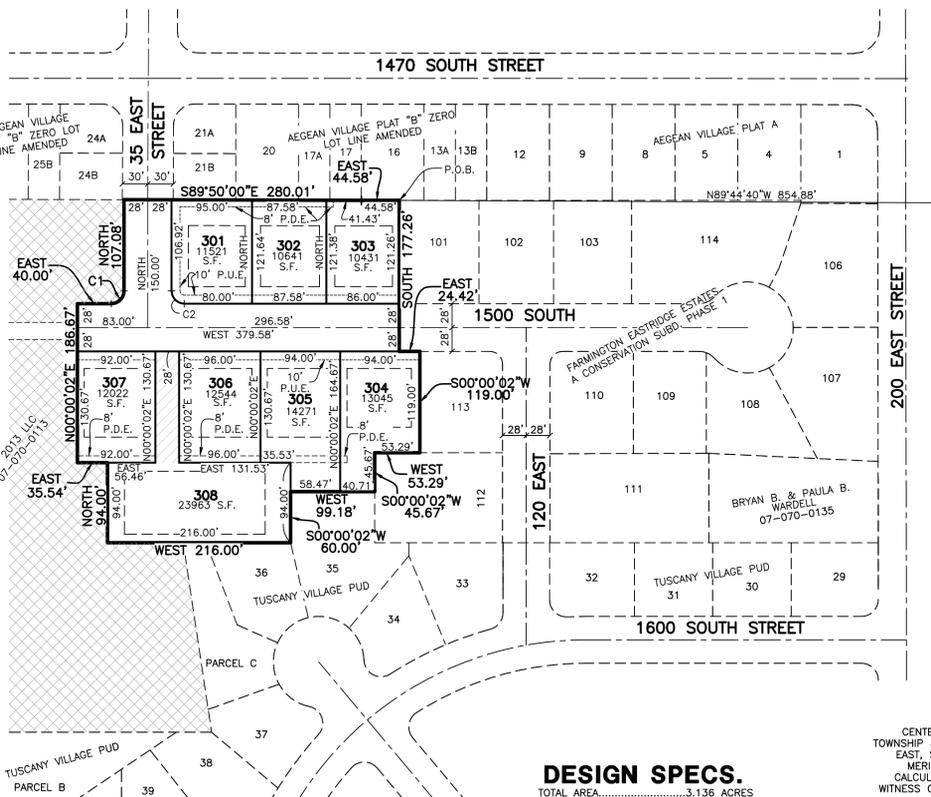
- A SOILS REPORT, BY GSH GEOTECHNICAL, INC. (JOB #1498-01N-13 DATED OCT. 1, 2013), HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE 2. A CLOMR HAS BEEN APPROVED AND ALL LOTS SHOWN HAVE BEEN
- SEE SHEET 3 FOR PARCEL A LOCATION.
- THE PARCEL EAST OF LOT 308 AND SOUTH OF LOTS 304 & 305 WILL BE SOLD TO LOT 35 OF TUSCANY VILLAGE PUD.

### ZONING

LR ZONE  
PROPOSED USE: RESIDENTIAL SUBDIVISION

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	15.00'	S45°00'00"W	90°00'00"
C2	15.00'	23.56'	21.21'	15.00'	S45°00'00"E	90°00'00"



### DESIGN SPECS.

TOTAL AREA.....3.136 ACRES  
AREA OF RIGHT-OF-WAY.....0.65 ACRES  
OPENSOURCE AREA.....PARCEL A TO BE DEDICATED TO FARMINGTON CITY AS OPENSOURCE WAIVER  
DEVELOPABLE AREA.....2.49 ACRES  
AVERAGE LOT.....12,816 S.F.  
SMALLEST PROPOSED LOT.....10,431 S.F.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE 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 A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND A FOUND WITNESS CORNER MONUMENT, SHOWN HEREON AS: S00°15'20"W

### BENCHLAND WATER DISTRICT

APPROVED BY BENCHLAND WATER DISTRICT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BENCHLAND WATER DISTRICT

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION.  
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **FARMINGTON EASTRIDGE ESTATES PHASE 3 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\_\_\_\_

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



### 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 **FARMINGTON EASTRIDGE ESTATES PHASE 3 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 AND ALSO DEDICATED TO THE CITY PARCEL A FOR REGIONAL DETENTION BASIN AS AN OPEN SPACE WAIVER. 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 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 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: **T. HATCH**  
Designer: **E. ROCHE**  
Begin Date: **1-2-17**  
Project Name: **FARMINGTON EASTRIDGE ESTATES PHASE 3**  
Number: **1864-41**  
Scale: **1"=100'**  
Sheet: **1 OF 3**

