

FARMINGTON CITY, UTAH
ORDINANCE NO. 2024 - 21

AN ORDINANCE AMENDING SECTIONS 11-27-060 AND 11-27-070 OF CHAPTER 27 (PLANNED UNIT DEVELOPMENT[S]) OF THE ZONING ORDINANCE RELATED TO THE PUD MASTER PLAN APPROVAL PROCESS. (ZT-3-24)

WHEREAS, the Planning Commission has held a public hearing in which the text changes proposed for Chapter 11-27 were thoroughly reviewed and has recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. Sections 11-27-060 and 11-27-070 of the Farmington City Zoning Ordinance are amended in their entirety as follows:

11-27-060: PRELIMINARY PUD MASTER PLAN:

All applications for approval by Farmington City of a preliminary PUD Master Plan, shall include seven (7) copies, and one electronic copy, of the proposed preliminary PUD Master Plan.

A. **Applications for preliminary PUD Master Plan** ~~This development plan~~ shall contain the following written documents:

1A. Legal Description: A legal description of the total site proposed for development, including a statement of present and proposed ownership.

2B. Development Schedule: A development schedule indicating the approximate date when construction of the planned unit development or stages of the planned unit development can be expected to begin and be completed.

~~C. Tabulations: A tabulation of the following: total number, by type, of dwelling units; total acreage of the site and the percentages thereof to be designated for various uses, i.e., parking, open space, streets, commercial, residential, etc.; gross and net dwelling unit densities and an estimate of the project population; anticipated number of employees, proposed lot coverage ratio of buildings and structures.~~

3D. Site Plan, Maps: Site plan and supporting maps:

a1. Topographic maps of the site, including contour intervals of no greater than two feet (2'). This map should include existing conditions such as a drainage channel, floodplain, other unique natural features and natural vegetation coverage.

b2. General location and size of all dwellings and other structures in the planned unit development.

- ~~c3.~~ Proposed circulation system and parking areas, including streets, pedestrian pathways, ingress and egress and recreational vehicle storage areas and proposed outdoor lighting.
 - ~~4.~~ Parks, common open spaces, semiprivate open spaces, playgrounds, school sites and other public and private recreational facilities and improvements proposed for the planned unit development.
 - ~~d5.~~ An existing and proposed utility system plan, including sanitary sewers, culinary water, stormwater and easements for electricity, natural gas and telephone, etc. This plan should also indicate from which point the utilities will be extended.
 - ~~6.~~ A landscaping plan indicating the general type, location and treatment of trees, shrubs, ground covers and plan materials used for private and common open spaces and a preliminary layout of the sprinkling system. The retention of healthy existing trees and other vegetation is strongly encouraged.
 - ~~e7.~~ The proposed treatment of the perimeter of the planned unit development, including materials and techniques used such as berms, planting screens, fences and walls unless otherwise approved by the City as part of the Preliminary PUD Master Plan.
 - ~~8.~~ Preliminary subdivision plat, if the entire planned unit development is being subdivided in no more than one phase or plat, as required in the Farmington City subdivision standards showing the layout of all lots.
 - ~~9.~~ Location of any proposed signs.
 - ~~4E.~~ Elevations: Preliminary elevations, including building heights and appropriate perspectives of all building types proposed within the planned unit development, to clearly show the nature, building materials, design and layout of the development site.
 - ~~5F.~~ Control Of Property Evidenced: Evidence that the applicant has sufficient control over the subject property to effectuate the proposed plan.
 - ~~6G.~~ Additional Information: Other materials data and studies as may be required by either the City Planner or the Planning Commission. The applicant may ask for a preliminary Planning Commission review as an agenda item to assist in establishing the type, need and extent for specific materials, data or studies. These may include, but not be limited to, the following:
 - ~~a1.~~ An economic feasibility study or market analysis showing the need or basis for the planned unit development.
 - ~~b2.~~ Seismic, special topographic and soils studies.
 - ~~a3.~~ Other studies identified as being necessary because of the uniqueness of the proposed planned unit development site or its general surroundings.
- B. Applications for preliminary PUD Master Plan which include multi-family, commercial, other non-residential uses, and single-family developments which provide open space, shall contain the following additional written documents:**

1. Tabulations: A tabulation of the following: total number, by type, of dwelling units; total acreage of the site and the percentages thereof to be designated for various uses, i.e., parking, open space, streets, commercial, residential, etc.; gross and net dwelling unit densities and an estimate of the project population; anticipated number of employees, proposed lot coverage ratio of buildings and structures.
2. Site Plan, Maps: Site plan and supporting maps:
 - a. Proposed and parking areas, including streets, pedestrian pathways, ingress and egress and recreational vehicle storage areas and proposed outdoor lighting.
 - b. Parks, common open spaces, semiprivate open spaces, playgrounds, school sites and other public and private recreational facilities and improvements proposed for the planned unit development.
 - c. A landscaping plan indicating the general type, location and treatment of trees, shrubs, ground covers and plan materials used for private and common open spaces and a preliminary layout of the sprinkling system. The retention of healthy existing trees and other vegetation is strongly encouraged.
3. Location of any proposed signs.

11-27-070: PRELIMINARY PUD MASTER PLAN REVIEW BY PLANNING COMMISSION:

The Planning Commission shall review the application for approval of a planned unit development designation and the preliminary PUD Master Plan at a public hearing. The Planning Commission shall either recommend the City Council approve the application and plan as presented, recommend the City Council approve it subject to certain conditions, table the application pending receipt of required materials, data, studies and information, or recommend the City Council disapprove it. Any recommendation for approval of the preliminary PUD Master Plan shall be made only after the Planning Commission makes the following findings:

- A. Layout: The proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The Planning Commission shall consider the architectural design of the buildings and their relationship on the site and their relationship to development beyond the boundaries of the proposed planned unit development. The Planning Commission shall consider the landscaping and screening as related to the several uses within the proposed planned unit development and as a means of its integration into its surroundings.
- B. Consideration Of Adjacent Property: The proposed planned unit development will create no detriment to property adjacent to the planned unit development and to this end the Planning Commission may require that the uses of least intensity or greatest compatibility be arranged around the boundaries of the project. The Planning Commission may require that yard and height requirements for the adjacent zone apply on the periphery of the planned unit development.
- C. Efficient Use Of Land: The proposed planned unit development will provide more efficient use of the land and more usable open space than a conventional development permitted in the

underlying zone. The Planning Commission shall consider the residential density of the proposed development and its distribution.

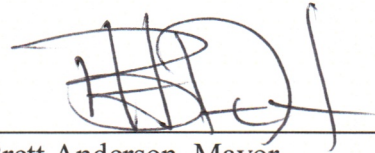
- D. Compensation For Increased Density: The increased density allowed within the planned unit development will be compensated by better site design and by the provision of increased amenities, common open space and recreational facilities. To ensure this requirement is achieved, site plans and other plans should be prepared by design professionals.
- E. Hazards Not Increased; Recommendations: Any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety or general welfare of the residents of the proposed planned unit development. Based on its action on the preliminary PUD Master Plan, the Planning Commission shall make recommendations to the City Council. A recommendation for approval of the preliminary PUD Master Plan shall also include a list of recommendations for deviation from the requirements of the underlying zone requirements.
- F. **The Planning Commission, at its sole discretion, may delegate future review and consideration of the Final PUD Master Plan to the Planning Department.**

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 9th day of April, 2024.

FARMINGTON CITY



Brett Anderson, Mayor

ATTEST:


DeAnn Carlile, City Recorder