### 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,

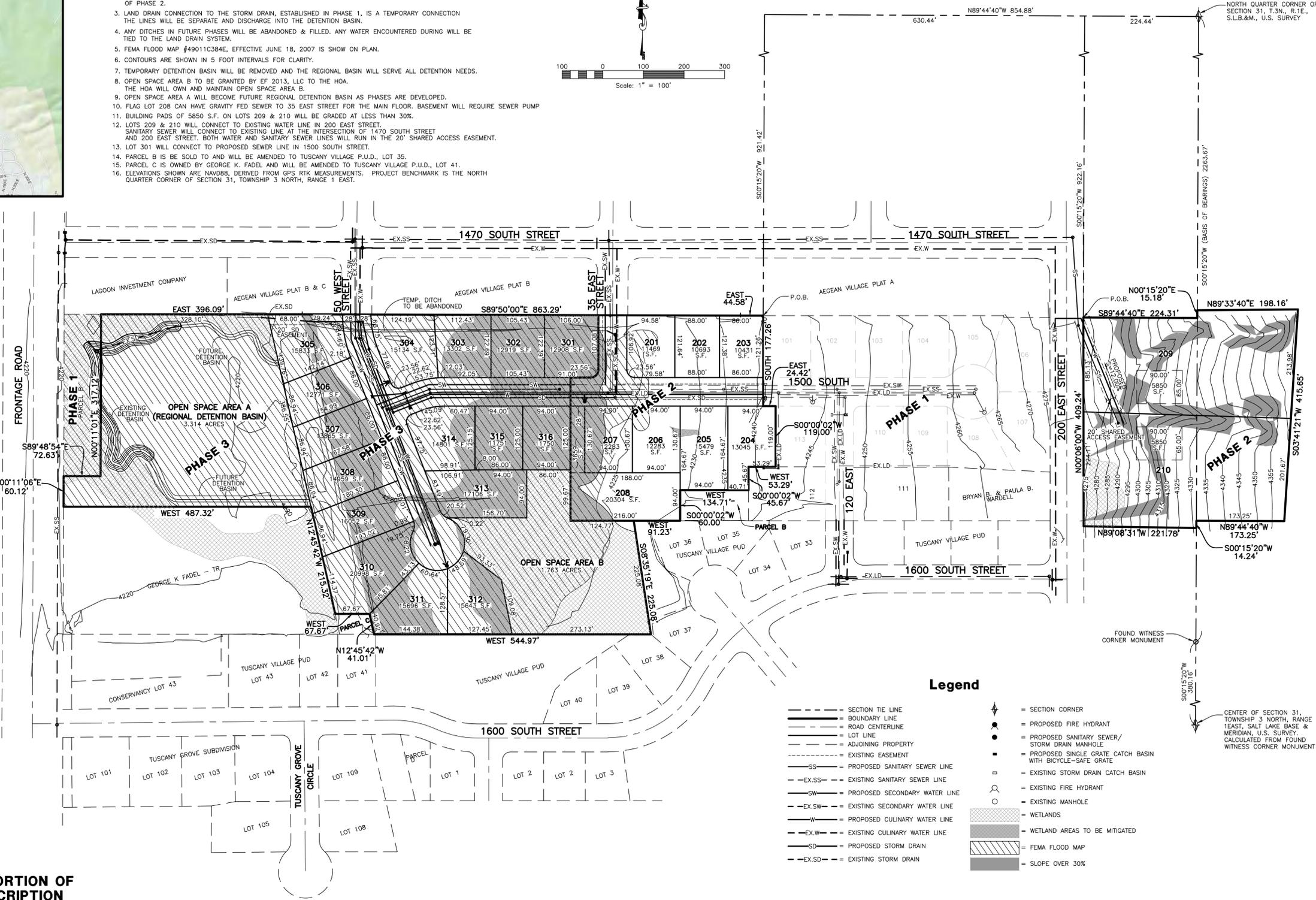
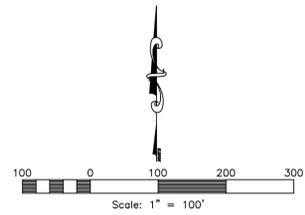




VICINITY MAP  
NOT TO SCALE

**NOTES:**

- SANITARY SEWER CONTINUES WEST IN 1500 SOUTH AND CONNECTS TO 35 WEST AND 50 WEST STREET. CULINARY AND IRRIGATION LINES WILL CONNECT TO EXISTING LINES IN 35 WEST AND 50 WEST STREETS.
- THE EXISTING 30 FOOT PUBLIC UTILITY EASEMENT WILL BE ABANDONED UPON THE RECORDED OF PHASE 2.
- LAND DRAIN CONNECTION TO THE STORM DRAIN, ESTABLISHED IN PHASE 1, IS A TEMPORARY CONNECTION THE LINES WILL BE SEPARATE AND DISCHARGE INTO THE DETENTION BASIN.
- ANY DITCHES IN FUTURE PHASES WILL BE ABANDONED & FILLED. ANY WATER ENCOUNTERED DURING WILL BE TIED TO THE LAND DRAIN SYSTEM.
- FEMA FLOOD MAP #49011C384E, EFFECTIVE JUNE 18, 2007 IS SHOW ON PLAN.
- CONTOURS ARE SHOWN IN 5 FOOT INTERVALS FOR CLARITY.
- TEMPORARY DETENTION BASIN WILL BE REMOVED AND THE REGIONAL BASIN WILL SERVE ALL DETENTION NEEDS.
- OPEN SPACE AREA B TO BE GRANTED BY EF 2013, LLC TO THE HOA. THE HOA WILL OWN AND MAINTAIN OPEN SPACE AREA B.
- OPEN SPACE AREA A WILL BECOME FUTURE REGIONAL DETENTION BASIN AS PHASES ARE DEVELOPED.
- FLAG LOT 208 CAN HAVE GRAVITY FED SEWER TO 35 EAST STREET FOR THE MAIN FLOOR, BASEMENT WILL REQUIRE SEWER PUMP
- BUILDING PADS OF 5850 S.F. ON LOTS 209 & 210 WILL BE GRADED AT LESS THAN 30%.
- LOTS 209 & 210 WILL CONNECT TO EXISTING WATER LINE IN 200 EAST STREET.
- SANITARY SEWER WILL CONNECT TO EXISTING LINE AT THE INTERSECTION OF 1470 SOUTH STREET AND 200 EAST STREET. BOTH WATER AND SANITARY SEWER LINES WILL RUN IN THE 20' SHARED ACCESS EASEMENT.
- LOT 301 WILL CONNECT TO PROPOSED SEWER LINE IN 1500 SOUTH STREET.
- PARCEL B IS BE SOLD TO AND WILL BE AMENDED TO TUSCANY VILLAGE P.U.D., LOT 35.
- PARCEL C IS OWNED BY GEORGE K. FADEL AND WILL BE AMENDED TO TUSCANY VILLAGE P.U.D., LOT 41.
- ELEVATIONS SHOWN ARE NAVD88, DERIVED FROM GPS RTK MEASUREMENTS. PROJECT BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST.



**Utility Notes:**

- CULINARY WATER**  
W/8 - 8" PVC DR14 C-900 WATER LINE
- SANITARY SEWER**  
SS/8 - 8" PVC SDR-35 SEWER LINE
- STORM DRAIN**  
SD/15 - 15" RCP STORM DRAIN
- SECONDARY WATER**  
SW/6 - 6" PVC C-900 SECONDARY WATER LINE
- YARD DRAIN**  
YD/4 - 4" PVC C-900 YARD DRAIN

**Legend**

- SECTION TIE LINE
- BOUNDARY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJOINING PROPERTY
- EXISTING EASEMENT
- SS --- PROPOSED SANITARY SEWER LINE
- EX-SS --- EXISTING SANITARY SEWER LINE
- SW --- PROPOSED SECONDARY WATER LINE
- EX-SW --- EXISTING SECONDARY WATER LINE
- W --- PROPOSED CULINARY WATER LINE
- EX-W --- EXISTING CULINARY WATER LINE
- SD --- PROPOSED STORM DRAIN
- EX-SD --- EXISTING STORM DRAIN
- ◆ SECTION CORNER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER/ STORM DRAIN MANHOLE
- PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- ▨ WETLANDS
- ▨ WETLAND AREAS TO BE MITIGATED
- ▨ FEMA FLOOD MAP
- ▨ SLOPE OVER 30%

**Special Notes:**

CONSERVATION LAND - WAIVER FOR 3.314 ACRE FUTURE REGIONAL DETENTION BASIN  
CONSTRAINED & SENSITIVE LAND - 1.763 ACRES (OPEN SPACE AREA B)

**PHASE 3 & WESTERLY PORTION OF PHASE 2 BOUNDARY DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, SAID POINT BEING N89°44'40"W 854.88 FEET AND S00°15'20"W 921.42 FEET PARALLEL TO THE QUARTER SECTION LINE OF SAID SECTION; THENCE SOUTH 177.28 FEET; THENCE EAST 24.42 FEET; THENCE S00°00'02"W 119.00 FEET; THENCE WEST 53.29 FEET; THENCE S00°00'02"W 45.67 FEET; THENCE WEST 134.71 FEET; THENCE S00°00'02"W 60.00 FEET; THENCE WEST 91.23 FEET; THENCE S08°35'19"E 225.08 FEET; THENCE N89°00'00"W 544.97 FEET; THENCE N12°45'42"W 41.01 FEET; THENCE WEST 67.67 FEET; THENCE N12°45'42"W 215.32 FEET; THENCE WEST 487.32 FEET; THENCE N00°11'06"E 60.12 FEET; THENCE S89°48'54"E 72.63 FEET; THENCE N00°11'01"E 317.12 FEET; THENCE EAST 396.09 FEET; THENCE S89°50'00"E 863.29 FEET; THENCE EAST 44.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING 646,612 SQUARE FEET OR 14.844 ACRES

**EASTERLY PORTION OF PHASE 2 BOUNDARY DESCRIPTION**

PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, SAID POINT BEING N89°44'40"W 224.44 FEET AND S00°15'20"W 922.16 FEET PARALLEL TO THE QUARTER SECTION LINE OF SAID SECTION; THENCE S89°44'40"E 224.31 FEET; THENCE N00°15'20"E 15.18 FEET; THENCE N89°33'40"E 198.16 FEET; THENCE S03°41'21"W 415.65 FEET; THENCE N89°44'40"W 173.25 FEET; THENCE S00°15'20"W 14.24 FEET; THENCE N89°08'31"W 221.78 FEET; THENCE N00°06'00"W 409.24 FEET TO THE POINT OF BEGINNING.  
CONTAINING 168,343 SQUARE FEET OR 3.865 ACRES

**Farmington Eastridge Estates**  
A Conservation Subdivision

Farmington City, Davis County, Utah



REVISIONS	DESCRIPTION
DATE	

**Farmington Eastridge Estates**  
A Conservation Subdivision  
PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
FARMINGTON CITY, DAVIS COUNTY, UTAH

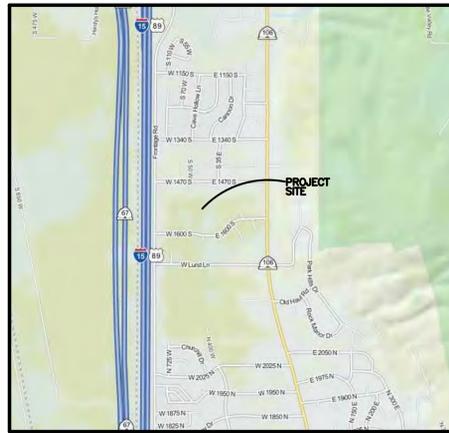
**Schematic/Master Plan**

Revised: 4-19-16

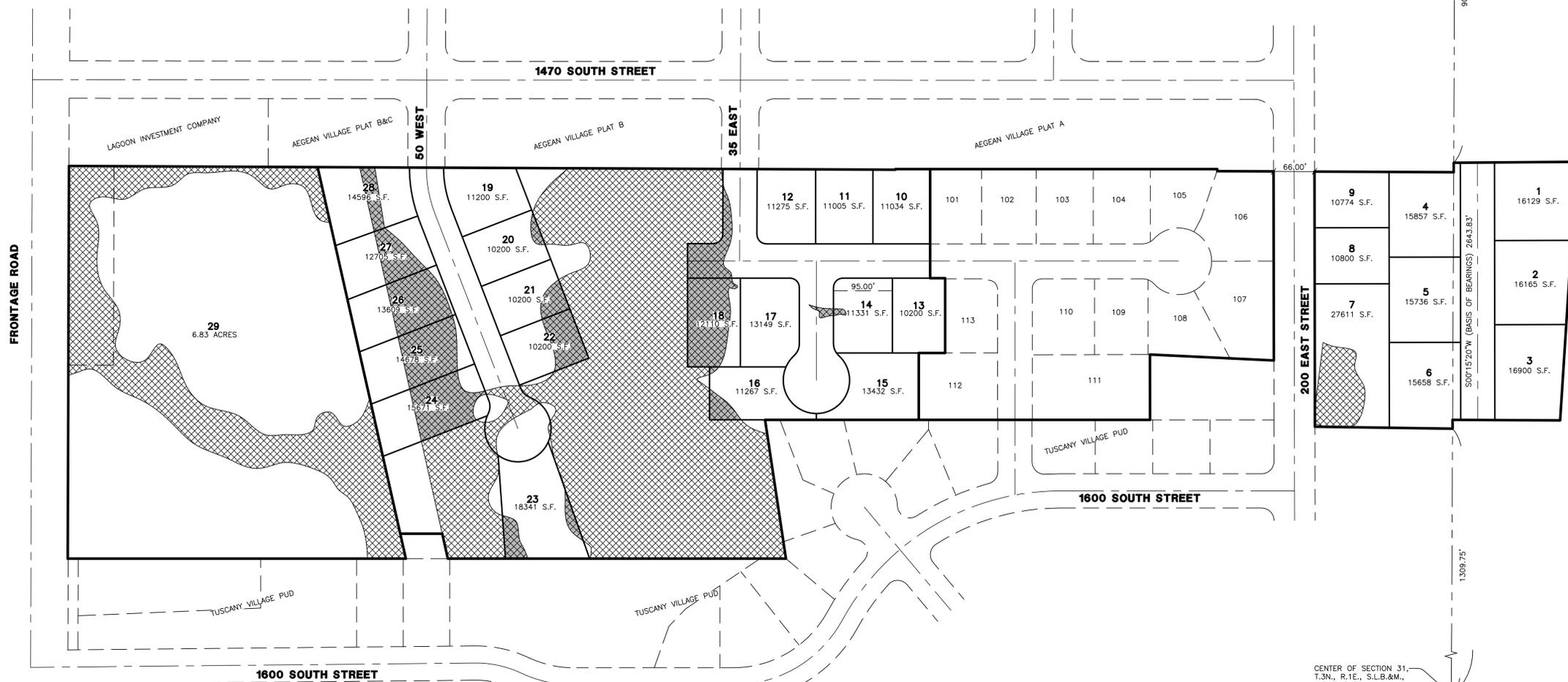
**Project Info.**  
Engineer: N. Reeve  
Designer: C. Gave  
Begin Date: 2-19-16  
Name: FARMINGTON EASTRIDGE ESTATES  
Number: 1864-41

**Developer:**  
Symphony Homes  
526 North 400 West  
No. Salt Lake, UT. 84054  
(801) 557-7297

Sheet	1
1	Sheets



**VICINITY MAP**  
SCALE: NONE



NORTH QUARTER CORNER OF SECTION 31, T.3N., R.1E., S.L.B.&M., U.S. SURVEY

907.33'

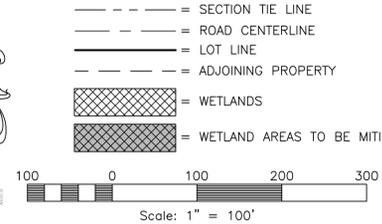
200 EAST STREET

1308.75'

CENTER OF SECTION 31, T.3N., R.1E., S.L.B.&M., U.S. SURVEY

**Legend**

- BOUNDARY LINE
- - - SECTION TIE LINE
- - - ROAD CENTERLINE
- - - LOT LINE
- - - ADJOINING PROPERTY
- [Cross-hatched] WETLANDS
- [Diagonal-hatched] WETLAND AREAS TO BE MITIGATED



# Farmington Eastridge Estates

## A Conservation Subdivision

Farmington City, Davis County, Utah

**Developer:**

Symphony Homes  
526 North 400 West  
No. Salt Lake, UT. 84054  
(801) 557-7297



REVISIONS	DESCRIPTION
DATE	

**Farmington Eastridge Estates**  
FARMINGTON CITY, DAVIS COUNTY, UTAH

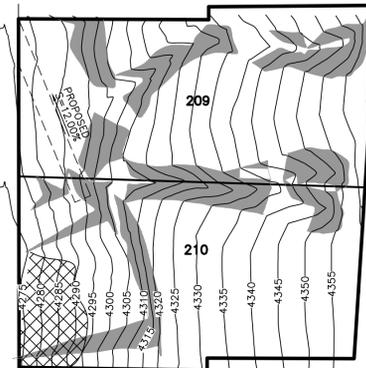
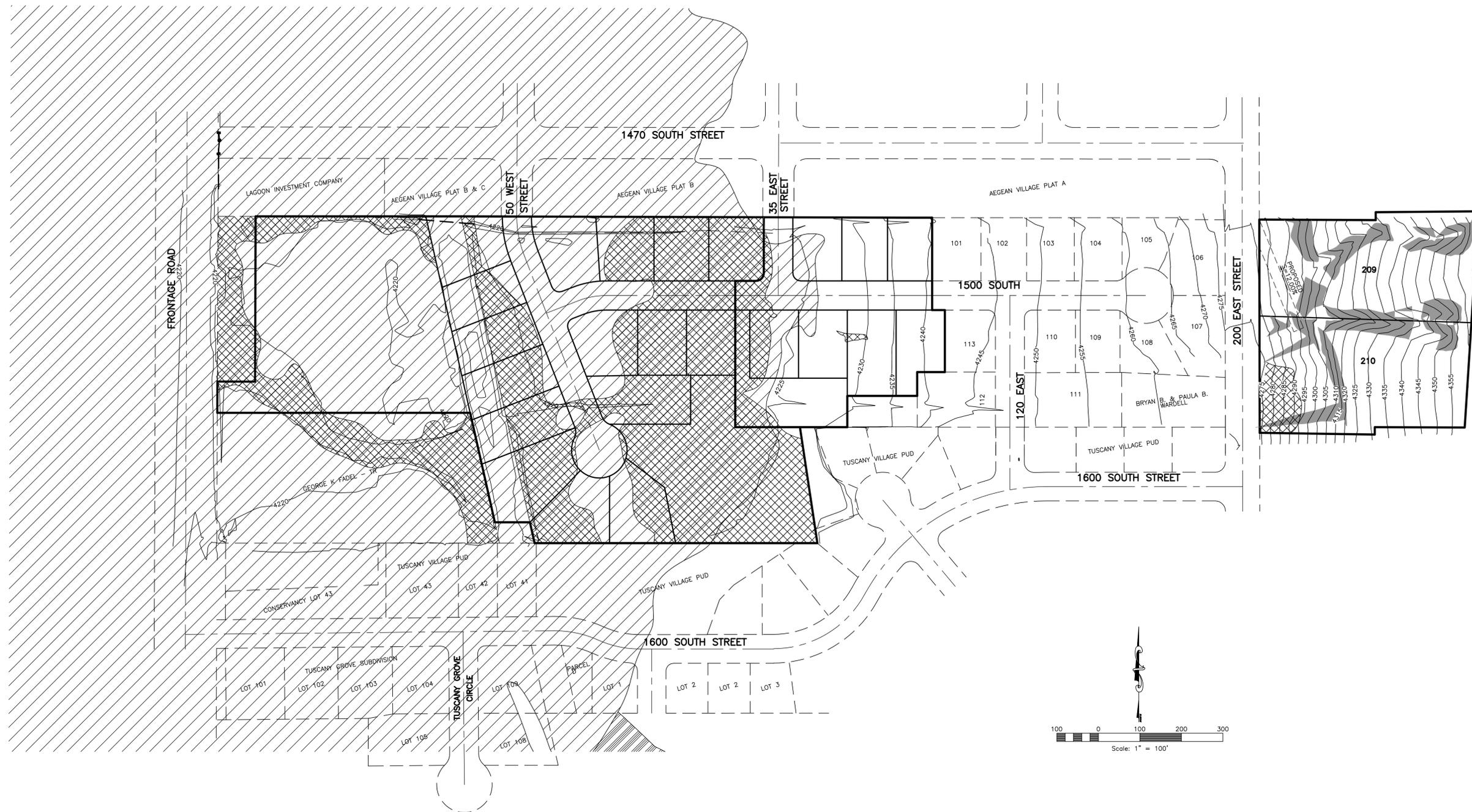
**Yield Plan**

**Revised: 4-19-16**

**Project Info.**

Engineer:	N. Reeve
Designer:	C. Gave
Begin Date:	December 18, 2015
Name:	Farmington Eastridge Estates
Number:	1864-41

Sheet	<b>1</b>
<b>1</b>	Sheets



**Legend**

-  = FEMA FLOOD PLAIN, ZONE A
-  = FEMA FLOOD PLAIN, ZONE X
-  = WETLAND AREA
-  = SLOPES OVER 30%
-  = BUILDING FOOTPRINT

# Farmington Eastridge Estates

## A Conservation Subdivision

Farmington City, Davis County, Utah

**Developer:**

Symphony Homes  
 526 North 400 West  
 No. Salt Lake, UT. 84054  
 (801) 557-7297

REVISIONS	DATE	DESCRIPTION

**Farmington Eastridge Estates**  
**A Conservation Subdivision**  
 PART OF THE NORTH HALF OF SECTION 01, T3S, R11E, S1-LB-62M, U.S. SURVEY  
 FARMINGTON CITY, DAVIS COUNTY, UTAH

**Sensitive Area Designation Map**

**Project Info.**

Engineer:	N. Reeve
Designer:	C. Gave
Begin Date:	3-16-16
Name:	FARMINGTON ESTATES
Number:	1864-41

Sheet	<b>1</b>
<b>1</b>	Sheets



**Reeve & Associates, Inc.**  
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
 TEL: (801) 521-3100 FAX: (801) 521-2666 WWW: REEVE-ASSOC.COM  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Reeve & Associates, Inc. - Solutions You Can Build On



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT  
1325 J STREET  
SACRAMENTO CA 95814-2922

July 10, 2017

Regulatory Division (SPK-2006-50015-UO)

Symphony Homes  
Attn: Mr. Russell Wilson  
526 North 400 West  
North Salt Lake, Utah 84054

Dear Mr. Wilson:

We are responding to your May 10, 2017 request for a preliminary jurisdictional determination (JD) for the East Ridge Estates Phase 2 Residential Development site. The approximately 3.57-acre project site is located in the northwestern  $\frac{1}{4}$  of Section 31, Township 3 North, Range 1 East, Latitude 40.9551°, Longitude -111.8874°, Farmington, Davis County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site as depicted on the enclosed October 26, 2016 USACE SPK-2016-50015 Updated Wetlands Delineation drawing(s) prepared by Reeve & Associates, Inc. (enclosure 2). The approximately 0.5 acres of palustrine emergent wetlands present within the survey area are potential jurisdictional aquatic resources ("waters of the United States") regulated under Section 404 of the Clean Water Act.

At your request, we have completed a preliminary JD for the site. Enclosed find a copy of the *Preliminary Jurisdictional Determination Form* (enclosure 3). Please sign and return the completed form to this office, at the address listed below, within 30 days of the date of this letter. If you do not return the signed form within 30 days, we will presume concurrence and finalize the preliminary jurisdictional determination.

You may request an approved JD for this site at any time prior to starting work within waters, including after a permit decision is made.

We recommend you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary jurisdictional determination has been conducted to identify the potential limits of wetlands and other aquatic resources at the project site which may be subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act. A *Notification of Appeal Process and Request for Appeal Form* is enclosed to notify you of your options with this determination (enclosure 4).

We appreciate feedback, especially about interactions with our staff and processes. For program information or to complete our Customer Survey, visit our website at [www.spk.usace.army.mil/Missions/Regulatory.aspx](http://www.spk.usace.army.mil/Missions/Regulatory.aspx).

Please refer to identification number SPK-2006-50015-UO in any correspondence concerning this project. If you have any questions, please contact me at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010-7744, by email at [Matthew.S.Wilson@usace.army.mil](mailto:Matthew.S.Wilson@usace.army.mil), or telephone at (801) 295-8380, ext. 11.

Sincerely,



Matt S. Wilson  
Senior Project Manager  
Nevada-Utah Section

Enclosures

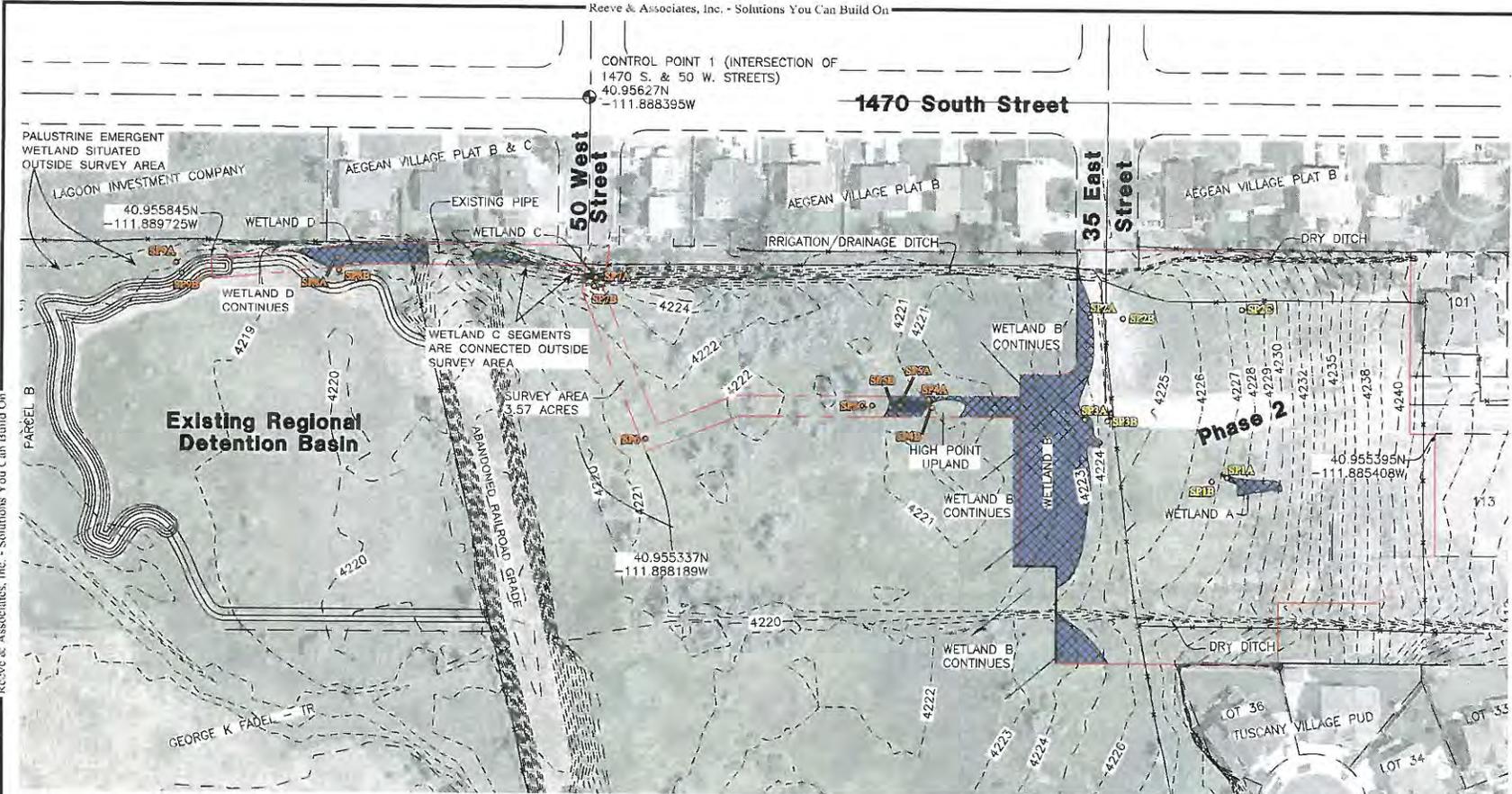
cc:

Dennis Wenger – Frontier Corporation, USA ([dwenger@frontiercorp.net](mailto:dwenger@frontiercorp.net))



Figure 1. Project Area Location Map.





**WETLANDS WITHIN PHASE 2 & UTILITIES CORRIDOR SURVEY AREA**

WETLAND A:	0.013 ACRES
WETLAND B:	0.416 ACRES
WETLAND C:	0.015 ACRES
WETLAND D:	0.053 ACRES
<b>TOTAL:</b>	<b>0.498 ACRES</b>

**LEGEND**

- = CONTROL POINT
- = PHASE 2 BOUNDARY
- = UTILITIES CORRIDOR
- = EXISTING FENCELINE
- = EXISTING DITCH
- = WETLANDS WITHIN SURVEY AREA
- = 2015 DELINEATION SAMPLE POINT
- = 2016 DELINEATION SAMPLE POINT

**NOTES:**

1. AERIAL IMAGE: GOOGLE EARTH, DATED 7-8-16
2. TOTAL ACREAGE OF PHASE 2 & UTILITIES CORRIDOR: 3.57
3. TOTAL ACREAGE OF WETLANDS IN UTILITIES CORRIDOR & PHASE 2: 0.476
4. REFERENCE ELEVATION DATUM IS NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988). SITE BENCHMARK: THE FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. ELEVATION: 4325.958

Map Date: October 28, 2016  
 Prepared by: T. Taylor  
 Survey Map Source: Reeve & Associates, Inc.



**Wetland Delineation:**

Frontier Corporation USA  
 221 N. Gateway Dr., Suite B  
 Providence, UT. 84332  
 PH: (435) 757-7022

**Developer Contact:**

Symphony Homes  
 525 North 400 West  
 No. Salt Lake, UT. 84054  
 PH: (801) 557-7297

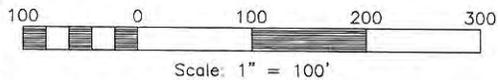


Figure 3. Wetland Delineation Survey Map

**Reeve & Associates, Inc.**  
 1000 W. 1000 S. SUITE 1000  
 SALT LAKE CITY, UT 84119  
 TEL: (801) 871-3100 FAX: (801) 871-2622  
 WWW.REEVE-ASSOCIATES.COM

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**Eastridge Estates Phase 2**  
 PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH,  
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 FARMINGTON CITY, DAVIS COUNTY, UTAH

**USACE# SPK-2016-50015**  
**Updated Wetlands Delineation**

**Project Info.**

Engineer:  
 J. NATE REEVE

Drafter:  
 E. ROCHE

Map Date:  
 10-26-16

Name:  
 EASTRIDGE ESTATES

Number: 1864-41

Sheet	<b>12</b>
<b>11</b>	Sheets